



Engineering, Inc.

ENGINEERING  
LAND PLANNING  
SURVEYING

March 15, 2019

Job No. 203.219

**City of Corona**  
**Attn: Community Development Commissioners**  
400 S. Vicentia Avenue  
Corona, CA 92882

Subject: **GENERAL PLAN AMENDMENT – 2018-0002**

Dear Commissioners,

On behalf of the owners of this property we request your consideration and approval of this application to amend the City of Corona General Plan to change the Land Use designation of this property from Medium Density Residential (MDR) to General Commercial (GC).

We would like to take this opportunity to provide you with essential information which will assist you in the evaluation of this proposed General Plan Amendment and the related Specific Plan Amendment. This information is as follows:

**A) Location of Site and Surrounding Uses**

This project is located in the northern portion of the City of Corona and is bounded on the east by N. Main Street, on the south by Parkridge Avenue and on the west by an office building in the City of Norco. The property is currently vacant, is triangular in shape and is approximately 3.4 net acres in size.

The surrounding uses are briefly described as follows:

There is an existing fast food restaurant located adjacent to the southeast corner of the property at the northwest corner of the intersection of N. Main Street and Parkridge Avenue. There is an existing gas station site located to the southeast of the intersection of N. Main Street and Parkridge Avenue.

There is an existing commercial / retail development to the south of Parkridge Avenue. This development is comprised of single story retail stores and restaurants.

The property to the east and northeast of the property, along the east side of N. Main Street, consists of a commercial center and a mobile home park site. The commercial center consists of single story retail stores and a restaurant and currently much of this commercial site is vacant. The mobile home park consists of approximately 78 units and a recreation center. To the north of the trailer park site is a commercial / retail center in the City of Norco.

**EXHIBIT B**

The western boundary of the property is the City Boundary between the Cities of Corona and Norco. The adjacent parcel to the west is a commercial building site which is currently occupied by the Riverside County Dept. of Public Social Services.

The property to the southwest of the site, at the southwest corner of the Intersection of Parkridge Avenue and Cota Street, is an existing self storage facility.

**B) Reason for Request**

In 2015 the owners of this property processed and obtained approvals to change the General Plan Land Use Description from Commercial Retail (GC) to Medium Density Residential (MDR), a Specific Plan Amendment to change the Land Use / Zoning from Commercial Retail (CR) to Single Family Condominium (SFC), a TTM 36642 for Condominium Purposes and a Precise Plan to allow for 45 Townhomes.

Since that time there has not been a market for attached residential use at this location. Due to an increased interest by commercial developers in the past year the owners requested an Infrastructure Meeting to obtain input from the City with regard to returning the land use / zoning for the property back to a Commercial Retail Use. This issue was discussed at the December 6, 2017 Infrastructure Meeting and seemed to be well received.

It appears that the best use for this property is indeed the Commercial Retail Use that was originally identified in the N. Main Specific Plan.

**C) Subdivision Development Plan**

There is currently no development plan for the commercial use of this property. While there has been interest from commercial retail users including higher end, fast food developers and others it has become clear that until the property has been returned to the Commercial Retail designation that commercial users are unwilling to commit to a specific development project. Once approvals for the GPA and SPA are obtained, or imminent, it is our hope, and expectation, that a commercial development plan will be prepared and submitted to the City.

The further development plans would include a Precise Plan and/or a Conditional Use Permit application(s) that would meet the requirements of the City of Corona.

**D) Future Improvements and Service**

Once a development plan for the Commercial Use is developed, submitted to the City and processed to approval the following development parameters will be applicable:

**1. Domestic Water**

This project will be served by the City's Domestic Water System which has adequate supply to serve this development. Connections to the City's existing water system shall be made at Parkridge Avenue and N. Main Street.

Onsite public water mains, hydrants and other appurtenances will be provided within the onsite private drives within utility easements dedicated to the City of Corona. Each building will be served by its own domestic water meter.

**2. Streets**

The project will obtain access from existing Parkridge Avenue on the south and development of the project will include the widening of Parkridge Avenue to the ultimate width on the north side of this roadway.

A second, and possibly a third, access for this development will be provided onto existing N. Main Street.

On-site private drives will be constructed within the development to provide adequate circulation as well as access and fire service to each building. Easements shall be placed over these private drives to provide for emergency access, public water and public utilities.

A traffic study will be prepared for this development. The onsite and offsite access will be designed for this development to have a nominal impact upon the surrounding circulation system.

**3. Sewers**

The City of Corona's public sewer system is not capable of serving this proposed development due to downstream elevation and capacity constraints. An inter-agency agreement has been executed to allow for the development to be served by the City of Norco's public sewer system. The City of Norco has agreed to provide sewer service to the future development.

The proposed onsite sewer system will be a private sewer system that will provide service to each unit and will be designed and constructed per City Standards. The onsite private sewer will most likely be located within the private drives within easements granted to the Property Owners Association. Provisions for proper maintenance of this sewer system will be incorporated into the CC&R's for the project.

**4. Drainage**

This property currently drains from south to north to an existing inlet which is connected into the existing storm drain system that is owned by the RCFC&WCD. This RCFC&WCD storm drain system includes an existing 66 inch pipe that crosses the northerly part of the property within an easement. The future drainage plan will likely primarily consist of surface drainage to the north where catch basins and storm drains will intercept runoff and discharge into the small basin in the northerly portion of the site. This basin will be designed as an extended detention basin for water quality treatment of the onsite development in accordance with the requirement of the City of Corona and the RWQCB.

An onsite water quality treatment system will be installed in accordance with a Water Quality Management Plan (WQMP) for the project. The Preliminary WQMP will be processed with the future development application and will identify the location and type of water quality treatments being proposed.

All onsite drainage and water quality facilities will be private and will be maintained by the Property Owners Association (POA).

**5. Protective Covenants**

If the property/development is parcelized, then a property owners association will most likely be formed for the maintenance of the onsite private drives, landscaping, walls and fences, private storm drains, the private sewer system, water quality treatment facilities, etc. CC&R's will be prepared, approved and recorded per City requirements.

A concurrent Specific Plan Amendment to the N. Main Specific Plan is being processed with this GPA.

We thank you for your time and consideration. If you should have any questions regarding this information, please do not hesitate to call me.

Sincerely,

**K&A ENGINEERING, INC.**



Keith Osborn, P.E.  
Principal