

July 24, 2019

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

Re: Tract 37719 -- 5 acres at Cresta Road and Promenade Avenue
Essential Subdivision Information Per CMC Section 16.12.060

Dear Planning Department:

Please find enclosed in this letter, additional subdivision information provided by owner/applicant for Tract 37719:

1) Subdivision Development Plan

Subject property is intended to be subdivided into twenty-three (23) lots for home construction and accompanying lettered lots for dedication and/or HOA maintenance. The property will be developed at one (1) time and it is anticipated the housing will be built in two (2) phases. There is anticipated to be a homeowners association (HOA) to cover exterior landscape maintenance and ongoing cleaning and maintenance of the water quality treatment devices near Cresta Road as part of the project development.

2) Source, quality, and estimate of available domestic water supply

The future Tract 37719 will be served by an existing 10-inch water line in Cresta Road. It is anticipated a new water line will be in the future cul-de-sac street and will have a separate domestic lateral for each home and one (1) lateral for HOA maintained landscaping. The new proposed water line will be "looped" and run from the cul-de-sac through LOT B and tie into another existing water line in Promenade Avenue.

3) Type of Street Improvements and utilities which the subdivider proposes to install

All existing underground utilities -- including water, sewer, storm drain, gas, electric, phone and cable -- are all currently in Cresta Road and/or Promenade Ave. Subdivider will underground each utility within the future cul-de-sac street to adequately serve each of the 23 future lots and HOA areas.

EXHIBIT F

4) Proposed Method of sewage disposal

The future Tract 37719 will be served by an existing 8-inch sewer line in Cresta Road. It is anticipated a new sewer line will be in the future cul-de-sac street and will have a separate domestic lateral for each home.

5) Proposed Storm Drains -- including Grade and Size

The future Tract 37719 is planned with three (3) storm drain catch basins after rainfall surface flows northward towards Cresta Road. Two (2) catch basins on either side of the street (next to Cresta Road) are Modular Wetland Systems that are designed to capture and filter stormwater during normal rain events. During heavier rain events, the overflow stormwater will be directed to a new 14-foot wide catch basin that will be installed on the southwest portion of Cresta Road (approximately near future Lot 23).

More information can be found in the Hydrology Report and Water Quality Reports prepared by subdividers consultants.

6) Protective Covenants to be Recorded

Subdivider is not aware of any protective covenants that need to be recorded as part of Tract 37719.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Porter', with a long horizontal line extending to the right.

Brad Porter
President
WestCal Property Group, Inc.
2711 N. Sepulveda Blvd #530
Manhattan Beach, CA 90266