

November 5, 2018

Re: Proposed Project/Poppybend

Dear Members of the Corona Planning Commission,

I am writing in regard to the proposed project TTM 36634/PP15-004 which would be located immediately behind my home at 917 Ferndale Drive.

I have a number of concerns which are listed below:

(All indicated statements by developer were made at the meeting held on 10/15/18).

1. The developer states that there would be a 6' gap between our property and the proposed block wall. This creates security issues as it is an easily accessible open space with access to our homes.  
This "gap" area is primarily visible from our backyards (their view being blocked by block wall), thus we would suffer the consequences of lack of or poor maintenance
2. The developer states that this "gap" area would be maintained by the Poppybend HOA. There are only 11 potential homeowners in this HOA. This is a very small number of people to be responsible for costs and action. How will compliance be ensured?
3. The developer states that the Poppybend HOA will share the cost of the maintenance and upkeep of our fence. Is there a legal precedent for an HOA to be responsible and held accountable for the maintenance of the property of another HOA? How will compliance be ensured?
4. The developer states that he will excavate 8' to 10' behind our property for the new property levels. The Mitigated Negative Declaration does not address potential negative impact to our existing retaining walls. How can we be sure that there will be no damage to our existing walls?
5. According to Corona building Code 17.18.100, "each lot shall have a rear yard of not less than 10'.... The site map does not specify the size of the backyard. Is this project in compliance?

I am deeply concerned about the loss of privacy due to the proposed building of a 2 story house behind my 1 story home.

Thank you for your consideration and any assistance you can provide with these matters.

Best regards,

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