



Planning, Construction & Development, Co.

July 7, 2022

Maria Miranda
Senior Engineer
Planning and Development Department
400 S. Vicentia Avenue
Corona, CA 92882

Subject: 230 S. Lincoln Avenue / PPM2020-0004

Dear Ms. Miranda:

On behalf of the owners of the above-referenced property and pursuant to our email correspondence in early May of this year, we are requesting by way of this letter, a waiver from the undergrounding of existing utilities fronting the property along Lincoln Avenue as required by condition of approval no. 10 f) of the above-referenced approved Precise Plan Modification on the basis that the existing utility poles carry cables that are greater than 32k volts.

It is our understanding that the undergrounding of existing utilities fronting the property along D Street or posting a security guaranteeing the same will be required prior to the issuance of a building permit. Existing utilities along D Street consists of one (1) 12k volt drop to a wood creosote pole.

The gas station is family-owned and the cost of undergrounding utilities and repaving along Lincoln Avenue and D Street is not financially feasible and may cause the owners to not proceed with the approved plans. Please keep in mind that this project will bring the property into compliance with the City's current development standards including, landscaping, on-site vehicular circulation, off-street parking, disabled access, and architectural design. The project will also eliminate one (1) drive approach nearest the street corner along D Street.

We appreciate your consideration as we look for ways to make this project financially feasible for the property owners.

Should you have any questions I can be reached at (949) 235-9538 and at adan@7pcd.com.

Thank you

Adan Madrid

Adan Madrid
Project Manager