



COMMUNITY DEVELOPMENT DEPARTMENT
“Promoting and Sustaining Quality Development”

(951) 736-2262

400 S. Vicentia Avenue Corona, California 92882

www.discovercorona.com

(951) 279-3550 FAX

January 13, 2010

Gabriel Garcia
City of Corona, Parks & Community Services Department
400 S. Vicentia Avenue
Corona, CA 92881

Subject: *Request for Parks/Recreation Information for the Rancho de Paseo Valencia Project in Corona, California*

Dear Mr. Garcia,

The City is in the process of preparing an Environmental Impact Report (EIR) for a proposed single-family residential project.

The proposed project would result in the subdivision of 65.4 acres into 34 single-family detached residential lots. Entitlements required for the project include a Specific Plan Amendment, annexation of 25.5 acres of Riverside County property into the City of Corona, and approval of Tentative Tract Map No. 34760 to provide 34 single-family residential lots, streets, and open space areas consistent with the Estate Residential Cluster designation of the Mountain Gate Specific Plan. The 65.4-acre project site consists of 39.9 acres which are located in the City of Corona, and 25.5 acres located in the unincorporated area of Riverside County (*Figure 1*).

The project site is situated in the southwestern section of the City of Corona. Specifically, the project site is located at the southerly terminus of Malaga Street, generally to the south of Upper Drive and Foothill Parkway (*Figure 2*). The portion of the site within the City consists primarily of citrus and avocado groves while the remaining area within the County consists of densely vegetated undeveloped land. Adjacent property to the north consists of single-family residential urban development. The land to the east, south and west remains undeveloped due to the presence of the Cleveland National Forest. The proposed tentative map is shown on *Figure 3*.

We are soliciting information from you regarding the availability of services from the Corona Department of Parks and Community Services. Below is a list of questions that would assist us in determining whether the proposed project would cause a significant impact to such services in the proposed project area.

1. Does your department have sufficient facilities to serve the proposed project? If not, what additional facilities will be required?

The 34 residences in this project will create additional demand for parks and recreation facilities within the City of Corona. However, the number of dwelling units for this project is less than 50 single family detached residences, the City would request fees in lieu of dedication for all or a portion of the total number of units to be constructed. Given the location of the development project in proximity to the Cleveland National Forest, the City will also want to assess the potential for recreation trail opportunities through the project area. It may be beneficial to establish a trail through the project area that would provide a connection from City trails to trails in the Cleveland National Forest, and the City may consider a park development fee credit for the establishment of the trail.

2. What standard of parkland to population does the department use in determining parkland dedication for this type of development? What is the district's existing ratio of parkland to population? Does the department accept a fee in lieu of dedication? If so, what is the fee structure?

The City's standard of parkland to population is 3.0 acres per thousand residents, and the existing ratio of City park land to population is approximately 2.1 acres per thousand residents. The Department does accept Quimby Fees in lieu of dedication; the City's minimum park acreage dedication is 3.0 acres. Presently, the Quimby Fee is \$12,708 per single family detached residential dwelling unit. Additionally, the City has a Public Meeting Facilities fee of \$311 per dwelling unit and an Aquatic Center Facilities fee of \$192 per dwelling unit. However, recently the City Council approved a 40% reduction of the Public Meeting Facilities and Aquatic Center Facilities fees for a designated period of time.

3. How does the department fund park acquisition and maintenance, and do you foresee any problems providing additional parkland in the future?

Typically, acquisition of parks has been funded through either the Quimby Fund or AB1600 Park Development Impact Fund. Maintenance of the parks is provided through the Department's operating budget which is funded by the City's General Fund. Prior to adding park land, the City evaluates the need for additional parks or recreation facilities, as well as the ability to maintain and operate any new parks or facilities.

4. What policies, if any, would be appropriate to incorporate into the Environmental Impact Report to reduce impacts to parks and recreational facilities?

The following documents can be used as a reference to determine if any City policies applicable to parks and recreational facilities are appropriate for inclusion in the Environmental Impact Report: City General Plan (Goals and Policies) and Corona Municipal Code (Chapter 16.23 – Development Impact Fees and Chapter 16.35 - Park Dedication and In Lieu Fees).

5. Are there any additional concerns or issues which you feel should be addressed in the Environmental Impact Report?

None.

Please fax your responses to (951) 279-3550 or you may email your responses to Jasonm@ci.corona.ca.us on or before January 22, 2010. If you have any questions about the project, please do not hesitate to contact me at (951) 736-2262. Thank you for your assistance in this matter.

Sincerely,

Jason Moquin, Senior Planner

*Attachments: Figure 1 Regional Map
Figure 2 Vicinity Map
Figure 3 Tentative Map*



Received

SEP - 4 2009

Community Development Dept.

City of Corona
Department of Water and Power
Office of the General Manager

Office: 951.736.2477
Fax: 951.735.3786

755 Corporation Yard Way
Corona, CA 92880 – www.discovercorona.com

September 2, 2009

Manuel Valencia
Rancho Paseo de Valencia LLC.
1253 Enterprise Court
Corona, CA 92882

Subject: Will-Serve-Letter for Tentative Tract Map 34760 – Proposal to subdivide 64.3 acres into 34 Estate Residential Lots

Dear Mr. Valencia:

The City of Corona Department of Water and Power prepared and adopted a Water and Sewer Master Plan (master plans) in 2005. These master plans evaluate the City's ability to supply water and treat wastewater through the build out year 2020. The master plans evaluated the wastewater capacity and water supply needed in accordance with the land uses set forth in the City's 2005 General Plan. The project in question was considered within the 2005 General Plan and therefore, evaluated within the master plans for water and wastewater service.

The project in question is tributary to Water Reclamations Facility No. 1, which has sufficient capacity to treat wastewater flows from this development. The development will be required to purchase said capacity upon obtaining their Building Permit.

The project in question is located within the City's sphere-of-influence for water service. The City has sufficient water supply to support this development.

Based on the information above and upon compliance with the Condition of Approval associated with the above stated Tract Map, the City of Corona Department of Water and Power will provide the project water and sewer services.

Sincerely,



Jonathan Daly
DWP General Manager



City of Corona
Department of Water and Power
Office of the General Manager

Office: 951.736.2477
Fax: 951.735.3786

755 Corporation Yard Way
Corona, CA 92880 – www.discovercorona.com

February 2, 2010

Jason Moquin, Senior Planner
City of Corona
Community Development Department
400 S. Vicentia Avenue
Corona, CA 92881

SUBJECT: Water and Water Reclamation Information for the Rancho de Paseo Valencia Project in Corona, California

Dear Mr. Moquin,

The Department of Water and Power reviewed your letter dated January 13, 2010, including Figures 1, 2 and 3 and are providing the following responses to your questions.

Water

1. Is the project area addressed in the current Water Master Plan?
 - a. The Department of Water and Power's current Water Master Plan dated November 2005 encompasses the City's boundary and Sphere of Influence boundary as defined within the City's 2005 General Plan. Based on our review of the General Plan Figure 3 "City of Corona Land Use Plan" and Figure 12 "Sphere of Influence Land Use Plan", and the Water Master Plan Figure 3-3 "Ultimate Land Use", we determined the project area is analyzed within the current Water Master Plan. Additionally, the South Corona Community Facilities Plan stipulates a target density for the portion of the project within the City to be 1.47 dwelling units per acre. The density for the annexed portion in the County is 0.5 dwelling units per acre, for a maximum of 67 dwelling units. The project is proposing 34 dwelling units and will consume less water than projected within the Water Master Plan.
2. From what sources does the water agency currently obtain its water supply and in what quantities?
 - a. The Department of Water and Power receives water from three sources: Local Groundwater supplied from the Coldwater Basin and Temescal Basin, Colorado River Water, and State Project Water, both of which are supplied through Western Municipal Water District from Metropolitan Water District (MWD) of Southern California. The Department of Water and Power supplied an average of 44,000 acre-feet of water per year over the past four years. The Department of Water and Power's water supply consists of about 49 percent Local Groundwater and 51 percent MWD supplied water.
3. What is the size and location of the nearest water mains currently serving the project site? (If available, please send relevant system mapping.)
 - a. The project area consists of agricultural avocado use and vacant land. The agricultural use is supplied by Zone 5 water from a connection at the south end of Malaga Street.

The proposed project, based on a review of the site plan and tentative map, is required to connect to Zone 6 in order to support fire flow and provide adequate pressure to the residential properties. In order to comply with the Water Master Plan requirements, the project is required to construct an eight (8) inch looped Zone 6 water system with one connection at the southerly end of Main Street and the other at the intersection of Main Street and Orange Heights Lane (Figure 1, Potable Water Exhibit).

4. Are there currently any deficiencies in the water system or sources of supply in the project area?
 - a. Based on the Preliminary Water Supply Study for TTM 34760 prepared by Armstrong & Brooks Consulting Engineers dated May 9th, 2009, the Department of Water and Power's water distribution system has the capacity to supply the development with adequate pressure and water supply during a maximum day demand plus fire flow demand. Based on our review of the analysis, there appear to be no deficiencies within the distribution system as a result of this project. With regards to source of supply deficiencies, as stated in question one, the Department of Water and Power receives water from Local Groundwater sources (Potable Water Groundwater Wells) and MWD supplied sources. Both sources are susceptible to drought conditions however, any deficiency in water supply due to drought conditions will be mitigated through conservation efforts.

5. Will any new or upgraded facilities, such as line resizing, new lines or new storage tanks be required to adequately serve the proposed project? If so, how will these facilities be funded?
 - a. The Department of Water and Power's existing water distribution system is adequately sized to support a residential development and requires no upsizing. However, as stated in question 3, the project is required to construct an eight (8) inch looped water system that connects to Zone 6 in Main Street. Currently, it is proposed for one connection point to begin at Main Street and Orange Heights Lane, thence west along Orange Heights Lane to Malaga Street, thence south to the end of Malaga Street. The second connection point is proposed through adjacent properties to Fletcher Drive and Malaga Street, thence south to the end of Malaga Street. The Zone 6 system will then be looped through the project to supply fire hydrants and the residential properties.

The Department of Water and Power's Zone 6 storage facility is the Jameson Reservoir. The Jameson Reservoir was designed and constructed to support the Zone 6 demand as defined within the current Water Master Plan. The Jameson Reservoir is therefore adequately sized to support this development.
 - b. All infrastructure construction costs to supply water to the project will be financed by the developer.

6. What average water consumption rates does the district use for developments of this type proposed in this project?
 - a. The Department of Water and Power's Water Master Plan, Section 6 "Service Criteria", estimate that a residential project of this nature will use about 1200 gallon per day of water per acre.

7. Do you anticipate any adverse environmental impacts associated with providing water facilities to serve the project site? If so, what mitigation or conservation measures would you suggest?
 - a. This project will irrigate non-residential property landscaping areas with Recycled Water to mitigate the projects demand on potable water. These areas typically include Home Owner Association or Landscape Maintenance District maintained landscaping

areas (Figure 2 Recycled Water Exhibit). Residential front yard and backyard areas will not be served with recycled water. The Department of Water and Power does not foresee any adverse environmental impacts associated with providing water to this project.

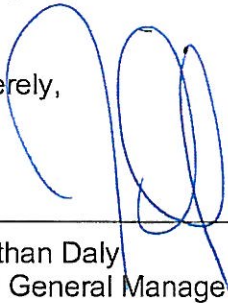
Water Reclamation

1. Is the project area addressed by the current water master plan?
 - a. The Department of Water and Power's current Sewer Master Plan dated September 2005 encompasses the City's boundary and Sphere of Influence boundary as outlined within the City's 2005 General Plan. Based on our review of the General Plan Figure 3 "City of Corona Land Use Plan" and Figure 12 "Sphere of Influence Land Use Plan", and the Sewer Master Plan Figure 3-3 "Ultimate Land Use", we determined the project area is analyzed within the current Sewer Master Plan. Additionally, the South Corona Community Facilities Plan stipulates a target density for the portion of the project within the City to be 1.47 dwelling units per acre. The density for the annexed portion in the County is 0.5 dwelling units per acre, for a maximum of 67 dwelling units. The project is proposing 34 dwelling units and will discharge less sewage than projected within the Sewer Master Plan.
2. What is the size and location of sewer mains currently serving the project site? (If available, please send relevant system mapping).
 - a. The site is currently undeveloped and does not receive sewer service from the Department of Water and Power. Upon development, a sewer system will be constructed within the tract with sewer lateral connecting to each lot. The sewer system within the tract will then connect to an existing eight (8) inch sewer line in Malaga Street (Figure 3 Sewer Exhibit).
3. a. Where will effluent from this site be processed? b. What level of treatment does the facility provide? c. Is sufficient treatment capacity available to accommodate the project?
 - a. The sewage discharge from this project will be treated at Water Reclamation Facility 1 located at 2205 Railroad Street, Corona, California.
 - b. Water Reclamation Facility 1 treats influent flow to a level of Tertiary Treatment
 - c. Water Reclamation Facility 1 is rated to treat 11,500,000 gallons per day. Currently the facility treats approximately 10,000,000 gallon per day. The expected sewage discharge from this site is approximately 10,200 gallons per day. The facility has sufficient capacity to accommodate this project.
4. Are there currently any deficiencies in your sewer system or treatment facility in the project area?
 - a. The sewer collection system within the tract is designed to accommodate the sewer discharge from the project site and will be designed in accordance with the criteria set forth within the Sewer Master Plan section 6, "Criteria". Proper design will insure no deficiencies will be generated within the project limits. There are no deficiencies within the existing sewer collection system. Additionally, Water Reclamation Facility 1 has adequate capacity to accommodate this project therefore, no deficiencies exist within the treatment facilities.
5. Will any new or upgraded facilities, such as line resizing, new lines, pump stations, or treatment plant expansions be required to adequately serve the proposed project?

- a. A sewer system will be constructed within the tract with sewer lateral connecting to each lot. The sewer system within the tract will then connect to an existing eight (8) inch sewer line in Malaga Street. No existing system deficiencies exist therefore, no pipeline or reclamation facility upgrades are required to serve the project. Furthermore, all infrastructure construction costs for the project will be financed by the developer.
6. Do you anticipate any significant impacts on your facilities as a result of collection and treating wastewater from the project?
- a. No significant impacts are expected as a result of this project.

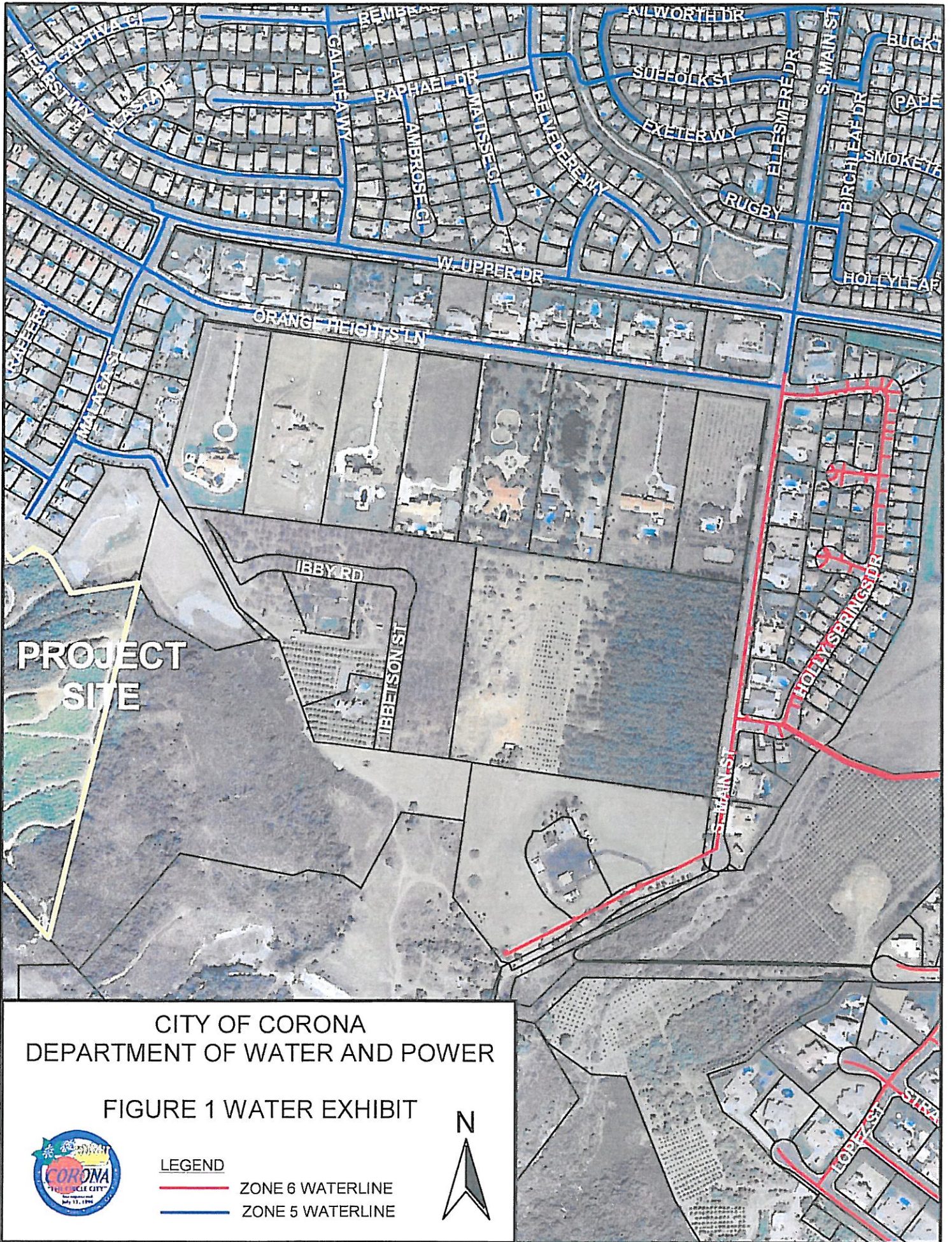
We hope the information provided adequately addresses your questions. If you have any further questions or desire additional information, please contact Ed Lockhart, Infrastructure and Construction Manager, at 951-736-2443 or EdL@ci.corona.ca.us.

Sincerely,



Jonathan Daly
DWP General Manager

Attachments: Figure 1 Potable Water Exhibit
Figure 2 Recycled Water Exhibit
Figure 3 Sewer Exhibit



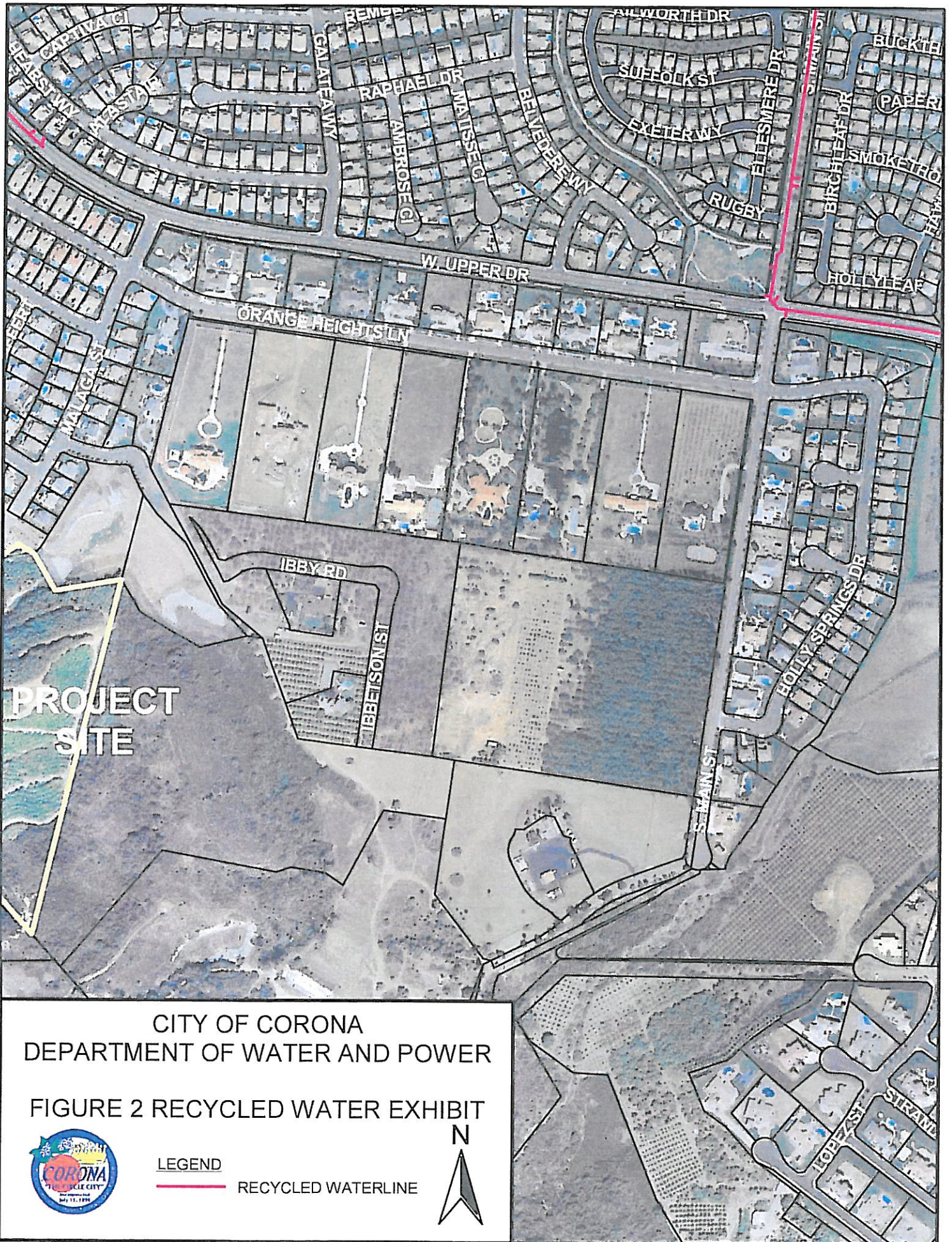
CITY OF CORONA
DEPARTMENT OF WATER AND POWER

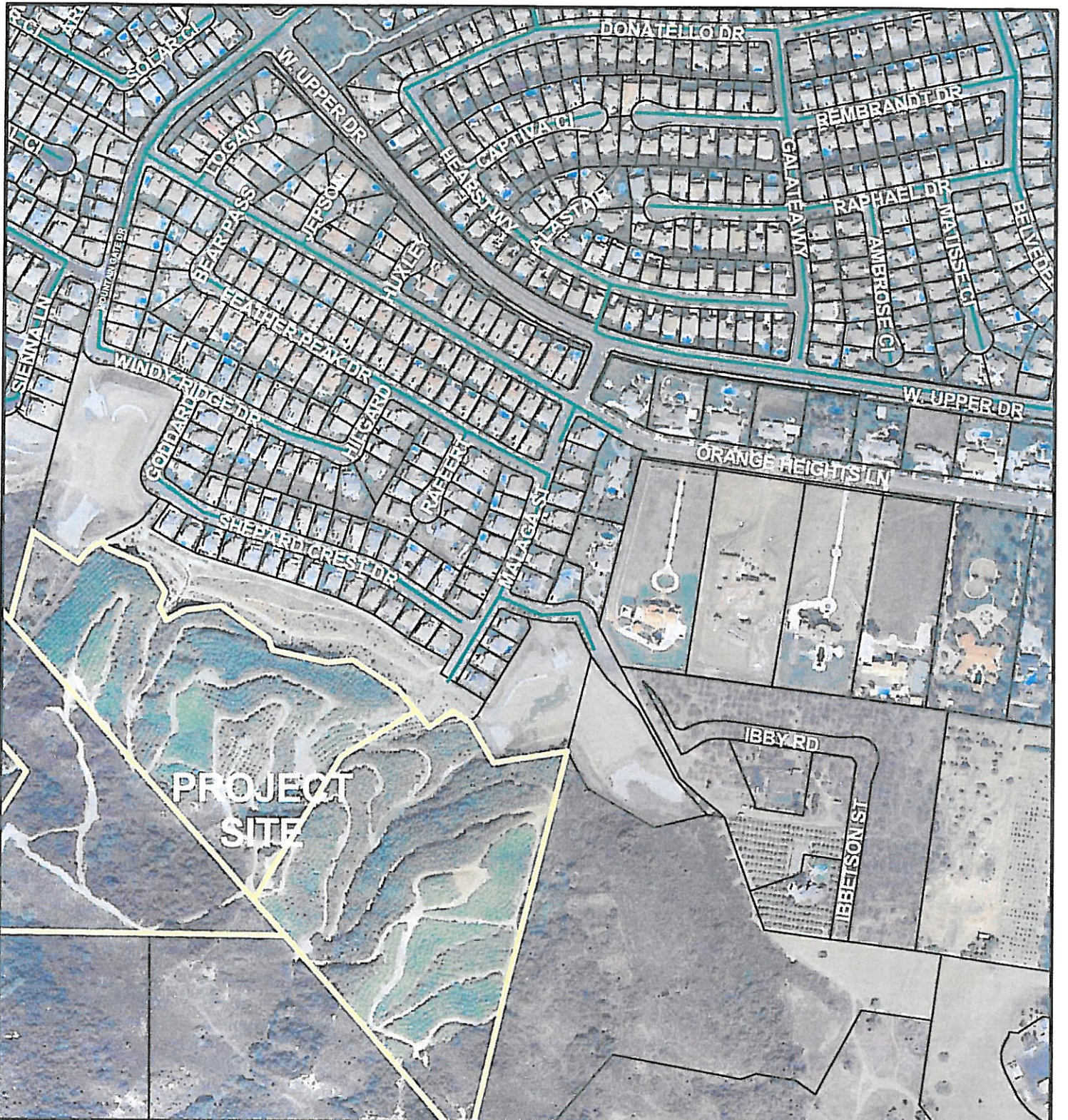
FIGURE 1 WATER EXHIBIT

LEGEND

- ZONE 6 WATERLINE
- ZONE 5 WATERLINE







CITY OF CORONA
DEPARTMENT OF WATER AND POWER

FIGURE 3 SEWER EXHIBIT



LEGEND

 SEWER LINE



Received

JAN 19 2010

Community Development Dept.



**WASTE MANAGEMENT OF
THE INLAND EMPIRE**

800 S Temescal Street
Corona, CA 92879
(951) 280-5400
(951) 817-2402 Fax

January 14, 2010

Jason Moquin
Senior Planner
City of Corona
400 S. Vicentia Avenue
Corona, CA 92882

Dear Mr. Moquin,

The following are answers to your letter of January 13th regarding the Rancho de Paseo Valencia Project in Corona:

1. Yes, we do have adequate facilities and equipment (rolloffs for construction) to collect, transport and dispose of solid waste from the proposed project. The fees would be solid waste and recycling fees for homeowners.
2. We would be using El Sobrante Landfill. The remaining capacity of this landfill is 190m tons. The disposal rate is \$34.39 per ton. The projected lifespan is 52 years.
3. We are not aware of any landfill expansions or any new landfill sites at this time.
4. We do not expect any significant impacts on collection or disposal operations as a result of the proposed project.

If you need additional information please feel free to contact me at (951) 280-5433.

Sincerely,

A handwritten signature in blue ink that reads 'Steve Glynn'. The signature is fluid and cursive.

Steve Glynn
Community Relations Manager

From everyday collection to environmental protection, Think Green.[®] Think Waste Management.



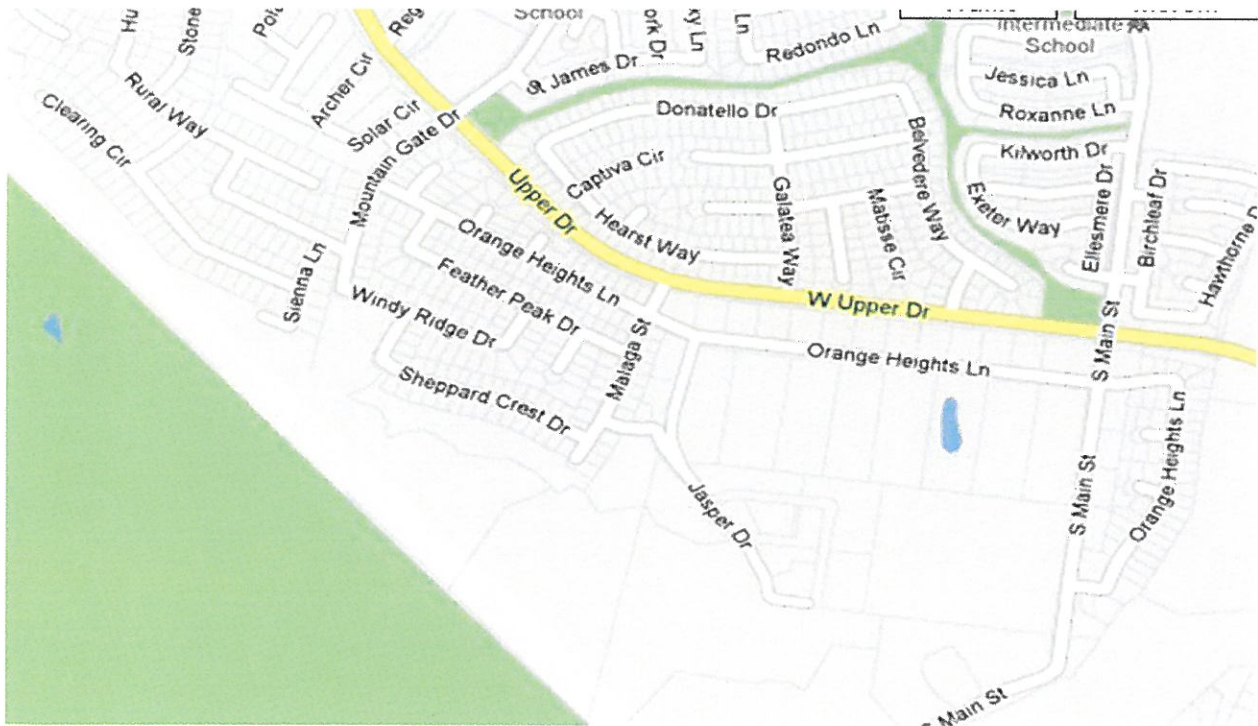
MEMORANDUM

Date: January 22, 2010
TO: Captain Raymond Cota – Investigations Services Division
FROM: Consultant James Dillon – Support Services Division
SUBJECT: Requested Police Information on Rancho de Paseo Valencia Project

BACKGROUND

Information from the Police Department was requested for a proposed development site at the southwest portion of the city limits, generally in the area of the terminus of Malaga St. near Upper Drive and Foothill Parkway. The development is specified as consisting of 65.4 acres with 34 single family residential lots in the area of the Mountain Gate Plan. See below map of the general area.

The information requested of the PD is to review the response time to the area, review current staffing requirements, review station equipment requirements and state any problems or impacts to police services.



REVIEW

Response Times: The area is within Police Zone 4. A review of the last 12 months of priority 1 (emergency) response times to the entire zone shows an average of 5 minutes and 21 seconds. This is consistent with the city-wide priority 1 response averaging in the low 5 minute range. A review of the reporting districts adjacent to the proposed development show an average of 5 minutes and 0 seconds to 5 minutes and 15 seconds, consistent with the priority 1 response within Zone 4. Although there is no national or regional standard for emergency response time, numerous citizen surveys over the years has shown that citizens generally expect an emergency response within the 5 minute range.

Staffing: Overall Police staffing has remained consistent for the last decade at between 1.1 to 1.2 officers-per-thousand city residents. City population growth has been met with staffing growth to maintain this average. This average is also consistent with the regional and southern California police staffing averages. Many agencies have recently fallen below this average due to frozen and reduced positions caused by the current economic conditions.

All police zones within the City of Corona are staffed 24x7 with multiple police units depending on the hour of day. No zone is left unmanned or below minimum staffing as per policy or agreements with the Police Officers Association in order to maintain officer and citizen safety. The above stated emergency response time in the low 5 minute range, consistent with city-wide response, supports this condition.

Station Equipment and Staffing: Zone 4 is within the area and supported by the main police station. As is known, the main police station on Corporation Way has the bulk of police personnel, vehicles, emergency equipment and other police service equipment. Any additional support needed to the proposed area can be easily met due to the close proximity of the main police station.

Police Service Impact: A review of calls for service in all the reporting districts adjacent to the proposed development for the last year indicates that the area is of low impact on police services. An analysis of the last 12 months activity shows that the area averages 7.5 priority 1 calls monthly or 1/4th call daily (an average of one emergency call every four days). Non-emergency, citizen initiated calls, show an average of four per-day (24 hours) to the surrounding area.

With the development consisting of single family residences (single family residences traditionally show the lowest calls for police service) it is anticipated that the impact to police services will be minimal and easily supported by existing staff and equipment.



CORONA-NORCO UNIFIED SCHOOL DISTRICT
 2820 CLARK AVENUE • NORCO, CALIFORNIA 92860-1903
 TELEPHONE: (951) 736-5000 • <http://www.cnusd.k12.ca.us>

Received
 JAN 20 2010

Community Development Dept

Kent L. Bechler, Ph.D., Superintendent
 Tel.: (951) 736-5010 / Fax: (951) 736-5015

Gregory S. Plutko, Ed.D., Deputy Superintendent Educational Services
 Tel.: (951) 736-5080 / Fax: (951) 736-5087

David C. Hansen, Ed.D., Asst. Superintendent Instructional Support
 Tel.: (951) 736-5111 / Fax: (951) 736-5172

Michael H. Lin, Ed.D., Asst. Superintendent Human Resources
 Tel.: (951) 736-5060 / Fax: (951) 736-5077

Sherry Mata, Asst. Superintendent Business Services
 Tel.: (951) 736-5020 / Fax: (951) 736-5055

Thomas R. Pike, Asst. Superintendent Executive Services
 Tel.: (951) 736-5003 / Fax: (951) 736-5015

Ted E. Rozzi, Asst. Superintendent Facilities
 Tel.: (951) 736-5045 / Fax: (951) 736-5047

Telephone: 951.736.5045
Fax: 951.736.5047
e-mail: nbaker@cnusd.k12.ca.us

VIA US Mail

January 14, 2010

Jason Moquin, Senior Planner
 City of Corona
 400 S. Vicentia Ave.
 Corona, Ca 92882

RE: WILL SERVE LETTER
TRACT: 34760, 34 Lots Single Family Detached Homes
FOR THE DEVELOPMENT LOCATED: Southerly of Malaga St., South of Upper Dr. and Foothill Parkway

Dear Mr. Moquin:

The Corona-Norco Unified School District is a K–12 unified school district. The District serves the City of Corona, City of Norco and portions of unincorporated Riverside County. The District operates 31 elementary schools, 7 intermediate schools, 5 comprehensive high schools and 3 alternative high schools.

The District's schools currently exceed the accepted standard of maximum capacity and are unable to accommodate the District's existing students as well as those which will be generated from the project applicant's development.

In accordance with District Policy, students from the subject development would be assigned to the following schools.

Eisenhower Elementary	3355 Mountain Gate Dr. Corona, CA 92882	951-739-5960
Citrus Hills Intermediate	3211 S. Main St. Corona, CA 92881	951-736-4600
Santiago High	1395 Foothill Pkwy Corona, CA 92881	951-739-5600

PLEASE BE ADVISED THAT THE DISTRICT CANNOT GUARANTEE THAT THE ABOVE LISTED SCHOOLS CAN OR WILL CONTINUE TO ACCEPT STUDENT ENROLLMENT FROM THE SUBJECT DEVELOPMENT. If the above schools are at capacity and cannot accept a student from the subject development, the school district will bus the student to the nearest school with room on the same calendar.

Board of Education

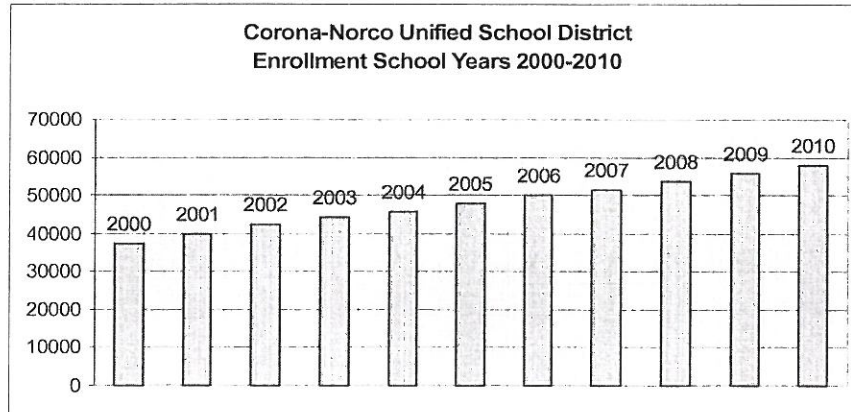
Sharon R. Martinez Bill Hedrick Jose W. Lalas, Ph.D.
 Cathy L. Sciortino Michell A. Skipworth



Transportation

Because the cost of providing pupil transportation exceeds funding provided by the state and causes encroachment into funding for educational programs, the Governing Board finds it necessary to charge fees for home-to-school pupil transportation.

The district has experienced a growth of 12,731 students since the year 2000 and will continue to increase as indicated on the below chart. In order to accommodate for growth, the District plans on opening two additional elementary schools, one intermediate.



Student Generation Rates.

The SGR is expressed as a fractional number indicating the number of students anticipated to be generated from each new home.

<u>Elementary (k-5)</u>	<u>Intermediate (6-8)</u>	<u>High School (9-12)</u>	<u>Total</u>
0.6669	0.1832	0.3753	1.2254

The following schools are anticipated for opening in the next 5 years

<u>School</u>	<u>Location</u>	<u>Opening Date</u>
Ramirez Middle School	Schleisman Rd/Harrison Ave	7/2012
Yorba ES	Eastvale	7/2012
Eastvale #7	Eastvale	7/2015

Maps of each school's attendance boundary may be viewed and printed on the Internet at <http://www.cnusd.k12.ca.us/facilities-div/facatten.html>

*****ANY AND ALL STUDENTS ENROLLING IN THE DISTRICT ARE SUBJECT TO SCHEDULE, CALENDAR, AND SCHOOL CHANGES AS THE NEED ARISES.*****

Sincerely,

Nancy Baker
Facilities, Supervisor

c: Ted Rozzi, Assistant Superintendent, Facilities Division

Attachments (2)

The following is a listing of all schools served by the Corona-Norco Unified School District

The following schools are on a ST (Single Track) or 4-track Year Round Calendar:

<u>Elementary</u>	<u>Elementary</u>	<u>Intermediate</u>
Adams ES - ST	Jefferson ES - ST	Auburndale Intermediate - ST
Anthony ES	McKinley ES - ST	Citrus Hills Intermediate
Chavez ES -ST	Orange ES	El Cerrito Middle School – ST
Clara Barton ES	Parkridge School of Arts ES - ST	Raney Intermediate - ST
Corona Ranch ES	Parks ES	River Heights
Coronita ES - ST	Prado View ES - ST	
Eastvale ES	Stallings ES - ST	
Eisenhower ES	Temescal Valley ES - ST	
Foothill ES - ST	Todd ES - ST	
Franklin ES	VanderMolen ES	
Garretson ES	Vicentia ES - ST	
Harada ES	Washington	
Home Gardens ES - ST	Vandermolen	
	Wilson	

The following schools are on a Traditional Calendar:

<u>Elementary</u>	<u>Intermediate</u>	<u>High School</u>
Riverview ES	Norco Intermediate	Centennial
Sierra Vista ES		Corona
Highland ES		Norco
Norco ES		Roosevelt
		Santiago

Alternative YRE schools include:

<u>Elementary</u>	<u>Intermediate</u>	<u>High School</u>
Lincoln Alt ES	Corona Fundamental	Buena Vista
		Kennedy Middle College
		Orange Grove



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www.discovercorona.com

(951) 279-3550 FAX

January 13, 2010

Chief David Waltemeyer
City of Corona, Fire Department
400 S. Vicentia Avenue
Corona, CA 92881

Subject: Request for Fire Protection Service Information for the Rancho de Paseo Valencia Project in Corona, California

Dear Mr. Waltemeyer,

The City is in the process of preparing an Environmental Impact Report (EIR) for a proposed single-family residential project.

The proposed project would result in the subdivision of 65.4 acres into 34 single-family detached residential lots. Entitlements required for the project include a Specific Plan Amendment, annexation of 25.5 acres of Riverside County property into the City of Corona, and approval of Tentative Tract Map No. 34760 to provide 34 single-family residential lots, streets, and open space areas consistent with the Estate Residential Cluster designation of the Mountain Gate Specific Plan. The 65.4-acre project site consists of 39.9 acres which are located in the City of Corona, and 25.5 acres located in the unincorporated area of Riverside County (*Figure 1*).

The project site is situated in the southwestern section of the City of Corona. Specifically, the project site is located at the southerly terminus of Malaga Street, generally to the south of Upper Drive and Foothill Parkway (*Figure 2*). The portion of the site within the City consists primarily of citrus and avocado groves while the remaining area within the County consists of densely vegetated undeveloped land. Adjacent property to the north consists of single-family residential urban development. The land to the east, south and west remains undeveloped due to the presence of the Cleveland National Forest. The proposed tentative map is shown on *Figure 3*.

Below is a list of questions that would assist us in determining whether the proposed project would cause a significant impact to fire protection services in the proposed project area.

1. Please list the fire station(s) that would serve the project site.
 - a. Medical Emergency resources will respond to this project from Fire Station 6.
 - b. Structure Fire resources will respond to this project from Stations 6, 1, 3, 7, & 2.
 - c. Hazardous Materials resources will respond to this project from Stations 6, 2, & 4.

2. Please provide the current response times for fire suppression, medical emergencies and hazardous materials within the project area.
 - a. Medical Emergency response times for the project area range from 3 min 36 sec to 5 min 12 sec.
 - b. Structure Fire response times for the project area range from 3 min 36 sec to 5 min 12 sec for the first arriving unit and 11 min 30 sec to 13 min 6 sec for the full reinforced response.
 - c. Hazardous Materials response times for the project area range from 3 min 36 sec to 5 min 12 sec for the first arriving unit and 16 min for the full reinforced response.

3. What are the current staffing requirements and are they currently met?
 - a. Our current staffing requirements are 4 persons on each apparatus with the exception of the Battalion Chief apparatus which has 1 person. On an Engine company, one of these persons is a licensed paramedic.

4. What are the station(s)'s current equipment requirements and are they currently met?
 - a. Currently the fire station which serves this project has one Type I fire engine and one cross staffed Water Tender. Once the project development is complete, the Type I engine will be able to service the project area. Between the time of annexation and the time of project completion, this Type I engine will not be able to access all parts of the project area.

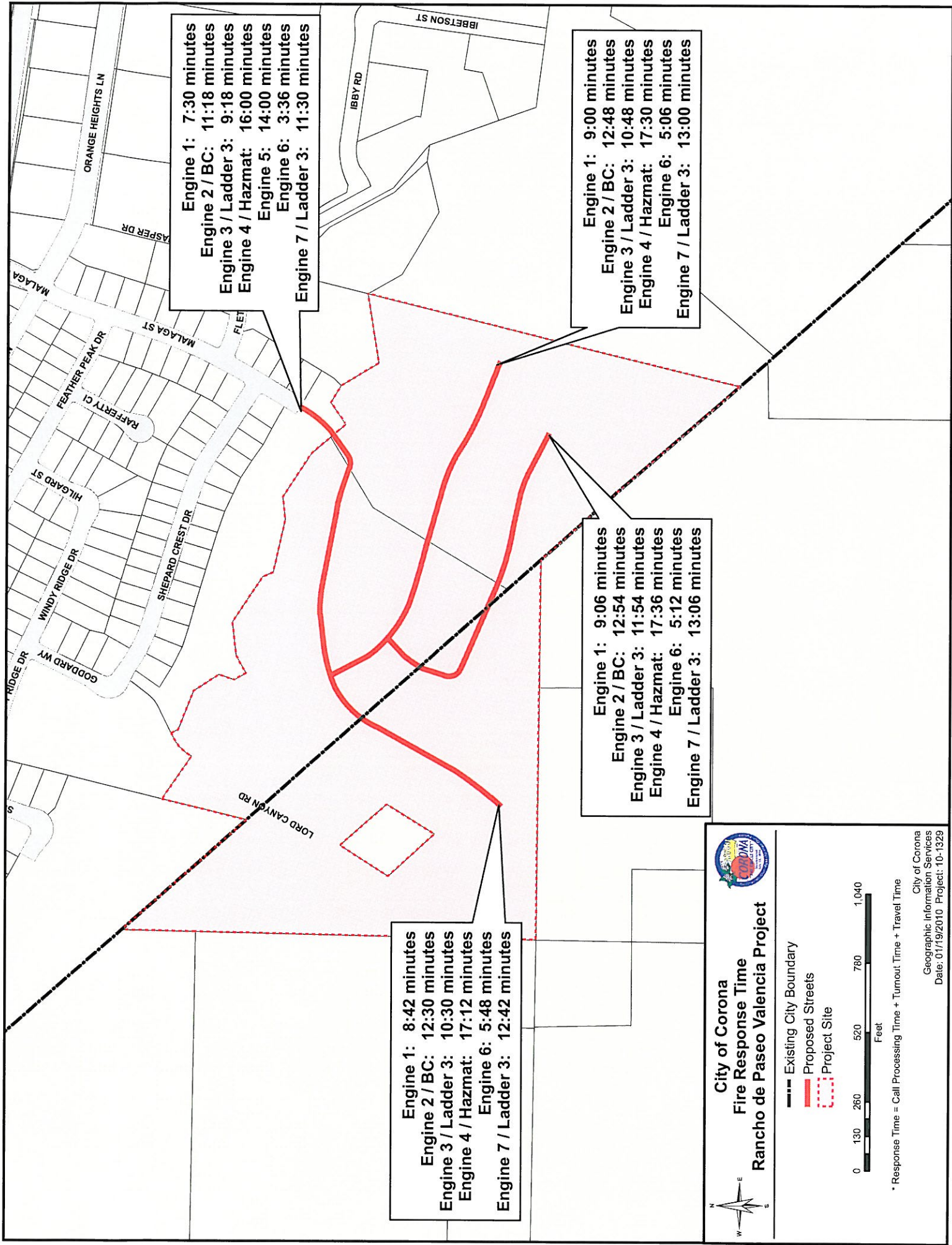
5. Do you foresee any problems/impacts to fire department services from the implementation of the proposed project?
 - a. If the "not a part parcel" is occupied anytime prior to project completion, all weather access will be required to within 200' of all sides of the parcel.
 - b. The proposed annexation will place development further into the open land directly adjacent to the Cleveland National Forest. Until development is complete, a cross staffed Brush Engine will be required to mitigate the present access limitations. This brush engine still may not be able to access all parts of the project area.
 - c. The City of Corona will be responsible for all cost of fighting a fire proportionate to the percentage of land burned by jurisdiction. Cal Fire and US Forest Service resources will respond to fires within the proposed annexation area in order to protect their jurisdiction. These costs can not be predicted, and can be costly especially if aircraft is used.
 - d. We must be able to transmit and receive radio traffic from Corona Fire Department's primary frequency at the quality level stated in City ordinance. The applicant will be required to pay for a radio study and any mitigating measures to meet City ordinance.

Please fax your responses to (951) 279-3550 or you may email your responses to Jasonm@ci.corona.ca.us on or before January 22, 2010. If you have any questions about the project, please do not hesitate to contact me at (951) 736-2262. Thank you for your assistance in this matter.

Sincerely,

Jason Moquin, Senior Planner

*Attachments: Figure 1 Regional Map
 Figure 2 Vicinity Map
 Figure 3 Tentative Map*



Engine 1: 7:30 minutes
 Engine 2 / BC: 11:18 minutes
 Engine 3 / Ladder 3: 9:18 minutes
 Engine 4 / Hazmat: 16:00 minutes
 Engine 5: 14:00 minutes
 Engine 6: 3:36 minutes
 Engine 7 / Ladder 3: 11:30 minutes

Engine 1: 9:00 minutes
 Engine 2 / BC: 12:48 minutes
 Engine 3 / Ladder 3: 10:48 minutes
 Engine 4 / Hazmat: 17:30 minutes
 Engine 6: 5:06 minutes
 Engine 7 / Ladder 3: 13:00 minutes

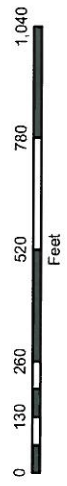
Engine 1: 9:06 minutes
 Engine 2 / BC: 12:54 minutes
 Engine 3 / Ladder 3: 11:54 minutes
 Engine 4 / Hazmat: 17:36 minutes
 Engine 6: 5:12 minutes
 Engine 7 / Ladder 3: 13:06 minutes

Engine 1: 8:42 minutes
 Engine 2 / BC: 12:30 minutes
 Engine 3 / Ladder 3: 10:30 minutes
 Engine 4 / Hazmat: 17:12 minutes
 Engine 6: 5:48 minutes
 Engine 7 / Ladder 3: 12:42 minutes



City of Corona
Fire Response Time
Rancho de Paseo Valencia Project

- Existing City Boundary
- Proposed Streets
- - - Project Site



* Response Time = Call Processing Time + Turnout Time + Travel Time