

April 9, 2021

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

Attention: Sandra Yang, Senior Planner

Regarding: **Precise Plan Application (TTM 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.

The Development will consist of two lots comprising of a 8.07-ac Multi-family lot for Condominium purposes and a 8.95-ac Commercial Lot. For the Commercial Lot, it is proposed to develop approximately 25,715 sf of commercial retail, restaurant, and office uses within the C-3 general commercial zoning designation. The F.A.R. for this commercial center is approximately 0.06. The project development will be developed in two map recording phases but will be graded in one phase for earthwork balance purposes.

B. Site Plan Layout & Parking

The design concept for the commercial center features several buildings clustered in the north half of site and a large two-story building on the south half. This creates an informal entertaining space on one side and a more formal dining and office use on the other. The commercial center is access via a shared entry roadway bisecting the Commercial lot off of Foothill Parkway leading to two designated parking areas. In the south half of the lot, is a one-story 11,529 sf Steel Frame Building with stone and timber accents comprising of approximately of 10,715 sf of useable area for food hall restaurant and dining and about

EXHIBIT 3.M

9,200 sf of useable office space for spa, nail salon or similar type uses. The food hall uses showcase a variety of local mini-restaurants, food vendors, and one or two food-focused shops, all under one roof. Spaces for outdoor seating, dining, beer garden, and entertaining space is also proposed adjacent to the building for community seating from the food hall customers creating an inviting social gathering atmosphere for patrons. In the north half of the lot, several shipping container buildings are proposed which comprises of approximately 5,800 sf of small retail shops, restaurant, and dining type uses. This area also introduces spaces for outdoor seating, dining, and entertaining which creates a welcoming social gathering atmosphere for the community and patrons of the center. The commercial center sits high above Foothill Parkway and accentuate the spectacular views of the communities to the west and north from the project site.

Parking stalls and 28' drive aisles are provided in the designated parking areas. The 28' wide drive aisles will provide fire department access and turn around capabilities. A secondary emergency vehicle access road is provided at the southeast corner of the lot allowing emergency ingress/egress in case the main entry is blocked. This EVA access road will be gated and locked restricting use to emergency purposes only. A knox box will be provided at this location for quick access.

The proposed commercial center includes 193 total parking spaces with 58 parking stalls in the north half and 135 parking stalls in the south half. This meets the minimum required parking per the City standard which would require 193 spaces. Patrons will be able to access the north and south half via a proposed 12 ft wide by 160' long steel pedestrian bridge. This Pedestrian Bridge will not only provide practical uses for safe passage of patrons but also brings forth a unique element to the Commercial Center showcasing the views of the City during the day and at night.

C. Architectural Plan

The one-story 11,529 sf Steel Frame Building with stone and timber accents with a light industrial architectural style with natural earthy elements. This building is designated as a Foodhall and Office Building with multiple dining venues and outdoor dining coupled with several office suites that could be used for Day Spa, Nail Salon, or other similar type uses. The other buildings within the commercial center brings a unique architectural look utilizing an arrangement of several shipping containers to create useable building space. This will provide fast and cost effective construction while accentuating the outdoor entertaining, dining, and social gathering the commercial center envisions for this area of the City.

D. 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.

E. Landscaping & Irrigation

The site landscaping envisioned for the development incorporates various aesthetic elements embodying the historic citrus packing house industry of Corona bringing elements such as Citrus trees, wood, metal and rustic textures and blending it in with a more contemporary landscape setting. The landscape will consist of climate adaptive and appropriate low and medium water use planting selection. Plant materials has been chosen to provide site wide coverage, slope stabilization, parking lot shade and accentuate entries to the site. Maintenance and longevity of the plant material has been taken into consideration. Root panels and barriers will be provided on all trees necessary, consistent with all standards and specifications. A 3" layer of bark mulch will be used in all landscape areas. All landscape areas will conform to current City of Corona landscape guidelines.

The irrigation design will incorporate the latest in smart irrigation technologies. All new planter areas will include drip line. All planters will use drip line with an irrigation efficiency of 0.81. Slopes will use rotors with irrigation efficiency of 0.75. A smart irrigation controller with a rain shut off device will also be incorporated. Bark much will be used to retain moisture and reduce evaporation and an irrigation schedule will be provided to program the controller. Two irrigation schedules shall be prepared, one for plant establishment and one for after plant establishment. All new irrigation systems will comply with all current City of Coronal guidelines.

F. Perimeter Fencing

The commercial lot is partially fence along the perimeter of the site. The site will be separated from the adjacent residential community to the west and provides limited access to the open space areas to the south, east, and north. The proposed perimeter fencing will consist of 42-inch high glass guard fence and tubular steel fence to provide a protective barrier at the top of slope while maintaining views into the City below.

G. 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.

H. 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.

I. 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.

J. 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 Mangular 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.



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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,

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

Enclosure