



# MEMORANDUM

**DATE:** June 6, 2024

**TO:** Sandra Vanian, Planning Manager

**FROM:** Noe Herrera, P.E., Senior Engineer, Planning and Development Department

**SUBJECT:** General Plan Consistency Determination for the Vacation of a Waterline Easement at 2228 Vesper Cir

The City of Corona's Development Services Division is requesting a General Plan Consistency Determination to vacate a waterline easement at 2228 Vesper Cir. California Government Code Section 65402 requires the Planning agency make a finding of General Plan conformance whenever a governmental entity proposes to acquire, dispose of, or vacate any real property or easements for public purposes.

HI Corona, LLC, the owner of the future daycare center located at 2228 Vesper Cir, is currently constructing on-site and off-site improvements associated with the construction of a new commercial building. The subject property was subdivided per Parcel Map 14363 in 1983, which granted a 10-foot water easement for public water purposes. As per the approved site plan for planning application PP2020-0002, the proposed daycare structure was shown encroaching onto the existing 10-foot waterline easement. As a condition of approval for PP2020-0002, the project was required to dedicate water easements for



**EXHIBIT 4**

public water facilities within the subject property and vacate said 10-foot waterline easement.

No waterlines or water facilities currently exist within said waterline easement. Staff has reviewed the easement vacation request and determined the area proposed to be vacated will be excess following the completion of the required water improvements. Therefore, the Development Services Division hereby requests that the proposed easement vacation be granted a General Plan Consistency finding.

**Attachments:**

Exhibit "A" – Location Map

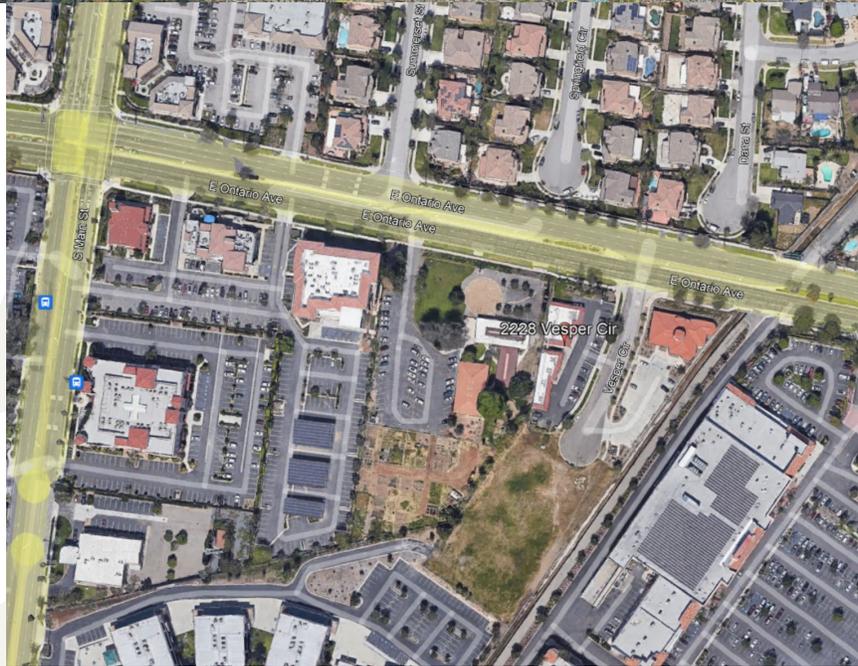
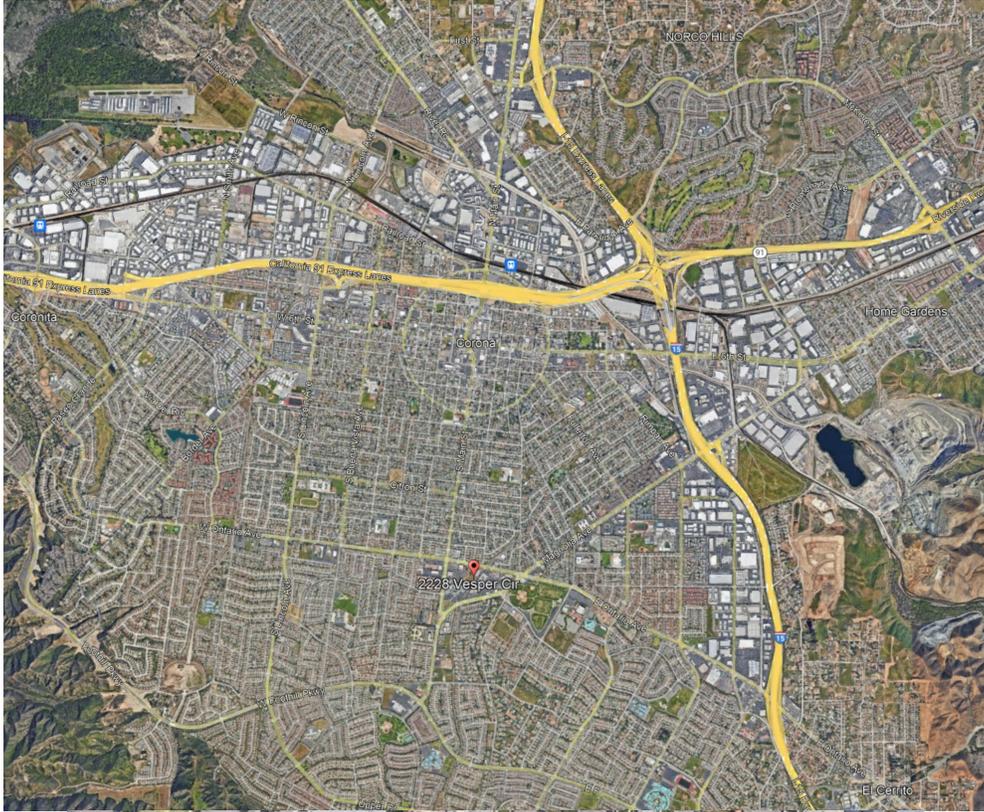
Exhibit "B" – Easement Vacation Letter

Exhibit "C" – Existing Easement on Parcel Map

Exhibit "D" – Proposed Vacation Legal Descriptions and Plats

Exhibit "E" – Site Plan for PP2020-0002, approved December 7, 2020





**EXHIBIT "A" – AREA AND LOCATION MAP**



# HI CORONA LLC

January 3, 2024

City of Corona  
400 Vicentia Avenue  
Corona, CA 92882

Attention: Jessica Kang, Associate Engineer

RE: Vacation of Waterline Easement  
2228 Vesper Circle, Corona  
APN# 113-360-059

Dear Ms. Kang:

This letter serves as owner's request for the vacation of certain waterline easement that has been abandoned and is of no further need or use.

The vacation of the waterline easement has been previously communicated in a submittal made by TMS Consortium on behalf of Owner HI Corona LLC on November 19, 2020.

Please effectuate the vacation and should there be any questions, please contact the undersigned.

Thank you for your attention to this matter.



Hamo Rostamian, Manager  
HI Corona, LLC  
626-243-5288  
Hamo.rostamian@hridevelopment.com

NUMBER OF PARCELS 4 PARCELS  
 ACREAGE IN PARCELS 2.73 AC.  
 NUMBER OF LETTERED LOTS 2 LOTS  
 ACREAGE IN LETTERED LOTS 1.05 AC.  
 TOTAL ACREAGE 3.78 AC.

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP 14363**

BEING A SUBDIVISION OF A PORTION OF LOT 187 OF DIVISION 2 OF THE AMENDED MAP OF ORANGE HEIGHTS, M.B. E/2 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN RANCHO LA SIERRA YORBA

JANUARY 1983

HAWKINS, ROBERTSON & ASSOCIATES

**RECORDER'S CERTIFICATE**

FILED THIS 29 DAY OF AUG 1983 AT 1:30 P.M.  
 IN BOOK 111 OF PARCEL MAPS AT PAGE 96111 AT THE REQUEST OF THE CITY ENGINEER.

FEES: \$ 9.00 WILLIAM E. COVERLY  
 COUNTY RECORDER  
 NO 175788  
 BY Dellin Ann Stage DEPUTY  
 SUB. QTEE: CALIFORNIA LAND TITLE COMPANY

**OWNER'S CERTIFICATE**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE PARCEL MAP SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND THAT WE CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINE. WE HEREBY OFFER FOR DEDICATION TO THE CITY OF CORONA FOR PUBLIC USE: LOTS "A" AND "B" FOR STREET AND PUBLIC UTILITY PURPOSES; LOT "C" FOR A WATER EASEMENT. WE HEREBY OFFER FOR DEDICATION TO THE CITY OF CORONA ALL VEHICULAR ACCESS RIGHTS TO ONTARIO AVENUE EXCEPT AT STREET INTERSECTIONS.

**VESPER BUSINESS CENTER**  
 A LIMITED PARTNERSHIP

John M. Simon  
 BY JOHN M. SIMON, GENERAL PARTNER

WINDSOR ESCROW CORPORATION, A CALIFORNIA CORPORATION AS TRUSTEE UNDER DEED OF TRUST RECORDED APRIL 15, 1983, #18 INSTRUMENT NO. 7192.

Carlton J. Proctor  
 President

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA 250  
 COUNTY OF RIVERSIDE  
 LOS ANGELES

ON THIS 24th DAY OF JULY, 1983, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED JOHN M. SIMON KNOWN TO ME TO BE THE GENERAL PARTNER AND \_\_\_\_\_ KNOWN TO ME TO BE THE \_\_\_\_\_ OF THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH LIMITED PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES SEPT. 13, 1985

Ormak Schaeffer  
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



**SIGNATURE OMISSIONS**

IN ACCORDANCE WITH SECTION 60436 (C)(1) OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED, SINCE THEIR INTEREST DOES NOT RUN IN TO EES.  
 A RIGHT OF WAY RESERVED TO THE SOUTH RIVERSIDE LAND AND WATER COMPANY FOR ALL PURPOSES OF IRRIGATION AND DOMESTIC USE, THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA 250  
 COUNTY OF RIVERSIDE

ON THIS 26th DAY OF AUGUST 1983, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED CARLTON J. PROCTOR KNOWN TO ME TO BE THE PRESIDENT AND \_\_\_\_\_ KNOWN TO ME TO BE THE \_\_\_\_\_ OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES 5-26-84

Joseph R. Palencia  
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



**SURVEYOR'S CERTIFICATE**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FELDEN, INC. IN APRIL, 1979. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY.

8/15/80 DATE  
Arvid A. Anderson  
 LICENSED LAND SURVEYOR NO. 5108

**CITY ENGINEER'S CERTIFICATE**

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED 8/10/83  
Joseph R. Palencia  
 JOSEPH R. PALENCIA R.C.E. 25202  
 CITY ENGINEER, CITY OF CORONA

**CERTIFICATES BY CITY COUNCIL AS APPROVING GOVERNING BODY.**

I, DIEDRE D. LINGENFELTER, CITY CLERK OF THE CITY OF CORONA, CALIFORNIA, HEREBY STATE THAT SAID CITY COUNCIL AS THE GOVERNING BODY OF SAID CITY APPROVED THIS FINAL PARCEL MAP AT A REGULAR MEETING HELD ON MAY 16, 1983. I FURTHER STATE THAT SAID CITY COUNCIL AS THE GOVERNING BODY OF SAID CITY, ACCEPTED ON BEHALF OF THE PUBLIC THOSE PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMANCE WITH THE TERMS OF THE OFFER OF DEDICATION TO WIT: LOTS "A" AND "B" FOR STREET AND PUBLIC UTILITY PURPOSES; LOT "C" FOR WATER EASEMENT; AND ALL VEHICULAR ACCESS RIGHTS TO ONTARIO AVENUE EXCEPT AT STREET INTERSECTIONS.  
 DATE: AUGUST 10, 1983 BY Diedre D. Lingenfelter

DIEDRE D. LINGENFELTER  
 CITY CLERK, CITY OF CORONA.

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# PARCEL MAP 14363

BEING A SUBDIVISION OF A PORTION OF LOT 187 OF DIVISION 2 OF THE AMENDED MAP OF ORANGE HEIGHTS, M.B. 212, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN RANCHO LA SIERRA YORBA.

JANUARY 1983

SCALE: 1"=80'

HAWKINS, ROBERTSON AND ASSOCIATES

### SURVEYOR'S NOTES:

BEARINGS ARE BASED ON THE CENTERLINE OF ONTARIO AVENUE AS BEING N77°48'47"W AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 60, PAGES 89 THROUGH 96 INCLUSIVE, OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

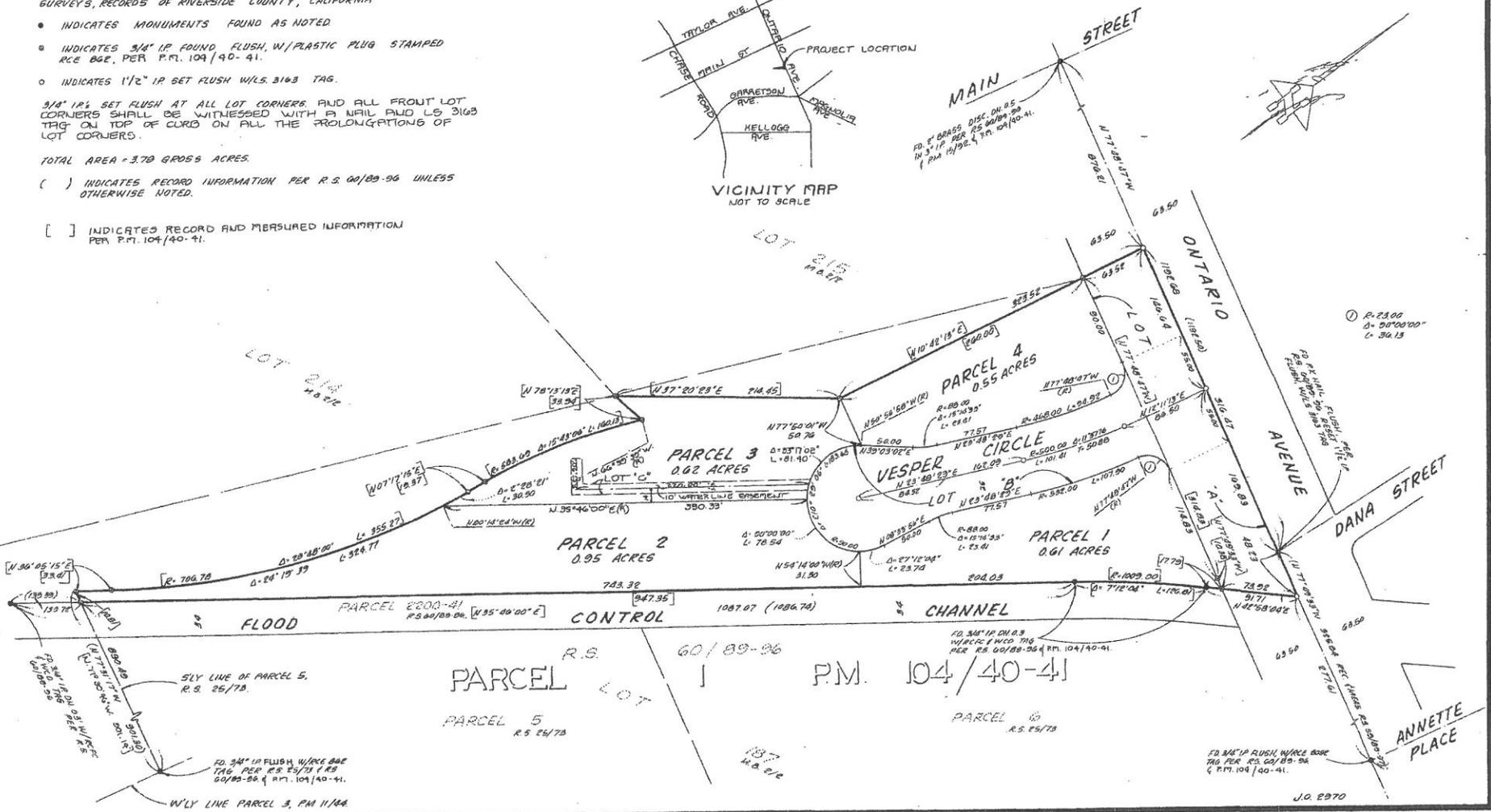
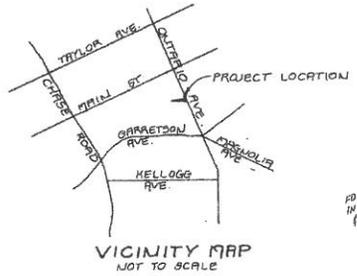
- INDICATES MONUMENTS FOUND AS NOTED
- INDICATES 3/4" I.P. FOUND FLUSH, W/ PLASTIC PLUG STAMPED R.C.E. PER P.F. 104/40-41.
- ◊ INDICATES 1 1/2" I.P. SET FLUSH W/L.S. 3143 TAG.

3/4" I.P. SET FLUSH AT ALL LOT CORNERS AND ALL FRONT LOT CORNERS SHALL BE WITNESSED WITH A NAIL AND L.S. 3103 TAG ON TOP OF CURB ON ALL THE PROLONGATIONS OF LOT CORNERS.

TOTAL AREA = 3.70 GROSS ACRES.

( ) INDICATES RECORD INFORMATION PER R.S. 60/89-96 UNLESS OTHERWISE NOTED.

[ ] INDICATES RECORD AND MEASURED INFORMATION PER P.F. 104/40-41.

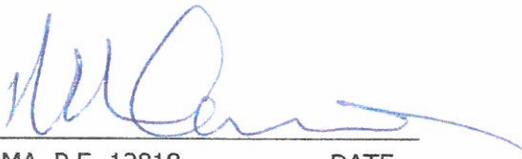


**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**VACATION OF WATER EASEMENT**

**PARCEL "A"**

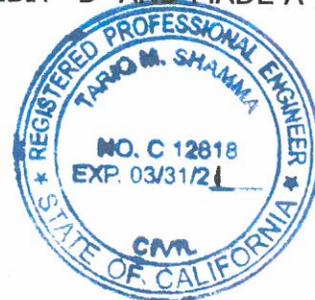
A 10 FOOT WIDE WATERLINE EASEMENT LYING WITHIN PARCEL 3, AS SHOWN ON PARCEL MAP NO. 14363 IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 11, PAGES 96 AND 97 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND AMENDED BY CERTIFICATE OF CORRECTION EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CORONA-NORCO UNIFIED SCHOOL DISTRICT AS DESCRIBED IN GRANT DEED RECORDED JULY 14, 2004, AS INSTRUMENT NO. 2004-0545356 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO AS SHOW ON A SKETCH ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.



TARIQ M. SHAMMA, P.E. 12818  
REGISTRATION EXPIRES 3-31-21

DATE



TMS CONSORTIUM  
CIVIL & STRUCTURAL ENGINEERS  
807 E. CHASE DR., CORONA, CA 92881  
PHONE: (951) 272-1710 FAX: (951) 272-0787

# EXHIBIT "B"

VACATION OF WATER EASEMENT  
 LYING WITHIN PARCEL 3, AS SHOWN ON PARCEL  
 MAP NO. 14363, PMB. 116/96-97 INCLUSIVE IN  
 THE CITY OF CORONA, COUNTY OF RIVERSIDE,  
 STATE OF CALIFORNIA

POR. LOTS 214 & 187  
 OF AMENDED DIV. 2 MAP  
 OF ORANGE HEIGHTS -  
 INST. 2004-0545357  
 RECORDED JULY 14, 2004

PEACE LUTHERAN CHURCH

APN 113-360-050  
 LEE POLLARD  
 HIGH SCHOOL

APN: 113-360-051-4

PARCEL 3

PARCEL MAP NO. 14363  
 PMB. 116/96-97

APN: 113-360-052-5

N35°46'00"E 220.00'

N35°46'00"E 283.00'

PARCEL 2  
 APN: 113-360-054-7

N35°43'08"E 333.00'  
 FLOOD CONTROL CHANNEL  
 APN 113-360-019

APN 113-360-011

PARCEL 4

N77°42'00"W  
 50.63'

APN 113-360-012

L=67.21'  
 R=50.00'  
 Δ=77°01'05"

L=81.40'  
 R=50.00'  
 Δ=93°16'39"

L=78.54'  
 R=50.00'  
 Δ=90°00'01"

PARCEL 1

VESPER CIR

N54°16'52"W  
 31.24'

APN 113-360-013

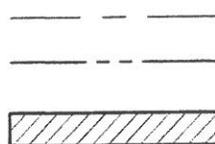
APN 113-361-11

COMMERCIAL  
 OFFICES

APN 113-360-032, 037 & 041

VONS  
 SHOPPING CENTER

LEGEND:



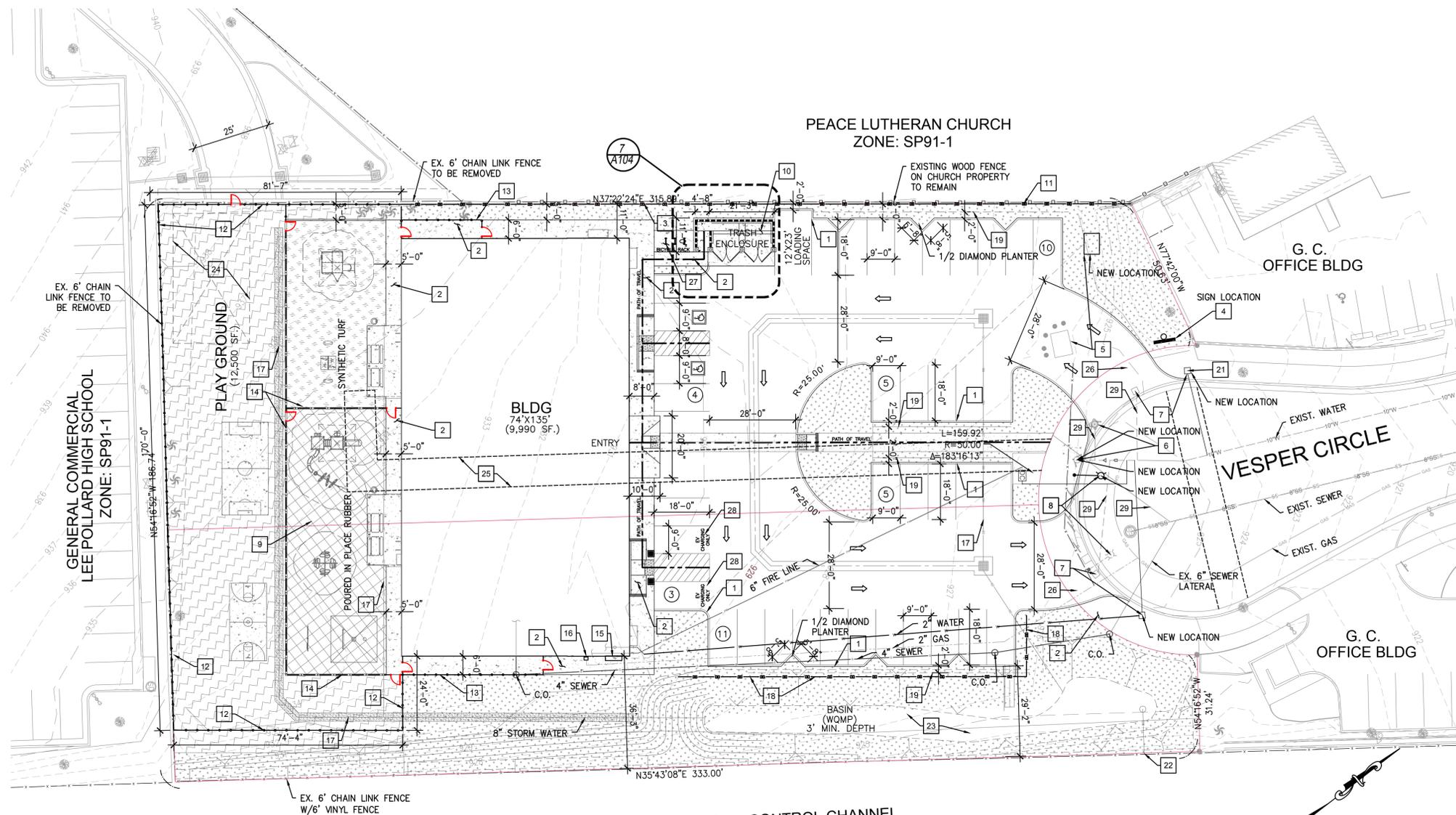
CENTERLINE  
 PARCEL LINE  
 INDICATES VACATION WATERLINE EASEMENT  
 LYING WITHIN PARCEL 3, AS SHOWN ON  
 PARCEL MAP NO. 14363, PMB. 116/96-97



GRAPHIC SCALE



1 inch = 60 ft.



**OWNERS OF RECORD**

HI CORONA LLC  
 20 N. RAYMOND AVENUE, SUITE 300  
 PASADENA CA 91103  
 CONTACT: HAMO ROSTAMIAN  
 (626) 243-5288

**APPLICANT**

HRI DEVELOPMENT  
 20 N. RAYMOND AVENUE, SUITE 300  
 PASADENA CA 91103  
 OFFICE: (626) 243-5288  
 MOBILE: (626) 844-7799

**ARCHITECT**

HCA PARTNERS INC  
 15723 EL SONETO DRIVE  
 WHITTIER CA 90603  
 OFFICE: (626) 796-3876

**ENGINEER**

TMS CONSORTIUM  
 807 E. CHASE DRIVE  
 CORONA CA 92881  
 OFFICE: (951) 272-1710  
 FAX: (951) 272-0787

**ASSESSOR'S PACEL NUMBERS**

APN: 113-360-051-4  
 APN: 113-360-052-5  
 APN: 113-360-054-7

**ZONING**

EXISTING ZONE: SUB-DISTRICT 4 UNDER THE (MAIN STREET SOUTH PLAZA SPECIFIC PLAN SP91-1)  
 PROPOSED ZONE: SUB-DISTRICT 4 UNDER THE (MAIN STREET SOUTH PLAZA SPECIFIC PLAN SP91-1)

**SITE AREA**

NET SITE AREA: ±1.293 AC. (±56,320 SF.)

**BUILDING INFORMATION**

BUILDING AREA: 9,990 SF.  
 SITE COVERAGE: 17.74%

**PARKING PROVIDED**

OFF STREET PARKING	
ACCESSIBLE (9'X18')	2 STALLS (ADA+VAN ACCESSIBLE)
STANDARD (9'X18')	36 STALLS
EV CHARGING	2 (ADA+VAN ACCESSIBLE)
LOADING SPACE (12'X25')	1 STALL
<b>TOTAL</b>	<b>38 STALLS</b>

**PARKING CALCULATIONS**

THE CITY'S PARKING REQUIREMENT FOR DAYCARE FACILITIES IS ONE (1) SPACE PER EMPLOYEE, PLUS ONE (1) SPACE PER TEN (10) CHILDREN.

1. THE CAPACITY OF THE CENTER 166 CHILDREN (PER LICENSING CALCULATIONS)  
 166 CHILDREN/10 = 16.6 STALLS: 17 STALLS REQUIRED

APPROXIMATELY 21 STAFF (PER LICENSING CALCULATIONS)  
 19 EMPLOYEES + 2 ADMIN = 21 X 1 STALL PER EMPLOYEE = 21 STALLS

2. 21 EMPLOYEE + 17 CHILDREN = 38 STALLS: 38 STALLS REQUIRED

**SAFE DISPERSAL AREA**

- THE SAFE DISPERSAL AREA MUST BE LARGE ENOUGH TO PROVIDE AT LEAST 5 SQUARE FEET OF SPACE FOR EACH BUILDING OCCUPANT.
- THE AREA MUST BE ON THE SAME LOT AND 50 FEET AWAY FROM THE BUILDING, ACCESSED BY A SAFE AND UNOBSTRUCTED PATH
- THE AREA MUST BE PERMANENTLY MAINTAINED AND IDENTIFIED AS A SAFE DISPERSAL AREA, AND CANNOT BE USED FOR ANOTHER PURPOSE SUCH AS PARKING, STORAGE, OR TEMPORARY STRUCTURES.

185 CHILDREN + 24 EMPLOYEES = 209 OCCUPANTS  
 209 OCCUPANTS X 5 = 1045 SQUARE FEET REQUIRED

**LEGAL DESCRIPTION**

PARCEL 1: (APN'S: 113-360-054-7 AND 113-360-052-5)

PARCELS 2 AND 3 OF PARCEL MAP 14363, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 116 PAGES 96 AND 97 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CORONA-NORCO UNIFIED SCHOOL DISTRICT AS FULLY DESCRIBED IN GRANT DEED RECORDED JULY 14, 2004 AS INSTRUMENT NO. 2004-545356 OF OFFICIAL RECORDS.

PARCEL 2: (APN: 113-360-051-4)

THOSE PORTIONS OF LOTS 214 AND 187 OF AMENDED DIVISION 2 MAP OF ORANGE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 2 OF MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR A 25-FOOT PERMANENT, UNOBSTRUCTED, SECONDARY EMERGENCY INGRESS/EGRESS EASEMENT AS DESCRIBED IN GRANT OF EASEMENT RECORDED MAY 23, 2012 AS INSTRUMENT NO. 2012-236556 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A":

THAT PORTION OF PARCEL 1 AS SHOWN BY MAP ON FILE IN BOOK 137 PAGE 25 OF RECORDS OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS A STRIP OF LAND 25.00 FEET IN WIDTH.

PARCEL "B":

THAT PORTION OF PARCEL 1 AS SHOWN BY MAP ON FILE IN BOOK 137 PAGE 25 OF RECORDS OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS A STRIP OF LAND 25.00 FEET IN WIDTH.

THE NORTHERLY AND SOUTHERLY LINES OF SAID STRIP OF LAND 25.00 FEET IN WIDTH SHALL BE LENGTHENED OR SHORTENED SOUTHWESTERLY TO TERMINATE AT SAID NORTHERLY LINE OF SAID PARCEL "A" DESCRIBED ABOVE AND SHALL ALSO BE LENGTHENED OR SHORTENED EASTERLY TO TERMINATE AT SAID WESTERLY LINE OF SAID PARCEL 3.

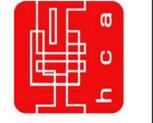
**GENERAL COMMERCIAL (SHOPPING CENTER) ZONE: SP91-1**

- KEYNOTES:**
- PROPOSED 6" CONC. CURB
  - PROPOSED CONC. SIDEWALK
  - 6' EXISTING CHAIN LINK FENCE TO BE REMOVED
  - MONUMENT SIGN
  - RELOCATE EXISTING TRANSFORMER
  - RELOCATE EXISTING FIRE HYDRANT. BLOW-OFF HYDRANT NEEDS TO BE AT END OF WATER LINE
  - RELOCATE EXISTING 2" WATER METER (DOMESTIC) SEE LANDSCAPE PLAN FOR METER
  - RELOCATE EXISTING STREET LIGHT DET.7/A104
  - PLAYGROUND EQUIPMENT PER ARCHITECT PLANS A-151, 152 & 153
  - PROPOSED TRASH ENCLOSURE CITY STD. 705 & 706 AND CURRENT ADA REQUIREMENTS
  - 6' HIGH STEEL TUBE FENCE
  - 6' HIGH VINYL FENCE
  - 4' HIGH VINYL FENCE
  - 4' HIGH BLACK CHAIN LINK FENCE
  - NEW ELECTRICAL METER
  - NEW GAS METER
  - STORM WATER
  - 4' HIGH STEEL TUBE FENCE
  - ALL PARKING STALLS 9'X18' WITH 2'-0" OVERHANG AT PLANTER AREAS
  - ALL PARKING STALLS 9'X18' WITH 2'-0" OVERHANG AT PLANTER AREAS
  - WATER METER - LANDSCAPING
  - NEW CATCH BASIN OUTLET TO FLOOD CONTROL REQUIRES ENCROACHMENT PERMIT

- KEYNOTES:**
- NEW CATCH BASIN SEE WQMP REPORT FOR DETAILS
  - SAFE DISPERSAL AREA (1050 SQUARE FEET)
  - ABANDONED WATER EASEMENT
  - 5-FOOT SIDEWALK PER SPECIFIC PLAN DEVELOPMENT STANDARDS
  - BIKE-U- RACK (3 SURFACE MOUNT) ON 7'-0" X 10'-0" CONCRETE PAD
  - ACCESSIBLE EV CHARGING STATIONS (2) WITH DEDICATED BRANCH CIRCUIT AND RACEWAY
  - TO BE ABANDONED PER DWP REQUIREMENTS

**LEGEND:**

- LANDSCAPE AREA
- CONC. SIDEWALK
- PARKING LOT SPACE NUMBER
- CENTERLINE
- PROPERTY LINE
- CURB LINE
- SEWER LINE
- STORM WATER LINE
- WATER LINE
- GAS LINE
- FIRE WATER LINE
- CHAIN LINK FENCE LINE
- VINYL FENCE LINE
- STEEL TUBE FENCE LINE
- ACCESSIBLE PATH OF TRAVEL



**HCA PARTNERS INC.**  
 ARCHITECTURE & INTERIORS  
 15723 EL SONETO DRIVE  
 WHITTIER CA 90603  
 OFFICE: (626) 796-3876  
 MOBILE: (626) 242-5147  
 ARCHITECT: GABRIEL C. ARMENDARIZ

**SITE PLAN**  
 2228 VESPER CIRCLE, CORONA CA

REV.	NAME	DATE
	PRECISE PLAN SUBMITTAL	06/19/2020
	PRECISE PLAN SUBMITTAL COMMENTS	07/17/2020
	PRECISE PLAN SUBMITTAL COMMENTS	10/16/2020
	PRECISE PLAN SUBMITTAL COMMENTS	11/06/2020

PROJECT NO.	
DESIGNED BY	GCA
DATE CHECKED	
DATE PRINTED	MAY 28, 2020
SCALE	1" = 20'-0"
SHEET NO.	

PROJECT NO.	
DESIGNED BY	GCA
DATE CHECKED	
DATE PRINTED	MAY 28, 2020
SCALE	1" = 20'-0"
SHEET NO.	

**A100**

DPR2020-0002