

TENTATIVE TRACT NO. 34760

OWNER/DEVELOPER

RANCHO PASO DE VALENCIA
1233 ENTERPRISE COURT
CORONA, CA 92882
PH: (951) 279-8777 FAX: (951) 279-4889
ATTN: MARCEL VALENCIA

ENGINEER

ARMSTRONG & BROOKS CONSULTING ENGINEERS
1530 CONSUMER CIRCLE, UNIT B
CORONA, CA 92880
PH: (951) 372-8400 FAX: (951) 372-8430
ATTN: DENNIS ARMSTRONG

ASSESSOR'S PARCEL NO.

114-040-019, 114-040-020, 275-100-003

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP 28001, AS SHOWN BY MAP RECORDED IN BOOK 107, PAGES 40-42, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH A PORTION OF PARCEL 1 OF PARCEL MAP 28154, AS SHOWN BY MAP RECORDED IN THE PAGES 27-43, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ALSO TOGETHER WITH A PORTION OF GOVERNMENT LOT 1 A PART OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN.

PROJECT DATA

GROSS ACREAGE:	65.4 ACRES
CITY OF CORONA:	39.9 ACRES
COUNTY OF RIVERSIDE:	24.4 ACRES
N.A.P. (EXIST. RESIDENTIAL):	1.1 ACRES
NET ACREAGE:	64.3 ACRES
DENSITY:	65.4 ACRES
MAXIMUM ALLOWABLE DU PER GENERAL PLAN:	39.9 AC + 58 DU
CITY OF CORONA - R-1.47 DU/AC:	24.4 AC = 12 DU
CO. RIVERSIDE - 0.50 DU/AC:	2.4 AC = 12 DU
MAXIMUM AVERAGE DENSITY:	0.88 DU/AC
MAXIMUM PERCENT OF ALLOWABLE DENSITY:	64 DU
PER SLOPE ANALYSIS:	70%
ADJUSTED MAXIMUM ALLOWABLE DU:	44 DU
PROPOSED DWELLING UNITS:	34 DU
PROPOSED DENSITY:	0.53 DU/AC

SOUTH CORONA CFP DATA

VILLAGE NUMBER: 3
CFP PLANNING AREA: (332)
LAND USE: (E) ESTATE (E)

LAND USE / ZONING SUMMARY

DESCRIPTION	ON-SITE	NORTH	SOUTH	EAST	WEST
GENERAL PLAN RHP:	CU-1 (R-1)	(E) ESTATE	(E) ESTATE	(E) ESTATE	(E) ESTATE
EXISTING ZONING:	CU-1 (R-1)	(E) ESTATE	(E) ESTATE	(E) ESTATE	(E) ESTATE
PROPOSED ZONING:	ER CLUSTER (SP-89-01)	(E) ESTATE	(E) ESTATE	(E) ESTATE	(E) ESTATE
EXISTING LAND USE:	AVOCADO/CITRUS GROVES	SINGLE FAMILY RESIDENCE	CLEVEDALE NAT'L FOREST	VACANT	VACANT
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENCE	CLEVEDALE NAT'L FOREST	VACANT	VACANT

DENSITY / SLOPE ANALYSIS

PROJECT ACREAGE	MAXIMUM PERCENT DU/AVG DENSITY (0.88 DU/AC)	SLOPE PERCENTAGE	PERCENT OF PROJECT	MAXIMUM PERCENT OF ALLOWABLE DENSITY	ADJUSTED MAXIMUM ALLOWABLE DU/AC
14.42	34	0-25%	22.4%	N/A	10
34.59	34	25% TO 100%	53.6%	70%	24
15.29	15	NATURAL STATE	23.8%	N/A	10
TOTAL	64.30		100%	70%	44

OPEN SPACE

(NATURAL STATE)

LOT	LOT AREA (ACRES)	LOT AREA (S.F.)
TOTAL	11,901.00	143,033.00

LOT	LOT AREA (ACRES)	LOT AREA (S.F.)
TOTAL	54,720.00	728,256.00

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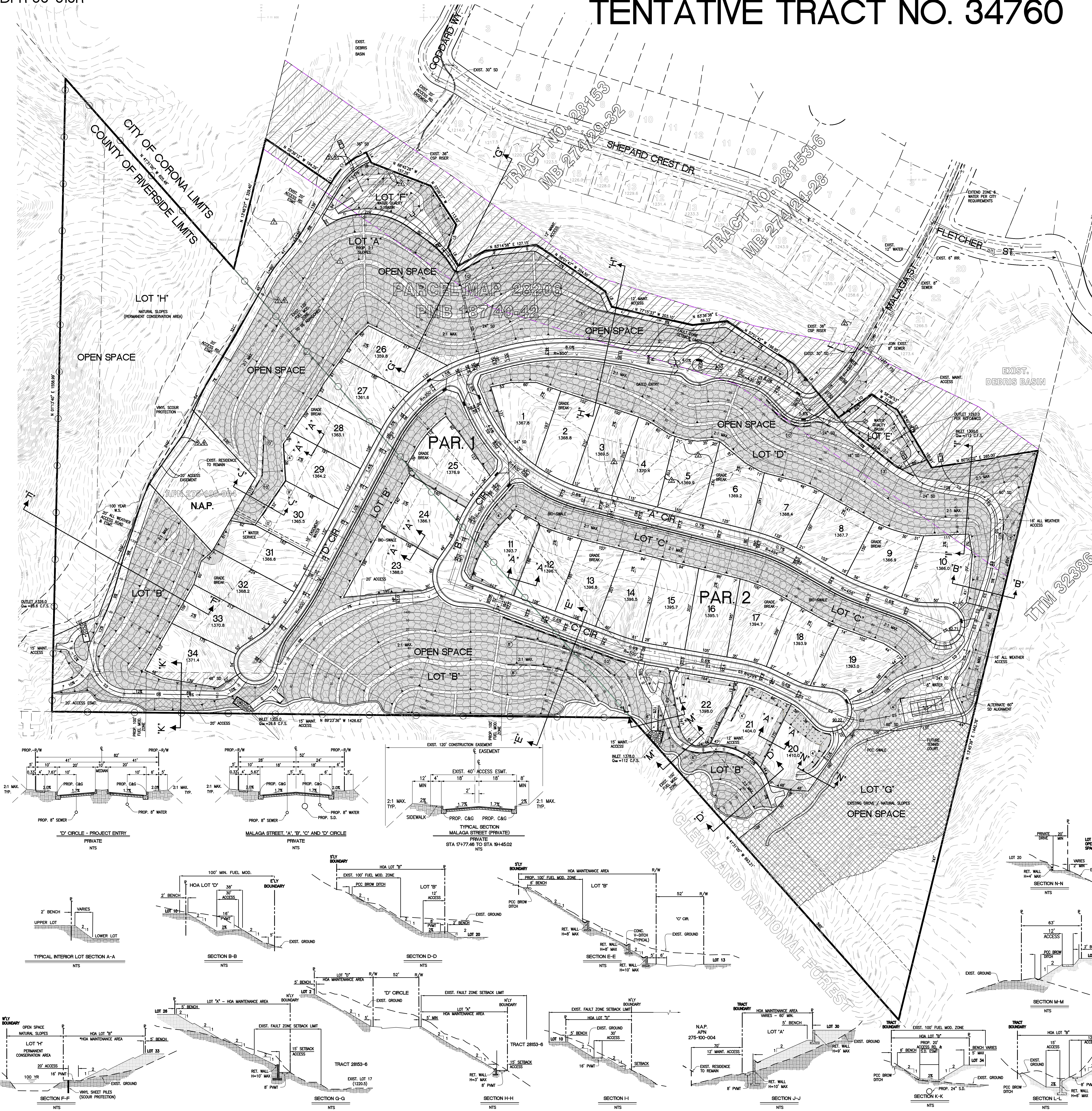
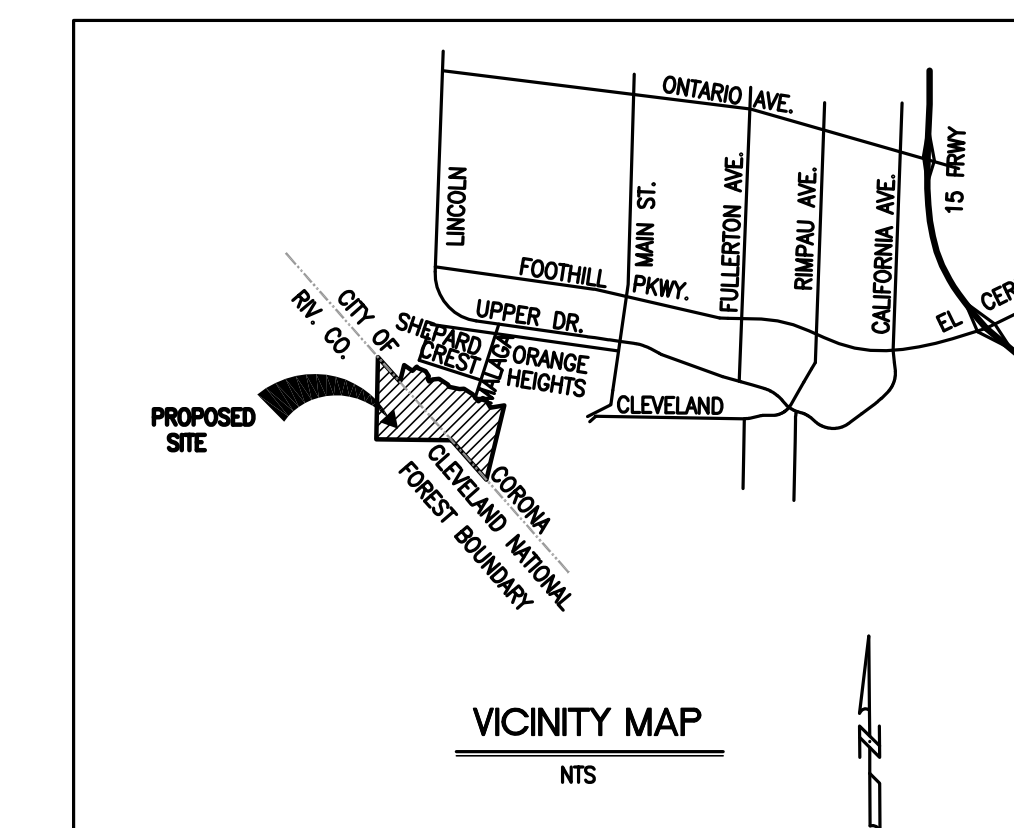
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SERVICE PROVIDERS

CITY OF CORONA UTILITY SERVICES	(951) 736-2863
CITY OF CORONA SEWER AND WATER	(951) 736-2321
SOUTHERN CALIFORNIA GAS (DISTRIBUTION)	(800) 426-4133
SOUTHERN CALIFORNIA ELECTRIC	(800) 442-4690
PACIFIC BELL	(951) 942-4980
CORONA PUBLIC WORKS DEPARTMENT	(951) 736-2281
CORONA DNA-TRADE (SUPERSONIC)	(951) 844-1994
WESTERN MUTE	(951) 737-0343
(1474)050/2	(951) 736-3340
U.S. POSTAL SERVICE	(951) 737-0451
CORONA-HOOD UNIFIED SCHOOL DISTRICT	(951) 688-0850
SCHOOL DISTRICT TRANSPORTATION MANAGER	(951) 736-3305
RIVERSIDE TRANSIT AGENCY	(951) 688-0850
CORONA POLICE DEPARTMENT (FOR NOTIFICATION)	(951) 736-2330
CORONA FIRE DEPARTMENT (FOR NOTIFICATION)	(951) 736-2261
COUNTY CABLEVISION	(951) 272-6680

LAND USE / ZONING SUMMARY

DESCRIPTION	ON-SITE	NORTH	SOUTH	EAST	WEST
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PROPOSED ZONING:	ER CLUSTER (SP-89-01)	(E) ESTATE	(E) ESTATE	(E) ESTATE	(E) ESTATE
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(NATURAL STATE)

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SLOPE AREAS

(HOA MAINTENANCE)

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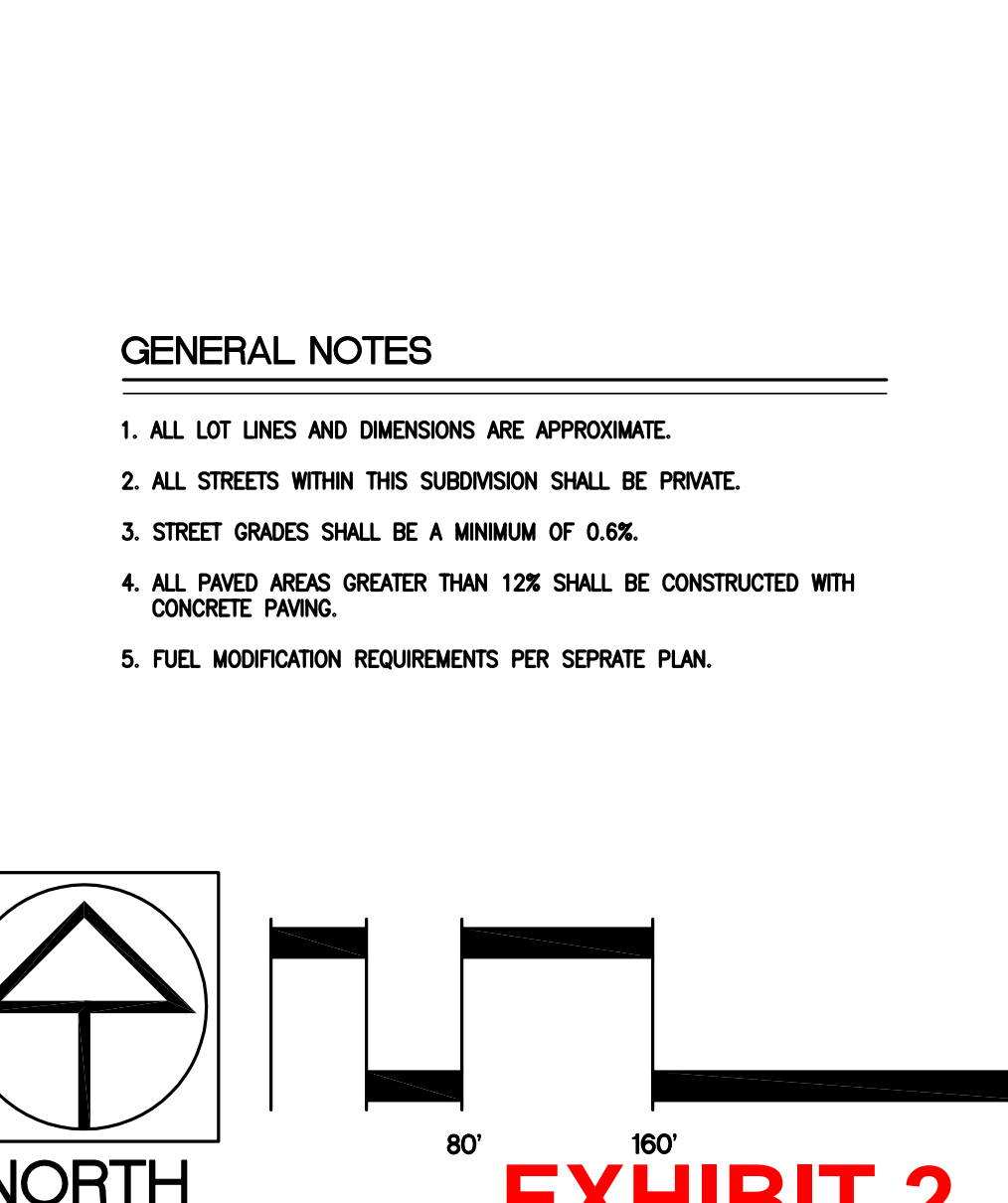
STREET LINEAR FOOTAGE

STREET	LINEAR FOOTAGE	AREA (S.F.)
PROPOSED MALAGA STREET	211 L.F.	3,231 S.F.
PROPOSED "A" CIRCLE	1,400 L.F.	14,400 S.F.
PROPOSED "B" CIRCLE	940 L.F.	3,760 S.F.
PROPOSED "C" CIRCLE	990 L.F.	10,890 S.F.
PROPOSED "D" CIRCLE	1,398 L.F.	17,886 S.F.
TOTAL	4,239 L.F.	20,267 S.F.

LANDSCAPE AREA

LOT	LOT AREA (ACRES)	LOT AREA (S.F.)
TOTAL	54,720.00	728,256.00

- ### EASEMENT NOTES
- AN EASEMENT IN FAVOR OF REIMER J.K. MOSS AND THOMAS MOSS FOR INGRESS AND EGRESS AND UTILITIES PURPOSES, RECORDED AUGUST 5, 1986 IN BOOK 470, PAGE 100 OF OFFICIAL RECORDS, CANNOT BE LOCATED FROM THE RECORDS.
 - AN EASEMENT IN FAVOR OF LEONE M. REDDING FOR INGRESS AND EGRESS AND UTILITIES PURPOSES, RECORDED NOVEMBER 19, 1920 IN BOOK 1417, PAGE 17 OF OFFICIAL RECORDS, CANNOT BE LOCATED FROM THE RECORDS.
 - AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR EITHER OR BOTH FUEL LINES, CONDUITS OR UNDERGROUND FACILITIES AND UTILITIES PURPOSES, RECORDED AUGUST 24, 1960 AS INSTRUMENT NO. 75484 OF OFFICIAL RECORDS, CANNOT BE LOCATED FROM THE RECORDS.
 - AN EASEMENT IN FAVOR OF ED E. WITTE AND HELEN A. WITTE FOR ROADWAY AND UTILITIES PURPOSES, RECORDED MAY 29, 1988 AS INSTRUMENT NO. 49982 OF OFFICIAL RECORDS, CANNOT BE LOCATED FROM THE RECORDS.
 - AN EASEMENT IN FAVOR OF THE CITY OF CORONA FOR WATER PIPES, RECORDED NOVEMBER 5, 1987 IN BOOK 85, PAGE 187 OF DEEDS, CANNOT BE LOCATED FROM THE RECORDS.
 - AN EASEMENT GRANTED TO CORONA CITY WATER COMPANY FOR WATER PIPES PURPOSES, RECORDED FEBRUARY 2, 1960 IN BOOK 91, PAGE 351 OF DEEDS, CANNOT BE LOCATED FROM THE RECORDS.
 - AN EASEMENT GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY FOR PUBLIC UTILITIES PURPOSES, RECORDED AUGUST 19, 1960 AS INSTRUMENT NO. 73395 OF OFFICIAL RECORDS, WITH NOT ON.
 - AN EASEMENT GRANTED TO ADORCE GASK, LLC FOR CONSTRUCTION AND MAINTENANCE OF AN ACCESS ROAD, RECORDED FEBRUARY 26, 1998 AS INSTRUMENT NO. 66474 OF OFFICIAL RECORDS.
 - AN EASEMENT GRANTED TO CORONA CITY FOR STREET AND PUBLIC UTILITY PURPOSES, RECORDED FEBRUARY 25, 1999 AS INSTRUMENT NO. 172055.
 - AN EASEMENT GRANTED TO CORONA CITY FOR STREET AND PUBLIC UTILITY PURPOSES, RECORDED FEBRUARY 25, 1999 AS INSTRUMENT NO. 172056.
 - AN EASEMENT GRANTED TO PACIFIC BELL FOR PUBLIC UTILITIES PURPOSES, RECORDED MARCH 22, 1999 AS INSTRUMENT NO. 172115 OF OFFICIAL RECORDS.
 - AN EASEMENT GRANTED TO ED E. WITTE FOR ACCESS PURPOSES, RECORDED MAY 18, 1999 AS INSTRUMENT NO. 214657 OF OFFICIAL RECORDS.
 - AN EASEMENT GRANTED TO BRUCE F. HICKS AND JEFFREY R. MORRIS FOR ACCESS PURPOSES, RECORDED MAY 18, 1999 AS INSTRUMENT NO. 214658 OF OFFICIAL RECORDS.
 - AN EASEMENT GRANTED TO CENTER HOMES A NEVADA GENERAL PARTNERSHIP FOR CONSTRUCTION, PLANNING, MAINTENANCE AND USE OF WATER WISDOM AND RELATED IMPROVEMENTS AS REQUIRED BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME, RECORDED JUNE 23, 1999 AS INSTRUMENT NO. 274949 OF OFFICIAL RECORDS.



TENTATIVE TRACT NO. 34760

CITY OF CORONA, CA

DATE: 3/2/09
PREPARED BY:

ARMSTRONG & BROOKS CONSULTING ENGINEERS
PLANNING, INFRASTRUCTURE, SITE DEVELOPMENT, WATER RESOURCES
1530 CONSUMER CIRCLE, SUITE B - CORONA, CA 92880
P: 951-372-8400 F: 951-372-8430