

April 9, 2021

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

Attention: Sandra Yang, Senior Planner

Regarding: [Tentative Tract Map No. 37691 \(DPR 2020-0003, DPR 2020-0008\)](#)

Ms. Yang,

On behalf of GF Investments, 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 Tract Map provides for the orderly subdivision of 17.02 acres of vacant land situated in the hills southwest of the City of Corona in Western Riverside County. The property was previously annexed into the City of Corona per LAFCO Annexation No. 2017-06-2, City Ordinance No. 3257, City Resolution 2017-005 and 2017-006. A Zone Change and General Plan Amendment will also be processed concurrently with the Tentative Tract Map application to modify the land designation to MDR Residential with density of 6-15 DU/AC and General Commercial (GC). The proposed zoning will be amended to zoning designation of R-3 Multifamily Residential and C-3 General Commercial.

It is proposed to develop 78 units Residential Condo/Townhome Lots within the R-3 multifamily lot having an area of 8.07 acres and proposed project density of 9.66 du/ac. The multifamily lot will have a 1,400 sf pool and recreation building along with a small private dog park as amenities for the residential complex. It is also proposed to develop approximately 25,715 sf of commercial retail, restaurant, and office uses within the C-3 general commercial lot having a gross area of 8.95 acres. The F.A.R. for this commercial area is approximately 0.06. The project will be developed in two map recording phases but will be graded in one phase for earthwork balance purposes.

B. Streets

The primary access to the site is from Foothill Parkway which runs along the easterly property line. Foothill Parkway is designated as a Secondary Highway with approximately 72 feet of pavement within a 113 foot right-of-way. A private entry road is provided at the intersection of Foothill Parkway and Chase Drive which will lead into the commercial and multifamily lots. A 28 foot wide secondary emergency access road is provided to the southwest corner of the project that also connects to Foothill Parkway. All roadways and drive aisles shall be designed in accordance with City of Corona Standards and shall be provided in accordance with the Conditions of Approval for this project.

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C. Domestic Water

The Tentative Tract Map 37691 will be served by the existing Zone 5 (1380' HWL) water system. The project site will have two main connection points to the City's existing domestic water system via a tie-in to the existing 16-inch DIP at the main entry road and at the secondary emergency access road. The proposed site will require construction or upgrade of the proposed Zone 5 Booster Pump Station having a firm pumping capacity of 500 gpm and having a fire rated pump to meet commercial fire flow needs of the project development. The booster pump station will be located at the northwest corner of Foothill Parkway and Border Avenue. This project will be responsible for the fairshare cost of the Zone 5 Booster Pump Station.

Onsite water facilities shall be constructed within the site to provide domestic service to each lot via 8-inch and 12-inch pipelines while providing the necessary minimum water pressures and shall be designed in accordance with the City of Corona Department of Water and Power 2012 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 Tract Map 37691 will be served by the existing Zone 3 (1380' HWL) recycled water system. The project site will have water meters stub out along Foothill Parkway from the City's existing 16-inch recycled water pipe. Onsite irrigation pipelines will bring the water into the project to irrigate the project's HOA and POA landscaped areas. No onsite recycled water mains are proposed for this project.

E. Sanitary Sewer

The Tentative Tract Map 37691 is proposing a network of onsite 8-inch gravity sewer lines that will collect and convey the project's sewer flows to the City of Corona's existing sewer system to be treated. The project's sewer flows are tributary to the City's WWTP #1 located north of the project site at Railroad Street and Smith Avenue via the existing Sewershed 14 trunk sewer system. The proposed 8-inch gravity sewer will connect to the existing sewer trunk system at Trudy Way.

Onsite gravity sewer lines shall be constructed within the site to provide sewer service to each lot and shall be designed in accordance with the City of Corona Department of Water and Power 2012 Design Policy.

F. Storm Drainage

There is one existing canyon/ravine that runs across the project site along the northerly property line. This canyon is shown as blue line streams according to the USGS Quad Maps and is unnamed. The tributary drainage to this stream is approximately 311 acres and currently drains to the Kroonen Canyon Channel and Oak Street Debris Basin located near Chase Drive and Manglar Avenue. This stream is proposed to be left natural but modifications will be made to the southerly channel embankment slope to channelize the streambed as part of the development grading. A system of storm drain pipes are proposed to collect and convey the runoff across the site to the designated discharge points.

along this existing channel. The channel drains to an existing headwall inlet and underground storm drain system at the east side of Foothill Parkway. This existing storm drain line drains to the Oak Street Debris Basin located east of the project.

The project hydrology and storm drain system will be designed in accordance with recent City of Corona and Riverside County Flood Control & Water Conservation District's design requirements. The onsite storm drain pipes, laterals, catch basins, and inlet and outlet structures are to be publicly maintained by the City of Corona.

Thank you for your time and consideration. Please feel free to contact me via e-mail or on my cell at 951-901-5405.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mike C. Taing', with a stylized flourish at the end.

Mike C. Taing, P.E.
Director of Engineering

Enclosure