

The Trails at Corona
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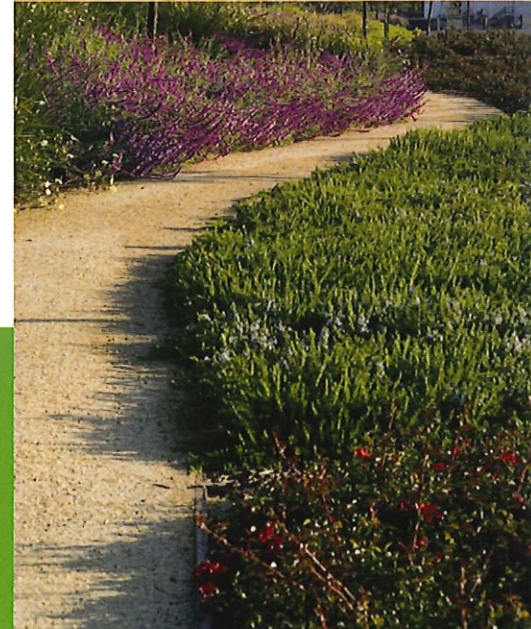
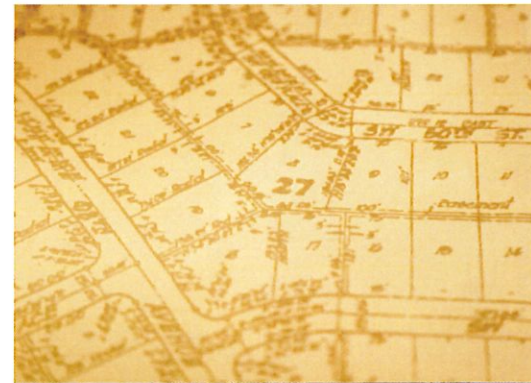
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New Housing Opportunities
Miles of Trails
Community Parks
Public Open Space

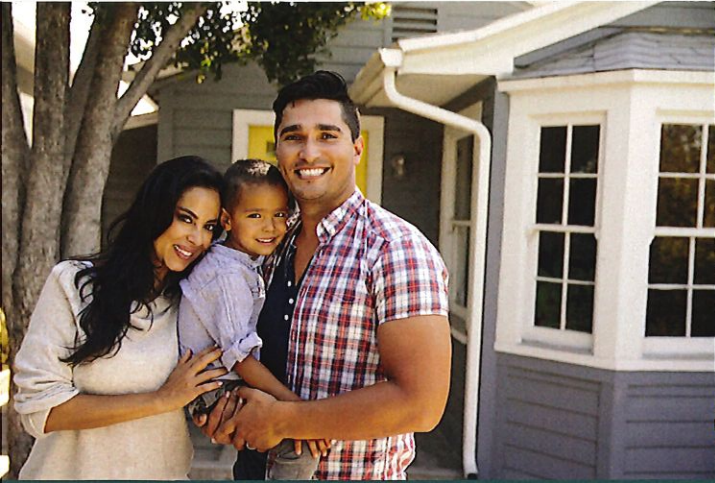


- Feedback from community meetings will be incorporated into final project.
- Engineering team working on details of infrastructure plans.
- Native landscaping and walkable trails are the heart of the project.
- Innovative “green” concepts to be integrated for a sustainable place to live and play.
- Read inside to learn more!



FOR MORE INFORMATION
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Technical Plans Underway Before County Review

During the summer and fall of 2017, *The Trails of Corona* team collected input from residents through surveys and community meetings. This feedback will be incorporated into the project.

Now, during the winter, the engineering team at Oxbow Partners is at work on details for the important infrastructure to support *The Trails of Corona* master planned community.



Sewers and storm drains are important components of any new residential plan.

Smart Infrastructure

Sewers and storm drains are major components of any new residential plan. The sewer system links to individual houses to collect household water from sinks, showers, and toilets and carry the water to a treatment plant to be filtered and treated before being released to the watershed.

Although the new homes in the project will be connected to the sewer system, existing homes will not be required to connect. Neighbors who are on a septic system will not be affected.

The storm drain system within local streets collects water from sprinkler run-off and rain. Ensuring adequate capacity for storm drains is important to prevent flooding during storms.

The project will provide new drainage facilities to create a safer controlled flood protection system.

Sustainable Landscape Design

Landscaping in *The Trails at Corona* will incorporate design concepts that minimize surface water runoff by using less concrete and more permeable surface materials to filter groundwater.

The walking trails in the new community that are the heart of *The Trails of Corona* will not be paved. Residents expressed their desire for natural landscaping and native plants, which will be included in the design of public space.

Neighbors also requested that the existing trees, especially the large palms, be preserved. Where possible, the palms will be reused throughout the project. In addition, *The Trails of Corona* will plant mature trees and shrubs. Most new developments plant seedlings or young trees. Using mature trees will integrate the new neighborhood with surrounding streets and help preserve current views.

The existing pond and the drainage area above Kirkwood will be updated to provide habitat for local wildlife and enhance the beauty of the natural environment. Final plans may include an additional water feature in this area.

Views, Day or Night

Neighbors emphasized the necessity of preserving current views. The initial conceptual plans only included houses along the former fairways, keeping within the natural low elevation of the property. Respecting this topography, along with strategic placement of single story homes to be incorporated in revised plans, will maintain views for the existing homes.



Permeable trail materials filter ground water and minimize surface runoff.

Indirect lighting on streets and trails will be incorporated throughout for illumination that will not detract from beautiful Southern California night skies. Low glare lighting will provide enough illumination to keep pedestrians safe while not intruding into homes. Also, low glare lighting requires less energy, reducing greenhouse gas emissions and providing a more sustainable place to live and play.

A master planned community such as *The Trails of Corona* requires months of engineering work, design planning and technical studies. The next newsletter will provide an update in Spring 2018.

Didn't get a chance to see the initial plans?

Please call us at 951-394-3718 or email info@thetrailsatcorona.com.

We'd appreciate the opportunity to meet with you!