

October 8, 2018

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

Subject: Tentative Tract No. 36634; PP15-004; DPR14-013

Mr. Chairman, Members of the Planning Commission:

We would like to take this opportunity to present our proposed subdivision development plan for this residential condominium project for your review and consideration. The presentation of subdivision information is as follows:

Subdivision Development Plan:

The proposed project consists of subdividing the existing vacant 2.3 acre for 11 detached single family residential condominium development. The proposed subdivision will result in Lot 1 for 11 detached condominium units, Lot A, consisting of open recreational area, and Lot B, consisting of private cul-de-sac street serving the subject subdivision development and Lot C along the southwest side of Fullerton Avenue for landscaped street slope area.

The project site is a flat triangularly shaped parcel located between Hudson Avenue and Fullerton Avenue. The subject site has General Plan designation of Medium Density Residential (M14-15) and is located within the Planning Area of Corona Vista Specific Plan of Land Use (SP-90-05). The entire project will be developed in one phase

In conjunction with the Tentative Tract Map application, a Precise Plan application PP15-004 is also being processed.

Availability of Domestic Water:

This project will be by a looped system connected to existing 8" water main on Hudson Avenue and connection to 12' water main on Fullerton Avenue. The looped water system which will provide adequate domestic and fire water supply.

Onsite public water main, fire hydrants, check valves and other appurtenant water facilities will be located in the Private Street (Lot B) and easements for access and maintenance will be dedicated to the City of Corona per City

requirements. Each detached condominium units will be served separately by a separate meter and service.

Reclaimed Water:

The onsite landscaping in the common areas and on Lot A will be served by new 8" reclaimed water system connected to 12" existing reclaimed water source on Fullerton Avenue.

Street and Utilities:

The primary access to the project site will be by an extension of Poppyseed Lane at Hudson Avenue to new private cul-de-sac street that will serve the site. There will be no access to the project site from Fullerton Avenue.

Lot B, the private cul-de-sac street (Poppyseed Circle) will be 44 feet wide at the right of way with 34 feet wide roadway and 5 feet wide concrete sidewalk all round. The private Poppyseed Lane will serve to deliver all necessary utilities to the Project including water main, sewer main and laterals, gas, cable, reclaimed water, and other utilities. In addition, there will be addition 5' Public Utilities Easement will be granted adjacent to Lot B. Necessary easements for access and maintenance will be granted to City of Corona and other utility purveyors.,

Sanitary Sewer System:

Sanitary sewer system for this project will be provided by a 8" VCP sewer main will be connected to existing 10" VCP sewer in Fullerton Avenue between Manhole No. 4 and Manhole No. 5 with a 8" VCP sewer main connected to proposed new manhole on the existing 10" VCP. The sanitary sewer main will be extended across Fullerton Avenue to proposed Poppyseed Circle. The new 8" sewer main will extend approximately 281 lineal feet southeasterly toward the center of cul-de-sac.

Storm Drain System:

The surface runoff from the Project site will be directed on to private Poppyseed Circle (Lot B) and conveyed to 2,200 s.f. Bioretention area located at the southwest end of Poppy Seed Circle and to 957 s.f Bioretention area located at the northeast end of Poppyseed Circle for natural filtration and infiltration. Filtered overflow runoff from the Bioretention areas will be conveyed to the existing catch basin located at the southwest sides of Fullerton Avenue. The subject catch basin is connected to 18" RCP laterals which will convey the runoff to existing 84" RCP storm drain in the Fullerton Avenue.

Relation to Existing Adjacent Developments:

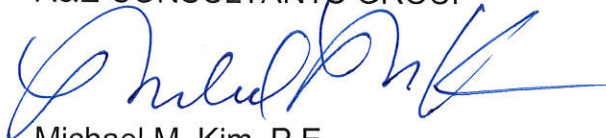
The proposed Tentative Tract No. 36634 detached condominium project is contiguously adjacent along its southwest property line with similarly developed existing detached single family condominiums. The existing development is separated from proposed Tentative Tract No. 36634 by an existing 5' high retaining wall. The proposed Tentative Tract No. 36634 is approximately 8 feet to 10 feet lower than the existing adjacent development along the southwest property line of proposed project. The proposed project posed no impacts to the existing project as it does not affect the view shed of existing development and the grading of the proposed project will have no impacts to the existing development. The proposed project is designed to harmoniously assimilate to existing surroundings and be an enhancing complement to the neighborhood.

Protective Covenants:

The proposed project is to be a residential condominium complex. Homeowner Association will be incorporated to manage the common areas, and appropriate Covenants, Conditions and Restrictions (CC&R) approved by the City of Corona and the Homeowner Association will be recorded to properly govern the complex.

We appreciate your attention and consideration of our proposed project, and we look forward to becoming a part of City of Corona community. Should you have any questions, please contact our office.

Very truly yours,
A&E CONSULTANTS GROUP



Michael M. Kim, P.E.
Principal Engineer

cc: Applicant