



Staff Report

File #: 23-0604

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 08/07/2023
TO: Honorable Chair and Commissioners
FROM: Planning & Development Department

APPLICATION REQUEST:

PM 37949: A Parcel Map application to subdivide 4.66 acres into two parcels, located at 2425 Garretson Avenue in the R-1-14.4 zone. (Applicant: Mohammed S. Baig, c/o Ramcam Engineering Group Inc., 670 E. Parkridge Avenue, #101, Corona, CA 92879)

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend APPROVAL of PM 37949 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval, and find that the project is exempted from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3).

PROJECT SITE SUMMARY

Area of Property: 4.66 acres
Existing Zoning: R-1-14.4 (Single Family Residential, minimum lot size of 14,400 sq. ft.) and R-1-20 (Single Family Residential, minimum lot size of 20,000 sq. ft.)
Existing General Plan: ER (Estate Residential, 0-3 du/ac)
Existing Land Use: Single-Family Residential
Proposed Land Use: Single-Family Residential
Surrounding Zoning / Land Uses:
N: A (Agricultural) zone / Religious Institution (Mosque)
E: R-1-7.2 (Single Family Residential, 7,200 s.f. minimum lot size) / Single-family residences
S: R-1-14.4 and R-1-20 / Vacant
W: R-1-A (Single Family Residential, 40,000 s.f. minimum lot size) / Garretson Avenue and Single-family residences

BACKGROUND

The project site is a 4.66-acre residential property located at 2425 Garretson Avenue, south of Santana Way. A portion of the property is currently developed with a single-family dwelling, with the remainder of the site undeveloped. The property is a "split-zoned" parcel, in that the western 1.59-acre portion which fronts Garretson Avenue is zoned R-1-20, and the remaining balance of the site

which is approximately 3.0 acres is zoned R-1-14.4. Both zones permit the development of single-family dwellings. However, the R-1-20 zone requires a minimum lot size of 20,000 square feet for newly created lots, whereas the R-1-14.4 zone requires a minimum lot size of 14,400 square feet.

Prior Approvals

The property's current split-zone configuration was originally established by a zone change (CZ14-001) that was approved in 2015. CZ14-001 also included the 9.3 acres to the south, which at that time was owned by the Corona-Norco Unified School District (CNUSD). The property to the south includes the same split zoning of R-1-20 and R-1-14.4, which aligns with the zoning on the project site. The purpose of the zone change was to allow for both properties to be subdivided into a total of 23 single-family residential lots. A subdivision, Tentative Tract Map (TTM) 36764, was approved with CZ14-001 on February 4, 2015.

On June 15, 2016, the previous owners of the project site, Mr. and Mrs. Lawrence Nelson, obtained approval of another change of zone (CZ16-001) to straighten the boundary on their property between the R-1-20 and R-1-14.4 zones. The zone boundary established by CZ16-001 is the configuration that currently exists on the property today (Exhibit 1). At the time, TTM 36764 was still pending recordation.

However, the conditions of approval for TTM Map 36764 required the owners to record the tentative tract map within two years of receiving approval. Unfortunately, the owners did not record the final map within the initial two years, and consequently TTM 36764 expired on February 4, 2017, inadvertently leaving the subject property two different zones (split zone). Eventually, the Nelsons and the CNUSD sold their properties to different parties, which do not have an interest in jointly developing the properties as initially intended in 2014.

Change of Zone 2022-0002

The applicant is concurrently processing a change of zone application (CZ2022-0002) with PM 37949. CZ2022-0002 proposes to remove the R-1-20 zone on the western portion of property (1.59 acres), and replace it with the R-1-14.4 zone. The request would match the zoning on the site's eastern three acres, thereby creating one zone across the entire property.

PROJECT DESCRIPTION

Parcel Map 37949 is a proposal to subdivide 4.66 acres into two parcels. Parcel 1 will be comprised of 2.50 acres of the eastern portion of the property, which is considered the rear of the site. Proposed Parcel 1 currently contains agricultural groves. Parcel 2 is 2.16 acres in size, and comprises the western portion of the property. Parcel 2 is considered the front of the project site, as it abuts Garretson Avenue. Parcel 2 contains an existing single-family dwelling. Table 1 below summarizes the proposed lots.

TABLE 1
Proposed Lot Sizes for PM 37949

Parcel Number	Lot Area	Acreage
1	108,918	2.50
2	94,305	2.16

Both Parcels 1 and 2 will comply with the R-1-14.4 zone’s minimum lot area requirement of 14,400 square feet, as well as the minimum lot width and depth requirements of 90 feet and 100 feet, respectively.

Parcel 2 will take access from Garretson Avenue via an existing driveway located at the northeast corner of Parcel 2. Parcel 1 is “landlocked” behind Parcel 2, with no direct access from Garretson Avenue. Section 17.6.010 of the Corona Municipal Code requires newly created lots to have permanent access to the street on which the lots abut, unless a minor variance is granted to allow for the access to be established via properties other than streets or highways. On July 10, 2023, the City’s Zoning Administrator approved minor variance VMIN2023-0001, which authorizes Parcel 1 to take access from Santana Way. The approved access is achieved by an established 36-foot-wide access easement through the parking lot of the adjacent mosque property, to the north.

The project site is designated Estate Residential per the City’s General Plan map. The Estate Residential designation allows 0 to 3 dwelling units per acre (du/ac). The project site is also designated Estate Residential per the South Corona Community Facilities Plan (CFP), which establishes a maximum allowable target density of 1.47 du/ac for the Estate Residential designation. The subdivision proposed by PM 37949 results in a density of 0.42 du/ac, which is consistent with both the City’s General Plan and South Corona CFP.

PUBLIC IMPROVEMENTS

Garretson Avenue is a modified local public street and is required to have an ultimate right-of-way width of 80 feet. No additional dedication on the project site is necessary; however, the applicant is required to complete any missing public improvements adjacent to the site. This includes the construction of curb and gutter, a landscaped parkway, and a six-foot-wide sidewalk. Additionally, the applicant is required to grind and overlay the eastern half of Garretson Avenue adjacent to the side.

OTHER CONSIDERATIONS

South Corona CFP Land Use Policy 6

Located to the west of the project site on the other side of Garretson Avenue are existing single-family estate lots that are zoned R-1-A, which requires a minimum lot size of 40,000 square feet. These lots, which front Garretson Avenue from Santana Way to Chase Drive, are identified as “Existing Neighborhoods” in Exhibit 3.1-3 of the South Corona CFP. These properties are part of Land Use Policy 6 of the South Corona CFP. This policy was established within the South Corona CFP to ensure that new development adjacent to and across from existing neighborhoods identified by

Land Use Policy 6 remains compatible with pre-existing, developed properties. Per Land Use Policy 6 (b), *for new development that is located on the same block with existing developed residential lots, the lots for the new residences shall be generally the same average area as the existing lots (within 90 percent) within the block but need not exceed one acre in area or 130 feet in width. This applies to the frontage on both sides of the street.* PM 37949 proposes a parcel size of 2.16 acres adjacent to Garretson Avenue and a lot width of 263 feet. Therefore, PM 37949 adheres to the requirements of Land Use Policy 6.

ENVIRONMENTAL ANALYSIS:

A Notice of Exemption has been prepared for the project pursuant to the “common sense exemption” per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), because the project involves the subdivision of an already developed residential parcel into two lots for conveyance purposes. Therefore, there is no possibility of significant environmental effect associated with this project.

FINANCIAL IMPACT:

The applicant paid the application processing fees to cover the cost of the parcel map review. There is no fiscal impact to the city.

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 response from the public regarding the proposal.

STAFF ANALYSIS

PM 37949 is consistent with the City’s General Plan, the South Corona CFP, and the subdivision standards under the R-1-14.4 zone. Adequate access is being provided to the parcels proposed by this project. All necessary public improvements within Garretson Avenue adjacent to the project site will be constructed or guaranteed with this project.

Future development of Parcel 1 with anything other than a single-family dwelling will require the submittal of a development application, which will require review by the Planning and Housing Commission at a future date. The property will be required to comply with all codes and requirements including subdivision regulations.

The Planning Division recommends approval of PM 37949 based on the findings listed below and staff’s recommended conditions of approval, which are attached as Exhibit 3.

FINDINGS OF APPROVAL FOR PM 37949

1. A Notice of Exemption has been prepared for the project pursuant to the “common sense exemption” per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), because the project involves the subdivision of an already developed residential parcel into two lots for conveyance purposes. Therefore, there is no possibility of significant environmental effect associated with this project.

2. Pursuant to California Government Code Section 66411.1, the division of land necessitates the inclusion of Conditions of Approval for the following reasons:
 - a. *The guarantee of construction of missing improvements on Garretson Avenue adjacent to Parcel 2 is necessary for the public's safe access to and around the site.*
 - b. *The improvements that are required as part of the subdivision proposed by PM 37949 are a necessary prerequisite to the orderly development of the surrounding area.*

3. None of the conditions provided in Section 66474 of the California Government Code exist for the following reasons:
 - a. *The subdivision proposed by PM 37949 results in a density of 0.42 dwelling units per acre, which does not exceed the General Plan's maximum allowable density limit of 3 dwelling units per acre for the Estate Residential designation and the South Corona Community Facilities Plan of 1.47 dwelling units per acre for the Estate Residential designation.*
 - b. *The design or improvement of the proposed subdivision is consistent with the development standards established for the R1-14.4 under Corona Municipal Code Chapter 17.20.*
 - c. *The parcels proposed by PM 37949 are suitable for the type of development that are permitted by right under the R-1-14.4 zone. Any future development other than residential use within Parcel 2 of PM 37949 will be reviewed separately for compliance with applicable codes and requirements of the Corona Municipal Code.*
 - d. *The site is physically suitable for the proposed density of 0.42 dwelling units per acre, as the site is capable of yielding two lots that meet the subdivision standards required by the Corona Municipal Code.*
 - e. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat, because there is no development proposed on Parcel 1 of PM 37949 at this time, and Parcel 2 is already developed with an existing dwelling. Furthermore, the property is surrounded by urbanized development and has been disturbed by the activities associated with the existing residential use on the property.*
 - f. *The proposed subdivision will not result in adverse impact to public health, safety or general welfare because the project adheres to the development standards of the R-1-14.4 zone in which it is located promoting orderly development of the project site, and any missing improvements that are required to be constructed with the project will adhere to the applicable city standards, codes and requirements.*

g. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because no such easements exist on the property, or the easements are being protected in place on the project site or relocated elsewhere on the property.

4. Pursuant to California Government Code Section 66464.6, the discharge of waste from the proposed subdivision into existing community sewers would not result in violation of existing requirements presented by the Santa Ana Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code for the following reason:

a. The proposal is a subdivision of property for the purpose of a land transfer, and does not include any development at this time. Therefore, the amount of discharge to be produced by the proposal does not alter the existing site conditions, and would not exceed the limit established by the Santa Ana Regional Water Quality Control Board as monitored by the City of Corona's Utilities Department.

5. The subdivision is in conformance with the standards of the R1-14.4 zone for the following reason:

a. The applicant's parcel map meets the R-1-14.4 zone development standards, the subdivision regulations, and other applicable code requirements under the Corona Municipal Code.

PREPARED BY: RAFAEL TORRES, ASSISTANT PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: JAY EASTMAN, PLANNING MANAGER

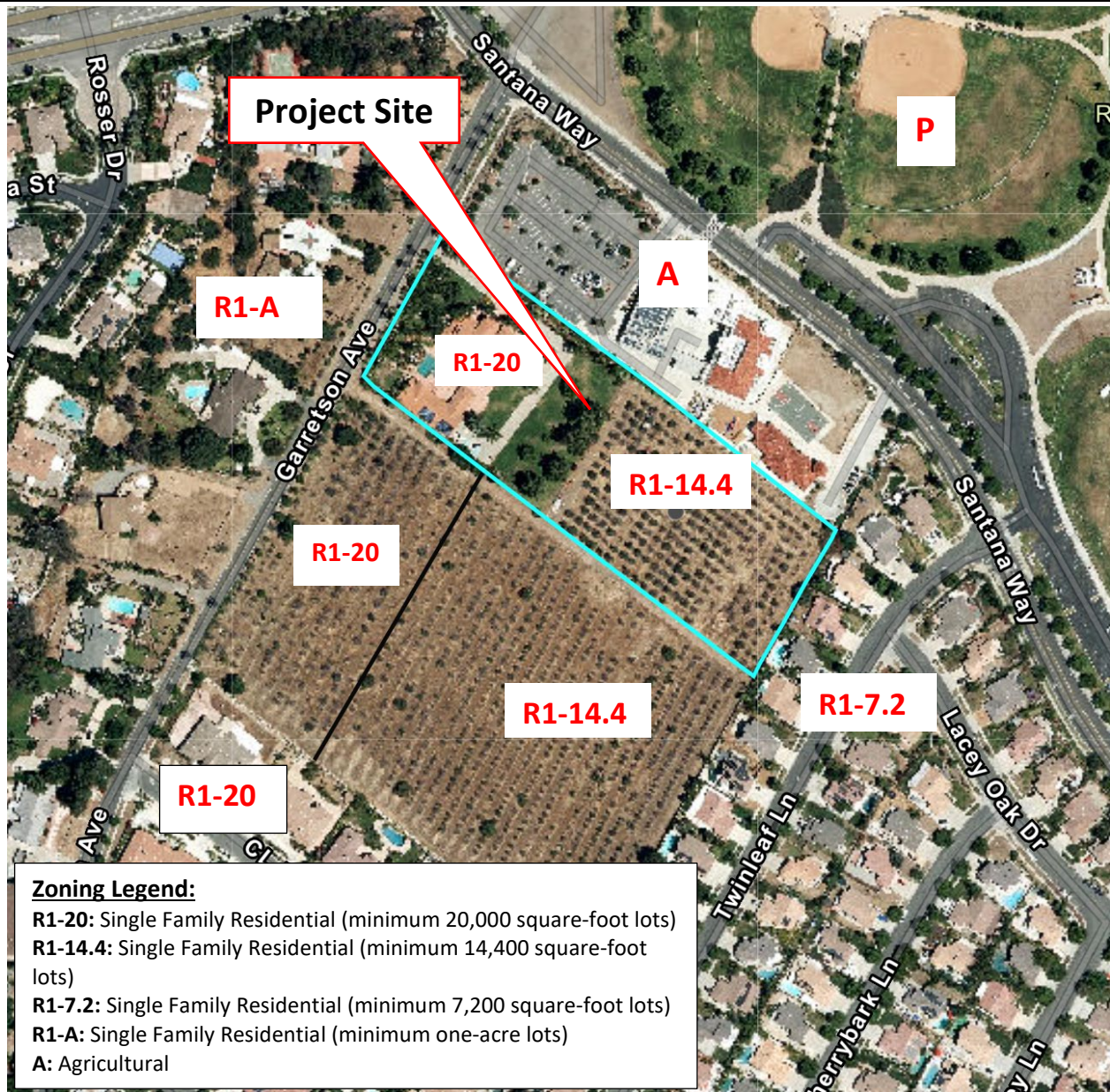
SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Parcel Map 37949
3. Conditions of Approval
4. Photographs of the project site
5. Applicant's letter dated March 10, 2023
6. Environmental Documentation

Case Planner: Rafael Torres (951) 736-2262

LOCATIONAL & ZONING MAP



PM 37949
2425 Garretson Ave

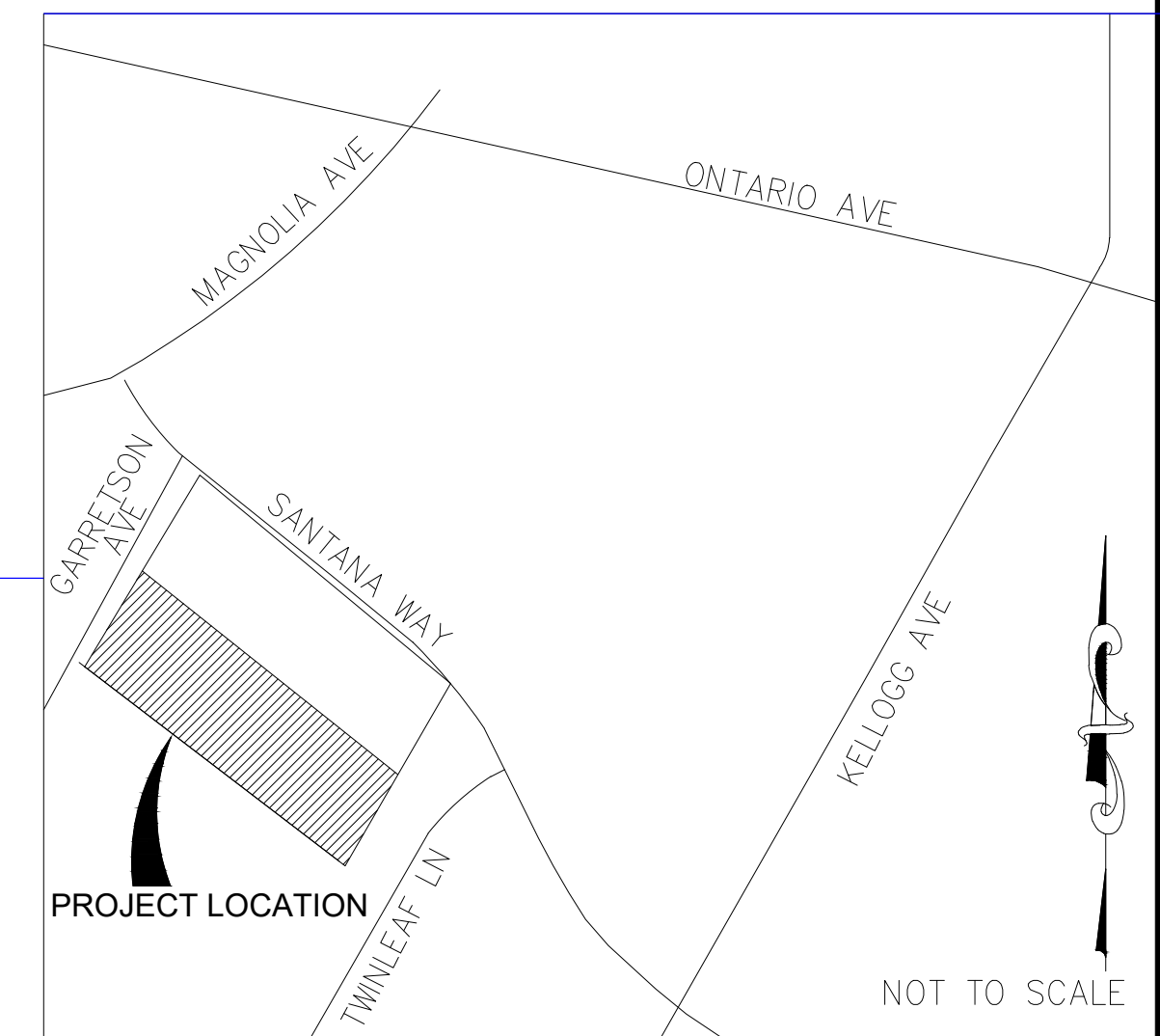


EXHIBIT 1

PARCEL MAP 37949

PARCEL 2 OF PARCEL MAP, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55 PAGES 79 AND 80 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.
ASSESSOR'S PARCEL NUMBER: 120-020-005-4

VICINITY MAP



SANTANA WAY

ZONING P

GARRETSON AVENUE

NOT A PART

APN: 120-020-004
P.M. 55/79-80
PARCEL 1
(AGRICULTURAL)
A ZONE

SANTANA WAY

ZONING R1-7.2

PARCEL "2"
94,305.34 S.F.
2.165 AC

R1-20

PARCEL "1"
108,918 S.F.
2.50 AC

R1-14.4

P.M. 55/79-80 PARCEL 2
APN: 120-020-005

NOT A PART

ZONING R1A

NOT A PART
CURRENT ZONING
R1-20
NO CHANGE

CURRENT ZONING
R1-14.4
NO CHANGE

NOT A PART

UTILITIES PROVIDERS

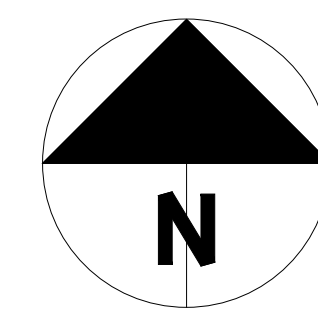
FIRE DEPARTMENT: (951) 736-2218
SCE: (800) 684-8123
SOUTHERN CALIFORNIA GAS: (800) 427-2200
WATER, CITY OF CORONA: (951) 736-2321
SEWER, CITY OF CORONA: (951) 736-2321
TRASH, WASTE MANAGEMENT: (800) 423-9986
PHONE (888) 406-7063

GENERAL PARCEL INFORMATION

GENERAL PLAN: ER (ESTATE RESIDENTIAL, 0-3DU/AC)
EXISTING ZONING: R1-20 (SINGLE-FAMILY RESIDENTIAL)
AND R1-14.4 (SINGLE-FAMILY RESIDENTIAL)
EXISTING LAND USE: RESIDENTIAL
PROPOSED LAND USE PER PARCEL: RESIDENTIAL
EXISTING DENSITY: 0.21DU/AC
PROPOSED DENSITY: 0.42DU/AC

PARCEL TABLE

PARCEL 1	108,918.00 SQUARE FEET (2.50 AC)
PARCEL 2	94,305.34 SQUARE FEET (2.165 AC)



CITY OF CORONA

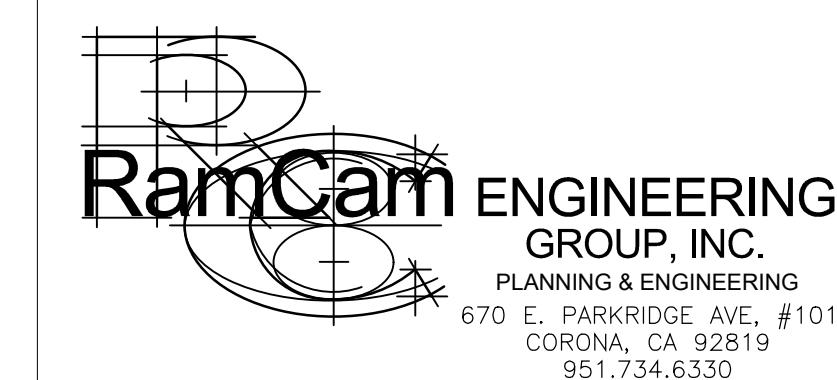
TITLE: PARCEL MAP 37949

OWNER NAME: MOHAMMED S. BAI **EXHIBIT 2**

OWNER ADDRESS: 2425 GARRETSON AVE, CORONA, CA 92881
DATE: 01/03/2024

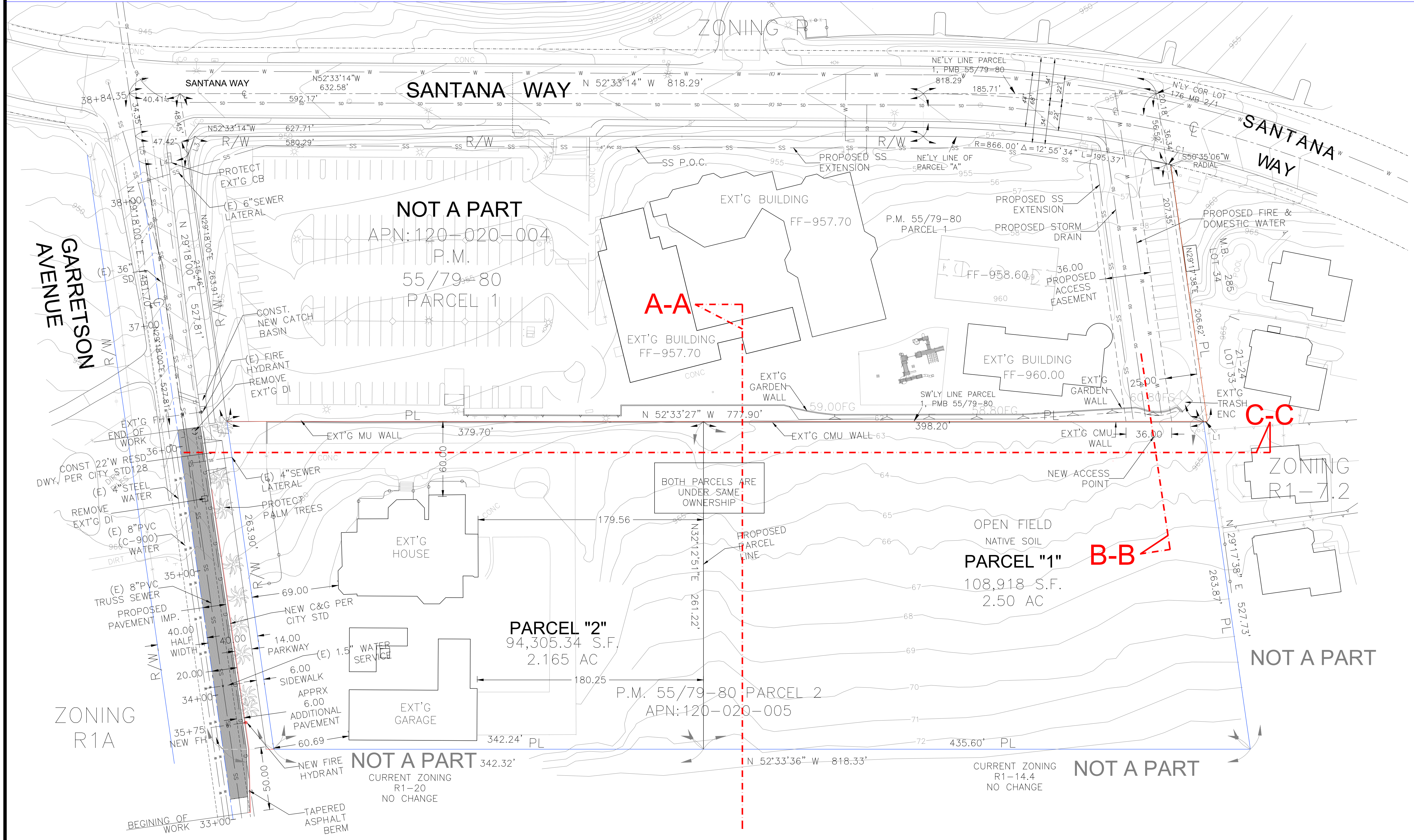
SHEET 1 OF 3

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PARCEL MAP 37949

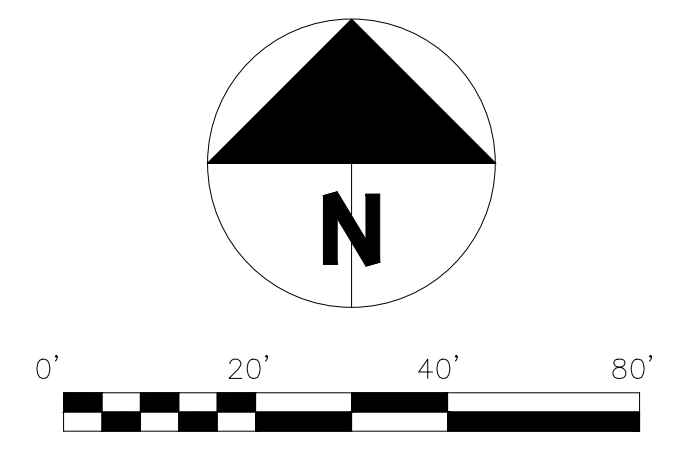
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ASSESSOR'S PARCEL NUMBER: 120-020-005-4



PARCEL TABLE:
 PARCEL #1 = 94,305 SF (2.165 AC)
 PARCEL #2 = 108,918 SF (2.50 AC)

APPREVIATION:
 TC = TOP OF CURB
 C&G = CURB & GUTTER
 CB = CATCH BASIN
 SS = SANITARY SEWER
 W = WATER
 SD = STORM DRAIN
 G = GAS
 FH = FIRE HYDRANT
 FF = FINISH FLOOR
 S.F. = SQUARE FOOT
 AC = ACRE

PL = PROPERTY LINE
 R/W = RIGHT OF WAY



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RamCam ENGINEERING GROUP, INC.
 PLANNING & ENGINEERING
 670 E. PARKRIDGE AVE., #101
 CORONA, CA 92819
 951.734.6330

CITY OF CORONA	
TITLE:	PARCEL MAP 37949
OWNER NAME:	MOHAMMED S. BAIG
OWNER ADDRESS:	2425 GARRETSON AVE., CORONA, CA 92881
DATE:	01/03/2024
SHEET 2 OF 3	



Project Conditions

City of Corona

Project Number: PM2022-0002

Description: **PM to subdivide 4.66 acres into two parcels in R1-14.4 zone**

Applied: **4/11/2022**

Approved:

Site Address: **2425 GARRETSON AVE CORONA, CA 92881**

Closed:

Expired:

Status: **COMPLETE**

Applicant: **MOHAMMED S. BAIG**

Parent Project: **DPR2020-0009**

670 E PARKRIDGE AVENUE SUITE 101 CORONA CA, 92879

Details: **Parcel Map (PM) to subdivide 4.66 acres into two parcels in R1-14.4 zone located at 2425 Garretson Ave. Concurrent with C22022-0002.**

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
FIRE	
<ol style="list-style-type: none"> 1. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal. 2. A minimum fire flow of 1500 gallons per minute at 20 psi shall be provided for one- and two-family dwellings. 3. A minimum fire flow of 3000 gallons per minute at 20 psi shall be provided for commercial structures. 4. If over 500 lineal feet the fire service waterline shall be looped and provided with two (2) separate points of connection. 5. Fire hydrants are to be spaced a maximum 250 feet apart. 6. Fire hydrants are to be spaced a maximum 300 feet apart, one- and two-family dwellings only 	
PLANNING	Rafael Torres
<ol style="list-style-type: none"> 1. 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. 2. 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. 3. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees. 4. All future development for Parcel 1 shall be subject to Riverside County's MSHCP (Multi-Species Habitat Conservation Plan) fee at the applicable rate. This fee is payable at the time of building permit issuance. 	



Project Conditions

City of Corona

PLANNING	Rafael Torres
<p>5. The approval of PM 37949 is contingent upon the approval of CZ2022-0002.</p> <p>6. Parcel Map 37949 shall be recorded prior to the issuance of a building permit for Parcel 1.</p>	
PUBLIC WORKS	
<p>1. The Public Works, Planning and Development, and Utilities Department comments for the subject application and 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.</p> <p>2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.</p> <p>3. Prior to recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property.</p> <p>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.</p> <p>5. The submitted parcel map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said parcel map to be resubmitted for further consideration.</p> <p>6. The developer shall construct or guarantee construction of the required improvements prior to recordation of the Parcel Map because the construction of the improvements is a necessary prerequisite to the orderly development of the surrounding area.</p> <p>7. All conditions of approval shall be satisfied and the final parcel map prepared and accepted by the City for recordation within 24 months of its approval, unless an extension is granted by the City Council.</p> <p>8. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City.</p> <p>9. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.</p> <p>10. 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 Public Works Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.</p> <p>11. 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:</p> <p style="margin-left: 20px;">a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.</p> <p style="margin-left: 20px;">(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 Public Works Director or Building Official.</p> <p style="margin-left: 20px;">(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 Public Works Director 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.</p> <p>12. Prior to map recordation or issuance of a building permit, whichever occurs first, 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:</p> <p style="margin-left: 20px;">a) All street facilities (Garretson Avenue and Santana Way).</p> <p style="margin-left: 20px;">b) All drainage facilities on Garretson Avenue.</p> <p style="margin-left: 20px;">c) All required sewer, water and reclaimed water facilities.</p> <p>13. 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 Public Works Director.</p>	



Project Conditions

City of Corona

PUBLIC WORKS

14. 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.
15. 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.
16. Prior to approval of grading plans, the applicant shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WDID # shall be displayed on the title sheet of the grading plans.
17. Prior to approval of grading plans, the applicant shall comply with the Federal Clean Water Act and shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be available at the project site for review.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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 Public Works Director.
24. Prior to the issuance of the first Certificate of Occupancy for Parcel 1, when applicable the applicant shall record Covenants, Conditions and Restrictions (CC&R's) or enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP.
25. Prior to issuance of the first Certificate of Occupancy for Parcel 1, when applicable 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.
26. Prior to issuance of Certificate of Occupancy for Parcel 1, when applicable the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.
27. 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 Public Works Director.
28. Prior to approval of any grading or improvement plans for Parcel 1, 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.



Project Conditions

City of Corona

PUBLIC WORKS

29. Prior to approval of improvement plans for Parcel 1, the improvement plans submitted by the applicant shall address the following:
 - a) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site.
 - b) 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.
 - c) On-site drainage shall be conveyed into an approved downstream public drainage facility or diverted through under-sidewalk parkway drains as approved by the City Engineer.
30. Prior to recordation, the applicant shall construct or guarantee the construction of the Master Plan drainage facilities at Garretson Avenue.
31. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director.
32. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
 - a) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans.
 - b) All reverse curves shall have a minimum tangent of fifty (50) feet in length.
 - c) Under grounding of existing and proposed utility lines.
 - d) All other public improvements shall conform to City of Corona standards.
33. 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 Public Works Director. 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.
34. Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Planning and Development Department, Development Services Division.
35. Prior to acceptance of improvements, the Public Works Director 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.
36. Prior to map recordation the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-3 (Maintenance Services). 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.
37. If the proposed project for Parcel 1 consists of a residential development, the applicant shall provide all necessary documents and fees needed to annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) prior to building permit issuance. 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.
38. Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the property is within an Assessment District, Community Facilities District and/or Landscape Maintenance District and will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Public Works Department and shall be recorded concurrently with the final map.
39. Prior to map recordation, 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.



Project Conditions

City of Corona

PUBLIC WORKS	
<p>40. 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 Public Works and Utilities Department Directors.</p> <p>41. Prior to recordation or approval of improvement plans, the applicant shall obtain all necessary easements for any required offsite water and sewer facilities.</p> <p>42. Prior to improvement plans approval for Parcel 1, 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.</p> <p>43. Prior to approval of improvement plans for Parcel 1, 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 Development Services Division and the Utilities Department.</p> <p>44. The applicant shall dedicate easements for all public water, reclaimed water, sewer and electric facilities needed to serve the project in accordance the Department of Water and Power 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 General Manager. Structures and trees shall not be constructed or installed within a public utility easement.</p> <p>45. Prior to building permit issuance of Parcel 1, the applicant shall construct or guarantee the construction of all required public improvements which may include but are not limited to, potable water line, sewer line, potable water services, reclaimed water services, sewer laterals, double detector check assemblies and reduced pressure principal assemblies within the public right-of-way or public utility easements to Utilities Department Standards and Specifications.</p>	



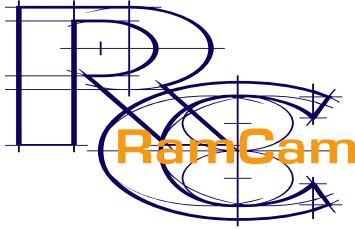
EXHIBIT 4



From Santana Way (Existing Drive Aisle)



From Garretson Avenue (Existing Home Parcel 2)



RAMCAM Engineering Group, Inc.

Land Development Planning and Engineering Design
670 E. Parkridge Ave., Suite #101
Corona, CA 92879-6606
Tel (951) 734-6330

March 10, 2023

City of Corona

Planning Division
400 S. Vicentia Ave.
Corona, CA 92882

Re: DPR2020-0009 MAP37949 for proposed (Waiver) for a Parcel Map
2425 Garretson Avenue, Corona, CA

Dear Sir and Madam:

- Currently, there is one parcel totaling 4.665 AC and it has two zonings, the front portion (abutting Garretson Ave) which is occupied by a single-family home and sits on a 1.60 AC is zoned R1-20. The remaining vacant land which is the rear portion is zoned R1-14.4.
- Applicant is proposing to subdivide into two parcels, Parcel A = 2.50 AC and Parcel B = 2.165 AC. See Sheet 1 of 3 of parcel map
- Parcel 1 (2.50 AC) to remain R1-14.4 and the front portion of Parcel 2 (1.60 AC) is currently zoned R1-20 and is proposed to be re-zoned to R1-14.4. the remaining portion of Parcel 2 (0.57 AC) is currently zoned as R1-14.4 and to remain the same zone designation. See Change of Zone Sheet 1 & 2 of 2
- No development is planned for Parcel 1 at the present time and no additional development is being proposed for Parcel 2 as well.
- Currently, there is no street improvement along the frontage of Parcel 2, the updated parcel map plan shows all the proposed future improvements along the frontage with Garretson Avenue as the approval of the parcel map division will be conditioned that the improvements to take place as soon as any development to be proposed on Parcel 1 in the future. See Sheet 2 of 3 of parcel map
- Access to Parcel 2 will be thru a 36 foot wide access easement via Parcel APN 120-020-004 and record # 2023-0035751 and recorded on 02/07/2023. See attached copy
- Parcel 2 is currently being served with domestic water and sanitary sewer via Garretson Avenue. See Sheet 2 of of parcel map.
- Future Parcel 1 will be served with all utilities via the recorded access easement to Santana Avenue. See Sheet 2 of 3 of parcel map

Respectfully submitted.

RAMCAM Engineering Group, Inc.

Alex A. Irshaid



NOTICE OF EXEMPTION

TO: <input type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: Name: City of Corona (Public Agency) Address: 400 S. Vicentia Avenue, #120 Corona, CA 92882 Telephone: (951) 736-2262
<input checked="" type="checkbox"/> County Clerk (Riverside) Address: 2724 Gateway Drive, Riverside, CA 92507	

1. Project Title:	CZ2022-0002 & PM 37949
2. Project Applicant:	Mohammed S. Baig
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):	2425 Garretson Avenue: APN: 120-020-005
4. (a) Project Location – City: Corona	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	CZ2022-0002: Change of Zone application to change the zoning of 2.16 acres located at 2425 Garretson Avenue from R-1-20 (Single-family residential, minimum lot size of 20,000 s.f.) to R-1-14.4 (Single-family residential, minimum lot size of 14,400 s.f.). PM 37949: Parcel Map application to subdivide 4.66 acres into two parcels located at 2425 Garretson Avenue in the R-1-14.4 (Single-family residential, minimum lot size of 14,400 s.f.) 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:	Mohammed S. Baig c/o Ramcam Engineering Group, Inc. 670 E. Parkridge Avenue #101 Corona, CA 92879
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))

(d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	State CEQA Guidelines Section 15061(b)(3) – (Common Sense Exemption)
(e) <input type="checkbox"/> Declared Emergency.	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	Per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (the “common sense” exemption). Currently, the subject site has two different zones on the property that are binding. The applicant is proposing to amend the zoning of proposed Parcel 2 to R-1-14.4, to be consistent with the existing underlying zone of proposed Parcel 1. The subdivision proposed by Parcel Map 37949 is intended to isolate Parcel 1 from the existing residential property (Parcel 2), which ultimately would allow for the Islamic Society of Corona/Norco to acquire and be the sole owner of Parcel 1 and allow the opportunity expand the mosque in the future. Any future development proposed on the southeastern portion of the property (Parcel 1) will be subject to a separate environmental review pursuant to CEQA.

10. Lead Agency Contact Person: Telephone:	Rafael Torres, Assistant Planner (951) 736-2262
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form “A”) before filing.	
12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: March 20, 2023	

Signature

Date: August 7, 2023

Rafael Torres

Name

Title: Assistant Planner

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