

MONTEOLIVO COMMUNITY OPEN HOUSE

The Monteolivo project was approved by the City of Corona in 2014 and grading was completed in 2016. The last of the grading operation was to construct the offsite sewer line and due to a landslide in the area, the contractor inadvertently entered into private property, which created a major delay in the project. During this delay, the tentative tract map expired and now has to be reauthorized.

The City of Corona Planning Commission will be asked to reauthorize the Tentative Tract Map so the project may be completed. The project includes 103 high quality homes on 12,000 square foot lots with native and California friendly landscaping. Please see the attached Fact Sheet for more information.

The project applicant is hosting an Open House Workshop to allow the community to learn more about the project and speak directly with project consultants. You are invited to attend. The details are as follows:



THURSDAY MAY 12, 2022

5:00 PM - 8:00 PM

CITY OF CORONA CITY HALL HISTORIC COMMUNITY ROOM
815 W 6TH STREET, CORONA

The workshop is designed to allow residents to arrive at any time during the 3-hour window and speak one-on-one with our team of experts.

If you cannot attend but would like more information or would like to make a comment, please feel free to contact Julie Beeman at jbeeman@vcsenvironmental.com

EXHIBIT 5

MONTEOLIVO PROJECT

Fact Sheet

- Monteolivo is a previously graded 103 single family home project on approximately 68-acres with primary access at Laurel Canyon Way.
- The Tentative Tract Map for this previously approved project inadvertently expired after grading occurred. The Map must now be reauthorized to finish the project.
- The development of high-quality homes on minimum 12,000 square foot lots will include perimeter and interior California friendly landscaping.
- Secondary access will be taken to the south with a stop-controlled intersection on State Street that aligns with Bel Air Street.
- As a requirement by the City and County, the project must provide a connection between Old Temescal Road and State Street.



- The project must pay its fair share of the following intersection improvements:
 - Rimpau Avenue/Old Temescal Road
 - Install traffic signal
 - Provide eastbound and westbound left turn lanes
 - The intersection of Rimpau Avenue at Old Temescal Road is currently operating at a Level of Service F during the morning and afternoon traffic peaks and will improve to a Level of Service B with the addition of a traffic signal.

Over

MONTEOLIVO PROJECT

Fact Sheet

- State Street/Ontario Avenue
 - Install traffic signal
 - The intersection of State Street and Ontario Avenue is currently operating at a Level of Service of F during the morning and afternoon traffic peaks. With the addition of a traffic signal, this intersection will operate at a Level of Service B in the morning peak and Level of Service A in the afternoon peak.
- California Avenue/Old Temescal Road
 - Provide northbound, southbound and westbound left turn lanes
 - The intersection of California Avenue and Old Temescal Road will continue to operate at its current Level of Service C with the proposed lane improvements.
- Home construction is estimated to start in 2023, with homes for sale later that year.
- Construction must adhere to City of Corona noise and air quality standards.