



Staff Report

File #: 23-0949

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 11/20/2023

TO: Honorable Chair and Commissioners

FROM: Planning and Development Department

APPLICATION REQUEST:

PM 38694: Parcel Map application to subdivide 1.48 acres into two (2) parcels for single family residential purposes and two (2) lettered lots for right-of-way purposes, located at the southeast corner of Upper Drive and Lester Avenue, in the A-14.4 (Single Family Residential, minimum lot size of 14,440 SF) zone. (Applicant: Sajid Bari Syed, 1505 Sunshine Circle, Corona, CA 92881)

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend APPROVAL of PM 38694 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 exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15332.

PROJECT SITE SUMMARY

Area of Property: 1.48 acres

Existing Zoning: A-14.4, (Single Family Residential - 14,400 sq. ft. minimum lot size)

Existing General Plan: ER (Estate Residential, 3-6 du/ac)

Existing Land Use: VR (Vacant Residential)

Proposed Land Use: SFR (Single Family Residential)

Surrounding Zoning/Land Uses:

N: SFR zone /Single Family Residence

E: A-14.4 / Single Family Residence

S: A-14.4 / Single Family Residence

W: A-14.4 & R1-20 /Single Family Residence

BACKGROUND

The project site is a 1.48-acre vacant lot located on the south side of Upper Drive and east of Lester Avenue. The property is zoned A-14.4, which is a single-family residential zone with a minimum lot

size requirement of 14,400 square feet. The surrounding land uses consist of single-family residences on lots varying from 7,200 to 20,000 square feet.

The applicant, Mr. Sajid Bari Syed, is proposing to subdivide the project site into two parcels for the future development of single-family homes. The subdivision of the site is designed to be a continuation of the adjacent residential tract, Tract 31373, which surrounds the project site to the west, south and east. The applicant has designed the lots to have the front yards and primary access from Sallie Jeffreys Way, which is consistent with the lots in Tract 31373. The applicant will extend the existing perimeter block wall east of the project site across the project's north perimeter to create a seamless streetscape along Upper Drive. The applicant intends to join the same homeowner's association (HOA) that was established for Tract 31373.

PROJECT DESCRIPTION

Parcel Map 38694 is a proposal to subdivide 1.48 acres into two parcels. Parcel 1 is 37,838 square feet (0.869 acres) and Parcel 2 is 24,719 square feet (0.57 acres). Both parcels comply with the A-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. The parcel map also includes two lettered lots, Lots A and B, which are required to be dedicated to the City for right-of-way purposes. Lot A is located on the west side of Parcel 1 and Lot B is located on the north side of Parcel 2. The parcel map is attached as Exhibit 2 and is summarized in the table below.

Table A: Lot Summary Table

Parcel Number	Use	Lot Area	Acreage
1	Single family residential	37,838 square feet	0.869 acres
2	Single family residential	24,719 square feet	0.57 acres
A	Right-of-way purposes for Lester Avenue	208 square feet	0.004 acres
B	Right-of-way purposes for Upper Drive	1,707 square feet	0.039 acres

Both parcels will take primary access from Sallie Jeffreys Way to the south, with Parcel 1 having a secondary driveway on Lester Avenue. The access from Sallie Jeffreys Way will be provided through another lot identified on the parcel map as Lot H of Tract 31373, which is currently situated between the project site and Sallie Jeffreys Way. Lot H is a remanent strip of property created by Tract 31373 and currently serves no functional or beneficial purpose for Tract 31373. The HOA for Tract 31373 is currently responsible for maintaining Lot H. The applicant has a recorded easement agreement with the HOA to allow Parcels 1 and 2 to take access from Sallie Jeffreys Way through Lot H. The agreement is attached as Exhibit 6. The applicant was granted approval of a minor variance (VMIN2023-0003) from the City's Zoning Administrator to allow for the lots to take access through Lot H pursuant to Section 17.99.060 of the Corona Municipal Code. Access from Upper Drive was not feasible due to 2:1 slopes that currently exist along the north perimeter of the project site and was also not logical given the orientation of the adjacent and nearby lots in the neighborhood, which front Sallie Jeffreys Way.

The applicant is required to landscape the 2:1 slope located along the north perimeter of the project site adjacent to Upper Drive and construct a six-foot high perimeter block wall at the top of the slope to match the existing tan-colored block wall that was constructed for Tract 31373. The applicant is required to place the slope within a landscape easement which will be dedicated to the HOA of Tract 31373 for maintenance purposes.

The project site is designated Estate Residential per the City's General Plan land use 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 (SCCFP) land use map, which establishes a maximum allowable target density of 1.47 du/ac for the Estate Residential designation. The subdivision proposed by PM 38694 results in a density of 1.39 du/ac, which is consistent with both the City's General Plan and the South Corona CFP.

PUBLIC IMPROVEMENTS

The sections of Lester Avenue and Upper Drive adjacent to the project site are currently improved with roadway pavement, curb and gutter, sidewalk and landscaping within the parkway. Sallie Jeffreys Way is also fully improved. The applicant is required to reconstruct the driveway on Lester Avenue for Parcel 1 to meet current city standard, and construct a missing streetlight at the southeast corner of Upper and Lester.

ENVIRONMENTAL ANALYSIS

Per Section 15332 of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because the project qualifies as a Class 32 (Infill Development Projects) categorical exemption. The project is consistent with the General Plan and Zoning; is less five acres and surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; would not result in any significant effects related to traffic, noise, air quality or water; and can be adequately served by all required utilities and public services. The Notice of Exemption is attached as Exhibit 7.

FINANCIAL IMPACT

The applicant has paid the application processing fees to cover the cost of the parcel map review.

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

Parcel Map 38694 is consistent with the City's General Plan, the South Corona CFP, and the subdivision standards under the A-14.4 zone. The parcels proposed by the parcel map are provided with adequate access from Sallie Jeffreys Way. All necessary public improvements within the adjacent streets including Sallie Jeffreys Way are already constructed or guaranteed with this project. Development of the project site will result in the completion of the southeast corner of Upper and

Lester and will provide a seamless continuation of the adjacent surrounding neighborhood.

The Planning and Development Department recommends approval of PM 38694 based on the findings listed below and staff's recommended conditions of approval, which are attached as Exhibit 3.

FINDINGS OF APPROVAL FOR PM 38694

1. A Notice of Exemption has been prepared for the project pursuant to Section 15332 (Infill Development Projects) of the State Guidelines of the California Environmental Quality Act (CEQA), because the project is consistent with the General Plan and Zoning; is less five acres and surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; would not result in any significant effects related to traffic, noise, air quality or water; and be adequately served by all required utilities and public services. Therefore, there is no possibility of significant environmental effects associated with this project.
2. Pursuant to California Government Code Section 66411.1 this division of land necessitates the inclusion of Conditions of Approval for the following reasons:
 - a. The guarantee of the construction of missing improvements on Lester Avenue adjacent to the project site 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 38694 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 38694 results in a density of 1.39 dwelling units per acres, 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 for the A-14-.4 zone under the Corona Municipal Code, Chapter 17.08.*
 - c. The site is suitable for the type of development proposed and offers adequate access from Sallie Jeffreys Way. An access easement agreement has been recorded with the County of Riverside. The access easement agreement will allow for the access from Sallie Jeffreys through "Lot H" to the residential development, as approved by minor variance VMIN2023-0003.*
 - d. The site is physically suitable for the proposed density of 1.39 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 is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because the property is surrounded by urbanized development and has been disturbed by the activities associated with the construction of the surrounding single-family residences.*
- 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 A-14.4 zone in which it is located, promoting orderly development of the project site, and any 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 building single-family residences, and does not include any development at this time. Therefore, the amount of discharge to be produce by the subdivision 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 proposal is in conformance with the standards of the A-14.4 Zone for the following reason:

- a. The applicant's parcels meet the A-14.4 zone development standards, the subdivision regulations, and other applicable code requirements under the Corona Municipal Code.*

PREPARED BY: RENE AGUILAR, ASSOCIATE PLANNER

REVIEWED BY: SANDRA YANG, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Parcel Map 38694

File #: 23-0949

3. Conditions of Approval
4. Conceptual Grading Plan
5. Applicant's letter dated September 13, 2023
6. Access Agreement with HOA of Tract 31373
7. Environmental Documentation

Case Planner: Rene Aguilar (951) 739-4918

LOCATIONAL & ZONING MAP



Date: 11/14/2023

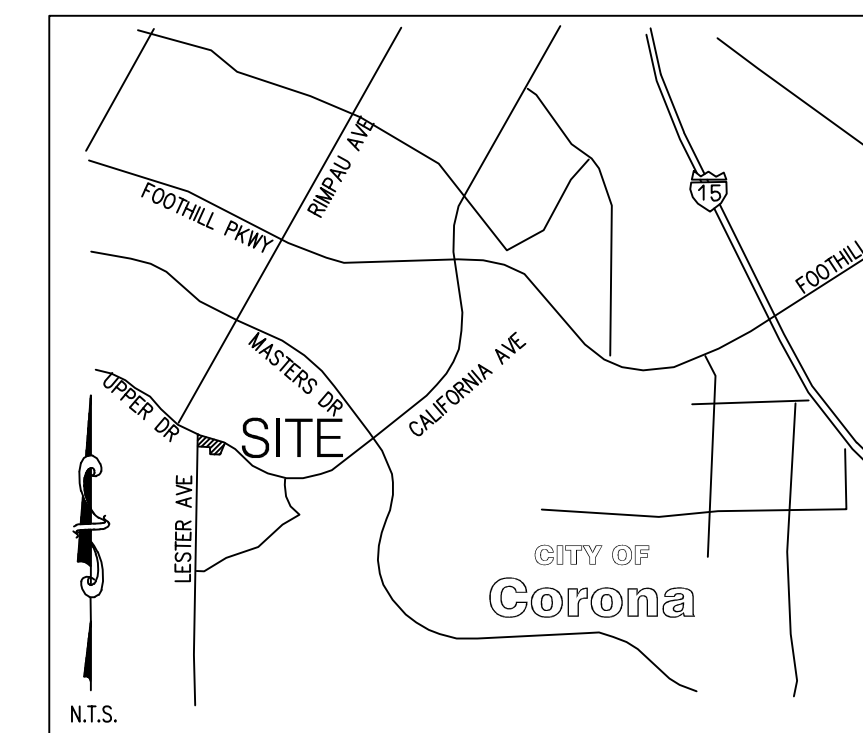
PM 38694



EXHIBIT 1

PARCEL MAP NO. 38694

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A PORTION OF LOT 376 OF CHASE PLANTATION, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 73 OF MAPS, RIVERSIDE COUNTY RECORDS.
APN: 116-320-029



VICINITY MAP
N.T.S.

THOMAS BROTHERS: PAGE: 773 GRID: F5
TOWNSHIP/RANGE: T4SR6W SEC 18 P5EC

PROJECT ADDRESS

1345 SALLIE JEFFREYS WAY
CORONA, CA 92881

ASSESSORS PARCEL NUMBER

116-320-029

OWNER/APPLICANT/DEVELOPER

SAJID BARI SYED & MEMUNA BEGUM SYEDA
1505 SUNSHINE CIRCLE
CORONA, CA 92881
TEL: (707) 631-4066
SAJIDBARISYED@YAHOO.COM

UTILITY PURVEYORS

ELECTRICITY: SOUTHERN CALIFORNIA EDISON TEL: (909) 930-8591
TELEPHONE: AT&T TEL: (866) 243-6122
GAS: SOUTHERN CALIFORNIA GAS COMPANY TEL: (909) 335-7733
CABLE: CHARTER COMMUNICATIONS TEL: (951) 393-3158
FIBER-OPTIC: CROWN CASTLE NG WEST TEL: (626) 320-0996
WATER & SEWER: CITY OF CORONA TEL: (951) 736-2321
DEPARTMENT OF WATER AND POWER

LEGAL DESCRIPTION

BEING A PORTION OF LOT 376 OF CHASE PLANTATION, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 73 OF MAPS, RIVERSIDE COUNTY RECORDS.

APN: 116-320-029

ZONING

A-14.4 (SINGLE FAMILY RESIDENTIAL, 14,400 SQ.FT. MINIMUM LOT SIZE)

GENERAL PLAN

ER (ESTATE RESIDENTIAL)-(0-3 DU/AC)

SPECIFIC PLAN

SOUTH CORONA COMMUNITY FACILITIES PLAN (SCCFP):
ER (1.47 DU/AC MAXIMUM)

EXISTING LAND USE

VACANT

PROPOSED LAND USE

SINGLE FAMILY RESIDENTIAL

PROPOSED DENSITY

1.39

FEMA ZONE

ZONE X

FEMA MAP

06065C1360G

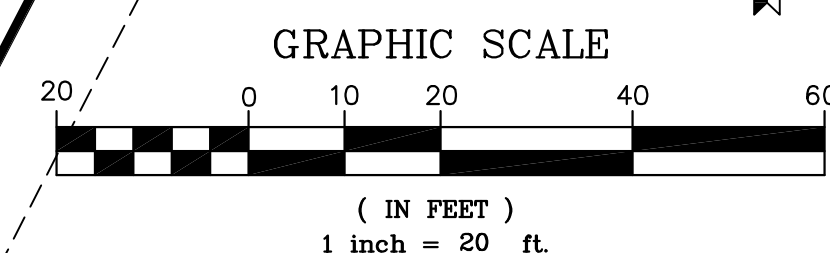
PLANS PREPARED BY

RAHMAN ENGINEERING
13611 12TH ST., "UNIT B",
CHINO, CA 91710
CELL: (213) 400-8078
MOKSUD.RAHMAN@GMAIL.COM

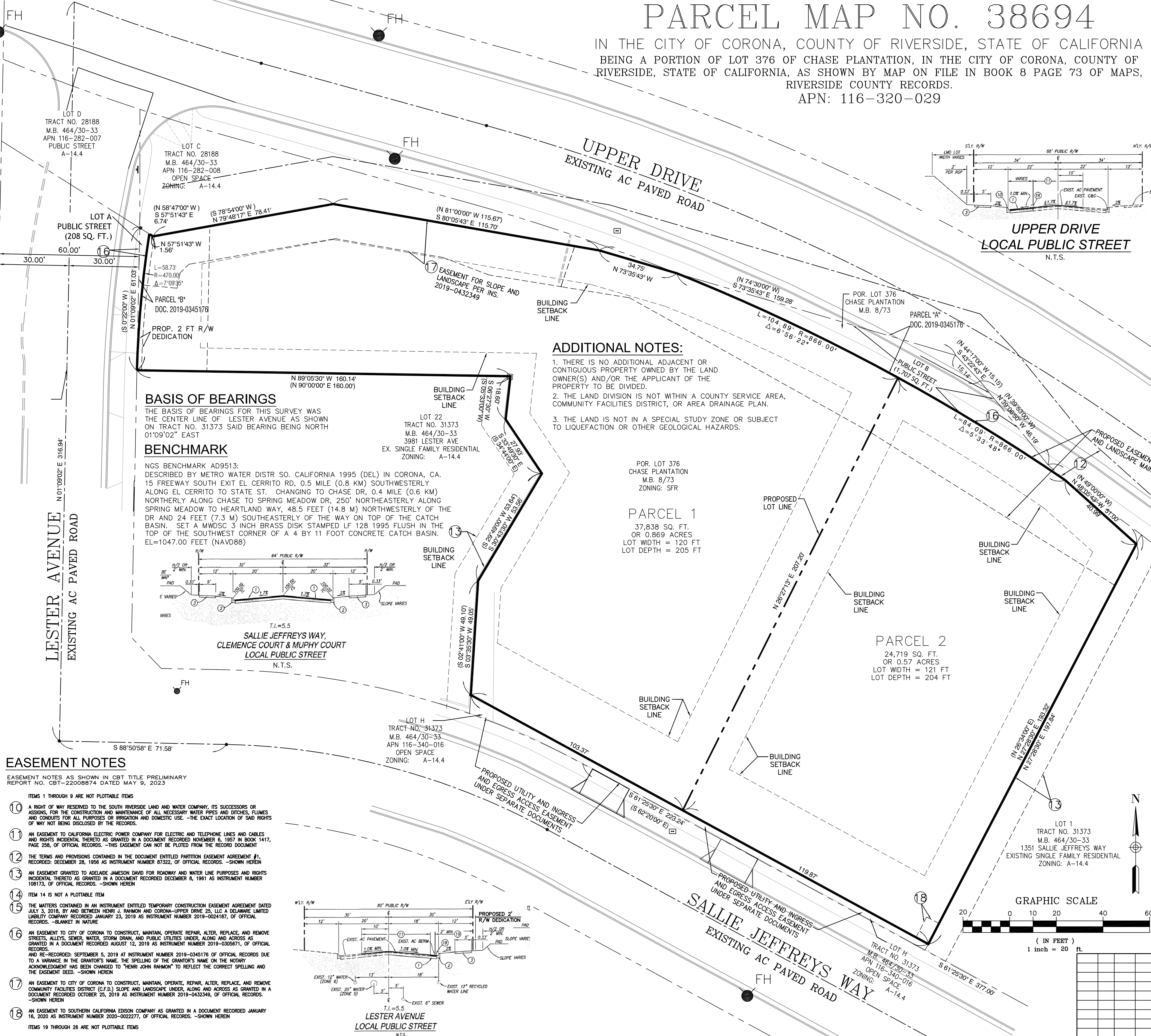
NOTES:

LOT A (FEE FOR PUBLIC STREET)	208 SQ. FT.
LOT B (FEE FOR PUBLIC STREET)	1,707 SQ. FT. (1,711 SQ. FT.)*
PARCEL 1	37,838 SQ. FT.
PARCEL 2	24,719 SQ. FT.
TOTAL AREA	64,472 SQ. FT. OR 1.48 ACRES
NET AREA	62,557 SQ. FT. OR 1.436 ACRES

*AREAS PER DOC. 2019-0345176



MARK	BY	DATE	REVISIONS	APPR.	DATE	SCHEDULE



ADDITIONAL NOTES:

1. THERE IS NO ADDITIONAL ADJACENT OR CONTIGUOUS PROPERTY OWNED BY THE LAND OWNER(S) AND/OR THE APPLICANT OF THE PROPERTY TO BE DIVIDED.
2. THE LAND DIVISION IS NOT WITHIN A COUNTY SERVICE AREA, COMMUNITY FACILITIES DISTRICT, OR AREA DRAINAGE PLAN.
3. THE LAND IS NOT IN A SPECIAL STUDY ZONE OR SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS THE CENTER LINE OF LESTER AVENUE AS SHOWN ON TRACT NO. 31373 SAID BEARING BEING NORTH 01°09'02" EAST

BENCHMARK

NGS BENCHMARK AD9513:
DESCRIBED BY METRO WATER DIST. SO. CALIFORNIA 1995 (DEL) IN CORONA, CA. 15 FREEWAY SOUTH EXIT EL CERRITO RD., 0.5 MILE (0.8 KM) SOUTHWESTERLY ALONG EL CERRITO TO STATE ST. CHANGING TO CHASE DR., 0.4 MILE (0.6 KM) NORTHERLY ALONG CHASE TO SPRING MEADOW DR., 250' NORTHEASTERLY ALONG SPRING MEADOW TO HEARTLAND WAY, 48.5 FEET (14.8 M) NORTHWESTERLY OF THE DR AND 24 FEET (7.3 M) SOUTHEASTERLY OF THE WAY ON TOP OF THE CATCH BASIN. SET A MWDSC 3 INCH BRASS DISK STAMPED LF 128 1995 FLUSH IN THE TOP OF THE SOUTHWEST CORNER OF A 4 BY 11 FOOT CONCRETE CATCH BASIN. EL=1047.00 FEET (NAVD88)

EASEMENT NOTES

EASEMENT NOTES AS SHOWN IN CBT TITLE PRELIMINARY REPORT NO. CBT-22008874 DATED MAY 9, 2023

- ITEMS 1 THROUGH 9 ARE NOT PLOTTABLE ITEMS
- 10 A RIGHT OF WAY RESERVED TO THE SOUTH RIVERSIDE LAND AND WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES AND DITCHES, FLAMES AND CONDUITS FOR ALL PURPOSES OR IRRIGATION AND DOMESTIC USE... THE EXACT LOCATION OF SAID RIGHTS OF WAY NOT BEING DISCLOSED BY THE RECORDS.
 - 11 AN EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY FOR ELECTRIC AND TELEPHONE LINES AND CABLES AND RIGHTS INCIDENTAL THEREOF AS GRANTED IN A DOCUMENT RECORDED NOVEMBER 6, 1957 IN BOOK 1417, PAGE 256, OF OFFICIAL RECORDS. -THIS EASEMENT CAN NOT BE PLOTTED FROM THE RECORD DOCUMENT
 - 12 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED PARTITION EASEMENT AGREEMENT #1, RECORDED: DECEMBER 28, 1956 AS INSTRUMENT NUMBER 87322, OF OFFICIAL RECORDS. -SHOWN HEREIN
 - 13 AN EASEMENT GRANTED TO ADELAIDE JAMSON DAVID FOR ROADWAY AND WATER LINE PURPOSES AND RIGHTS INCIDENTAL THEREOF AS GRANTED IN A DOCUMENT RECORDED DECEMBER 5, 1981 AS INSTRUMENT NUMBER 108173, OF OFFICIAL RECORDS. -SHOWN HEREIN
 - 14 ITEM 14 IS NOT A PLOTTABLE ITEM
 - 15 THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED TEMPORARY CONSTRUCTION EASEMENT AGREEMENT DATED JULY 3, 2018, BY AND BETWEEN HENRI J. RAHMAN AND CORONA-UPPER DRIVE 25, LLC A DELAWARE LIMITED LIABILITY COMPANY RECORDED JANUARY 23, 2019 AS INSTRUMENT NUMBER 2019-0024187, OF OFFICIAL RECORDS. -BLANKET IN NATURE
 - 16 AN EASEMENT TO CITY OF CORONA TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE, AND REMOVE STREETS, ALLEYS, SEWER, WATER, STORM DRAIN, AND PUBLIC UTILITIES UNDER, ALONG AND ACROSS AS GRANTED IN A DOCUMENT RECORDED AUGUST 12, 2019 AS INSTRUMENT NUMBER 2019-0305671, OF OFFICIAL RECORDS AND RE-RECORDED: SEPTEMBER 5, 2019 IN INSTRUMENT NUMBER 2019-0345176 OF OFFICIAL RECORDS DUE TO A VARIANCE IN THE GRANTOR'S NAME, THE SPELLING OF THE GRANTOR'S NAME ON THE NOTARY ACKNOWLEDGMENT HAS BEEN CHANGED TO "HENRI JOHN RAHMAN" TO REFLECT THE CORRECT SPELLING AND THE EASEMENT DEED. -SHOWN HEREIN
 - 17 AN EASEMENT TO CITY OF CORONA TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE, AND REMOVE COMMUNITY FACILITIES DISTRICT (C.F.D.) SLOPE AND LANDSCAPE UNDER, ALONG AND ACROSS AS GRANTED IN A DOCUMENT RECORDED OCTOBER 25, 2019 AS INSTRUMENT NUMBER 2019-0432349, OF OFFICIAL RECORDS. -SHOWN HEREIN
 - 18 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY AS GRANTED IN A DOCUMENT RECORDED JANUARY 16, 2020 AS INSTRUMENT NUMBER 2020-0022277, OF OFFICIAL RECORDS. -SHOWN HEREIN
- ITEMS 19 THROUGH 26 ARE NOT PLOTTABLE ITEMS

RAHMAN ENGINEERING
13611 12TH ST. "UNIT B"
CHINO, CA 91710
CELL: (213) 400-8078

PLANS FOR:
PARCEL MAP NO. 38694

PROJECT FILE NUMBER

DRAWN BY: AP
CHECKED BY: MR
DATE: NOV 14, 2023
SCALE: AS NOTED
PROJECT NO:
SHEET NO:

EXHIBIT 21



Project Conditions

City of Corona

Project Number: PM2023-0001

Description: **PARCEL MAP AT 1345 SALLIE JEFFERYS, PARCEL MAP 38694**

Applied: **4/13/2023**

Approved:

Site Address: **1345 SALLIE JEFFREYS WAY CORONA, CA 0**

Closed:

Expired:

Status: **INCOMPLETE**

Applicant: **SAJID BARI SYED & MEMUNA SYEDA
1505 SUNSHINE CIRCLE, CORONA CA, 92881**

Parent Project:

Details: **PROPOSED PARCEL MAP TO SUBDIVIDE AN EXISTING 1.44 ACRE LOT INTO TWO PARCELS.**

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
FIRE	Xente Baker
<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. 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. A minimum fire flow of 1500 gallons per minute at 20 psi shall be provided for one- and two-family dwellings. 4. Provide Class A roofing material on all structures per the Corona Municipal Code. 5. This development is located in an area that requires a fire facility fee of \$231 and acre per the Corona Municipal Code. This fee is due prior to building permit issuance. 6. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development. 7. Smoke detectors and/or carbon monoxide detectors shall be installed per the California Building, Fire and Residential Code. 8. Residential Fire Sprinklers shall be installed per California Fire and Residential Code, and NFPA 13. 	
PLANNING	
<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. 	



Project Conditions

City of Corona

PLANNING	
	<ol style="list-style-type: none"> 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. The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval, of any future development. 5. Parcel Map 38694 shall be recorded prior to the issuance of a building permit for Parcel 1 and Parcel 2. 6. The project is subject to Riverside County's MSHCP fee at time of permit issuance. 7. The applicant shall construct a 6-foot high decorative block wall to match the tract wall for Tract 31379 along the project's street frontage adjacent to Upper Drive.
PUBLIC WORKS	Cassidy Orewyler
	<ol style="list-style-type: none"> 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 recordation or 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 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 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. 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: <ol style="list-style-type: none"> 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.



Project Conditions

City of Corona

PUBLIC WORKS

Cassidy Orewyler

12. Prior to map recordation 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) Missing or deficient street improvements on Sallie Jeffreys Way and Upper Drive.
 - b) All drainage facilities (Lester Ave and Sallie Jeffreys Way)
 - c) All required grading, including erosion control.
 - d) All required water and sewer facilities.
 - e) All required streetlights.
 - f) All under grounding of overhead utilities, except for cables greater than 32k volts.
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 City Engineer.
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 WQID # 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. 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.
23. 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.
24. 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.
25. Prior to 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.



Project Conditions

City of Corona

PUBLIC WORKS

Cassidy Orewyler

26. 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 City Engineer.
27. Prior to map recordation or building permit issuance, whichever occurs first, the applicant shall dedicate in fee all required street right-of-way on Lester Avenue to the local street standard (32-foot half width), and all existing underlying ownership on Upper Drive and Lester Ave. Said dedications shall be shown as lettered lots on the Parcel Map and continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the City Engineer.
28. Prior to map recordation 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) A Street light shall be constructed on Upper Drive, on the southeast corner of the Upper Drive and Lester Avenue intersection.
 - c) All proposed utility lines shall be placed underground.
 - d) All other public improvements shall conform to City of Corona standards.
29. 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. Improvements shall be replaced to the no cut condition or as required by City Standard 150.
30. 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.
31. 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.
32. 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. The developer shall be responsible to install a mow curb or other physical separation between all CFD maintained lots and HOA maintained lots.
33. Prior to map recordation the applicant shall prepare a disclosure statement indicating that the property is subject to Covenants, Conditions, & Restrictions (CC&Rs) and is within a 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 Planning and Development Department, Development Services Division and shall be recorded concurrently with the final map.
34. Prior to issuance of a Certificate of Occupancy, all proposed parkway and slope maintenance specified in the parcel map or in these Conditions of Approval shall be constructed.
35. 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.
36. 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.
37. 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.
38. Prior to improvement plans approval, the applicant shall ensure that all water meters or other water appurtenances shall not be located within path of travel.
39. 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.



Project Conditions

City of Corona

PUBLIC WORKS	Cassidy Orewyler
<p>40. 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, and reduced pressure principle assemblies within the public right of way and-or easements.</p> <p>41. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.</p> <p>42. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.</p> <p>43. Static pressures exceeding 80 psi require an individual pressure regulator.</p> <p>44. 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.</p> <p>45. The applicant shall provide a separate irrigation water service for all HOA- CFD landscaped lots or easements.</p>	

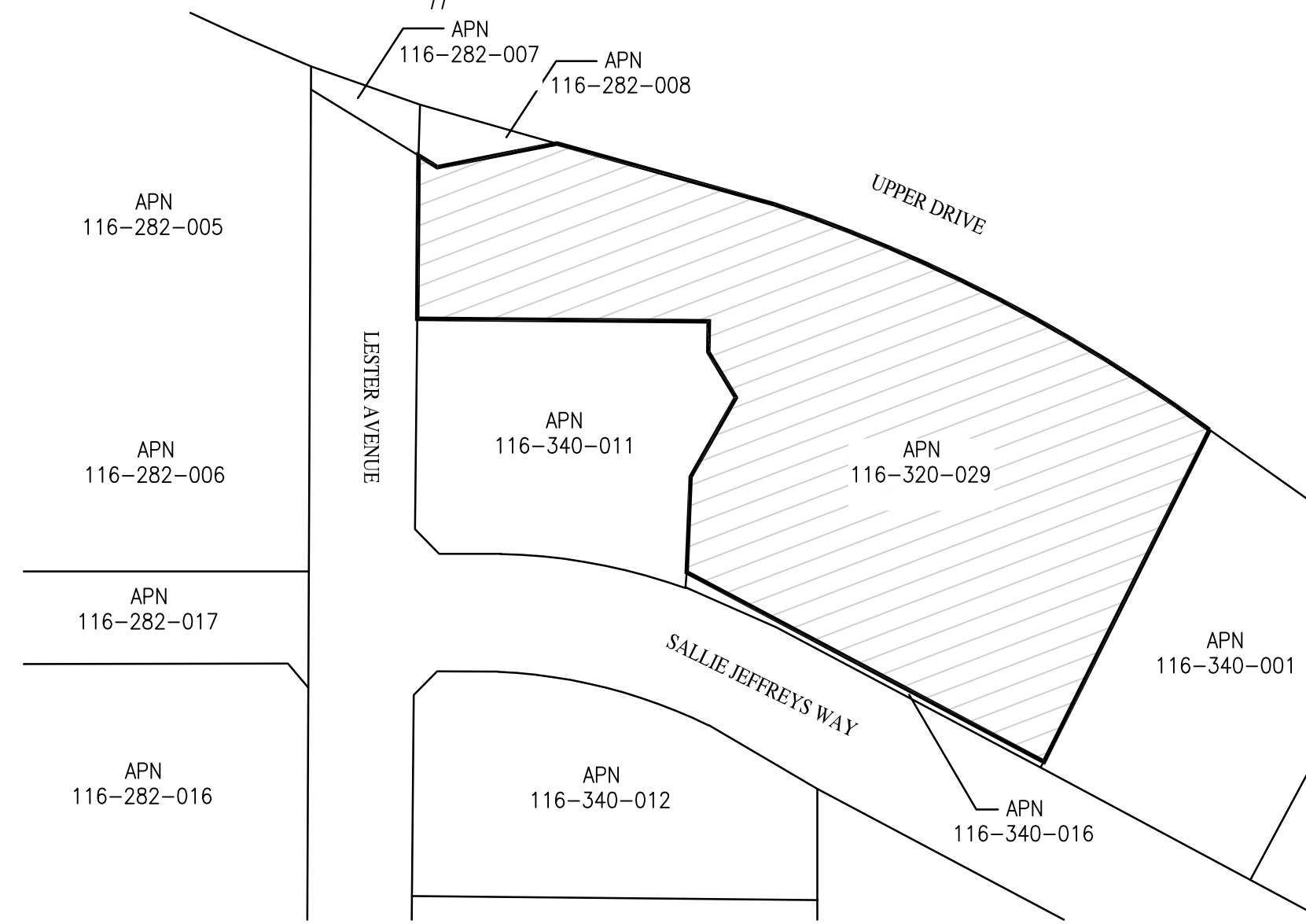
GENERAL GRADING NOTES:

1. A GRADING PERMIT FROM THE PUBLIC WORKS DEPARTMENT IS REQUIRED. ALL GRADING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CORONA GRADING REGULATIONS- CORONA MUNICIPAL CODE CHAPTER 15.36. THESE PLANS, SPECIAL INSTRUCTIONS ON THE PERMIT, AND THE PRELIMINARY GEOTECHNICAL REPORT DATED MAY 28, 2022 AND ALL SUBSEQUENT ADDENDUMS.
2. SOURCE OF TOPOGRAPHY BY DELTA SURVEYING AND MAPPING DATED DECEMBER 30, 2021.
3. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BETWEEN THE CITY INSPECTOR, THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE GRADING CONTRACTOR CALL THE DEPARTMENT OF PUBLIC WORKS DEPARTMENT INSPECTION DIVISION AT (951) 279-3511 TO SCHEDULE A PRE-GRADING MEETING AT LEAST 48 HOURS PRIOR TO START OF ANY WORK.
4. HOURS OF OPERATION ARE 7:00 A.M. TO 5:00 P.M. -MONDAY THROUGH FRIDAY EXCLUDING HOLIDAYS.
5. SEPARATE PERMITS SHALL BE REQUIRED FOR ANY IMPROVEMENT WORK IN THE PUBLIC RIGHT- OF-WAY.
6. CONSTRUCTION MATERIAL AND EQUIPMENT SHALL NOT OCCUPY ANY PORTION OF THE PUBLIC RIGHT-OF-WAY, SUCH AS STREET, ALLEY OR PUBLIC SIDEWALK AT ANY TIME. TEMPORARY USE OF PUBLIC RIGHT-OF-WAY, WHENEVER REQUESTED, MUST BE REVIEWED AND APPROVED BY THE PUBLIC WORKS DIRECTOR.
7. REPAIR OR REPLACE ALL EXISTING DAMAGED OR ALTERED PUBLIC IMPROVEMENTS AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.
8. ALL SURVEY MONUMENTS SHALL BE PROTECTED AND PERPETUATED IN PLACE. ANY DISTURBED OR COVERED MONUMENTS SHALL BE RESET BY A QUALIFIED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
9. PRIOR TO TAKING WATER FROM A CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE PUBLIC WORKS DEPARTMENT TO OBTAIN A FIRE HYDRANT WATER METER METER LOCATION MAY NOT BE ALTERED WITHOUT DEPARTMENT OF WATER AND POWER APPROVAL.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURES ABOVE OR BELOW GROUND, SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY HIS OPERATION.
11. STRICT ADHERENCE TO DUST CONTROL REQUIREMENTS SHALL BE ENFORCED. ADJACENT STREETS ARE TO BE CLEANED DAILY OF ALL DIRT AND DEBRIS RESULTING FROM THIS OPERATION.
12. SEPARATE PERMITS FROM THE BUILDING DIVISION SHALL BE REQUIRED FOR ALL WALLS.
13. AN APPROVED PRECISE GRADING PLAN WILL BE REQUIRED PRIOR TO A BUILDING PERMIT BEING ISSUED.
14. THE DESIGN CIVIL ENGINEER/GEOTECHNICAL ENGINEER/ENGINEERING GEOLOGIST OF RECORD SHALL EXERCISE SUFFICIENT CONTROL DURING GRADING AND CONSTRUCTION TO ENSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE REQUIREMENTS WITHIN THEIR PURVIEW. THE ENGINEER SHALL SUBMIT ACKNOWLEDGEMENT CONCERNING EMPLOYMENT-FORM TO THE CITY PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
15. REVISIONS TO THE PLANS ARE TO BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR REVIEW AND APPROVAL PRIOR TO CHANGING ORIGINAL MYLARS.
16. THE CIVIL ENGINEER SHALL SUBMIT WRITTEN CERTIFICATION OF COMPLETION OF ROUGH GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND CERTIFICATION OF BUILDING PAD ELEVATION PRIOR TO ISSUANCE OF THE BUILDING PERMIT. PAD ELEVATION GRADING TOLERANCE SHALL NOT EXCEED + 0.10'.
17. AN "AS-BUILT" PRECISE GRADING PLAN SHALL BE SUBMITTED AT THE COMPLETION OF WORK SHOWING ALL WATER QUALITY MANAGEMENT PLAN FACILITIES.
18. GRADING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER WHO SHALL CERTIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER 1' DEEP.
19. THE GEOTECHNICAL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
20. FILL AREAS SHALL BE CLEANED OF ALL VEGETATION AND DEBRIS, SCARIFIED TO A MINIMUM DEPTH OF 12 INCHES AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACING OF FILL.
21. ALL DELETERIOUS MATERIALS, I.E., LUMBER, LOGS, BRUSH, OR ANY OTHER ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.
22. UNSUITABLE MATERIALS, SUCH AS TOPSOIL, WEATHERED BEDROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE GEOTECHNICAL ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.
23. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL.
24. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE GEOTECHNICAL ENGINEER SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE GEOTECHNICAL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
25. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE GEOTECHNICAL ENGINEER, THE GEOTECHNICAL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE PUBLIC WORKS DIRECTOR PRIOR TO CONSTRUCTION. THE GEOTECHNICAL ENGINEER WILL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
26. ALL CUT SLOPES SHALL BE INVESTIGATED, BOTH DURING AND AFTER GRADING BY THE GEOTECHNICAL ENGINEER, TO DETERMINE IF ANY SLOPE HAS STABILITY PROBLEMS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS, THE GEOTECHNICAL ENGINEER SHALL RECOMMEND NECESSARY TREATMENT TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL. ALL APPROVALS TO BE GRANTED ON THE BASIS OF DETAILED GEOLOGICAL MAPPING AND WRITTEN RECOMMENDATION FROM THE GEOTECHNICAL ENGINEER.
27. MAXIMUM ALLOWABLE CUT AND FILL SLOPES ARE 2 TO 1 OR 30' IN HEIGHT WITHOUT APPROVAL OF THE PUBLIC WORKS DIRECTOR. IF PROPOSED CUT AND FILL SLOPES ARE STEEPER THAN 2:1 OR OVER 30' IN HEIGHT, STABILITY CALCULATIONS WITH A SAFETY FACTOR OF AT LEAST ONE AND FIVE TENTHS (1.5) SHALL BE SUBMITTED BY A GEOTECHNICAL ENGINEER FOR APPROVAL FROM THE PUBLIC WORKS DIRECTOR.
28. PROVIDE 4' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH, EXCEPT WHERE SHOWN OTHERWISE ON THE PLANS.
29. ALL SLOPES ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL CONFORM TO SECTION 15.36.220 OF THE CORONA MUNICIPAL CODE.
30. ALL SLOPES 4' OR HIGHER SHALL BE PLANTED AND COMPLY WITH REQUIREMENTS OF CHAPTER 17 OF THE CORONA MUNICIPAL CODE.
31. TERRACE DRAINS, INTERCEPTOR DRAINS AND DOWN DRAINS SHALL BE CONSTRUCTED OF 4" P.C.C. (OR GUNITE) REINFORCED WITH 6" X 6"-2 1.4 X 1.4 W.W.M. REBAR SHALL BE GRADE 60 BILLET STEEL CONFORMING TO ASTM A615.
32. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ONSITE SOILS SHALL BE CONSTRUCTED WITH TYPE II OR V CEMENT AS DEEMED NECESSARY BY SOLUBLE SULFATE CONTENT TEST CONDUCTED BY THE GEOTECHNICAL ENGINEER. ALL CONCRETE SHALL BE 560-C-3250 (600-E 3250 FOR GUNITE) PER CITY STANDARDS AND SPECIFICATIONS.
33. GROUND SHALL BE PRE-WETTED PRIOR TO THE PLACEMENT OF CONCRETE. MOISTURE LOSS RETARDANT SHALL BE USED WHEN REQUIRED BY THE GEOTECHNICAL ENGINEER OR PUBLIC WORKS DIRECTOR.
34. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER OF RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND/OR OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.

CITY OF CORONA CONCEPTUAL GRADING PLAN

FOR PARCEL MAP 38694

APN# 116-320-029



INDEX MAP

SCALE: N.T.S.

OWNER/APPLICANT

SAJID BARI SYED & MEMUNA BEGUM SYEDA
1505 SUNSHINE CIRCLE
CORONA, CA 92881
TEL: (707) 631-4066
SAJIDBARISYED@YAHOO.COM

TOPOGRAPHIC SOURCE

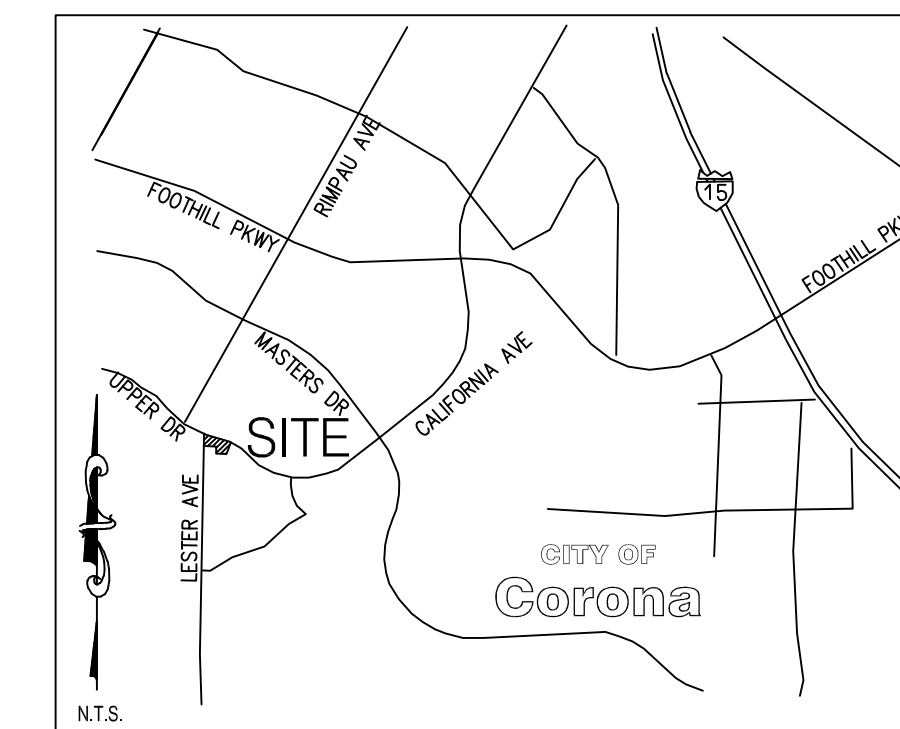
DELTA SURVEYING AND MAPPING
28101 SYCAMORE MESA RD
TEMECULA, CA 92590
PHONE: 951-764-0158
FAX: 951-816-3235
RAY R. ZEOLLARI P.L.S. 8346
DATE OF SURVEY: DECEMBER 2021

ENGINEER

RAHMAN ENGINEERING
13611 12TH ST. "UNIT B",
CHINO, CA 91710
CELL: (213) 400-8078

SOILS ENGINEER

GEO ENVIRON ENG. CONSULTANTS, INC
FAHAD MASUD, RCE 92662
4071 E. LA PALMA AVE., SUITE B
ANAHEIM, CA 92807
(714) 632-3190
FAHAD282@GMAIL.COM



VICINITY MAP

N.T.S.

THOMAS BROTHERS: PAGE: 773 GRID: F5
TOWNSHIP/RANGE: T4SR6W SEC 18 P5EC

PROJECT DATA

SITE AREA: 62,673 S.F. (1.44 AC NET.)
DISTURBED AREA: 41,250 S.F. (0.95 AC.)
GENERAL PLAN: ER
ZONING: A-14.4 (SINGLE FAMILY RESIDENTIAL,
14,400 SQ.FT. MINIMUM LOT SIZE)
GENERAL PLAN DESIGNATION: E.R. (ESTATE RESIDENTIAL)
IMPERVIOUS AREA: 9,977 S.F.

LEGAL DESCRIPTION

BEING A PORTION OF LOT 376 OF CHASE PLANTATION, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 73 OF MAPS, RIVERSIDE COUNTY RECORDS.

APN: 116-320-029

ENGINEER'S NOTE

THE PRIVATE ENGINEER SIGNING THESE PLANS IS NOT RESPONSIBLE FOR ASSURING THE ACCURACY OF THE BOUNDARY OF THE PROJECT PROPERTY. THE CONTRACTOR AND/OR DEVELOPER SHALL LOCATE AND MARK THE PROPER BOUNDARY PRIOR TO BEGINNING OF CONSTRUCTION. ANY DISCREPANCY TO THE PLANS MUST FOWARDED TO THE ENGINEER TO DETERMINE AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR CITY APPROVAL.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS THE CENTER LINE OF LESTER AVENUE AS SHOWN ON TRACT NO. 31373 SAID BEARING BEING NORTH 01°09'02" EAST

BENCHMARK

NGS BENCHMARK AD9513: DESCRIBED BY METRO WATER DISTR SO. CALIFORNIA 1995 (DEL) IN CORONA, CA. 15 FREEWAY SOUTH EXIT EL CERRITO RD, 0.5 MILE (0.8 KM) SOUTHWESTERLY ALONG EL CERRITO TO STATE ST. CHANGING TO CHASE DR, 0.4 MILE (0.6 KM) NORTHERLY ALONG CHASE TO SPRING MEADOW DR, 250' NORTHEASTERLY ALONG SPRING MEADOW TO HEARTLAND WAY, 48.5 FEET (14.8 M) NORTHWESTERLY OF THE DR AND 24 FEET (7.3 M) SOUTHEASTERLY OF THE WAY ON TOP OF THE CATCH BASIN. SET A MWDSC 3 INCH BRASS DISK STAMPED LF 128 1995 FLUSH IN THE TOP OF THE SOUTHWEST CORNER OF A 4 BY 11 FOOT CONCRETE CATCH BASIN.

EL=1047.00 FEET (NAVD88)

NOTE:

- 1- WATER PRESSURE REGULATOR IS REQUIRED PER BUILDING PLANS AND PERMITS.
- 2- SEWER BACKFLOW DEVICE IS REQUIRED PER BUILDING PLANS AND PERMIT.

NOTE:

ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY CHANGES MADE THAT IS NOT IN COMPLIANCE WITH THE CITY APPROVED GRADING PLANS MADE DURING GRADING OPERATION.



EARTHWORK QUANTITIES

CUT: 350 C.Y.
FILL: 350 C.Y.

NO ALLOWANCES HAVE BEEN MADE FOR LOSSES DUE TO SHRINKAGE, EXPANSION AND/OR SUBSIDENCE.

EARTHWORK QUANTITIES ARE FOR DETERMINATION OF PLAN CHECK FEES ONLY. CONTRACTOR SHALL VERIFY QUANTITIES AND SUBMIT IN WRITING TO THE PROJECT ENGINEER THE RESULTS OF HIS CALCULATIONS PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS.

ABBREVIATIONS:

- PE PAD ELEVATION
- FL FLOWLINE
- FF FINISHED FLOOR
- HP HIGH POINT
- MIN. MINIMUM
- TW TOP OF THE WALL
- BF BOTTOM OF THE FOOTING
- EP EDGE OF THE PAVEMENT
- PL PROPERTY LINE
- R/W RIGHT OF WAY
- TG TOP OF THE GRADE
- INV INVERT ELEVATION
- CL CENTER LINE
- EX EXISTING
- (N) NEW

LEGEND:

- (1105)--- PROPERTY LINE
- (---)--- EXISTING CONTOUR
- (---)--- PROPOSED SLOPE
- (---)--- DIRECTION OF FLOW
- (---)--- POWER POLE
- (---)--- SILT FENCE
- (---)--- FIBER ROLLS
- (---)--- OVERHEAD POWER LINES
- (---)--- SEWER LINE
- (---)--- WATERLINE

DECLARATION OF ENGINEER OF RECORD

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS SHOWN ON THESE PLANS COMPLIES WITH ALL PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER OF RECORD FOR THE PLANS, I ASSUME FULL RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS. WITH RESPECT TO THE PLAN CHECK PERFORMED BY THE CITY OF CORONA, I UNDERSTAND AND ACKNOWLEDGE THE FOLLOWING: (1) THE PLAN CHECK IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH THE CITY'S STANDARDS, PROCEDURES, POLICIES, AND ORDINANCES, (2) THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS, AND (3) THE PLAN CHECK DOES NOT RELIEVE ME OF MY LEGAL AND PROFESSIONAL RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS. AS THE ENGINEER OF RECORD, I AGREE TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS ELECTED OFFICIALS, EMPLOYEES, AND AGENTS FROM ANY AND ALL ACTUAL OR ALLEGED CLAIMS, DEMANDS, CAUSES OF ACTION, LIABILITY, LOSS, DAMAGE, OR INJURY TO PROPERTY OR PERSONS, INCLUDING WRONGFUL DEATH, WHETHER IMPOSED BY A COURT OF LAW OR BY ADMINISTRATIVE ACTION OF ANY FEDERAL, STATE, OR LOCAL GOVERNMENTAL AGENCY, ARISING OUT OF OR INCIDENT TO ANY NEGLIGENT ACTS, OMISSIONS, OR ERRORS BY THE ENGINEER OF RECORD, ITS EMPLOYEES, CONSULTANTS, OR AGENTS.

Moksudur Rahman
MOKSUDUR RAHMAN R.C.E. 69263 DATE 09/30/23

SOILS ENGINEER STATEMENT:

THIS PLAN HAS BEEN REVIEWED BY GEO ENVIRON ENG. CONSULTANTS, INC AND APPEARS TO BE IN GENERAL CONFORMANCE WITH RECOMMENDATIONS IN OUR REPORT DATED MAY 28, 2022 JOB NUMBER 22-1194P. THIS PLAN HAS BEEN REVIEWED FOR GEOTECHNICAL ASPECTS ONLY. WE MAKE NO REPRESENTATION REGARDING ACCURACY OF DIMENSIONS, QUANTITIES, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN. GEOTECHNICAL CONDITIONS AND RECOMMENDATIONS SHOULD BE CONFIRMED BY THE GEOTECHNICAL CONSULTANT IN THE FIELD AT TIME OF CONSTRUCTION.

FAHAD MASUD RCE 92662 EXP 9/30/23

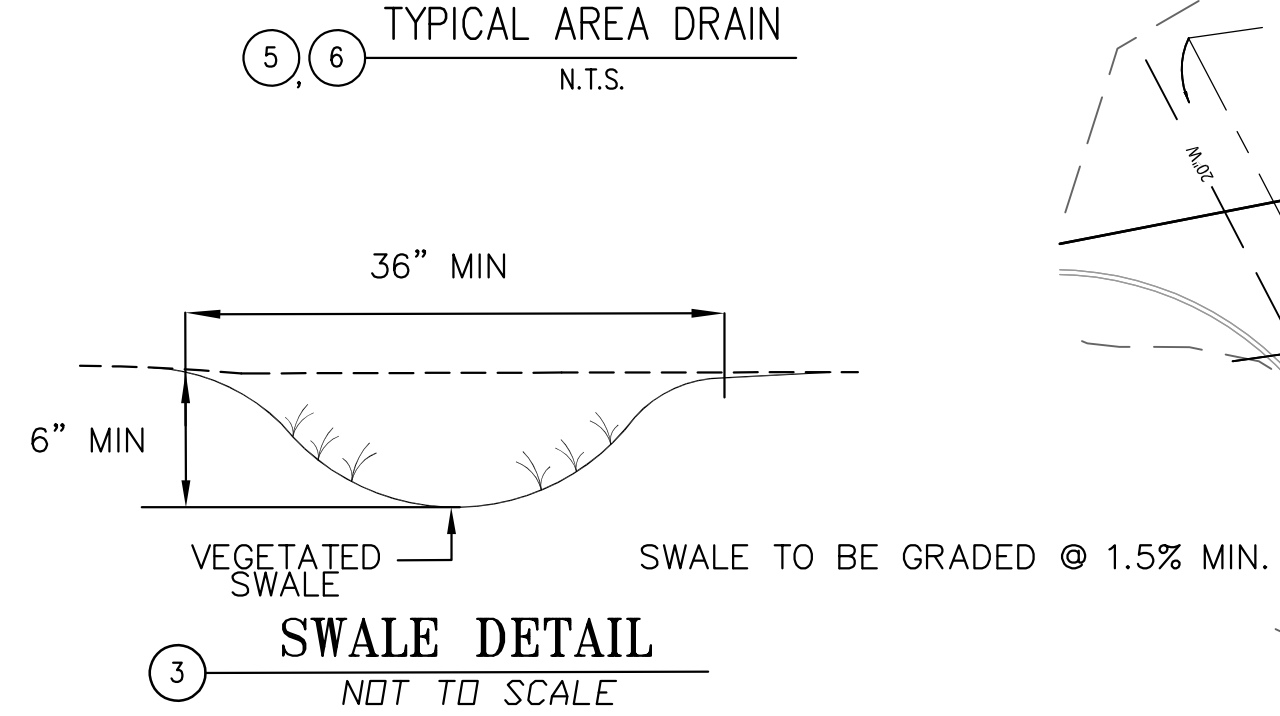
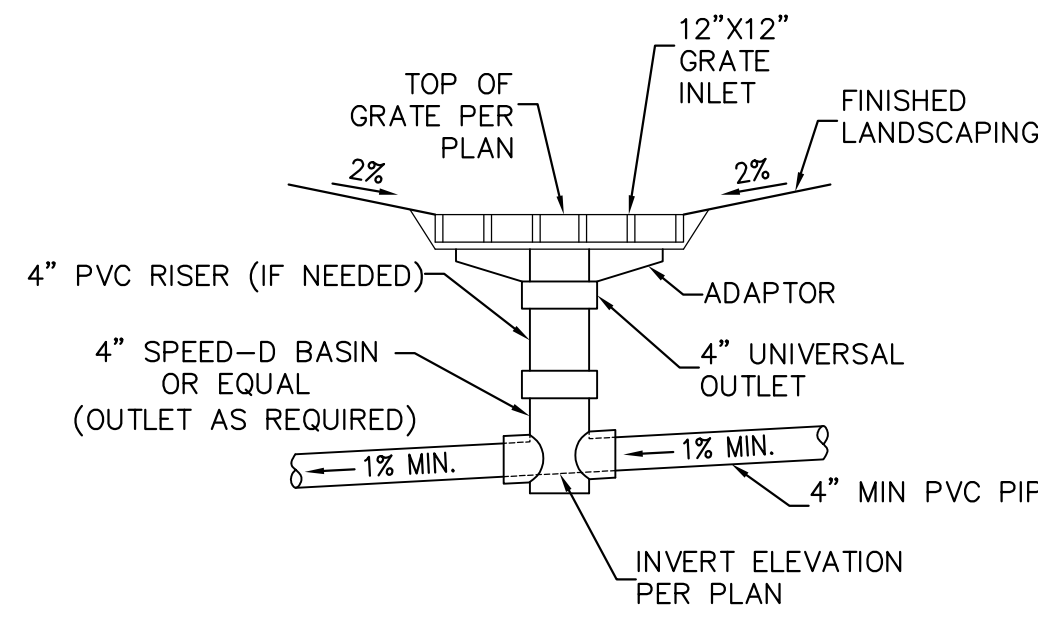
SHEET INDEX

- SHEET 1 TITLE SHEET
- SHEET 2 PRECISE GRADING PLAN
- SHEET 3 CROSS SECTIONS

RAHMAN ENGINEERING 13611 12TH ST. "UNIT B", CHINO, CA 91710 CELL: (213) 400-8078	DESIGNED BY: AP	DRAWN BY: AP	CHECKED BY: MR	SEWER DRAWING #03-148U		BENCH MARK	ENGINEERING	APPROVED BY:	CITY OF CORONA 1345 SALLIE JEFFREYS WAY PRECISE GRADING PLAN TITLE SHEET	DRAWING NO. PWRG2022- SHEET 1 OF 3
	PLANS PREPARED UNDER SUPERVISION OF: MOKSUDUR RAHMAN R.C.E. 69263	Date 09/30/23	WATER DRAWING #16-004S	WATER DRAWING #00-054S	REFERENCE PLANS FOR THESE IMPROVEMENTS	DATE BY	REVISIONS	APP'D		

APN# 116-320-029

PWRG2022

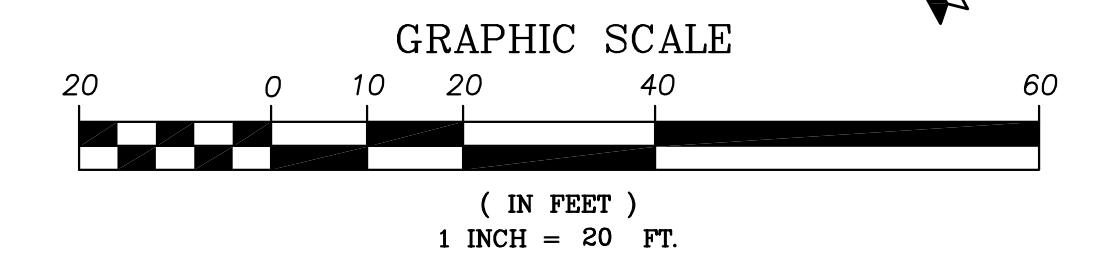


EASEMENT NOTES

- EASEMENT NOTES AS SHOWN IN CBT TITLE PRELIMINARY REPORT NO. CBT-22008874 DATED MAY 9, 2023
- ITEMS 1 THROUGH 9 ARE NOT PLOTTABLE ITEMS
 - 10** A RIGHT OF WAY RESERVED TO THE SOUTH RIVERSIDE LAND AND WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES AND DITCHES, FLUMES AND CONDUITS FOR ALL PURPOSES OR IRRIGATION AND DOMESTIC USE. -THE EXACT LOCATION OF SAID RIGHTS OF WAY NOT BEING DISCLOSED BY THE RECORDS.
 - 11** AN EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY FOR ELECTRIC AND TELEPHONE LINES AND CABLES AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED NOVEMBER 6, 1957 IN BOOK 1417, PAGE 258, OF OFFICIAL RECORDS. -THIS EASEMENT CAN NOT BE PLOTTED FROM THE RECORD DOCUMENT
 - 12** THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED PARTITION EASEMENT AGREEMENT #1, RECORDED: DECEMBER 28, 1956 AS INSTRUMENT NUMBER 87322, OF OFFICIAL RECORDS. -SHOWN HEREIN
 - 13** AN EASEMENT GRANTED TO ADELAIDE JAMESON DAVID FOR ROADWAY AND WATER LINE PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED DECEMBER 8, 1961 AS INSTRUMENT NUMBER 108173, OF OFFICIAL RECORDS. -SHOWN HEREIN
 - 14** ITEM 14 IS NOT A PLOTTABLE ITEM
 - 15** THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED TEMPORARY CONSTRUCTION EASEMENT AGREEMENT DATED JULY 3, 2016, BY AND BETWEEN HENRI J. RAHMAN AND CORONA-UPPER DRIVE 25, LLC A DELAWARE LIMITED LIABILITY COMPANY RECORDED JANUARY 23, 2019 AS INSTRUMENT NUMBER 2019-024167, OF OFFICIAL RECORDS. -BLANKET IN NATURE
 - 16** AN EASEMENT TO CITY OF CORONA TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE, AND REMOVE STREETS, ALLEYS, SEWER, WATER, STORM DRAIN, AND PUBLIC UTILITIES UNDER, ALONG AND ACROSS AS GRANTED IN A DOCUMENT RECORDED AUGUST 12, 2019 AS INSTRUMENT NUMBER 2019-020571, OF OFFICIAL RECORDS. AND RE-RECORDED: SEPTEMBER 5, 2019 AT INSTRUMENT NUMBER 2019-0346176 OF OFFICIAL RECORDS DUE TO A VARIANCE IN THE GRANTOR'S NAME, THE SPELLING OF THE GRANTOR'S NAME ON THE NOTARY ACKNOWLEDGMENT HAS BEEN CHANGED TO "HENRI JOHN RAHMAN" TO REFLECT THE CORRECT SPELLING AND THE EASEMENT DEED. -SHOWN HEREIN
 - 17** AN EASEMENT TO CITY OF CORONA TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE, AND REMOVE COMMUNITY FACILITIES DISTRICT (C.F.D.) SLOPE AND LANDSCAPE UNDER, ALONG AND ACROSS AS GRANTED IN A DOCUMENT RECORDED OCTOBER 25, 2019 AS INSTRUMENT NUMBER 2019-0432348, OF OFFICIAL RECORDS. -SHOWN HEREIN
 - 18** AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY AS GRANTED IN A DOCUMENT RECORDED JANUARY 16, 2020 AS INSTRUMENT NUMBER 2020-002277, OF OFFICIAL RECORDS. -SHOWN HEREIN
 - ITEMS 19 THROUGH 26 ARE NOT PLOTTABLE ITEMS

LEGEND:

- PROPERTY LINE
- - - EXISTING CONTOUR
- - - PROPOSED SLOPE
- PE PAD ELEVATION
- FL FLOWLINE
- FF FINISHED FLOOR
- HP DIRECTION OF FLOW
- LP HIGH POINT
- LP LOW POINT
- PO POWER POLE
- SILT FENCE
- FR FIBER ROLLS
- FR OVERHEAD POWER LINES
- S SEWER LINE
- W WATERLINE
- TW TOP OF THE WALL
- BF BOTTOM OF THE FOOTING



NOTE:
DEPTH AND LOCATION OF THE EXISTING CITY SEWER AND WATER LINE TO BE VERIFIED BY THE CONTRACTOR/DEVELOPER.

NOTE:
ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY CHANGES MADE THAT IS NOT IN COMPLIANCE WITH THE CITY APPROVED GRADING PLANS MADE DURING GRADING OPERATION.

NOTE:
WORK IN PUBLIC RIGHT OF WAY REQUIRES SEPARATE ENCROACHMENT PERMIT

ITEM	DESCRIPTION
1	CONSTRUCT 4" CONCRETE WALKWAY
2	CONSTRUCT 5" CONCRETE DRIVEWAY
3	CONSTRUCT GRADED EARTH SWALE @ 1.5% MIN SLOPE @ 2% MIN SLOPE WITHIN 10 FT OF STRUCTURE PER DETAIL HEREON
4	NEW 1" WATER SERVICE PER CITY STD. 408 (INSTALL NEW METER PER BUILDING PLAN)
5	INSTALL 4" PVC DRAINAGE PIPE PER DETAIL HEREON
6	INSTALL 12"x12" GRATE INLET PER DETAIL HEREON
7	CONSTRUCT DRIVEWAY APPROACH PER CITY STD. 128
8	CONSTRUCT RETAINING WALL PER CITY STD. DWG. (UNDER SEPARATE PERMIT)
9	INSTALL 4" PVC PIPE UNDER SIDEWALK CURB DRAIN PER CITY STD. DWG. 202
10	NEW 1" WATER SERVICE PER CITY STD. 408 (INSTALL NEW METER PER BUILDING PLAN)
11	INSTALL 4" PVC PIPE SEWER CONNECTION PER CITY STD 304



RAHMAN ENGINEERING
13611 12TH ST. "UNIT B",
CHINO, CA 91710
CELL: (213) 400-8078

DESIGNED BY: AP
DRAWN BY: AP
CHECKED BY: MR
PLANS PREPARED UNDER SUPERVISION OF: MOKSUDJUR RAHMAN
R.C.E. 69263
Date 09/30/23

SEWER DRAWING #03-148U
WATER DRAWING #16-004S
WATER DRAWING #00-054S
REFERENCE PLANS FOR THESE IMPROVEMENTS
DATE BY REVISIONS

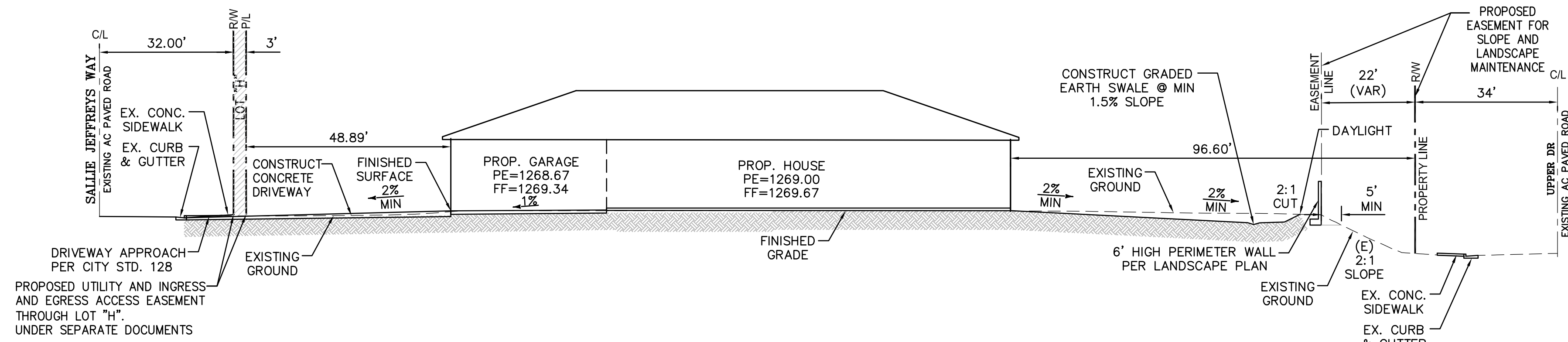
BENCH MARK
SEE TITLE SHEET FOR DESCRIPTION
SCALE: AS NOTED
APP'D

ENGINEERING: _____
PLANNING: _____
FIRE: _____

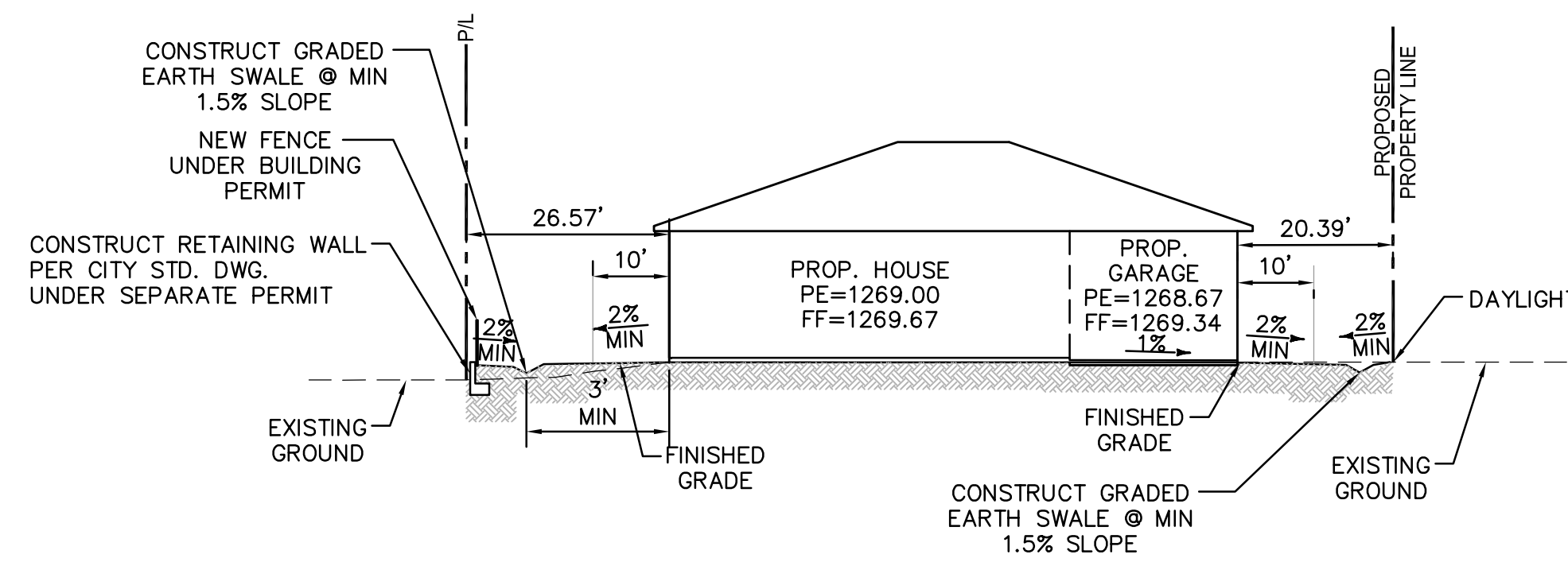
APPROVED BY:
THOMAS KOPER
CITY ENGINEER
R.C.E. NO. 50258
DATE

CITY OF CORONA 1345 SALLIE JEFFREYS WAY
PRECISE GRADING PLAN
PRECISE GRADING PLAN

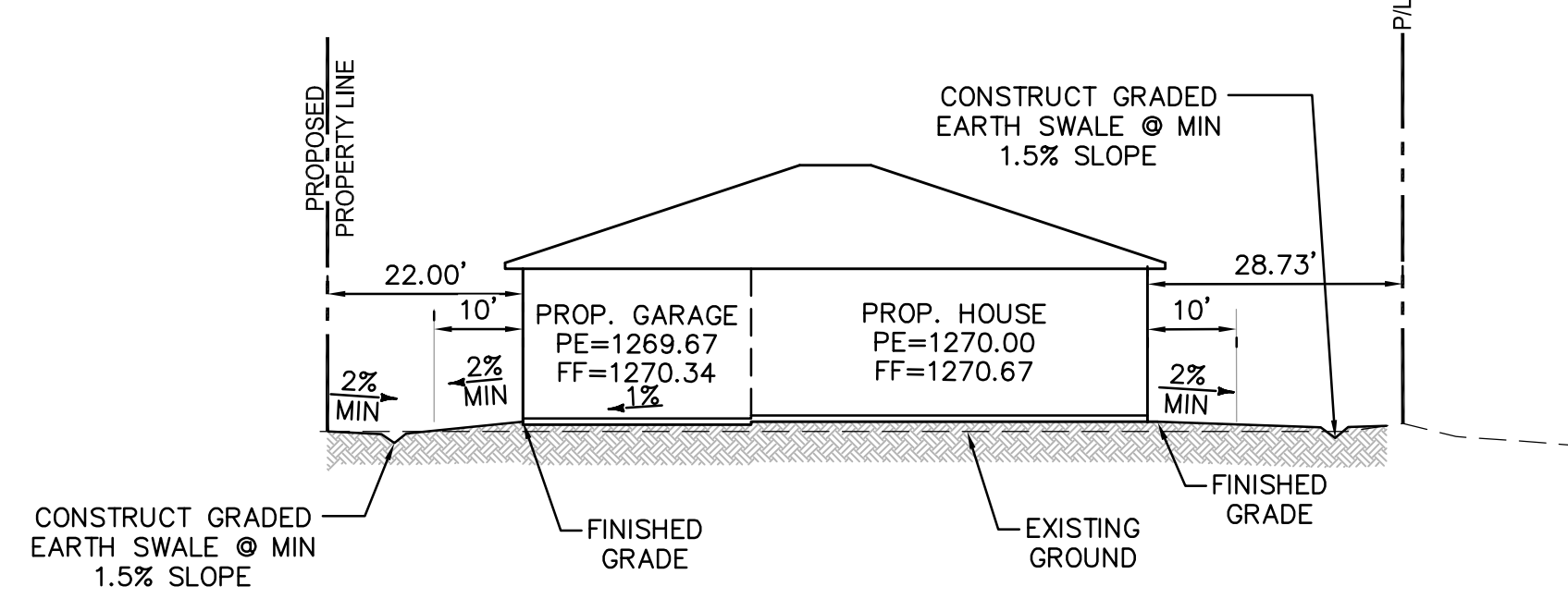
APN# 116-320-029
PWGR2022
DRAWING NO.
SHEET 2 OF 3



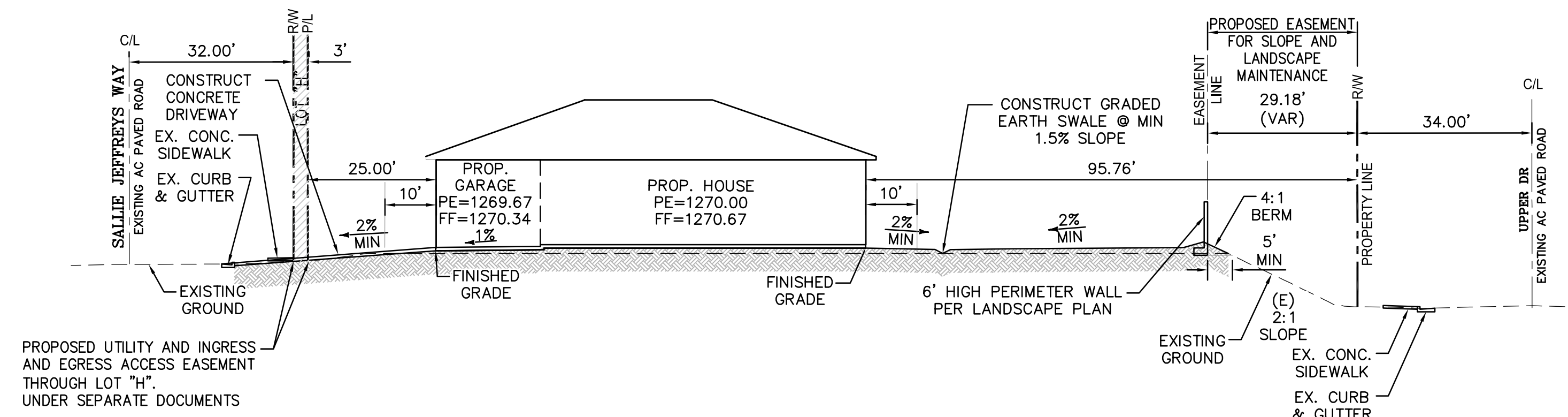
SECTION "A-A"
SCALE: 1"=20'



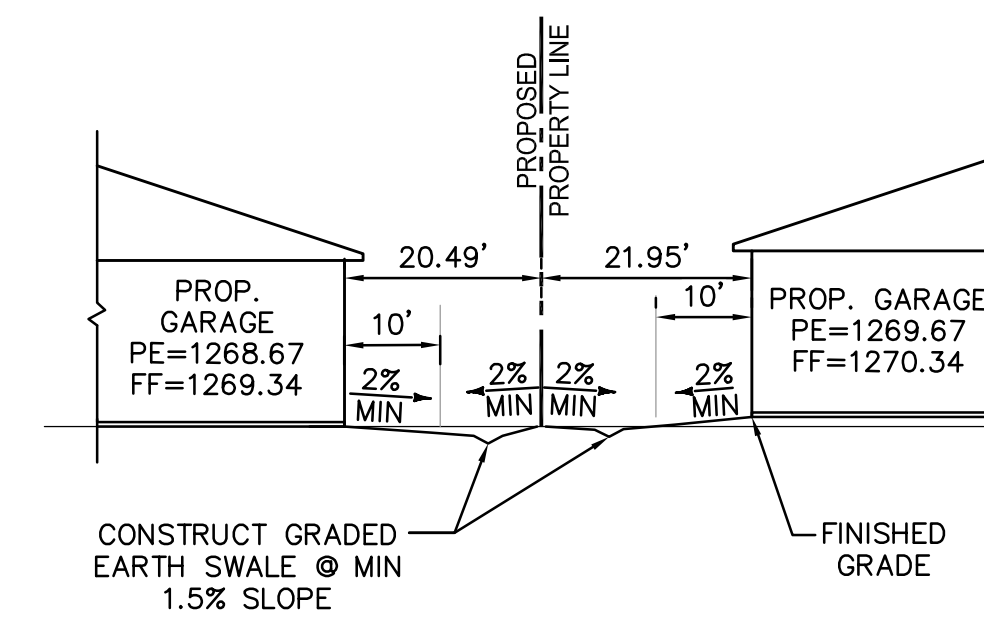
SECTION "B"
SCALE: 1"=20'



SECTION "D"
SCALE: 1"=20'



SECTION "C-C"
SCALE: 1"=20'



SECTION "E"
SCALE: 1"=20'



Know what's below.
Call before you dig.



RAHMAN ENGINEERING
13611 12TH ST. "UNIT B",
CHINO, CA 91710
CELL: (213) 400-8078

DESIGNED BY: AP
DRAWN BY: AP
CHECKED BY: MR
PLANS PREPARED UNDER SUPERVISION OF: MOKSUDUR RAHMAN
R.C.E. 69263
Date 09/30/23

SEWER DRAWING #03-148U	WATER DRAWING #16-004S	WATER DRAWING #00-054S	REFERENCE PLANS FOR THESE IMPROVEMENTS	DATE	BY	REVISIONS

BENCH MARK
SEE TITLE SHEET FOR DESCRIPTION
SCALE: AS NOTED

ENGINEERING _____
PLANNING _____
FIRE _____

APPROVED BY: _____
THOMAS KOPER
CITY ENGINEER
R.C.E. NO. 50258
DATE _____

CITY OF CORONA 1345 SALLIE JEFFREYS WAY
PRECISE GRADING PLAN
CROSS SECTIONS

APN# 116-152-043

PWGR2022

DRAWING NO.

SHEET 3 OF 3

Sajid Bari Syed
1505 Sunshine Cr.
Corona, CA 92881
Sep 13 , 2023
City of Corona
Planning Department
400 S. Vicentia Ave.
Corona, CA 92882
RE: Property History at APN116-320-029 Parcel

To Whom It May Concern:

This letter serves as property History:

- According to my knowledge, this parcel was created around 2018 by its previous owner.
- I Sajid Bari Syed, purchased this parcel in March 2021 as shown on the preliminary title report.
- This Parcel was not part of the Track Homes
- I purchased this parcel from Henri Rahmon. This vacant parcel was developed for two homes.
- I am also trying to subdivide this Parcel into 2 lots.
- The purpose of subdivision to place 2 Single Family Homes.
- Existing easement at the frontage of Sallie Jeffreys Way will allow the entrance on the properties and it will complete the Bella Vesta Community by building 2 Single Family Homes on these 2 lots.
- Subdivision of this parcel in 2 lots will allow building of 2 Single Family Homes on this underdeveloped site and will allow the completion of the Bella Vista Community.
- All surrounding homes will look very good by building 2 Single Family Dwellings on these 2 lots.
- Please feel free to reach to me at 707-631-4066 or at sajidbarisyed@yahoo.com should you have any further questions arise.

Thank you,
Sajid Bari Syed
Property Owner

ssyed 09/13/23

EXHIBIT 5

WHEN RECORDED MAIL TO:

BV Estates of Corona
Homeowners' Association
c/o
Powerstone Property Management
27450 Ynez Road, Suite 307
Temecula • CA 92591
Atten: Zana Feenstra
zfeenstra@powerstonepm.com

2023-0052694

02/23/2023 01:24 PM Fee: \$ 114.00

Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



2187

AND

Syed Sajid Bari Syeda Memona Begum
1505 Sunshine Cir.
Corona, CA 92881-0745
sajidbarisved@yahoo.com

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**EASEMENT
AGREEMENT**

THIS EASEMENT AGREEMENT ("**Agreement**") is entered on 02/17
 , 2023, between the BV Estates of Corona Homeowners' Association ("**Association**"), and Syed
Sajid Bari / ~~Syeda Memona Begum~~ ("**Owner**")
Memona Begum, Syeda (owner)

RECITALS

A. The Association is a California nonprofit mutual benefit corporation established as the homeowners association for the residential common interest development known as BV Estates of Corona ("**Development**"), in Corona, California, Riverside County.

B. The Association and homes and owners within the Development are subject to a First Amended and Restated Declaration of Covenants, Conditions & Restrictions for Bella Vista Estates recorded on September 23, 2019, as Document No. 2019-0375972, in the Official Records of Riverside County, and all amendments thereto ("**Declaration**").

C. Owner is the owner of real property in Corona, California on Sallie Jeffreys - APN 168-320-029 ("**Property**") which is currently not part of the Development or Declaration.

D. The Association owns Lot H of Tract 3137 (APN 116-340-016) a strip of land located within the Development, as further described in Exhibit A and which borders the Property and which could be used for ingress and egress to the Property.

E. On or about July 3, 2018, the predecessor of the Property, Henri J. Rahmon, entered into an agreement with the developer of the Development, Corona-Upper Drive 25, LLC ("**Owner Agreement**") which provided that upon certain conditions the Property would be provided an easement over Lot H.

F. The Association and Owner are successors to the Owner Agreement.

G. Per the terms of this Agreement, the Association grants Owner an easement over Lot H and as intended under the Owner Agreement.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties wish to enter into this Agreement which shall be binding upon the Owner, Property, each of the successors and assigns having or acquiring any right, title or interest in Property, or any part thereof, and shall inure to the benefit of the Parties, their respective successors and/or assigns and their respective real property.

AGREEMENT

1. **Recitals.** The recitals above are incorporated into this Agreement.

2. **Easement Over Lot H.**

- a. ***Easement for Ingress and Egress and Residential Use.*** The Association grants Owner a nonexclusive, easement over Lot H for purposes of ingress and egress to the Property and any other purposes including utilities as reasonably necessary and connected with the residential use of the Property,
- b. ***Temporary Construction Easement in Favor of Owner.*** Owner shall have a nonexclusive temporary easement over and through the portions of the Association common area and Association property and Lot H as reasonably necessary for work on the Property. Owner's temporary construction easement extinguish upon completion residential structures and improvements.
- c. ***Owner Easement Responsibilities.*** In exercising the easement rights, Owner will use commercially reasonable efforts to minimize periods of interference, disruption and interruption of the use and enjoyment of the community and will cooperate in good faith with the Association to establish such reasonable mitigation measures (such as hours of operation, noise and dust abatement procedures, etc.) as may be requested by the other party. Owner shall be responsible for repairing and restoring any portions of any property affected by or damaged by use of the easement rights. Such renovation or restoration work will be done in a workmanlike manner and include, but not be limited to, replacement of any of personal or real property and improvements including curb and gutter, sidewalk, driveways, asphalt, drainage devices, lighting, and landscaping.

3. **Compliance with Owner Agreement.** Owner represents and warrants that all obligations imposed of the owner of the Property per the Owner Agreement has been or will be completed and complied and the Owner Agreement remains in effect as applicable.

4. **Release.** Owner, successors and assigns to Property, including representatives, agents, partners, contractors, subcontractors, employees, attorneys, and insurers, agrees to fully release, waive, and discharge the Association, its members, directors, officers, representatives, administrators, agents, partners, employees, attorneys, insurers, successors and assigns, FROM ANY AND ALL PAST,

PRESENT OR FUTURE CLAIMS, LOSSES, DAMAGES, ACTION AND CAUSES OF ACTION, OF WHATEVER KIND OR NATURE, WHETHER KNOWN OR UNKNOWN, SUSPECTED OR UNSUSPECTED, INCLUDING, BUT NOT LIMITED TO CLAIMS BASED ON THE ACTIVE OR PASSIVE NEGLIGENCE OF THE ASSOCIATION, LOST OR DAMAGE TO REAL OR PERSONAL PROPERTY, AND/OR WRONGFUL DEATH, based on, arising out of or in connection with this Agreement, use of easement rights, and the Owner Agreement.

5. **Indemnification.** Owner agrees to INDEMNIFY and HOLD HARMLESS the Association, its members, directors, officers, representatives, administrators, agents, partners, employees, attorneys, insurers, successors and assigns, FROM ANY AND ALL CLAIMS, DAMAGES, ACTIONS, CAUSES OF ACTION, LIABILITIES, LOSSES, COSTS, ATTORNEYS' FEES AND ANY OTHER EXPENSES, based on, arising out of or in connection with this Agreement, easement rights, and the Owner Agreement.

6. **Mechanic's Liens.** Owner will not permit any mechanics', materialmen's or other liens to be recorded against the property of the other's property by reason of work, labor, services or materials requested by or supplied. If any such mechanics' or materialmen's lien is recorded against, the party's work caused the lien shall remove such lien either through payment in full or through the recording of a release bond in the statutorily prescribed amount within fifteen (15) days after receipt of notice of recordation of such lien.

7. **Legal Proceedings.** In any legal proceeding between Association and Owner, its successors, residents seeking enforcement of or attempting to construe the terms and provisions of this Agreement, the prevailing party in such action shall be awarded, in addition to damages, injunctive or other relief, its reasonable costs and expenses, including, without limitation, prelitigation dispute resolution, service of process, filing fees, court and court reporter costs, investigation costs, expert witness fees and the cost of any bonds, and reasonable attorneys' fees. Any action will be filed in Los Angeles County.

8. **Strict Liability.** Owner shall be strictly liable for all damages, claims, issues, and consequences which relate in any way to the obligations of this Agreement, use of easement rights, and the Owner Agreement.

9. **Severability.** If any paragraph, section, sentence, clause or phrase contained in the Agreement shall become illegal, null or void, against public policy, or otherwise unenforceable, for any reason, or shall be held by any court of competent jurisdiction to be illegal, null or void, against public policy, or otherwise unenforceable, the remaining paragraphs, sections, sentences, clauses or phrases contained in the Agreement shall not be affected.

10. **Full and Independent Knowledge.** The Parties represent that they have been given the opportunity to be represented by counsel throughout all negotiations which preceded the execution of this Agreement, and that this Agreement has been executed with the consent and upon the advice of counsel, or with the Parties' informed decision to forego such representation. The Parties acknowledge that no person or entity, including but not limited to a party or agent or attorney of any other party, has made any promise, representation, or warranty, express or implied, not contained in this Agreement, to induce the Parties to execute this Agreement. The Parties have read this Agreement, agree to the provisions it contains, and hereby executes it voluntarily with full understanding of its consequences and have the authority and rights to enter into this Agreement.

EXHIBIT A

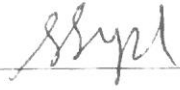
Lot H of Tract No. 31373, as per Map recorded on August 16, 2018, in Book 464, Pages 30 through 33, inclusive of maps, in the Office of the County Recorder of Riverside County, California.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first set forth above.

Syed Sajid Bari

Date: 02/17/23

[Signature]



Memona Begum Syeda aka Memona Begum, Syeda

Date: 02/17/23

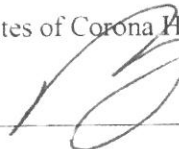
[Signature]

Memona Syeda

BV Estates of Corona Homeowners' Association

Date: 2/17/23

By:



Name: Ronald Reger

Title: Secretary

[NOTARIZED SIGNATURES TO FOLLOW]

**SEE
ATTACHED**



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 23-48919

Product	Name	Extended
9	AGREEMENT	\$114.00
	Document #	2023-0052694
	# Pages	6
Total		\$114.00
Tender (Check)		\$114.00
Check #	810	
Paid By	S&H GLOBAL TRADES, LLC	

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

S.S.

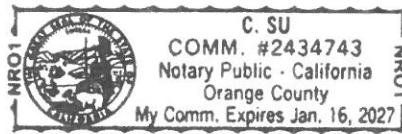
On 02/17/2023 before me, C. Su, Notary Public

personally appeared Syed Sajid Bari #1^{Com}; Meemona Begum Syeda
Ronald Rezer

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



C. Su

OPTIONAL INFORMATION

This acknowledgment is a statement of fact and is not a warranty, representation, or endorsement of this acknowledgment by the authorized document and may prove useful to persons relying on the attached instrument.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Easement Agreement

containing 5 pages, and dated 02/17/2023

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # 8 Entry # 3.485

Notary contact: 951-280-9000

Other

- Additional Signer
- Signer(s) Thumbprints(s)
- _____



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, #120 Corona, CA 92882</p> <p>Telephone: (951) 736-2262</p>
<p><input checked="" type="checkbox"/> County Clerk (Riverside)</p> <p>Address: 2724 Gateway Drive, Riverside, CA 92507</p>	

1. Project Title:	PM38694
2. Project Applicant:	Sajid Bari Syed
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):	Southeast corner of Upper Drive and Lester Avenue APN 116-320-029
4. (a) Project Location – City: Corona	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	PM 38694: Parcel Map application to subdivide 1.48 acres into two (2) parcels for single family residences purposes, located at the southeast corner of Upper Drive and Lester Avenue, in the A-14.4 (Single Family Residential, minimum lot size of 14,440 SF) 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:	Sajid Bari Syed 1505 Sunshine Cr. Corona, CA 92881
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:	Class 32 (Infill Development Projects)

(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:	The project is exempted from environmental review under the California Environmental Quality Act (CEQA) because the project qualifies as a Class 32 (Infill Development Projects) categorical exemption. The project is consistent with the General Plan and Zoning; is less five acres and surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; would not result in any significant effects related to traffic, noise, air quality or water; and can be adequately served by all required utilities and public services.
10. Lead Agency Contact Person: Telephone:	Rene Aguilar, Associate Planner (951) 739-4918
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: November 20, 2023	

Signature

Date: November 13, 2023

Rene Aguilar
Name

Title: Associate 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.