

City of Corona

Staff Report

File #: 24-0040

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 1/8/2024

TO: Honorable Chair and Commissioners

FROM: Planning and Development Department

APPLICATION REQUEST:

CUP2022-0004: Conditional Use Permit to establish nine residential condominium units on 0.42 acres, located at the northeast corner of River Road and Cota Street, in the R-3 (Multiple Family Residential) zone (APN: 119-081-012). (Applicant: Aurangzeb Mirza, 2020 Jurupa Valley LLC, 13871 West Street, Garden Grove, CA 92843).

RECOMMENDED ACTION:

That the Planning and Housing Commission find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15322, and adopt Resolution No. 2622 GRANTING CUP2022-0004, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 0.42 acres (18,295 square feet) **Existing Zoning:** R-3 (Multiple-Family Residential)

Existing General Plan: HDR (High Density Residential, 15-36 du/ac)

Existing Land Use: Vacant Residential

Proposed Land Use: Residential Condominiums (9 units)

Surrounding Zoning/Land Uses:
N: R-3 / Multiple Family Residential
E: R-3 / Multiple Family Residential
S: SFC / Single Family Condominium
W: R-3 / Multiple Family Residential

BACKGROUND

The applicant proposes to develop nine residential condominiums on a 0.42-acre parcel located at the northeast corner of River Road and Cota Street. The zoning of the project site is R-3 (Multiple



Family Residential) which permits residential condominiums by a conditional use permit. The General Plan designation is High Density Residential (HDR), which allows residential at a density of 15 to 36 dwelling units per acre (du/ac).

The project site is vacant and relatively flat. The site is surrounded by various multiple family residential developments including two-story apartment buildings to the north, east and west, and two-story residential townhomes located to the south. Refer to Exhibit 2 (Locational and Zoning Map).

A Tentative Tract Map application (TTM 37805) has been submitted in conjunction with this proposed Conditional Use Permit (CUP2022-0004). The submitted tentative tract map application proposes to create one lot on the 0.42-acre parcel for condominium purposes, which would allow the property owner to sell the individual condominium units to different homeowners. Details associated with TTM 37805 are provided under a separate staff report for the Planning and Housing Commission's consideration.

The project was initially reviewed by the Development Plan Review (DPR) Committee on May 19, 2022. The applicant formally submitted the conditional use permit and tentative tract map applications to the City on July 19, 2022, and both applications were reviewed by the Project and Environmental Review Committee (PRC) on August 11, 2022.

Missing and revised items were subsequently submitted, and the applications were deemed complete on November 15, 2023, and scheduled for the Planning and Housing Commission meeting of January 8, 2024.

In the Spring of 2022, the applicant conducted community outreach within a 500-foot radius by mailing out 275 stamped postcards to all occupants and property owners. The postcards included an introduction to the project and the developer's contact information. Copies of the community outreach documents are attached as Exhibit 11.

PROJECT DESCRIPTION

The project site is an infill property surrounded by existing two-story apartment buildings. The project proposes a three-story building totaling 16,483 square feet of floor area containing all nine residential units. The project results in a density of 21.4 du/ac, which is within the density range of the General Plan HDR designation.

Site Plan

The condominium building is oriented towards the southwest portion of the property, close to the intersection of River Road and Cota Street. Carport parking spaces are located along the property's northerly perimeter, with additional covered parking spaces located underneath the building's upper floors. The site plan is provided as Exhibit 4.

The project proposes the following:

- A three-story building with contemporary Mediterranean architecture.
- 12 covered parking spaces tucked-under the building.

- 8 covered parking spaces located along the northerly perimeter of the property.
- 44.9% lot coverage.
- 21.4 du/ac density.
- 1,800 square feet of common open area; individual private patio or balconies; and 554 square feet of landscaped area.
- Building height of 39 feet 7 inches.

Development Standards

The project is designed to meet the following minimum setback requirements of the R-3 zone, specifically condominium use, under Section 17.82.030 of the Corona Municipal Code:

- Front Yard (West perimeter along River Road) 20 feet
- Interior Side Yard (North perimeter) 15 feet
- Rear Yard (East perimeter) 10 feet

The project's development demonstrates compliance with the applicable development standards set forth for the R-3 zone, including compliance with the maximum building height limit of 40 feet, as discussed in the Architectural section of this report. Parking requirements are discussed in the Parking section of this report.

Floor Plan

The ground floor of the building includes one residential unit and 12 tucked-under parking spaces. The second and third floors consist of eight, single level residential units. All nine units include two bedrooms, two full baths, kitchen, dining and living rooms, and private open space areas in the form of a patio or balcony. The units range in size from 1,120 to 1,312 square feet and meet the minimum municipal code requirement of 600 square feet per unit. The second and third story units are accessed from exterior common corridors. The ground unit has a private patio, and the remaining units have private balconies ranging in size from 58 to 90 square feet. All units have their own washer and dryer hookups. The building includes two stairwells to access the second and third floors. Floor plans are provided as Exhibit 5.

Common and Private Open Space

The project is required to provide private and common open space to serve the residents of the development. Based on the requirements of the Corona Municipal Code (CMC) the project is required to provide 200 square feet per unit of open space with at least 25% of combined private open space provided in the form of a private patio or balcony for each unit. The project provides at least 1,800 square feet of common open space and 34.5% of combined private open space. The common open space consists of a landscaped fenced area, located between the building and the southerly property line adjacent to Cota Street. Access to the common open space is from the ground floor parking area.

Site Amenities

The project's common open space features outdoor amenities consisting of permanent landscaped areas, picnic tables and barbeque cooking grills (Exhibit 7). An enclosed cabinet type storage area will be provided for each covered parking space. The space of the storage area shall not be less than

100 cubic feet, and no dimension for the measurement of the space shall be less than three feet per the CMC.

The project is required to provide trash enclosures to serve the residents of the development. The Corona Municipal Code requires trash enclosures to be provided at a ratio of six square feet per dwelling unit, which results in at least 54 square feet of trash enclosure for the project. The project is capable of meeting this requirement by providing a total of 150 square feet of trash enclosure space. The trash enclosure is located at the end of the drive aisle and includes smooth stucco colored walls to match the design of the condominium building and painted metal gate.

Access, Circulation and Parking

Access to the site will be provided via a 25-foot-wide driveway on River Road. The driveway is enhanced with a stamped and stained concrete pattern. Pedestrian access to the building will be provided from the sidewalk via the proposed walkway. The project will not be gated. The site contains adequate circulation as determined by the city's Traffic Engineer and Fire Department.

In accordance with Chapter 17.76 (Off-Street Parking) of the CMC, the project requires two covered parking spaces per unit, plus one uncovered guest space for every five units for a total of 20 spaces (18 covered resident spaces and two uncovered guest spaces). The project proposes 20 covered parking spaces, which are distributed in the following manner:

- 8 carport spaces located along the northern portion of the site.
- 12 spaces tucked-under the building.

Vehicular circulation will come from River Road and indirectly from Cota Street. The project is expected to generate 65 vehicle trips per day with 4 trips in the AM peak hour and 5 trips in the PM peak hour per the trip generation analysis prepared for the project by a licensed traffic consultant (TJW Engineering, dated February 1, 2022). The city's Traffic Engineer has reviewed the trip generation analysis and has determined that no Traffic Impact Analysis is required because the project results in less than 50 peak hour trips, and the trips would fall within the capacity of River Road, a major arterial four-lane road, and Cota Street, a collector street.

Architecture

The R-3 zone does not prescribe a specific architectural style or theme, and there is no identifiable architectural theme within the surrounding area. However, the project does implement building articulations consistent with the city's adopted residential development design guidelines for multiple family residential developments.

The project features an architectural design which the applicant notes in Exhibit 9 as "contemporary Mediterranean". The architecture is compatible with the design and colors of the existing condominium townhomes located across Cota Street to the south and compatible with the older apartment complexes located to the north and west of the subject site. The proposed building has a combination of pitched rooflines covered by S-tiles and flat rooflines screened behind parapet walls. The elevations feature private balconies with wood trellises, smooth plaster walls and stone veneer material along the first-floor level.

Accent colors include beige walls, brown hues, dark tan trimming and eaves. Conceptual colored elevations and material/color details are provided as Exhibit 6. In an effort to further accent the building, staff is requiring that windows facing River Road and Cota Street be enhanced with trimming "eyebrows" or faux shutters and recessed windows.

The maximum building height is proposed at 39 feet and seven inches, which complies with the maximum 40-foot height limit established in the R-3 zone.

Landscaping

The Conceptual Landscape Plan includes a variety of evergreen screen trees ranging from 15 to 24-inch box sizes, with a mix of 24-to-36-inch box Afghan Pine trees. Afghan trees are commonly used for screening along edges because of their height, which can reach up to 40 feet and include dense foliage. Additional 36-inch box flowering accent trees are proposed at the project's River Road frontage to enhance the project entrance, with 24-inch box perimeter trees proposed along the site's Cota Street perimeter.

All new landscape materials proposed for the project are required to be California-friendly, and irrigation is required to be water efficient to meet the city's landscape design guidelines for residential projects. Formal landscape and irrigation plans will be subject to final review and approval by the city staff. The Conceptual Landscape Plan is provided as Exhibit 7.

Perimeter Fencing and Walls

Existing wood fencing is located along the northern and eastern property lines of the project site. The applicant intends to replace the existing fencing with decorative splitface masonry walls and decorative capping. Along the southern property line, the project will include seven-foot-high wrought iron fencing with splitface masonry columns spaced 20 feet apart. Along the front yard setback area, there will be a three-foot high splitface screen wall with landscaping in front of the low screen wall. Staff is recommending that the common open space area located adjacent to Cota Street have locked security gates. The Conceptual Wall and Fence Plan is provided under Exhibit 8.

On-Site Utility and Drainage Improvements

Water and sewer service to the project site will be provided by the City of Corona. The project will connect to an existing 10-inch diameter water line in River Road. Sewer service is available for the project from an existing 8-inch diameter sewer line in River Road.

Development of the project will increase impervious surface coverage on the site and increase surface runoff. Surface runoff, however, will be directed to the water quality infiltration basin proposed to be located along the northwestern portion of the site before discharging into the City's storm drain system.

Public Right-of-Way Improvements

The right-of-way adjacent to both project frontages is already dedicated and is currently improved with roadway pavement, curb and gutter, a five-foot-wide sidewalk, and a seven-foot-wide parkway that is missing landscaping. The applicant is required to install the missing landscaping within the parkway as part of the project development.

HOUSING ACCOUNTABILITY ACT

The Housing Accountability Act (HHA) was established by Government Code Section 65589.5. The purpose of the Act is to strengthen the low volume of housing stock in California and to limit a local government's review of housing developments to objective development standards adopted by the local agency, impacts related to the California Environmental Quality Act, and specific adverse impacts based on a preponderance of evidence standard. A specific adverse impact means a significant, quantifiable, direct, and unavoidable impact based on objective, written public health or safety standards, policies, or conditions that existed on the date the housing application was deemed complete.

ENVIRONMENTAL ANALYSIS

Per Section 15332 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because the project qualifies as a Class 32 (In-Fill Development Projects) categorical exemption. The project is consistent with the General Plan, zoning requirements, and would not result in any significant traffic, noise, air quality, or water quality impacts. Moreover, none of the exceptions to the Categorical Exemptions listed under Section 15300.2 of the State CEQA Guidelines apply, as the project will not result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant effect on the environment due to unusual circumstances or damage a scenic highway or scenic resources within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource. The Notice of Exemption is attached as Exhibit 10.

FISCAL IMPACT

The applicant has paid the applicable application processing fees for the project.

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the preparation of this report, the Planning and Development Department has not received any comments from the public in response to the public notice.

STAFF ANALYSIS

The project is a classic infill development surrounded by existing multiple family residential developments. The nine residential units yield a density of 21.4 du/ac which is consistent with the General Plan's High Density Residential designation. The site plan complies with the objective development standards prescribed by the CMC for the R-3 zone. Additionally, the nine residential units are not expected to have a significant impact on the environment as the project meets the infill exemption criteria prescribed by CEQA.

According to the Housing Accountability Act, the project meets the objective development standards of the zone and the General Plan land use supporting high-density residential. The project also does not result in a specific adverse impact of any adopted or written city standard or policy governing residential development.

CUP2022-0004 is consistent with Goal H-1 of the Housing Element of the General Plan as it promotes and maintains a balance of housing types and corresponding affordability levels to provide for the community's demands for housing within all economic segments of the city.

The Planning and Development Department recommends approval of CUP2022-0004 based on the findings of approval below and the recommended conditions of approval in Exhibit 3.

FINDINGS OF APPROVAL FOR CUP2022-0004

- 1. A Notice of Exemption has been prepared pursuant to Section 15332 of the State Guidelines for the California Environmental Quality Act (CEQA) because the project qualifies as a Class 32 (In Fill Development Projects) categorical exemption under CEQA. The project is consistent with the General Plan, zoning requirements, and would not result in any significant traffic, noise, air quality, or water quality impacts. Moreover, none of the exceptions to the Categorical Exemptions listed under Section 15300.2 of the State CEQA Guidelines apply, as the project will not result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant effect on the environment due to unusual circumstances or damage a scenic highway or scenic resources within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource.
- 2. All the conditions necessary to granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2022-0004 for the following reasons:
 - a. The proposal will not be detrimental to the public health, safety, convenience or general welfare, and will be in harmony with the various elements and objectives of the city's General Plan, because the project meets the applicable objective development standards in the Corona Municipal Code and the R-3 zone. The project provides adequate access from River Road, and the average daily trips resulting from the residential units are within the volume capacity established for River Road, a major arterial four-lane street, and Cota Street, a collector street.
- 3. The proposal is consistent with the General Plan for the following reasons:
 - a. The HDR land use designation allows residential development at a density ranging from 15 to 36 du/ac, and the project results in a density of 21.4 du/ac, which is consistent with the General Plan.
 - b. The project is consistent with Goal H-1 of the Housing Element of the General Plan as it promotes and maintains a balance of housing types and corresponding affordability levels to provide for the community's needs for housing within all economic segments of the city.
 - c. The project is consistent with Goal H-3 of the Housing Element of the General Plan as it

serves to maintain high quality residential development standards to ensure the establishment of livable neighborhoods with lasting safety and aesthetic value.

- 4. The proposal is consistent with the R-3 zone for the following reason:
 - a. The project meets the objective development standards prescribed by the Corona Municipal Code for the R-3 zone with respect to building setbacks, parking, building height, fencing, open space, and landscaping to ensure orderly development of the site. Additionally, the proposed project complies with the uses allowed in the R-3 zone as residential condominiums are permitted by a conditional use permit.

PREPARED BY: ROCIO LOPEZ, CONSULTING PLANNER

REVIEWED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

EXHIBITS

1. Resolution No. 2622

- 2. Locational and Zoning Map
- 3. Conditions of Approval
- 4. Site Plan
- 5. Floor Plans
- 6. Elevations and Colored Renderings
- 7. Conceptual Landscape Plan
- 8. Conceptual Wall and Fence Plan
- 9. Applicant's Letter, dated July 12, 2022
- 10. Environmental Documentation
- 11. Community Outreach Materials

Case Planner: Rocio Lopez (951) 736-2293



RESOLUTION NO. 2622

APPLICATION NUMBER: CUP2022-0004

A RESOLUTION OF THE PLANNING AND HOUSING **COMMISSION** OF THE CITY OF CORONA. CALIFORNIA, **GRANTING** A CONDITIONAL USE FOR **NINE-UNIT** PERMIT A RESIDENTIAL CONDOMINIUM DEVELOPMENT ON 0.42 ACRES LOCATED AT THE NORTHEAST CORNER OF RIVER ROAD AND COTA STREET, IN THE R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE (APN: 119-081-012). (AURANGZEB MIRZA)

WHEREAS, the application to the City of Corona, California, for a Conditional Use Permit under the provisions of Chapter 17.92 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for a nine-unit residential condominium development on 0.42 acres located at the northeast corner of River Road and Cota Street, in the R-3 (Multiple Family Residential) zone (APN: 119-081-012); and

WHEREAS, the Conditional Use Permit was submitted in conjunction with Tentative Tract Map 37805; and

WHEREAS, the Planning and Housing Commission held a noticed public hearing for CUP2022-0004 on January 8, 2024, as required by law; and

WHEREAS, the Planning and Housing Commission finds that this project is exempt from CEQA pursuant to Section 15332 of the State CEQA Guidelines as a Class 32 (In-Fill Development Projects) categorical exemption; and

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting the Conditional Use Permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP2022-0004 based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission based its recommendation to approve the CUP2022-0004 on certain conditions of approval and the findings set forth below.



NOW, THEREFORE, THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. As the decision-making body for this CUP2022-0004, the Planning and Housing Commission has determined that this project does not require further environmental assessment because the project qualifies as an exemption under CEQA per Section 15332 of the State Guidelines because the project qualifies as a Class 32 (In-Fill Development Projects) categorical exemption.

SECTION 2. Conditional Use Permit Findings. Pursuant to Corona Municipal Code ("CMC") section 17.92.110 and based on the entire record before the Planning and Housing Commission, including all written and oral evidence presented to the Commission, the Commission hereby makes and adopts the following findings:

- 1. A Notice of Exemption has been prepared pursuant to Section 15332 of the State Guidelines for the California Environmental Quality Act (CEQA) because the project qualifies as a Class 32 (In Fill Development Projects) categorical exemption under CEQA. The project is consistent with the General Plan, zoning requirements, and would not result in any significant traffic, noise, air quality, or water quality impacts. Moreover, none of the exceptions to the Categorical Exemptions listed under Section 15300.2 of the State CEQA Guidelines apply, as the project will not result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant effect on the environment due to unusual circumstances or damage a scenic highway or scenic resources within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource.
- 2. All the conditions necessary to granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2022-0004 for the following reasons:
 - a. The proposal will not be detrimental to the public health, safety, convenience or general welfare, and will be in harmony with the various elements and objectives of the city's General Plan, because the project meets the applicable objective development standards in the Corona Municipal Code and the R-3 zone. The project provides adequate access from River Road, and the average daily trips resulting from the residential units are within the volume capacity established for River Road, a major arterial four-lane street, and Cota Street, a collector street.
- 3. The proposal is consistent with the General Plan for the following reasons:
 - a. The HDR land use designation allows residential development at a density ranging from 15 to 36 du/ac, and the project results in a density of 21.4 du/ac, which is consistent with the General Plan.
 - b. The project is consistent with Goal H-1 of the Housing Element of the General

Plan as it promotes and maintains a balance of housing types and corresponding affordability levels to provide for the community's needs for housing within all economic segments of the city.

- c. The project is consistent with Goal H-3 of the Housing Element of the General Plan as it serves to maintain high quality residential development standards to ensure the establishment of livable neighborhoods with lasting safety and aesthetic value.
- 4. The proposal is consistent with the R-3 zone for the following reason:
 - a. The project meets the objective development standards prescribed by the Corona Municipal Code for the R-3 zone with respect to building setbacks, parking, building height, fencing, open space, and landscaping to ensure orderly development of the site. Additionally, the proposed project complies with the uses allowed in the R-3 zone as residential condominiums are permitted by a conditional use permit.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said Conditional Use Permit.

Adopted this 8th day of January, 2024.

Matt Woody, Chair

Planning and Housing Commission

City of Corona, California

ATTEST:

Belinda Capilla

Secretary, Planning and Housing Commission

City of Corona, California

I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 8th day of January, 2024, and was duly passed and adopted by the following vote, to wit:

AYES:

Woody, Vernon, Alexander, Longwell & Siqueland

NOES:

None

ABSENT:

None

ABSTAINED:

None

Belinda Capilla

Secretary, Planning and Housing Commission

City of Corona, California

LOCATIONAL & ZONING MAP



ZONING LEGEND:

R3: Multiple Family Residential SFC: Single Family Condominium C2: Restricted Commercial Zone M1: Light Manufacturing Zone



CUP2022-0004 449 RIVER ROAD





Project Number: CUP2022-0004 Description: Proposed 9-unit Residential Condominium (TTM 37085)

Applied: 7/19/2022 Approved: Site Address: 449 River Road CORONA, CA 0

Closed: Expired:

Status: **RECEIVED** Applicant:

Parent Project: **DPR2022-**

0015

Details:

LIST OF CONDITIONS		
DEPARTMENT	CONTACT	
BUILDING	Chris Milosevic	

- 1. Where 5 or more multifamily dwelling units are constructed, provide permanent recycling facilities for the building occupants for recycling of nonhazardous materials in compliance with the California Green Building Standards Code.
- 2. Trash and recycling enclosures shall be accessible per CBC chapter 11A or B, whichever code applies, and meet Public Works Department minimum dimensions for the City's waste hauler. Provide enlarged plans and details for construction of trash/recycling enclosures.
- 3. Final parking layout is contingent on structural design approval of soft story parking area with living spaces above.
- 4. Site layout and setbacks are contingent on the building design Provide a full code analysis, including but not limited to: allowable area and fire separation distance based on occupancy group (R2 not R3), type of construction, type of sprinklers (full NFPA 13 system may be required based on allowable area). Provide number of accessible and adaptable units required and their location. List applicable codes (the 2019 California codes will apply if building plans are submitted prior to January 1st, 2023.)
- 5. Trash enclosure shall be located on an accessible path of travel. All common use facilities shall be on an accessible path of travel. Access aisle shall be immediately adjacent to accessible parking space and unobstructed for it's full length (relocate as column is in the way). Clear unobstructed height of accessible parking space shall be 8'-2" minimum. If storage is provided, accessible storage must be provided as well within reach ranges.
- 6. Show on site plan the location of A/C condensers, and utilities (gas, water, and electric meters and associated equipment or enclosures). Minimum of four (4) EV-ready parking spaces required based on total number of spaces provided (20% of total) show number and location on plans including location of future supply equipment.
- 7. Comments are meant for the Plan Check Submittal process. At time of Plan Check Submittal, plans shall be submitted in compliance with current Codes (2022) & Standards per California Code of Regulations Title 24

FIRE Cindi Schmitz

- 1. Place Fire Department DPR comments on plans as general notes.
- 2. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the coronaca.gov. Projects shall have approved all weather access from two (2) directions and fire hydrants providing the required fire flow tested and accepted prior to combustible construction.
- 3. Any overhead obstruction such as the second story of a building, Porte cochere, etc., that intrudes into the required clear width of fire vehicle access drives shall provide a minimum clear height of fifteen (15) feet unless otherwise approved by the Fire Chief
- 4. A Knox Padlock shall be provided for gate(s) in this project. To apply for a Knox product visit https://www.knoxbox.com/
- 5. A minimum fire flow of 2500 gallons per minute at 20 psi shall be provided for multi-family dwellings.
- 6. Fire hydrants are to be spaced a maximum 250 feet apart.

EXHIBIT 3

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FIRE Cindi Schmitz

- 7. Provide Class A roofing material on all structures per the Corona Municipal Code.
- 8. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.
- 9. Smoke detectors and/or carbon monoxide detectors shall be installed per the California Building, Fire and Residential Code.
- 10. Multiple unit buildings shall have suite number identification assigned by the Fire Department. Submit an exhibit for review and approval to the Fire Department. A copy of the Premise Identification Standard is available at coronaca.gov/fire
- 11. Residential Fire Sprinklers shall be installed per California Fire and Residential Code, and NFPA 13.
- 12. Submit a suite exhibit to Corona Fire Department for review and approval prior to plan review.
- 13. Official plan check comment by the Fire Department shall be reserved at the time of plan check review.

PLANNING Rocio Lopez

- 1. The project shall comply with all applicable requirements of the R-3 zone of the Corona Municipal Code (CMC) and ordinances including the payment of all required fees.
- 2. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.
- 3. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.
- 4. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, or compliance with all conditions on the granting of this conditional use permit within two (2) years after the effective date thereof, and if they are not utilized, or construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed.
- 5. The Conditions of Approval shall be incorporated onto all future building plans.
- 6. The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval, as well as be in substantial conformance with the respective application materials presented before the Board or Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc.
- 7. All landscape plans shall be prepared by a licensed professional. Plans shall be prepared in accordance with the city's Landscape Design Guidelines for Residential Developments and the CMC, Chapter 17.70 (available on the city's website at: https://www.coronaca.gov/government/departments/community-development/planning-division); and the State of California Model Water Efficiency Landscape Ordinance (MWELO).



PLANNING Rocio Lopez

- 8. Landscape plans are required for the project and shall be submitted as a separate submittal for plan check to the Building Division. Landscape plans must also be submitted prior to issuance of a building permit.
 - At time of plan check submittal, the developer shall also submit a landscape deposit in the amount of \$5,000 to the Planning Division for landscape plan check and inspection services which will be completed by a landscape consultant. The deposit will cover on-site landscaping and landscaping within parkways. This fee is separate from the Building Division's landscape plan check submittal fee. Any unused deposit funds will be reimbursed to the developer upon completion of the project.
- 9. All landscaping (on-site and off-site) and perimeter walls/fencing shall be installed prior to issuance of a Certificate of Occupancy.
- 10. This project is subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) fee under the category of Residential. This fee shall be paid at the time of building permit issuance.
- 11. Prior to the start of construction, the developer shall place a sign on the property that is visible from both River Road and Cota Street that provides a point of contact and related contact information during construction. The sign shall also clearly state that no construction workers and deliveries are allowed to enter the property before 7:00 a.m.
- 12. Wall and Fence Plan shall include anti-graffiti coating or protection for the exterior side of all perimeter walls.
 - The owner, or his/her successor, shall remove any graffiti on the property as soon as possible. In addition, if the applicant was notified by the City, the applicant shall remove the graffiti within seven (7) days of the City's notice.
- 13. Applicant shall submit a Traffic Management Control Plan to the City Engineer for review and approval prior to the issuance of a grading permit.
- 14. Per Section 17.24.170, an enclosed cabinet type storage area shall be provided for each covered parking space. The space of the storage area shall not be less than 100 cubic feet, and no dimension for the measurement of the space shall be less than three feet. At plan check, provide details on a separate details sheet to show compliance.
- 15. Landscaping within vehicle overhang shall comply with requirements of Chapter 17.70 and the Landscape Design Guidelines for Residential Development.
- 16. At plan check, provide a separate details sheet to include, but not limited to: trash enclosure elevations/details (including construction standards per Section 17.79.060); bike parking; common open space amenities; pedestrian and parking lot lighting.
- 17. At plan check, provide photometric plan. Lighting shall ensure the project meets the security section of the Residential Development Design Guidelines and CMC Section 17.84.070. parking areas should be well lit and located so as to be visible from residential units.
- 18. At plan check, site plan shall ensure that platforms and/or landings shall not extend more than four feet into required side yard per Section 17.64.020(D) of the CMC.
- 19. At plan check, site plan shall show that bike racks located within the front yard area will be in compliance with Section 17.64.030 (A) Yards permitted projections, of the CMC.
- 20. At plan check, elevations shall be modified so that windows facing River Road and Cota Street are enhanced with trimming "eyebrows" or faux shutters and recessed windows, subject to the approval of the Planning and Development Department.
- 21. Approval of CUP2022-0004 shall be contingent upon the approval of TTM 37805.
- 22. TTM 37805 shall be recorded prior to the issuance of a building permit associated with the project, if the residential units are to be sold individually as condominiums.
- 23. Applicant shall submit a separate fence and wall plan for plan check associated with the project to the Building Division for plan check.



- 1. The Public Works, Planning and Development, and Utilities Department comments for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the comments shall be referred to the Planning and Development Department, Development Services Division. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail.
- 2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.
- 3. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property.
- 4. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.
- 5. The submitted site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said tentative tract map to be resubmitted for further consideration.
- 6. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
- 7. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Planning and Development Department, Development Services Division. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.
- 8. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
 - (a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.
 - (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the City Engineer or Building Official.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
- 9. Prior to issuance of a building permit, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following:
 - a) All street facilities (River Road and Cota Street).
 - b) All drainage facilities.
 - c) All required grading, including erosion control.
 - d) All required sewer and water facilities.
 - e) All required landscaping and/or park facilities.
 - f) All under grounding of overhead utilities, except for cables greater than 32k volts.
- 10. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the City Engineer.
- 11. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Planning and Development Department, Development Services Division. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development.
- 12. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Planning and Development Department, Development Services Division.



- 13. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist, plant taxonomist or field biologist specializing in native plants, stating that an investigation and/or eradication of scale broom weed (Lepidospartum Squamatum) has been completed.
- 14. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.
- 15. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.
- 16. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans with respect to Water Quality Control facilities.
- 17. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.
- 18. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the City Engineer.
- 19. Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary WQMP, shall be submitted to the Planning and Development Department, Development Services Division for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.
- 20. Prior to the issuance of the first Certificate of Occupancy, the applicant shall enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP, unless sufficient language is in place with recorded CC&Rs.
- 21. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
- 22. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.
- 23. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the City Engineer.
- 24. Prior to approval of the improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site.
- 25. Prior to approval of the improvement plans, the improvement plans submitted by the applicant shall address the following: The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. The lot shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.
- 26. Prior to approval of improvement plans, the improvement plans shall show all the streets to be improved to half width plus ten (10) additional feet unless otherwise approved by the City Engineer. At the discretion of the applicant, the existing pavement maybe cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.
- 27. Prior to acceptance of improvements, the City Engineer may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.



- 28. Prior to building permit issuance the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) for the purpose of maintaining public services including but not limited to emergency services, and 2016-3 (Maintenance Services) for the purpose of maintaining public landscaping, curb, gutter, sidewalk, pavement, street lights, traffic signals, parks, water quality features, etc. within master planned street right-of-way and/or easements . All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.
- 29. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the tentative map or in these Conditions of Approval shall be constructed.
- 30. Prior to the issuance of a Certificate of Occupancy, any damage to existing landscape easement areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.
- 31. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.
- 32. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Utilities Department standards and Riverside County Department of Health Services Standards unless otherwise approved by the City Engineer and Utilities Director.
- 33. Prior to issuance of any building permits, a domestic water and fire flow system shall be approved by the Utilities Department and constructed by the developer, to the satisfaction of the Utilities Director and Fire Chief.
- 34. Prior to issuance of the first Certificate of Occupancy, all weather access road(s) shall be provided to all sewer manholes not located within public right-of-way.
- 35. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.
- 36. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.
- 37. Prior to approval of improvement plans, when applicable, the applicant shall submit detailed potable water, reclaimed water and sewer studies, prepared by a registered civil engineer, which shall be submitted to the Planning and Development Department, Development Services Division for review and approval. The study shall analyze the existing and proposed sewer and water facilities. Results of the system analysis may require special construction for the potable water, reclaimed water and sewer systems, such as upsizing downstream sewer lines, installing pressure regulators, booster pumps, special material for pipeline construction, backwater valves and construction of other appurtenances as necessary to serve the proposed development. Effects of the proposed development, engineering analysis and special construction requirements shall be submitted for review and approval by the Planning and Development Department, Development Services Division, and the Utilities Department.
- 38. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, the potable water line, sewer line, potable water services, sewer laterals, double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.
- 39. The applicant shall dedicate easements for all public water and sewer needed to serve the project in accordance with the Utilities Department standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the Utilities Director. Structures and trees shall not be constructed or installed within a public utility easement.
- 40. Prior to building permit issuance, the applicant shall construct or guarantee the construction of a private fire system with double detector check assemblies at all public fire services to the satisfaction of the Utilities Department and Fire Chief.
- 41. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.
- 42. Static pressures exceeding 80 psi require an individual pressure regulator.



- 43. Reclaimed water shall be used for any construction activity, unless otherwise approved by the Utilities Director or their designee. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.
- 44. The applicant shall provide a separate irrigation water service for all HOA-CFD landscaped lots or easements.
- 45. The developer shall install automatic irrigation to all street trees separated from adjacent residences by a fence or wall prior to the issuance of a Certificate of Occupancy.

RIVER ROAD CONDOMINIUMS

PROJECT NUMBER CUP 2022-0004



BUILDING AREA											
LEVEL	RESIDENTIAL (S.F.)	CORRIDOR & COMMUNITY ROOM (S.F.)	RESTROOM PUBLIC	ELEVATOR LOBBY	AREA EXTERIOR WALL (S.F.)	PARKING (S.F)	MECH & ELEC (S.F.)	TOTAL FLOOR AREA PER ZONING CODE (S.F.)	STAIRS (S.F.)	TOTAL FLOOR AREA PER BUILDING CODE (S.F.)	TOTAL PRIVATE OUTDOOR SPACE
1ST FLOOR	1,120	-		217	142	2,050	59	3,588	285	3,073	#101; 90
2ND FLOOR	4,992	843		-	185	-	-	6,020	285	6,305	#201; 60 #202, #203; 58 EA #204: 90 266
3RD FLOOR	4,992	843		-	185	-	-	6,020	285	6,305	#301; 60 #302; #303; 58 EA #304; 90 266
TOTAL 11,154					15,628		16,483	622			

OPEN SPACE CALCULATION #101 1.120 S.F. 90 S.F. OPEN SPACE REQUIREMENT #201 60 S.F. #202 1.255 S.F 58 S.F. 200 sf. #203 1,255 S.F. 58 S.F. #204 1,170 S.F 90 S.F. **OPEN SPACE PROVIDED** #301 1,312 S.F 60 S.F COMMON OPEN SPACE - COVERED PATIO #302 1,255 S.F 58 S.F. 1,509 sf. #303 1.255 S.F 58 S.F. TOTAL OF OPEN SPACE PROVIDED 1,845 sf. > 1,800 #304 1,170 S.F. 90 S.F. 18,45x%30= 553 s.f Landscape Requirement. 554 s.f Landscape Provided 11,154 S.F. 622 S.F.



LEGAL DESCRIPTION		PARK
APN TRACT.NO	119-081-012 37805	I AIN

DPR NUMBER DPR2021-0021

PIER NUMBER EPERENT (207-ND) III POLICY IS DESCRIBED AS FOLLOWS:
REAL PROPERTY IN THE CITY OF CORONA, COUNTY OF RIVERSIDE,
STATE OF CALLFORNIA, DESCRIBED AS FOLLOWS:
LOT 13, TRACT NO. 37805, AS SHOWN BY MAP ON FILE IN BOOK 47, PAGE 96 OF MAPS, RECORDS OF RIVERSIDE
COUNTY, ABM 113, -018-017, 207-017.

COUNTÝ.	APN: 119-081-012-9					
SHEE	T INDEX	SCOPE OF WORK				
A.0	COVER SHEET, SHEET INDEX, VICINITY MAP LEGAL DESCRIPTION, AREA CALCULATIONS, NOTES	PROJECT INCLUDES NINE CONDOMINIUM ON 18,295 S.F OF				
S.U	SURVEY	UNDEVELOPED LAND.THE SIZE OF EACH CONDOMINUM. RANGES FROM 1,140 S.F. TO 1,787 SF. THE TOTAL SPACE WOULD BE 16,483 SF. THE PROJECT CONSTRUCTION STYPE V, WOOD CONSTRUCTION FULLY SPRINKLEBED. THE PROJECT IS A CONTEMPORARY SPANISH STYLE TO CONSISTENT WITH CONTEXT.				
A.1	SITE PLAN					
A.2	FIRST FLOOR PLAN					
A.3	SECOND FLOOR PLAN					
A.4	THIRD FLOOR PLAN					
A.5	ROOF PLAN	PROJECT DATA				
A.6	ELEVATION	ZONE	R3			
A.7	CARPORT ELEVATIONS	LOT AREA TYPE OF CONSTRUCTION:	18,295 S.F. (0.42 Acres) V-A			
A.8	SECTIONS	OCCUPANCY DENSITY:	R3 21.5 DV/AC			
A.9	DOORS & WINDOWS SCHEDULE	FAR: 6,655/18295= GENERAL PLAN DESIGNATION	0.35 HIGH DENSITY RESIDENTIAL (15-36 DU/AC)			
A.10	COLOR ELEVATION	LOT COVERAGE	60%			
G.1	TENTATIVE TRACT MAP		(8,223 / 18,295=44.9%)			
G.2	GRADING PLAN	NUMBER OF UNITS ALLOWABLE 18,295 SF. /43,560= 0.41	15-36 UNIT PER ACRES			
G.3	GRADING SECTIONS	0.41X36=14'> 9				
G.4	WOMP SITE PLAN	NUMBER OF UNITS PROPOSED: NUMBER OF STORY ALLOWABLE: NUMBER OF STORY PROPOSED:	9 3 STORY 3 STORY			
UTILITY	Y UTILITY PLAN	BUILDING HEIGHT ALLOWABLE BUILDING HEIGHT PROPOSED	40'-0 (AS PER ZONING) 39'-7"			
UTILITY	Y UTILITY PLAN					
L-1.0	CONCEPTUAL LANDSCAPE PLAN	LANDSCAPE AREA:	27%= 4,940 s.f			
L-1.1	PLANT PICTURES AND DETAILS					

KING CALCULATION

REQUIRED: 2 Bedroom Guest parking (1per 5units) 20 parking

Total parking provided 20 parking BICYCLE PARKING CALCULATION

LONG TERM BICYCLE PARKING REQUIREMENT
1 PER 1 UNIT= 9 STALLS



1621 ALABAMA STREET HUNTINGTON BEACH CA. 92648 TEL:(714) 330-8744 EMAIL: peternhaddad@outlook.co

2020 Jurupa Valley, LLC 13871 West Street Garden Grove, CA 92843 TEL: (714) 606-4023

CUP# 2022-0004

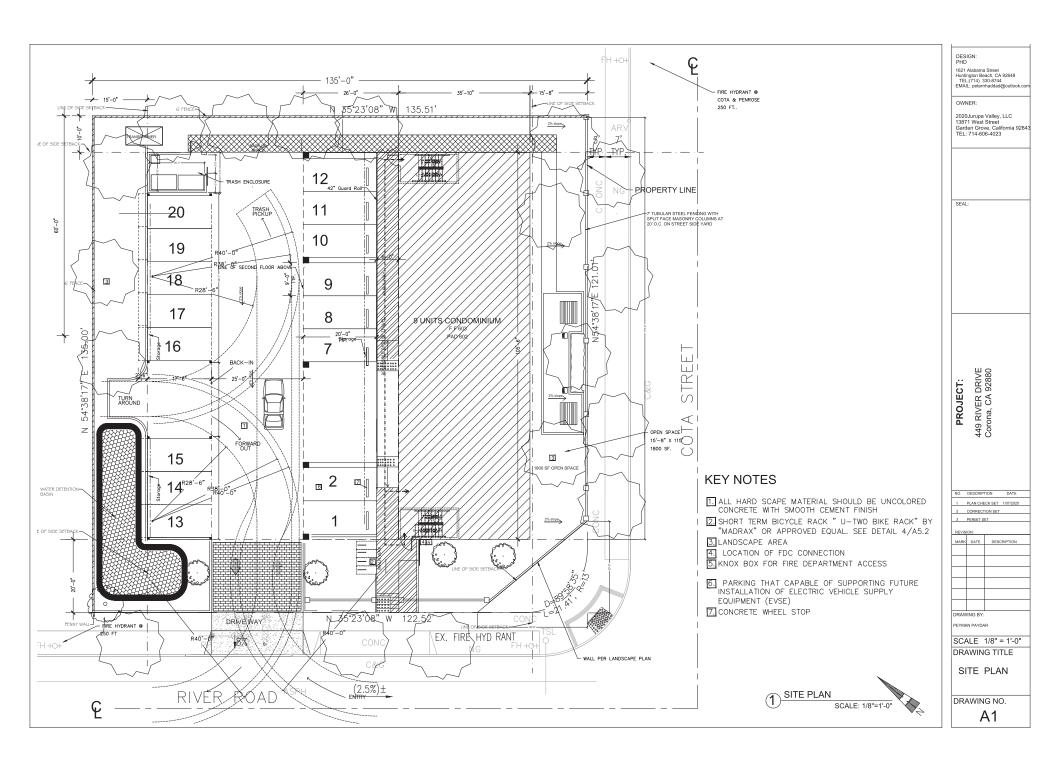
449 RIVER DRIVE Corona, CA 92880

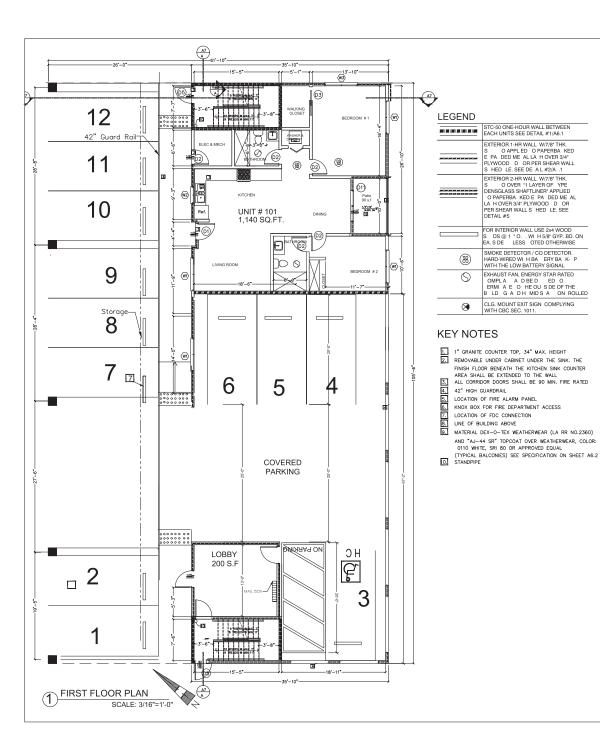
SCALE

DRAWING TITLE

COVER SHEET

DRAWING NO. Α0





GENERAL NOTES

EACH UNITS SEE DETAIL #1/A6.1

EXTERIOR 1-HR WALL W/7/8" THK S O APPL ED O PAPERBA KED E PA DED ME AL LA H OVER 3/4" PLYWOOD D OR PER SHEAR WALL

S HED LE SEE DE A L #2/A .1

XTERIOR 2-HR WALL W/7/8" THE

DENSGLASS SHAFTLINER" APPLIED

PER SHEAR WALL S HED LE. SEE

DETAIL #5

O PAPERBA KED E PA DED ME AL A H OVER 3/4" PLYWOOD D OR

FOR INTERIOR WALL USE 2x4 WOOD S DS @ 1 " O. . WI H 5/8" GYP. BD. ON

EA.S.DE LESS OTED OTHERWISE

SMOKE DETECTOR / CO DETECTOR.

WITH THE LOW BATTERY SIGNAL

OMPLA A D BED ED O

EXHAUST FAN, ENERGY STAR RATED

ERMI A E O HE OU S DE OF THE LD G A DH MIDS A ON ROLLED

CLG. MOUNT EXIT SIGN COMPLYING

WITH CBC SEC. 1011.

HARD-WIRED WI H BA ERY BA K- P

O OVER "1 LAYER OF YPE

- 1. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED CARAGES OR FUEL-BURNING APPLIANCES SHALL BE OR FUEL-BURNING APPLIANCES SHALL BE
 PROVIDED WITH A CARBON MONOXIDE ALARM IN
 ACCORDANCE WITH SECTION R315.1. CARBON
 MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED
- PROVIDE DAMP PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USABLE SPACE
- 3. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST ME ADAPTED FOR LOW WATER
- 4. WATER HEATERS MUST BE STRAPPED TO THE WALL. PROVIDE WATER HEATER PAN AND INSTALL AN OVERFLOW DRAIN TO BE CONNECTED TO STORM DRAIN LINES AT VISIBLE LOCATION FOR BOTH WATER HEATERS.
- ALL FIRE PLACES TO MEET EPA. PHASE II REQUIREMENT.
- 6. RISE: 7" MAX. RUN (TREAD): 11" MIN. (1009.3)
- 7. HANDRAILS FOR THE LENGTH OF THE STAIRS (REQUIRED FOR 4 OR MORE RISERS). THE TOP OF THE HANDRAIL SHALL BE PLACED NOT LESS THAN 34" NOR MORE THAN 38" ABOVE TREAD NOSING
- 8. HANDGRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1.25" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS.
- 9. PROVIDE MINIMUM OF 6'-8" HEADROOM CLEARANCE AT TREAD NOSING
- 10. PROVIDE MINIMUM OF 36" DEEP LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. LANDING WIDTH TO BE THE SAME AS THE WIDTH OF STAIRCASE.
- 11 POSITIVE STAIR CONNECTION TO THE PRIMARY STRUCTURE WITHOUT USING TOE NAILS OR NAILS SUBJECT TO WITHDRAWAL.
- 12. PROVIDE LESS THAN 4" CLEAR SPACING BETWEEN INTERMEDIATE RAILS OF STAIRCASE AND/ OR BALCONY RAILING
- 13. FENCES, PLANTERS, AND RETAINING WALLS SHALL
 NOT EXCEED A HEIGHT OF 3'-6" ABOVE THE
 NATURAL GROUND LEVEL IN REQUIRED THE FRONT
 YARD
- 14. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO BE AN APPROVED SEWAGE DISPOSAL SYSTEM. (R306.3)
- 15. LANDING AT A DOOR SHALL HAVE A LENGTH

- MEASURED IN DIRECTION OF TRAVEL OF NO LESS THAN 36". (R311.3)
- 16. UNDER FLOOR VENTILATION SHALL BE NOT LESS THAN 1/150 OF UNDER FLOOR AREA (R408.1)
- GUARDS SHALL BE LOCATED ALONG OPEN—SIDED WALKING SURFACES, LANDING, ETC. THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
- 18. GUARDS SHALL BE NOT LESS THAN 42" HIGH, MEASURED VERTICALLY ABOVE THE LANDING EDGE OF THE TREAD, ADJACENT WALKING SURFACE OR ADJACENT SEATBOARD. GUARDS WHOSE TOP RAIL ALSO SERVES AS A HANDRAIL SHALL HAVE A HEIGHT NOT LESS THAN 34" NOR MORE THAN 38", MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE
- HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP AND HAVE ATTACHMENT DEVISES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE
- 20. INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A FORTONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON A PEAE ACQUAL TO 1 st, INCLUDING OPENINGS AND SPACE BETWEEN RAILS.
- 21. PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4" ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. ALL WOOD WITHIN 8" OF NATURAL GRADE TO BE
- 22. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY
- 23. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NON LESS THAN 6 FEET ABOVE THE FLOOR

1621 ALABAMA STREET HUNTINGTON BEACH CA. 92648 TEL:(714) 330-8744 EMAIL; peternhaddad@outlook.co 2020 Jurupa Valley, LLC 13871 West Street Garden Grove, California 92843 TEL: 714-606-4023

449 RIVER DRIVE Corona, CA 92880 PROJECT:

NO.	DESCRIPT	TION	DATE		
1	PLAN CHE	1/07/2020			
2	CORRECT	TON SET			
3	PERMIT SI	ET			
REVIS	ION:				
MARK	DATE	DESCR	RIPTION		
DRAWING BY:					
PEYMAN PAYDAR					

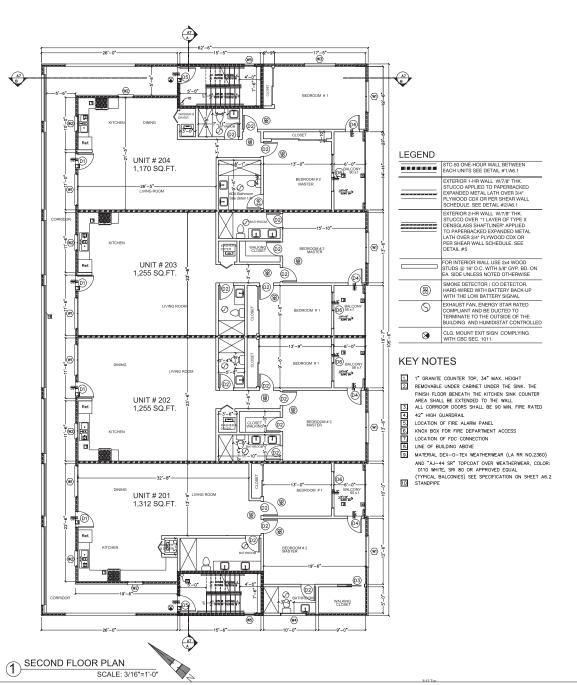
SCALE 3/16" = 1'-0" DRAWING TITLE

FIRST FLOOR PLAN

A2

DRAWING NO.

EXHIBIT 5



GENERAL NOTES

- TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON—ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4" (1210.1)
- 2. WALLS WITHIN 2 FEET (610 MM) OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET ABOVE THE FLOOR AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (807.1.2)
- 3. CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR 15. PLUMBING PENETRATION THROUGH HORIZONTAL WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS WATER-RESISTANCE
- GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840 REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL
 PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: SECTION 2509.2
- OVER A VAPOR RETARDER. a.
- IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOMS
- ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES O.C. FOR 1/2 INCH THICK AND MORE THAN 16 INCHES O.C. FOR 5/8 INCH THICK.
- 6. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE
- 7. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (1205.1 AND 1205.3)
- 8. ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- 9. PLUMBING PENETRATION THROUGH HORIZONTAL

- OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIALS. INSULATION IS NOT APPROVED
- 10. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803
- 11. THRESHOLD AT DOORWAYS SHALL NOT EXCEED 2"
- 12. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR LOBBY AND EXIT ENCLOSURE MUST BE CLASS C
- 13. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 803 AND SHALL BE IN CLASS C
- ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR AND CEILING OF 1 HOUR FIRE RESISTIVE CONSTRUCTION
- OCCUPANCY SEPARATION SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED
- 16. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS
- UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY, SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED).
- 18. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED. SHALL BE LISTED IN ACCORDANCE WITH UL 325.
- 19. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN
 OCCUPANCY, UPON THE OWNER'S APPLICATION
 FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000).
- 20. PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD REQUIRE DAMPERS (USE A DUCTLESS HOOD WHENEVER POSSIBLE). ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS.
- 21 STEEL BEAMS AND COLUMNS SHALL BE PROTECTED AS REQUIRED FOR 1-HOUR
 PROTECTION, WHERE CEILING FORMS THE
 PROTECTIVE MEMBRANE FOR FIRE-RESISTIVE ASSEMBLIES (OCCUPANCY SEPARATIONS AND RATED ROOF/CEILING OR FLOOR/CEILING ASSEMBLIES), THE CONSTRUCTION (FLOOR JOISTS) AND THEIR SUPPORTING HORIZONTAL STRUCTURAL MEMBERS (BEAMS) NEED NOT BE INDIVIDUALLY MEMBERS (BEAMS) NEED NOT BE INDIVIDUALED.
 FIRE PROTECTED EXCEPT WHERE SUCH MEMBERS SUPPORT DIRECTLY APPLIED LOADS FROM MORE THAN ONE FLOOR OR ROOF. THE REQUIRED FIRE RESISTANCE SHALL NOT BE LESS THAN THAT REQUIRED FOR INDIVIDUAL PROTECTION OF MEMBERS. (704.3)

DESIGN:

621 ALABAMA STREET HUNTINGTON BEACH CA. 92648 TEL:(714) 330-8744 EMAIL; peternhaddad@outlook.coi

OWNER:

2020 Jurupa Valley, LLC 13871 West Street Garden Grove, California 92843 TEL: 714-606-4023

SEAL

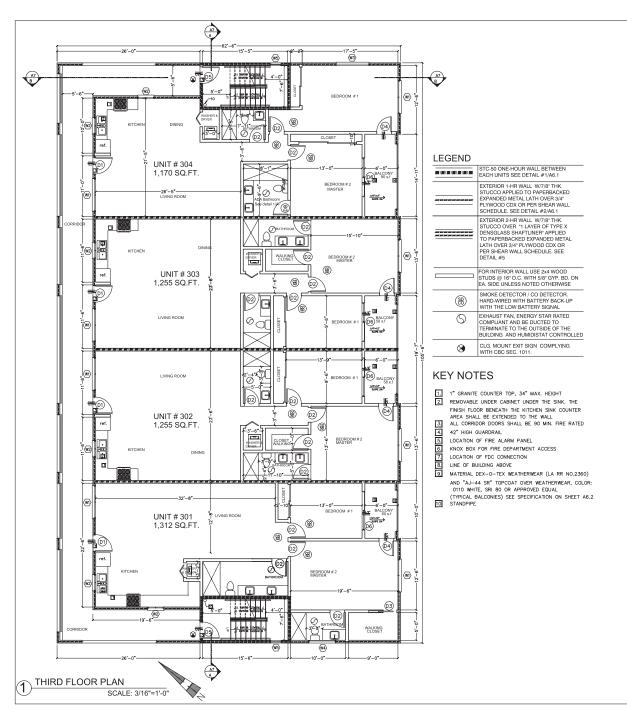
DRIVE 92880 RIVER I ona, 449 I Coro

PROJECT:

NO.	DESCRIP	TION	DATE		
1 F	PLAN CHE	CK SET	1/07/2020		
2 (CORRECT	ION SET			
3 F	PERMIT S	ET			
REVISI	ON:				
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DRAW	DRAWING BY:				
Peyman Paydar					
SCALE 3/16" = 1'-0"					
DRA	WIN	G TIT	TLE		
SECOND FLOOR PLAN					

DRAWING NO.

A3



EXIT NOTES

- 1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 IUX).
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS. (1011.2-1011.5.3)
- ÈGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE PC-STR.CORR18 (12/19/2012) WWW.LADBS.ORG PAGE 17 OF 23 1008.1.8.3 FOR EXCEPTIONS
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION1008.1.9
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1FOOT-CANDLE AT THE WALKING SURFACE. (1006.1)
- 10. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
- AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS;
- CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS .:
- EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- 11. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1006.3)
- 12. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOTCANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOTCANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOTCANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1006.3)
- 13. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE, FOR HIGH RISE BUILDINGS, SEE SECTION 403
- 14. PROVIDE STAIRWAY ILLUMINATION. MIN. 1 FOOT-CANDLE AT TREAD RUNS, (1205.4)
- 15. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306. OBTAIN PUBLIC WORKS' APPROVAL (3201.3, 3202.3.4, 3306)

DESIGN:

621 ALABAMA STREET HUNTINGTON BEACH CA. 92648 TEL:(714) 330-8744 EMAIL; peternhaddad@outlook.coi

OWNER:

2020 Jurupa Valley, LLC 13871 West Street Garden Grove, California 92843 TEL: 714-606-4023

SEAL

DRIVE 92880 449 RIVER Corona, CA 9

PROJECT:

Ю.	DESCRIP'	TION DATE				
	PLAN CHE	CK SET 1/07/2020				
2	CORRECT	TON SET				
3	PERMIT S	ET				
REVISI	ON:					
MRK	DATE	DESCRIPTION				
RAWING BY:						
eymar	ryman Paydar					

THIRD FLOOR

SCALE 3/16" = 1'-0"

DRAWING TITLE

DRAWING NO.

PLAN

A4



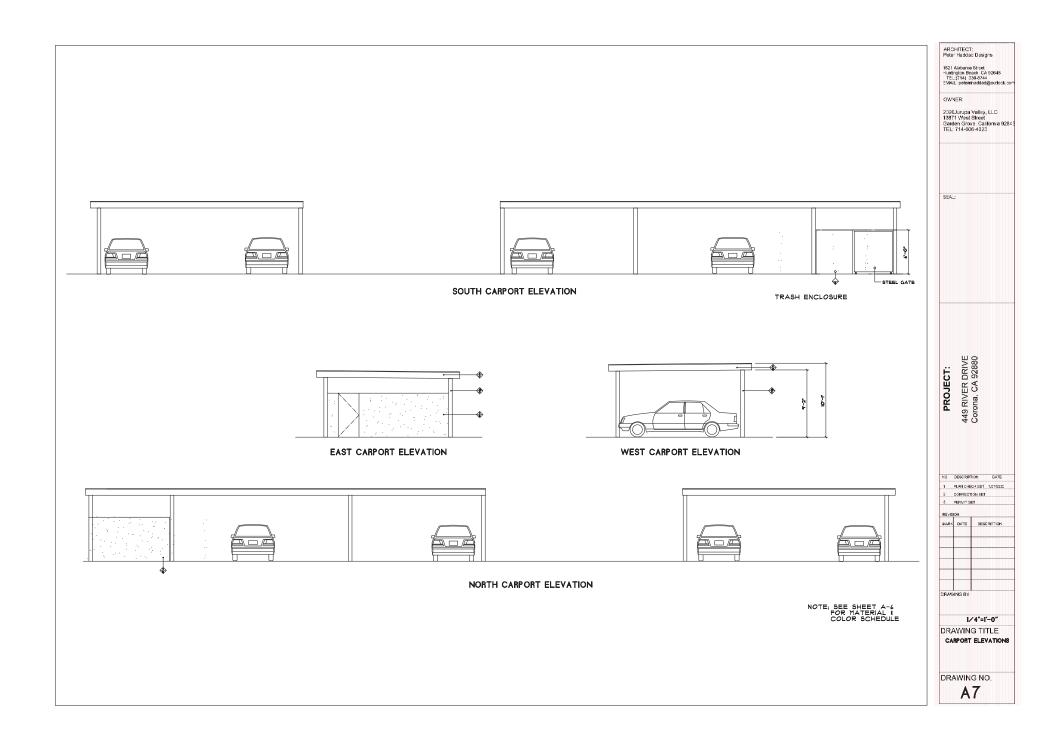
449 RIVER DRIVE Corona, CA 92880 PROJECT: NO DESCRIPTION DATE 3 PERMIT SET MARK DATE DESCRIPTION DRAWING BY 1/8"=1"-0" DRAWING TITLE **ELEVATIONS** DRAWING NO. A6

1621 Alabama Street Huntington Beach CA 92648 TEL:(714) 330-8744 EWAIL: petemhaddad@outlook.o

2020Jurupa Valley, LLC 13871 West Street Garden Grove, California 92843 TEL: 714-606-4023

OWNER:

SEAL:





1621 Alacama Street Huntington Beach, CA 92648 TEL:(714) 330-8744 EMAIL: petemhaddac@outlook.com 2020Jurupa Valley, LLC 13871 West Street Garden Grove, California 92843 TEL: 714-806-4023



REFERENCE NOTES SCHEDULE

SYMBOL	PAYING DESCRIPTION	<u>any</u>	DETAIL
	4" LAYER DECOMPOSED GRANITE OVER NATIVE 'DUNE' BY DECORATIVE STONE SOLUTIONS, INC. OR APPROVED EGUAL. CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW AND APPROVAL.	4.45 CY	

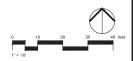
IOP DECISION
ALL SHRIBS AND GROUNDCOVER AREAS ARE TO BE TOP DRESSED WITH 3' THICK LAYER
OF LOCALLY COMPOSTED 2' MINIS SHREDDED TREE BARK MULCH OR APPROVED
EQUIVALENT, INSTALL MULCH PRIOR TO GROUND COVER HANTING, INSTALL MULCH 4'
DEEP ON SLOPES AND IN PERMANENT PLANT BASINS ON SLOPES.

THE CONTRACTOR SHALL INSTALL CONCRETE MOWSTRIPS (REFER TO PLAN & DETAILS FOR SPECIFICATIONS) FOR ALL SHRIJB AND/OR GROUNDCOVER AREAS ADJACENT TO DECOMPOSED GRANTET PAVING AS SHOWN ON THE PLANS.

SOIL TEST

SOIL TEST
AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE
CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR ASRICULTURAL FERTILITY
AND TO DETERMINE PROPRE SOIL AMEDIMENTS. TEST ARE TO BE PERFORMED BY A
MEMBER OF THE CALIFORNIA ASSOCIATION OF ASRICULTURAL LABORATORIES USING
ROBANIC FERTULTUR AND SOIL CANDITIONESS DERIVED FROM COMPOSTED HIGHER
PLANT FORMS WITH COMES SEINT OF THE OWNER, CITY OF LANDSCAPE ARCHITECT &
LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.





ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH LOW VOLUME DRIF IRRIGATION. INCORPORATING A DRIPLINE DISTRIBUTION SYSTEM AS

ALL LANDSCAPE AREAS TO RECEIVE MIN. 3" LAYER OF SHREDDED BARK MULCH UNLESS OTHERWISE INDICATED.

DESIGN CONFIRMATION NOTE:

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.



October 2, 2023 DATE

I hereby certify, as the landscape architect licensed landscape professional of record, that the Information provided herein meets the requirements and standards as outlined in the Corona Municipal Code Section 17.00/07 and the adopted deelign guidelines for the development of this project.

IT CONDOMINIUMS O. 9 UNIT CORONA, C LEY, LLC

449 RIVER RD. 9 L 449 RIVER ROAD, CORC 2010 JIRUPA VALLEY, L ADDRESS 1381 JUSY STREET, GARR (114) 606-4013

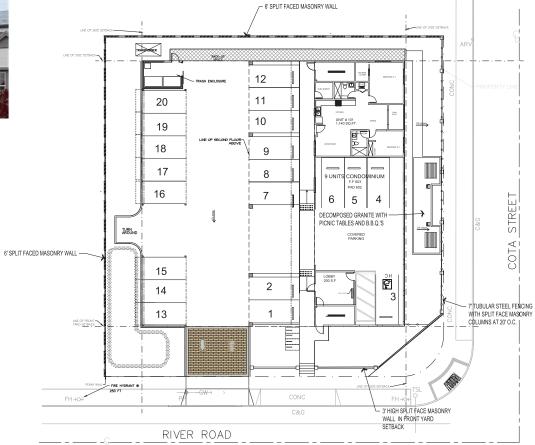
Drawn by: wow

Date: 10/2/23 Revisions:

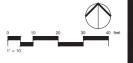
SPLIT FACE MASONRY WALL



TUBULAR STEEL FENCE







Peter Haddad Designs, 1621 Alabama Street, Huntington Beach, CA 92648, (714) 330-8744

July 12, 2022

River Road 9 Condominiums 449 River Road Corona, CA 92880

We are proposing the following project for the above address;

The project is located on the Northeast corner of River Rd. and Cota St.. The lot is currently vacant with medium density 2-story apartments on the North and East sides of the property. Across the Cota St., there are townhomes. Across River Rd., there are also Multi-Family Units. The proposed project is nine two bedroom condominiums ranging from 1,120 to 1,310 square feet in size. There will be one unit on the ground floor along with a covered common community space. The two upper floors will have four (4) units each. The Building shall be a contemporary Mediterranean style with clay tile roof, stucco finish with varying colors, wooden trellises and stone accents at the base of the building.

Covered parking will be provided on a drive aisle entering from River Road with 20 spaces provided. The property setbacks will provide landscaping areas that will also serve as common open space for residents. A low stucco wall shall align the street fronts of River and Cota. The interior property lines adjacent to the apartments shall have decorative walls, 6 feet tall.

Sincerely,

Peter Haddad

Peter Haddad



NOTICE OF EXEMPTION

TO:	Office of Planning and Research P. O. Box 3044, Room 113	FROM: (Public Agency)	Name:	City of Corona Planning and Development Department
	Sacramento, CA 95812-3044		Address:	400 S. Vicentia Avenue Corona, CA 92882
			Telephone:	951-736-2293
\boxtimes	County Clerk (Riverside County)		-	
	Address: 2724 Gateway Drive Riverside, CA 92507			

1.	Project Title:	TTM 37805 and CUP2022-0004
2.	Project Applicant:	Aurangzeb Mirza - 2020 Jurupa Valley LLC, 13871 West Street, Garden Grove, CA 92843
3.	Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	449 River Road- northeast corner of River Road and Cota Street (APN: 119-081-012).
4.	(a) Project Location – City: Corona	(b) Project Location – County: Riverside
5.	Description of nature, purpose, and beneficiaries of Project:	Tentative Tract Map 37805 to create one lot on 0.42 acres for residential condominium purposes, located in the R-3 (Multiple Family Residential) zone.
		Conditional Use Permit (CUP2022-0004) for a nine-unit residential condominium development on 0.42 acres in the R-3 (Multiple Family Residential) zone
6.	Name of Public Agency approving project:	City of Corona
7.	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Aurangzeb Mirza 2020 Jurupa Valley LLC, 13871 West Street, Garden Grove, CA 92843
8.	Exempt status: (check one)	,
	(a) Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
	(b)	
	(c) Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))

(d) ⊠ Categorical Exemption. State type and section number:	Section 15332 (In-fill Development)			
(e) Declared Emergency.	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))			
(f) Statutory Exemption. State Code section number:				
(g) □ Other. Explanation:9. Reason why project was exempt:	Pursuant to Section 15332 of the State Guidelines for the California Environmental Quality Act (CEQA) the nine-unit residential condominium project qualifies as a Class 32 (In-Fill Development Projects) categorical exemption under CEQA. The project consists of the construction of nine residential condominium units in an urbanized area; the project is consistent with the General Plan, zoning requirements, and would not result in any significant traffic, noise, air quality, or water quality impacts. Moreover, none of the exceptions to the Categorical Exemptions listed under Section 15300.2 of the State CEQA Guidelines apply, as the project will not result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant effect on the environment due to unusual circumstances or damage a scenic highway or scenic resources within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource.			
	Rocio Lopez, Consulting Planner			
10. Lead Agency Contact Person: Telephone:	951-736-2293			
11. If filed by applicant: Attach Preliminary Exemption A	ssessment (Form "A") before filing.			
12. Has a Notice of Exemption been filed by the public ag	ency approving the project? Yes \boxtimes No \square			
13. Was a public hearing held by the Lead Agency to cons If yes, the date of the public hearing was: January 8, 2				
Signature	Date: Click to enter date			
Name	Title: Click to enter title			
☐ Signed by Lead Agency	☐ Signed by Applicant			
Date Received for Filing: Click to enter date				
(Clerk Stamp Here)				
Authority cited: Sections 21083 and 21110, Public Resourc	es Code.			

Notice of Exemption FORM "A"

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

July 18, 2022

Rocio Lopez Associate Planner City of Corona, 400 S. Vicentia Avenue Corona, CA 92882

> SUBJECT: DPR2021-0021 449 River Rd, Corona, CA

Dear Ms. Garcia,

With reference to your comment #15 regarding community outreach we have done the following:

- 1. Susan W. Case Inc, prepared a list of names and addresses for all of the owners and occupants located within a 500' radius of 449 River Rd, Corona, CA. Attached is a map and a certificate of preparation.
- Postcards were printed showing location and architectural rendering of the project. 300 stamps
 were purchased and the postcards were mailed to all the owners and occupants identified by
 Susan W. Case Inc. Attached is a postcard and copy of the receipt showing the purchase of
 stamps.
- 3. A certification from the post office showing that they received the postcards and mailed them.
- 4. We also made an effort to meet with occupants, but most of the occupants were reluctant to meet with us due to covid19, hence we aborted that process.

Sincerely,

Aurangzeb Mirza 2020 Jurupa Valley LLC 13871 West Street Garden Grove, CA 92843





SUSAN W. CASE, INC. 4000 BARRANCA PKWY #250 IRVINE CA 92604 PHONE 949-494-6105 susan@susancaseinc.com

Certification of Preparation

The attached list represents the names and addresses of all owners and occupants located within 500'

of the RADIUS AS SHOWN ON the attached map. This information was obtained through PARCEL QUEST, a data source utilizing the county assessor rolls and other available sources.

This information is generally deemed reliable but is not guaranteed. Return of property addresses that are deemed undeliverable by the United States Postal Service is, therefore, a possibility.

Susan W. Case, Inc. is not responsible for providing further investigation of said labels. Acceptance of this package acknowledges this fact.

Susan W. Case

03-21-2022



9 New Homes - Project Location; 449 River Drive, Corona, CA (the empty lot at River and Cota)

2020 Jurapa Valley LLC 13871 West Street Garden Grove, CA 92843

Hello Neighbor!

We are pleased to announce that nine new Town homes will be coming to the Neighborhood soon. We are currently in the process of getting the project through preliminary approval with the City of Corona. We just wanted give you a chance to see what we are excited about. If you have any questions or concerns, feel free to reach to us at the email below. You can also call or drop by the City of Corona Planning Department to see the plans for this development.

We are looking forward to becoming part of the Neighborhood!

Sincererly, The Design Team!

Contact:

Peter at Riverroad9@mail.com

City of Corona Planning Department; (951) 736-2434

March 31, 2022

To Whom It May Concern:

This is to certify that we have received 275 stamped postcards from Precision Developers to be mailed to all the owners and occupants within a radius of 500 feet of River Drive Condominiums project located at 449 River Road, Corona, CA 92880.

CLERK





SUNSET BEACH 16885 PACIFIC COAST HWY SUNSET-BEACH, CA 90742-9800 (800)275-8777

03/30/2022

04:13 PM

Product

Qty Unit Price Price

U.S. Flags Coil

\$58.00 3

\$174.00

Grand Total:

\$174.00

Debit Card Remitted

\$174.00

Card Name: MasterCard

Account #: XXXXXXXXXXXXXX4950 Approval #

Transaction #: 501

Receipt #: 010150 Debit Card Purchase: \$174.00

AID: A0000000042203

Chip

AL: Debit PIN: Verified

Every household in the U.S. is now eligible to receive a second set of 4 free test kits.

Go to www.covidtests.gov ***********

Preview your Mail Track your Packages Sign up for FREE @ https://informeddelivery.usps.com

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience. Go to: https://postalexperience.com/Pos or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 057632-0055

Receipt #: 840-59070103-2-2508934-2

Clerk: 13