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May 21, 2019

City of Corona, Planning Dept  
Attn: Sandra Yang, Associate Planner  
400 S. Vicentia Avenue  
Corona, CA 92882  
Tel: (951) 279-3553

#### Letter of Essential Subdivision Information

##### Subdivision Development Plan

The project proposes to consolidate Lots 4 through 9 of Block 122 together with Lots 1 through 3 and Lots 7 through 12 and a portion of Lots 4 through 6 of Block 129 in the City of Corona, County of Riverside, State of California as per South Riverside Town Site Map recorded Februraty, 12, 1887 in Map Book 9, Page 8 in the office of the County Recorder of said County, and the alleys that will be vacated by separate instruments, into two parcels for commercial development. The Tentative Parcel Map number assigned is Parcel Map No. 37656.

##### Source Quality and estimate of available quantity of domestic water.

The water for this development will be from the City of Corona municipal domestic water system. A hydraulic flow model done by the City of Corona (Project Number DWPF2019-0036) indicates that sufficient pressure and volume are available to support the project. (See attached report).

##### Type of Street Improvements and Utilities

The proposed street improvements will consist of reconfiguring the parking on Belle Ave to diagonal parking spaces, widening Sheridan Avenue on the west, tapering 7th Street west of Sheridan and grinding and overlaying all of Sheridan Street to the south limit of the project and 6th street along the project frontage, extending 10-feet northerly of the centerline of the street.

Utility work consists of installing new electrical underground to supply electrical energy to the project, construction of sewer laterals to Sheridan to connect the proposed buildings to the municipal sewer system and installation of water services for domestic water and fire suppression purposes. The existing meters on the west side of Sheridan Street, in the area where the street will be widened, will be relocated westerly to the new curb line and new services installed. This will require coordination with the existing residents along the west side of Sheridan Street.

##### Proposed method of sewage disposal

*full circle thinking*

The project will connect to the municipal sewer system in Sheridan Street.

Proposed Storm Drains

There are no municipal storm drains in the vicinity of this project. Drainage will be by surface flow to the existing streets.

Protective Covenants to be Recorded.

The ownership will draft an ownership agreement to establish the responsibilities and rights between the two parcels, should they be under different ownership. The project also is required to participate in the community facilities maintenance district and community services district for this area of Corona. A maintenance and operations agreement will be put in place to ensure compliance with the requirements of the project WQMP.

Sincerely

Mark Nero, P.E.

Fusco Engineering, Inc.

Acting as agent for Boureston Development



# FIRE FLOW REPORT HYDRAULIC MODEL CITY OF CORONA

**Project Number**  
**DWPF2019-0036**

**Date Issued**  
**5/17/2019**

## APPLICANT INFORMATION

Name: **FUSCOE ENGINEERING**

Phone: **(949)474-1960**

Address: **16795 VON KARMAN AVE IRVINE CA 92606**

Email: **MNERO@FUSCOE.COM**

## GENERAL INFORMATION

Site Address: **304 W SIXTH ST**

Site Location: **Within City Limits**

Type: **Commercial**

Notes: **Other**

## TEST INFORMATION

Test Date: **5/17/2019**

Flow Hydrant No: **H2949**

Main Size (in): **10**

20 psi Residual Flow (gpm): **12519**

Simulated Flow (gpm): **3000**

Static Pressure (psi): **102**

Residual Pressure for

Simulated Flow (psi): **94**

## ADDITIONAL INFORMATION FOR RIVERSIDE COUNTY UNINCORPORATED AREA

Hydrant Type:

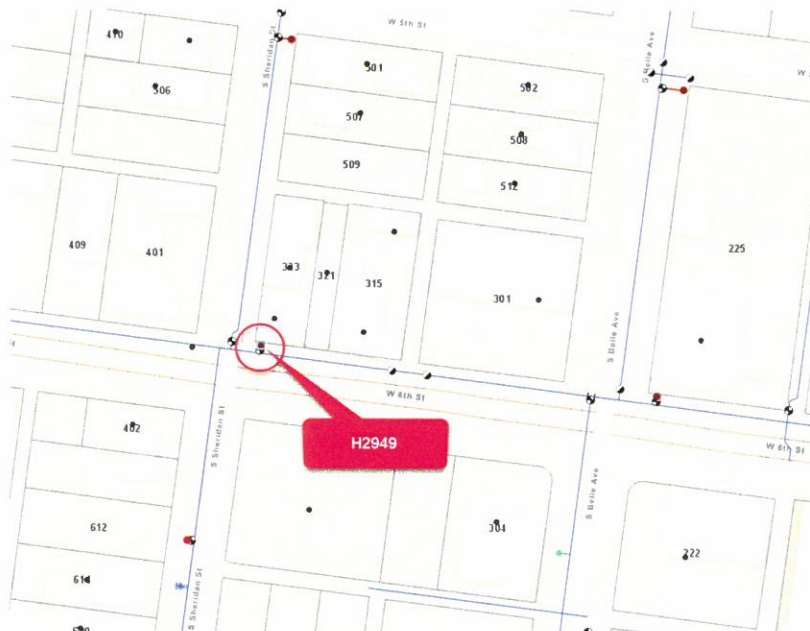
Hydrant Make & Model:

Distance to Hydrant (ft):

Nozzel Count:

Nozzel Size (in):

Can the water system provide at least 1,000 gpm at a 20 psi residual pressure?



Fee:Account: 570 50000 31903

Approved by: **Mohammed Ibrahim**

For inquiries concerning this report, please call **(951) 279 - 3592**