

Received

APR 23 2009

Community Development Dept.

April 22, 2009

Mr. Jason Moquin
Senior Planner
City of Corona
Community Development Department
400 S. Vicentia Avenue
Corona, CA 92882

Dear Mr. Moquin,

I am writing in response to the letter received on March 30, 2009 in regards to the Rancho de Paseo Valencia (Tract 34760, SPA08-005 & Annexation 110). I have concerns and reservations on this proposed project in regards to vehicular traffic and utilities.

CONCERN- Vehicular traffic once completed is of major concern as it relates to Malaga Street.

SITUATION- I reside at 3830 Malaga Street and currently this street sees a relatively steady traffic flow from the current Mountain Gate community. It is one of two main streets for the 53 current dwellings and their families to exit from just the southern most portion of Mountain Gate, specifically Malaga Street and Shepards Crest Drive residents.

Potentially adding with increased traffic on Malaga Street specifically is the Tract (SFD-14.4 OF SP98-01) that is approved for an additional 54 single family dwellings that is yet undeveloped. Ingress or Egress has not been defined to my knowledge for this subdivision and with the given neighborhood and large homes directly north, it is perceived that Fletcher Drive and Malaga Street will be of extreme importance. The national average of 2.8 vehicles would realistically put a possible 151 additional vehicles and their traffic in and out on this street.

ANNEX 110, SPA08-005 & TTM 34760 using this same logic and the additional 34 homes produces 95 more vehicles that can reach their property though use of extending Mountain Gate Drive and/or Malaga Street.

CONCLUSION- Malaga Street was obviously designed to be a residential street, not a major throughway. Annex of above and current planned would result in a minimum of 240 plus vehicles daily use. Unacceptable situation is the result to those owners on this street.

CONCERN- Water availability and pressure will be negatively affected.

SITUATION- The current water pressure in this area is minimal at best. Water faucets in housing currently are modest stream of little pressure. Contact with the City has been made prior and all were advised that it is up to "acceptable City standards."

CONCLUSION- Without major corrections to the water supply this probability of even less water pressure will be experienced by current home owners with the addition of the proposed Annex and 34 home community.

I am available for discussions at the following numbers:

Home 951-735-3269

Cell 323-833-7181

Thank you for taking the time to review these concerns. As a home owner for 10 years in this area, we are not opposed to change, but wish any such to not negatively affect the community as a whole.

Sincerely,



Ed Zinke
3830 Malaga Street
Corona, CA 92882