



Staff Report

File #: 23-0236

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 03/20/2023

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

PM 38314: Parcel Map application to subdivide 0.56 acres into two lots for residential purposes, located at 912 Beverly Road in the R-2 zone (Low Density Multiple Family Residential). (Applicant: Jeff Meiter for Valued Engineering, Inc. on behalf of Javier Villanueva, 600 N. Mountain Avenue #C102, Upland, CA 91786)

RECOMMENDED ACTION:

That the Planning and Housing Commission find the project exempted from the California Environmental Quality Act (CEQA) pursuant to Section 15315 of the CEQA Guidelines, and recommend APPROVAL of PM 38314 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 0.56 acres

Existing Zoning: R-2

Existing General Plan: Low Density Residential (3-6 du/ac)

Existing Land Use: Single family residence

Proposed Land Use: Single family residences

Surrounding Zoning / Land Uses:

N: R-1-7.2 / Single family residential

E: R-2 / Single family residential

S: R-1-7.2 / Single family residential

W: R-1-7.2 & R-1-8.4 / Single family residential

BACKGROUND

Parcel Map 38314 proposes to subdivide 0.56 acres located at 912 Beverly Road into two lots for residential purposes. The eastern property of the property contains an existing single-family

dwelling, detached garage, and an accessory dwelling unit (ADU); the western portion is currently unused excess land. The applicant and property owner, Javier Villanueva, intends to keep the existing residence on the property and split the western undeveloped portion into a separate lot for future development.

The subject property (project site) is zoned R-2, which is a "Low Density Multiple Family Residential" zone. The R-2 zone permits the construction of a single-family dwelling, two-family dwelling, duplex dwellings or multiple family dwellings. The applicant would like to develop a two-family dwelling and an ADU on the property, which is permitted "by right" under the current R-2 zoning.

The proposal was initially reviewed by the Development Plan Review Committee (DPR) on February 3, 2022. The applicant formally submitted the parcel map application (PM 3831) to the City on November 8, 2022. The application was reviewed by the Project and Environmental Review Committee (PRC) on December 1, 2022, and on March 6, 2023 the project was cleared for a March 20, 2023 Planning and Housing Commission meeting.

PROJECT DESCRIPTION

Parcel Map 38314 proposes to subdivide 0.56 acres into two lots for residential purposes. Exhibit A contains the proposed map. Parcel 1, as proposed, will be 0.267 acres (11,643.73 square feet) in size. Parcel 1 contains the existing single-family dwelling with a detached garage, and a detached accessory dwelling unit (ADU) behind the main dwelling. Parcel 2 is proposed at 0.266 acres (11,587.88 square feet), and is undeveloped.

The R-2 zone requires a minimum lot area of 7,200 square feet for newly created lots. In addition, a lot must have a minimum width of 60 feet, and a minimum depth of 100 feet. Both proposed lots comply with the minimum requirements.

The parcel map also proposes lettered lot "A" within Beverly Road. Lot "A" will accommodate a required dedication to the City for right-of-way purposes.

The proposed parcel map is shown in Exhibit A, and summarized as follows:

Parcel Number	Lot Area
1	0.267 acres
2	0.266 acres
A	0.074 acres

The property has a General Plan designation of Low Density Residential (LDR), which permits a density of 3 to 6 dwelling units per acre. The project results in a density of 3.5 dwelling units per acre, which is consistent with the established density range.

Beverly Road is a local residential street and currently has a right-of-way width of 40 feet. The General Plan Circulation Element, Table CE-1, requires the right-of-way width for local residential

streets to be 64 feet. Therefore, per established policy, the applicant will need to dedicate 12 feet of the property's frontage for right-of-way purposes, as this will provide a right-of-way width of 32 feet from the street's centerline. The required dedication is incremental, in that the ultimate right of way will not be achieved until a comparable dedication of 12-foot is provided on the north side of the street.

Although a street dedication is required, the Development Services Division is not requiring the applicant to widen the street. This is principally because the project site is already constructed with a sidewalk, curb and gutter, and the widening of all of Beverly Road, from Fullerton Avenue to Rimpau Avenue, is not currently anticipated. However, the applicant is required to repave the south half of the street adjacent to the site, plus 10 feet of the north half of the street. In addition, the applicant will be required to landscape and maintain a new 12-foot-wide parkway created between the existing sidewalk and the new property line created by the 12-foot dedication.

ENVIRONMENTAL ANALYSIS:

Per Section 15315 of the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because the project qualifies as a Class 15 (Minor Land Divisions) categorical exemption. The proposed project divides residentially zoned property into fewer than four parcels, is consistent with the General Plan and Zoning, there are no variances or exceptions required, all services and access to local standards are available, the property has not been subdivided within the last 2 years, and the site does not have an average slope greater than 20 percent. The Notice of Exemption is attached as Exhibit 5.

FINANCIAL IMPACT:

The applicant has paid the application processing fees.

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 public correspondence related to the project.

STAFF ANALYSIS

Parcel Map 38314 is consistent with the city's General Plan and Chapter 17.22 of the Corona Municipal Code, which governs the R-2 zone. The proposed subdivision is compatible with the existing residential establishments that surround the project site in terms of lot size and other development standards. The required public improvements along Beverly Road adjacent to the project site will be constructed or guaranteed to be constructed at the time of recordation of Parcel Map 38314. Therefore, the Planning and Development Department recommends approval of Parcel Map 38314, subject to the findings below and the recommended Conditions of Approval in Exhibit 3.

FINDINGS OF APPROVAL FOR PM 38314

1. Per Section 15315 of the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because the project qualifies as a Class 15 (Minor Land

Divisions) categorical exemption. The proposed project divides residentially zoned property into fewer than four parcels, is consistent with the General Plan and Zoning, there are no variances or exceptions required, all services and access to local standards are available, the property has not been subdivided within the last 2 years, and the site does not have an average slope greater than 20 percent.

2. Pursuant to California Government Code Section 66411.1 this division of land necessitates the inclusion of the Conditions of Approval in Exhibit 3 for the following reasons:
 - a. *The guarantee of the construction of improvements for Beverly Road is necessary for the public's safe access to and around the site in addition to adhering to the city's right-of-way requirement for local streets.*
 - b. *The improvement of Beverly Road is necessary for the orderly development of the surrounding areas because there is the potential that surrounding properties could be developed. Each site must contribute to the improvements so that further development would not be detrimental to the public.*

3. None of the conditions provided in Section 66474 of the California Government Code exist for the following reasons:
 - a. *Parcel Map 38314 yields a density of 3.5 dwelling units per acre which is within the General Plan's allowable density range of 3 to 6 dwelling units per acre established for the Low-Density Residential designation.*
 - b. *Parcel Map 38314 is consistent with the R-2 zone subdivision standards, which require a minimum lot area of 7,200 square feet. Parcel 1 is 11,643 square feet, and Parcel 2 is 11,587 square feet. The parcels are also consistent with the R-2 zone's minimum lot width and depth requirements of 60 feet and 100 feet, respectively.*
 - c. *The site is physical suitable for the existing single-family residence that exists on the site and the type of residential development as allowed by the R-2 zone that could occur on the site.*
 - d. *The site is physically suitable for the proposed density of development. The project site's General Plan designation of Low Density Residential permits a maximum density of 6 dwelling units per acre. The project's density is 3.5 dwelling units per acre, which is below the site's maximum allowable density.*
 - e. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because the project is a developed site, and is completely surrounded by similar types*

of developments.

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-2 zone in which it is located, promoting orderly development of the project site. In addition, the improvements associated with the project adhere to city standards.

g. The design of the subdivision or the type of improvements 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 project site, or the easements are being protected in place or relocated elsewhere on the project site).

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 amount of discharge to be produced by the development does 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 proposal is in conformance with the standards of the R-2 Zone for the following reason:

a. Each parcel meets the minimum required lot area, width, depth and access requirements established by the Corona Municipal Code for the R-2 zone.

PREPARED 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 38314
3. Conditions of Approval
4. Applicant's letter describing the subdivision
5. Environmental Documentation

Case Planner: Sandra Yang, Senior Planner (951) 736-2262

LOCATIONAL & ZONING MAP



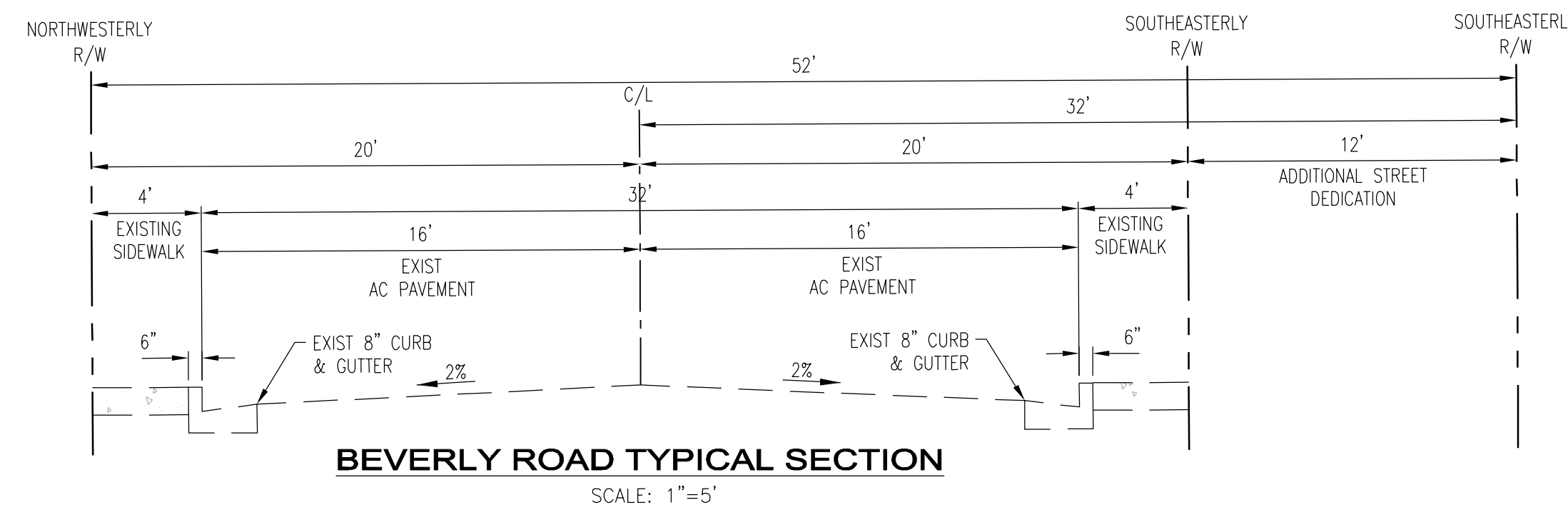
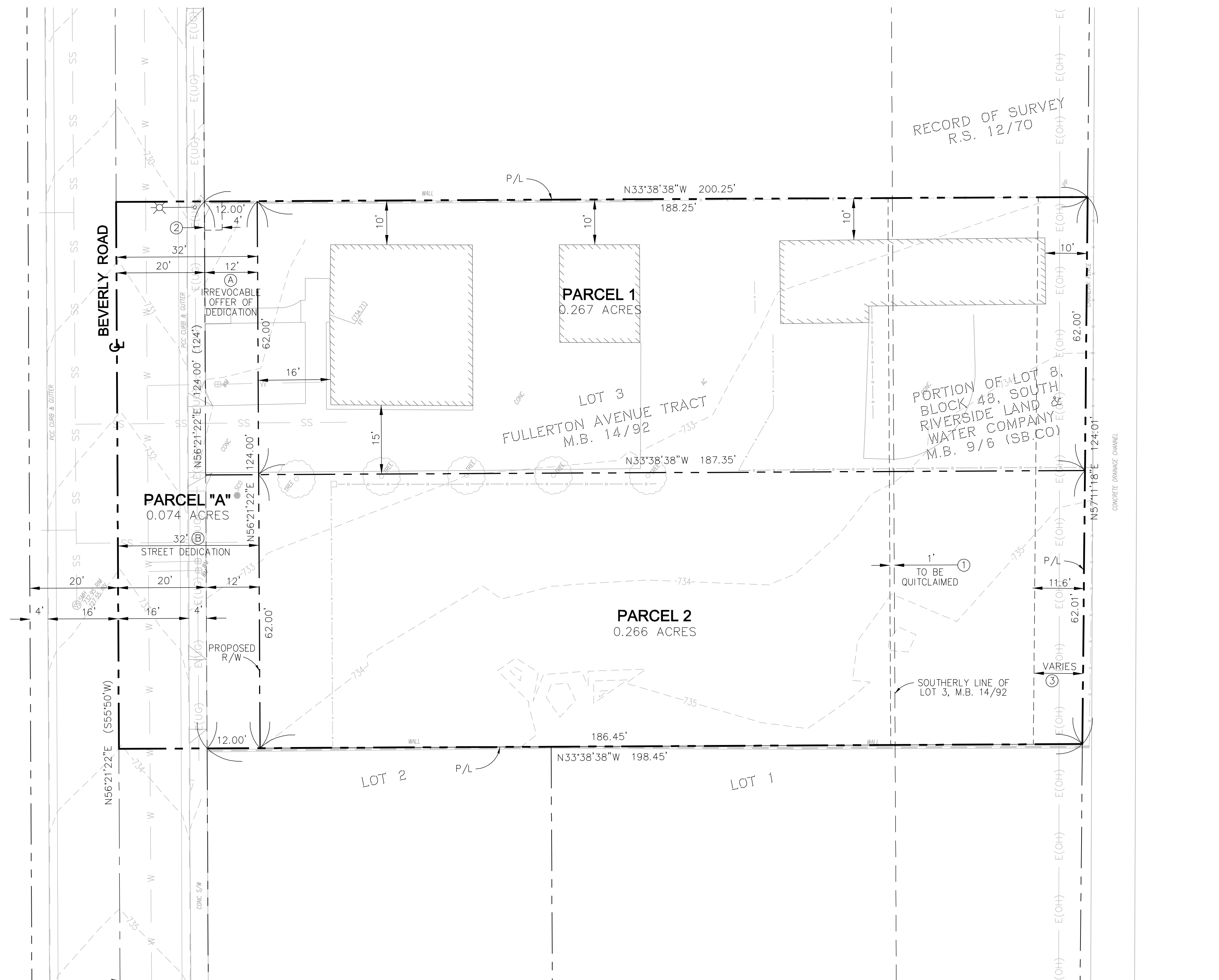
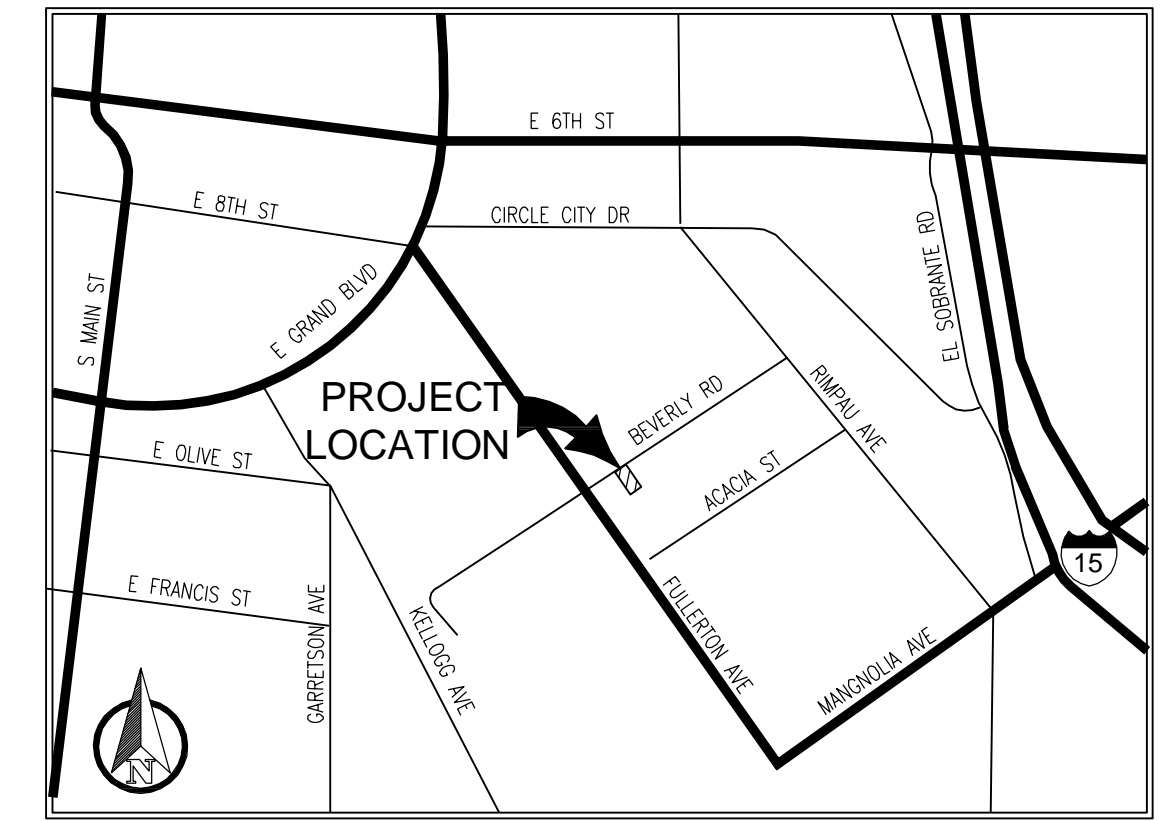
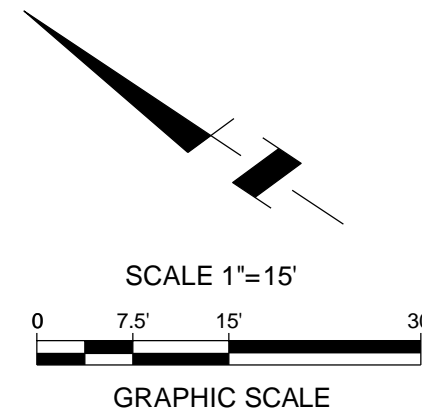
Date: 03/14/2023

Parcel Map 38314



EXHIBIT 1

PARCEL MAP NO. 38314



SITE OWNER:

FRANCISCO JAVIER VILLANUEVA
2360 OAK AVE
CORONA, CA 92882
PHONE: (951) 278-0736
CONTACT: MR. JAVIER VILLANUEVA

ZONING

R-2 (LOW DENSITY, MULTIPLE FAMILY RESIDENTIAL)

GENERAL PLAN

LDR - LOW DENSITY RESIDENTIAL

ARCHITECT:

SIDE STUDIO
16612 GRAND AVENUE
BELLFLOWER, CA 90706
EMAIL: MOISES@SIDESTUDIO.COM
PHONE: 917.301.8776
CONTACT: MR. MOISES ACOSTA

FLOOD ZONE

ZONE "X"
FEMA MAP#06065C1422G
DATED 08/28/2008

CIVIL ENGINEER

VALUED ENGINEERING, INC
600 N MOUNTAIN AVENUE #C102
UPLAND, CA 91786
PHONE: (909) 982-4601
CONTACT: MR. JEFF MEITER

GAS COMPANY

341 S LINCOLN AVE.
CORONA, CA 92882
PHONE: (800) 427-2200

SCE

E ONTARIO AVE.
CORONA, CA 92336
PHONE: (800) 611-1911

ASSESSOR PARCEL

111-020-003

WATER

755 PUBLIC SAFETY WAY
CORONA, CA 92878
PHONE: (951) 736-2481
CONTACT: MR. JUSTING AMON

GROSS ACREAGE

0.567

TELEPHONE

AT&T
199 RIVER ROAD
CORONA, CA 92880
PHONE: (909) 736-2981

NET ACREAGE

0.567

LEGAL DESCRIPTION

LOT 3 OF FULLERTON AVENUE TRACT, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN MAP BOOK 14, PAGE 92, RECORDS OF SAID COUNTY

EXISTING EASEMENTS

EASEMENT FOR PIPELINES, DITCHES, FLUMES AND CONDUITS IN FAVOR OF TEMESCAL WATER COMPANY IN INTEREST TO SOUTH RIVERSIDE LAND AND WATER COMPANY, RECORDED 12/26/1895 AS BOOK 28, PAGE 385 OF DEEDS (NOT PLOTTABLE FROM RECORD)

LOT SUMMARY

LOT #	AREA (SF) GROSS	AREA (SF) NET	LENGTH (FT)	WIDTH (FT)
1	13,627.73 (0.313 AC)	11,643.73 (0.267 AC)	188.37	62.00
2	13,571.89 (0.311 AC)	11,587.88 (0.266 AC)	188.45	62.01
A		3224.00 (0.074 AC)		

① EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, AS SUCCESSOR IN INTEREST TO SOUTHERN SIERRAS POWER COMPANY, RECORDED 5/6/1929 AS BOOK 805, PAGE 573 OF DEEDS (EASEMENT TO BE QUITCLAIMED)

② AN OFFER OF DEDICATION FOR SIDEWALK AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF CORONA, RECORDED 4/16/2007 AS INST. NO. 2007-0254982, O.R.

③ EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRICAL AND COMMUNICATIONS SYSTEMS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 5/16/1974 AS INSTRUMENT NO. 58940, O.R.

SURVEYOR'S NOTES

(XXX) INDICATES RECORD INFORMATION PER M.B. 14/92

P/L INDICATES PROPERTY LINE

R/W INDICATES RIGHT-OF-WAY LINE

PROPOSED EASEMENTS

Ⓐ IRREVOCABLE OFFER OF DEDICATION FOR STREET IMPROVEMENT AND PUBLIC UTILITY PURPOSES TO THE CITY OF CORONA

Ⓑ GRANT OF EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES TO THE CITY OF CORONA

EXHIBIT 2

DPR#2021-0023

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

VALUED ENGINEERING, INC
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
600 N. MOUNTAIN AVE., STE. C102, UPLAND, CA 91786
PHONE: (909) 982-4601

Prepared Under The Supervision Of:

ENGINEER R.C.E. 64696

CITY OF CORONA, CALIFORNIA

JAVIER VILLANUEVA DEVELOPMENT

DRAWN BY:

DESIGNED BY:

PARCEL MAP NO. 38314

DATE:

ENGINEER R.C.E. 64696

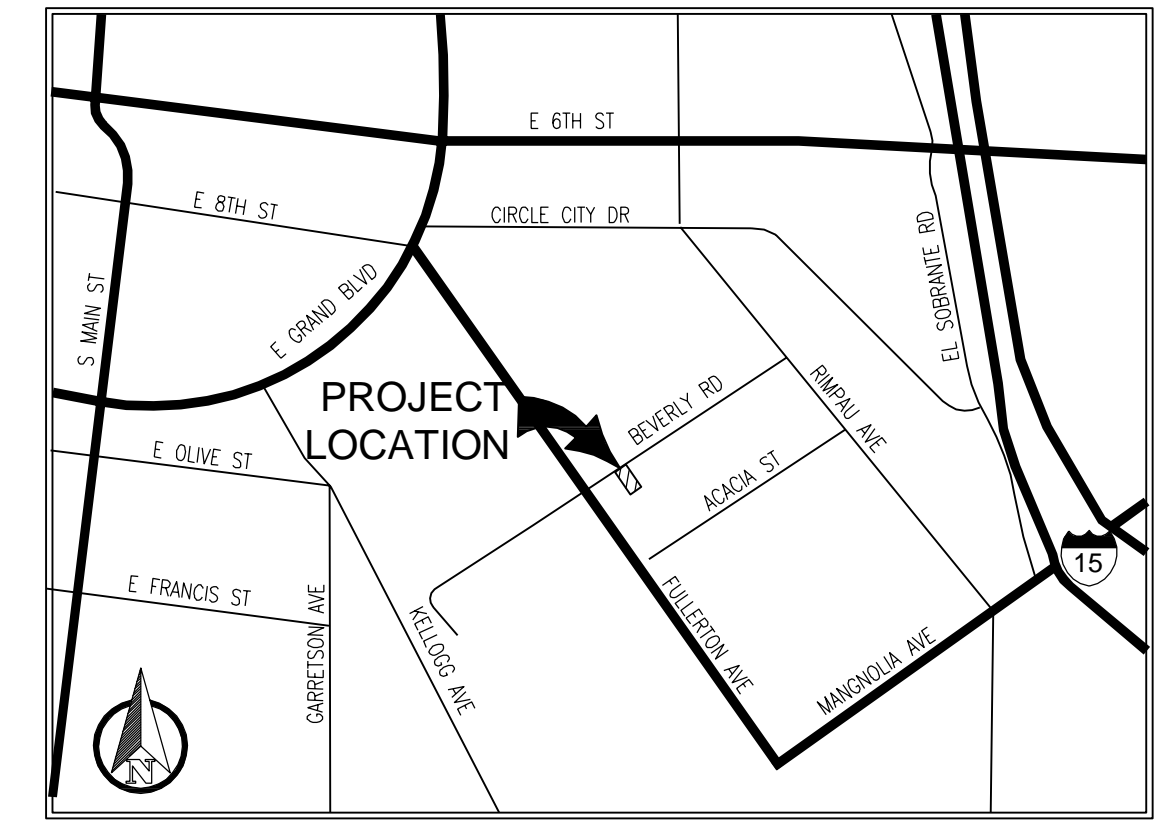
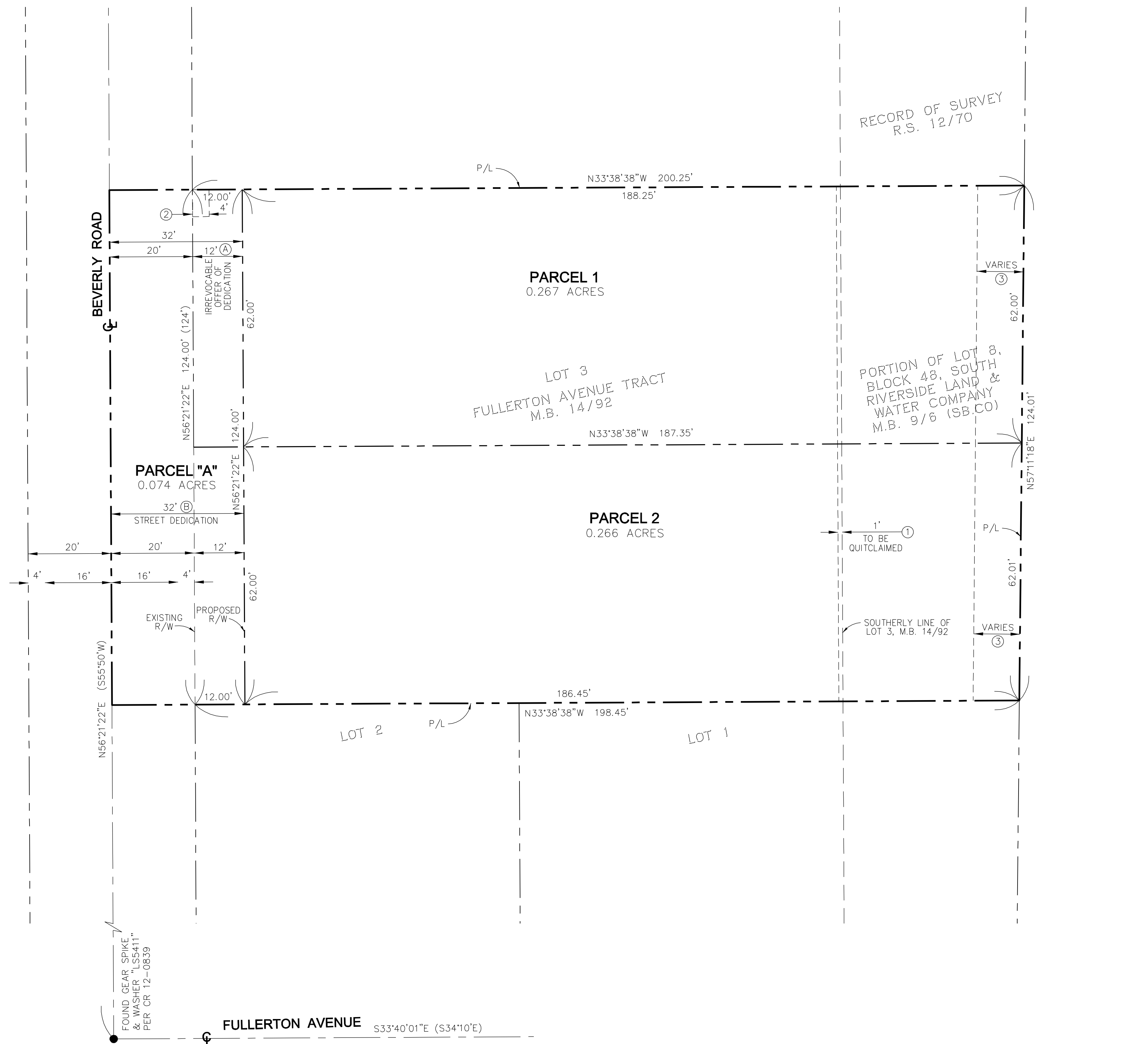
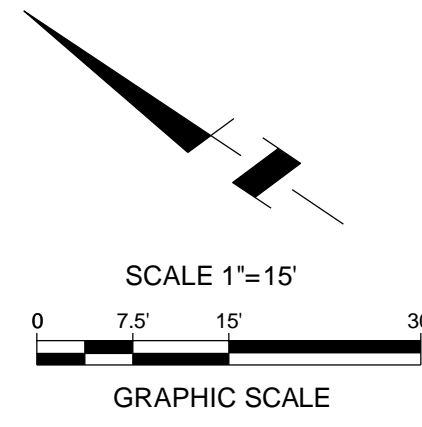
SCALE: 1"=15'

DATE: 11/01/2022

DWG NO.: 1

2

PARCEL MAP NO. 38314



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R-2 (LOW DENSITY, MULTIPLE FAMILY RESIDENTIAL)

GENERAL PLAN

LDR - LOW DENSITY RESIDENTIAL

FLOOD ZONE

ZONE "X"
FEMA MAP#06065C1422G
DATED 08/28/2008

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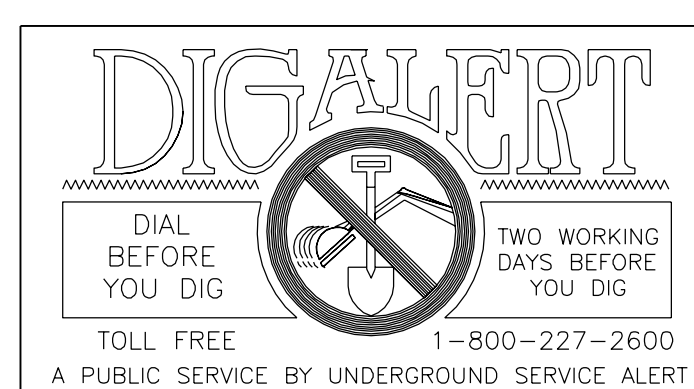
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DPR#2021-0023



REV.	REVISION DESCRIPTION	DATE	ENGR.	DTY	DATE



Prepared Under The Supervision Of:

DATE: _____
ENGINEER R.C.E. 64696

CITY OF CORONA, CALIFORNIA

JAVIER VILLANUEVA DEVELOPMENT

DRAWN BY:

DESIGNED BY:

PARCEL MAP NO. 38314

DATE:

DWG NO.:

SCALE:

DATE:

11/01/2022

DWG NO.:

2/2



Project Conditions

City of Corona

Project Number: PM2022-0003

Description: PM 38314 TO SPLIT A 0.57 AC PARCEL INTO TWO PARCELS

Applied: **11/8/2022**

Approved:

Site Address: **912 BEVERLY RD CORONA, CA 92879**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **JEFF MEITER/VALUED ENGINEERING, INC.
600 N. MOUNTAIN AVENUE, SUITE "C102" UPLAND CA,
91786**

Parent Project:

Details:

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	
<p>1. Unpermitted structures on the property shall be permitted or removed and shall not be located in utility easements or overhead power rights of way.</p>	
PLANNING	
<p>1. 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.</p> <p>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.</p> <p>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.</p> <p>4. Parcel 2 is subject to Riverside County's MSHCP fee. This fee shall be paid prior to the issuance of a building permit for Parcel 2.</p> <p>5. PM 38314 shall be recorded prior to the issuance of a building permit for Parcel 2.</p>	
PUBLIC WORKS	Noe Herrera
<p>1. The Public Works Department, Utilities Department, and Planning and Development Department Conditions of Approval for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the conditions 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>	



Project Conditions

City of Corona

PUBLIC WORKS

Noe Herrera

2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.
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.
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 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.
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.
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.
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.
9. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
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 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.
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:
 - 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 Public Works Director 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 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.
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:
 - a) All street facilities on Beverly Rd.
 - b) All required grading, including erosion control.
 - c) All required sewer, water and reclaimed water facilities including but not limited to water and sewer service laterals
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.
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.



Project Conditions

City of Corona

PUBLIC WORKS

Noe Herrera

16. 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.
17. 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.
18. 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.
19. 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.
20. Prior to issuance of a grading permit, the project shall incorporate LID Principles (Site Design) and Source Control BMPs, as applicable and feasible, into the project plans for review and approval by the Planning and Development Department, Development Services Division.
21. 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.
22. Prior to recordation or approval of 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. All residential lots shall drain toward the street. Lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system.
23. 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.
24. Prior to map recordation or issuance of a building permit, whichever comes first, the applicant shall offer for dedication all required street rights-of-way on Beverly Road to the local street standard with a half width of 32 feet. The map shall rededicate any existing roadway not owned by the City in fee, to the centerline of Beverly Road. Parcel 1 shall offer for dedication an additional 12 feet of right-of-way on the map or in the form of an Irrevocable Offer of Dedication as approved by the Public Works Director. Parcel 2 shall dedicate an additional 12 feet of right-of-way on the Parcel Map to the ultimate street right-of-way. Said dedications shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the Public Works Director.
25. 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) Under grounding of existing and proposed utility lines.
 - c) All other public improvements shall conform to City of Corona standards.
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 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.
27. 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.
28. 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.



Project Conditions

City of Corona

PUBLIC WORKS	Noe Herrera
29.	Prior to map recordation the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) and 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.
30.	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 Development Services Division and shall be recorded concurrently with the final map.
31.	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.
32.	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.
33.	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.
34.	Prior to issuance of any building permits, a domestic water and fire flow system shall be approved by the Public Works Department and constructed by the developer, to the satisfaction of the Public Works Director and Fire Chief.
35.	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.
36.	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, and sewer laterals within the public right of way and-or easements.
37.	Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.
38.	Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.
39.	Static pressures exceeding 80 psi require an individual pressure regulator.
40.	Reclaimed water shall be used for any construction activity unless otherwise approved by the Utilities Department. 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.
41.	Prior to building permit issuance, the existing sewer lateral on Parcel 2 shall be cleaned and inspected via CCTV to confirm if it is in adequate condition to serve the property. If the sewer lateral is determined to be inadequate, the service shall be repaired or abandoned and replaced with a new sewer lateral per Utilities Department Standards by the developer.
42.	Prior to building permit issuance, the material and size of the existing water services fronting Parcel 2 shall be verified for adequacy. If the water services are determined to be inadequate or unnecessary, the services shall be abandoned, and/or new water service(s) shall be constructed by the developer to the Utilities Department Standards.

City of Corona
400 S. Vincentia Avenue
Corona, CA 92882

To whom it may concern:

We are the applicant for the subdivision project (Parcel Map No. 38314), located at 912 Beverly Road in the City of Corona. We are submitting a 2-lot subdivision for review and approval by the City of Corona. The following is information about the submittal:

Subdivision Development plan: Parcel 1 contains an existing residential structure. Parcel 2 will have constructed single family residences and ADU's. This will be in an infill project.

Domestic Water supply: an existing 6" waterline is located within Beverly Road. Existing domestic water laterals are currently built to both parcels

Street Improvements: the project has current AC pavement streets with concrete curb and gutter for the entire length of the project. In addition, there is existing concrete sidewalk as well as drive approaches for each parcel.

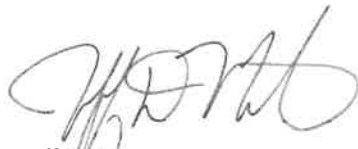
Sewer Disposal: an existing 8" VCP sewer line is located in Beverly Road. Existing domestic sewer laterals are currently built to both parcels.

Storm Drain: there is no proposed storm drain piping to be constructed per this development, since the street is currently constructed to its full width.

Protective Covenants: No covenants are proposed to be recorded with the subdivision.

Thank you for your time.

Sincerely



Jeff D. Meiter, LS, RCE
Valued Engineering, Inc.

EXHIBIT 4



NOTICE OF EXEMPTION

<p>TO:</p> <p><input type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: City of corona</p> <p>(Public Agency) Address: 400 S. Vicentia Avenue, Corona, CA 92882</p> <p>Telephone: (951)279-3553</p>
<p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk (Include County name) Address: 2724 Gateway Drive, Riverside, CA 92507</p>	

1. Project Title:	Parcel Map 38314
2. Project Applicant:	Jeff Meiter of Valued Engineering on behalf of Javier Villanueva
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):	912 Beverly Road, Corona, CA 92879
4. (a) Project Location – City: Click to enter City	(b) Project Location – County: County of Riverside
5. Description of nature, purpose, and beneficiaries of Project:	Parcel Map application to subdivide 0.56 acres into two lots for residential purposes, located at 912 Beverly Road, in the R-2 (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:	Jeff Meiter of Valued Engineering (consultant to owner) Javier Villanueva (property owner)
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:	Section 15315 (Class 32) of the State CEQA Guidelines

(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 15315 of the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because the project qualifies as a Class 15 (Minor Land Divisions) categorical exemption. The proposed project divides residentially zoned property into fewer than four parcels, is consistent with the General Plan and Zoning, there are no variances or exceptions required, all services and access to local standards are available, the property has not been subdivided within the last 2 years, and the site does not have an average slope greater than 20 percent.

10. Lead Agency Contact Person: Telephone:	Sandra Yang, Senior Planner (951) 279-3553
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: Click to enter date	

Signature

Date: [Click to enter date](#)

Name: Sandra Yang

Title: Senior 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.