

April 9, 2021

City of Corona
Community Development Department
400 S. Vicentia Avenue
Corona, CA 92882

Attention: Sandra Yang, Senior Planner

Regarding: **CONDITIONAL USE PERMIT APPLICATION (TTM No. 37691)**
(DPR 2020-0003, DPR 2020-0008)

Ms. Yang,

On behalf of GF Investments, Inc., I would like to take this opportunity to provide you with the essential subdivision information which will assist you in your evaluation of this proposed development. This information is as follows:

A. Subdivision Development Plan

The Tentative Tract Map provides for the orderly subdivision of 17.02 acres of vacant land situated in the hills southwest of the City of Corona in Western Riverside County. The property was previously annexed into the City of Corona per LAFCO Annexation No. 2017-06-2, City Ordinance No. 3257, City Resolution 2017-005 and 2017-006. A Zone Change and General Plan Amendment will also be processed concurrently with the Tentative Tract Map application to modify the land designation to MDR Residential with density of 6-15 DU/AC and General Commercial (GC). The proposed zoning will be amended to zoning designation of R-3 Multifamily Residential and C-3 General Commercial.

The Development will consist of two lots comprising of a 8.07-ac Multi-family lot for Condominium purposes and a 8.95-ac Commercial Lot. For the Residential Lot, it is proposed to develop 78 units Residential Condo/Townhome units within the R-3 Multifamily zoning designation. The proposed residential project density of 9.66 du/ac. The multi-family lot will have a 1,400 sf pool and recreation building along with a small private dog park as amenities for the residential complex. The project development will be developed in two map recording phases but will be graded in one phase for earthwork balance purposes.

B. Site Plan Layout & Parking

The design concept for this gated community features a several multi-plex buildings clustered in the center of the residential lot and along the east portion of the lot. The residential site is access via a shared entry roadway across the Commercial lot off of Foothill Parkway leading to a private gated entrance at the east property line. Parking stalls and 28' drive aisles are provided around the site around outer perimeter. The 28' wide drive aisles will provide fire department access and turn around capabilities. A secondary emergency vehicle access drive is provided at the southeast corner of the lot and allows emergency personnel access in case the private gated entrance is blocked.

Strategically Engineering our Client's Vision

Located in the center of the lot is a recreation building and pool/BBQ area to residences to gather. Another amenity for the site is a small private dog park on the west property line. Pedestrian walkways are provided through the site to allow safe passage and access to open space areas on the north side.

The proposed residential site plan includes 195 parking spaces for 78 total units which is 2.5 spaces per unit. The 1-bedroom studio and 3-bedroom townhouse condo unit will have 79 designated covered parking and 38 uncovered shared guest/homeowner parking areas. Each of the townhouse condo units will have a 2-car garage on the first floor. In addition to the 195 parking stalls provided, the townhouse condo units are provided driveway space to park two additional vehicles as needed. This meets and exceeds the required parking per the City standard which would require 195 spaces.

C. Architectural Plan

There are two distinctive building configurations proposed for the residential site, more specifically an 8-Plex and a 5-Plex Building. For both the 8-Plex and 5-Plex buildings, the building will have three stories with a patio area on studio unit on the first floor and a roof deck terrace for the townhouse condo unit on the roof level. For each plex, there will be a 659 sf studio unit located on the first floor with an a 131 sf outdoor patio area. The first floor will also be the 2-car garage and entry foyer to the main 3-bedroom townhouse condo unit. The second and third floor will be the living space for the main unit totaling 2,347 sf. The main unit will also include a 1,157 sf outdoor roof deck terrace. The maximum building height proposed is 42 ft 2-inches. All the residential buildings will be are three stories and designed in upscale traditional New York/Brooklyn style condo with stone and wood trims. This style is stucco based with accents of stone, wood and steel as detailed architectural features. Health and wellness are important factors in this new community which has a thorough network of walkways, dog park, and outdoor space connecting to the centrally located active central Recreation Building and pool/BBQ area. All the homes will be equipped with Energy star appliances and pre-plumbed for solar panels. Additional energy saving design features will be determined during the design phase.

Located at the center of the site is a one-story 1,400 sf recreation building adjacent to a proposed 25 Yard Junior Olympic Swimming Pool with 3 lanes and play area. A Spa and fire pit relaxation area also provides residences with outdoor uses. A wide landscape paseo stocked with shrubs, plants, and ginkgo trees between the residential buildings provides additional outdoor seating and relaxation space.

D. Streets

The primary access to the site is from Foothill Parkway which runs along the easterly property line. Foothill Parkway is designated as a Secondary Highway with 72 feet of pavement within a 103 foot right-of-way. A private entry road is provided at the intersection of Foothill Parkway and Chase Drive which will lead into the commercial and multifamily lots. A 28 foot wide secondary emergency access road is provided to the southwest corner of the project that also connects to Foothill Parkway. All roadways and drive aisles shall be designed in accordance with City of Corona Standards and shall be provided in accordance with the Conditions of Approval for this project.

E. Landscaping & Irrigation

The site landscaping envisioned for the development incorporates various aesthetic elements embodying the historic citrus packing house industry of Corona bringing elements such as Citrus trees, wood, metal and rustic textures and blending it in with a more contemporary landscape setting. The landscape will consist of climate adaptive and appropriate low and medium water use planting selection. Plant materials has been chosen to provide site wide coverage, slope stabilization, parking lot shade and accentuate entries to the site. Maintenance and longevity of the plant material has been taken into consideration. Root panels and barriers will be provided on all trees necessary, consistent with all standards and specifications. A 3" layer of bark mulch will be used in all landscape areas. All landscape areas will conform to current City of Corona landscape guidelines.

The irrigation design will incorporate the latest in smart irrigation technologies. All new planter areas will include drip line. All planters will use drip line with an irrigation efficiency of 0.81. Slopes will use rotors with irrigation efficiency of 0.75. A smart irrigation controller with a rain shut off device will also be incorporated. Bark much will be used to retain moisture and reduce evaporation and an irrigation schedule will be provided to program the controller. Two irrigation schedules shall be prepared, one for plant establishment and one for after plant establishment. All new irrigation systems will comply with all current City of Coronal guidelines.

F. Perimeter Fencing

The residential lot is gated and fully fence along the east, west, and northerly perimeters of the site providing a sense of privacy, protection, and safety for the residences in the complex. The site will be separated from the adjacent commercial center and provides limited access to the open space areas to the south, east, and north. The proposed perimeter fence will be 6 ft high tubular steel fence. Along the top of the MSE retaining walls at the southern toe of slope will be a 42-inch high wire guard fence.

G. Domestic Water

The Tentative Tract Map 37691 will be served by the existing Zone 5 (1380' HWL) water system. The project site will have two main connection points to the City's existing domestic water system via a tie-in to the existing 16-inch DIP at the main entry road and at the secondary emergency access road. The proposed site will require construction or upgrade of the proposed Zone 5 Booster Pump Station having a firm pumping capacity of 500 gpm and having a fire rated pump to meet commercial fire flow needs of the project development. The booster pump station will be located at the northwest corner of Foothill Parkway and Border Avenue. This project will be responsible for the fairshare cost of the Zone 5 Booster Pump Station.

Onsite water facilities shall be constructed within the site to provide domestic service to each lot via 8-inch and 12-inch pipelines while providing the necessary minimum water pressures and shall be designed in accordance with the City of Corona Department of Water and Power 2012 Design Policy. The onsite facilities will also provide an acceptable level of fire protection to the development.

H. Recycled Water

The landscaped HOA areas within Tentative Tract Map 37691 will be served by the existing Zone 3 (1380' HWL) recycled water system. The project site will have water meters stub out along Foothill Parkway from the City's existing 16-inch recycled water pipe. Onsite irrigation pipelines will bring the water into the project to irrigate the project's HOA and POA landscaped areas. No onsite recycled water mains are proposed for this project.

I. Sanitary Sewer

The Tentative Tract Map 37691 is proposing a network of onsite 8-inch gravity sewer lines that will collect and convey the project's sewer flows to the City of Corona's existing sewer system to be treated. The project's sewer flows are tributary to the City's WWTP #1 located north of the project site at Railroad Street and Smith Avenue via the existing Sewershed 14 trunk sewer system. The proposed 8-inch gravity sewer will connect to the existing sewer trunk system at Trudy Way.

Onsite gravity sewer lines shall be constructed within the site to provide sewer service to each lot and shall be designed in accordance with the City of Corona Department of Water and Power 2012 Design Policy.

J. Storm Drainage

There is one existing canyon/ravine that runs across the project site along the northerly property line. This canyon is shown as blue line streams according to the USGS Quad Maps and is unnamed. The tributary drainage to this stream is approximately 311 acres and currently drains to the Kroonen Canyon Channel and Oak Street Debris Basin located near Chase Drive and Mangular Avenue. This stream is proposed to be left natural but modifications will be made to the southerly channel embankment slope to channelize the streambed as part of the development grading. A system of storm drain pipes are proposed to collect and convey the runoff across the site to the designated discharge points along this existing channel. The channel drains to an existing headwall inlet and underground storm drain system at the east side of Foothill Parkway. This existing storm drain line drains to the Oak Street Debris Basin located east of the project.

The project hydrology and storm drain system will be designed in accordance with recent City of Corona and Riverside County Flood Control & Water Conservation District's design requirements. The onsite storm drain pipes, laterals, catch basins, and inlet and outlet structures are to be publicly maintained by the City of Corona.

J.N. 2018.1847.1.02

April 9, 2021

Page 5

Thank you for your time and consideration. Please feel free to contact me via e-mail or on my cell at 951-901-5405.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike C. Taing".

Mike C. Taing, P.E.
Director of Engineering

Enclosure