

November 11, 2019

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

Regarding: Tentative Parcel Map No. 37588 (DPR 2018-0013)

Ladies and Gentlemen,

On behalf of Richland Developers, Inc., I would like to take this opportunity to provide you with the essential subdivision information which will assist you in your evaluation of this proposed development. This information is as follows:

A. Subdivision Development Plan

The Tentative Parcel Map provides for the orderly subdivision of 2.48 acres of vacant land situated in the hills southwest of the City of Corona in Western Riverside County. This property lies within the Skyline Heights Development Tract 36544 located along proposed Trudy Way and was the former proposed Zone 4 Reservoir site which was eliminated by the City.

It is proposed to develop two (2) Low Density Residential Single-Family Lots. The project will be developed in one map recording phase and is intended to record after Tract No. 36544-2. The two lots will be annexed in the Skyline Heights Tract 36544 community and Homeowners Association (HOA).

B. Streets

The primary access to the site is via proposed private Trudy Way from Foothill Parkway. Foothill Parkway is designated as a Secondary Highway with 72 feet of pavement within a 103-foot right-of-way. Infrastructure roadways such as Foothill Parkway and existing Trudy Way will provide adequate circulation and access to this development. All proposed street improvements shall be designed in accordance with City of Corona Standards and shall be provided in accordance with the Conditions of Approval for this project.

C. Domestic Water

Tentative Parcel Map 37588 will be served by the City of Corona Department of Water and Power via a connection to proposed waterline in Trudy Way to be constructed by Tract 36544-2. Onsite water facilities shall be constructed to provide domestic service to each lot while providing the necessary minimum water pressures and shall be designed in accordance with the City of Corona Department of Water and Power Design Policy. The onsite facilities will also provide an acceptable level of fire protection to the development.

D. Recycled Water

The landscaped HOA areas within Tentative Parcel Map 37588 will be served by the City's existing recycled water system. Onsite recycled facilities shall be constructed via a
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connection to the 8-inch Zone 3A private reclaimed water line in Trudy Way to be constructed by Tract 36544-2 to provide recycled water service to irrigate the project's HOA landscaped areas while providing the necessary minimum water pressures and shall be designed in accordance with the City of Corona Department of Water and Power Design Policy.

E. Sanitary Sewer

The Tentative Parcel Map 37588 will be served by the City of Corona Department of Water and Power via a connection to proposed 8-inch gravity sewer line in Trudy Way to be constructed by Tract 36544-2. Onsite sewer laterals shall be constructed to each lot to provide sewer service and shall be designed in accordance with the City of Corona Department of Water and Power Design Policy.

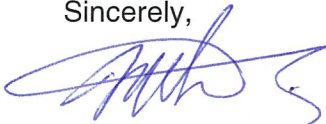
F. Storm Drainage

Drainage on this site will be consistent with the drainage condition proposed by the Skyline Heights Development. The site will drain to Trudy Way to a downstream curb-inlet catch basin and be conveyed further downstream by means of an existing storm drain line. Storm flows tributary to the site shall be intercepted and conveyed around the site as necessary.

Drainage system will be developed in accordance with the City of Corona and Riverside County Flood Control & Water Conservation District's design requirements.

Thank you for your time and consideration. Please feel free to contact me via e-mail or cell at 951-901-5405, should you have any questions.

Sincerely,



Mike C. Taing, P.E.
Senior Project Manager

Enclosure