



Staff Report

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**File #:** 24-0009

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**PLANNING AND HOUSING COMMISSION STAFF REPORT**

**DATE:** 01/08/2024

**TO:** Honorable Chair and Commissioners

**FROM:** Planning & Development Department

**APPLICATION REQUEST:**

**TTM 37805:** Tentative Tract Map to create one lot on 0.42 acres for residential condominium purposes, located at the northeast corner of River Road and Cota Street (APN: 119-081-012), in the R-3 (Multiple Family Residential) zone. (Applicant: Aurangzeb Mirza - 2020 Jurupa Valley LLC, 13871 West Street, Garden Grove, CA 92843).

**RECOMMENDED ACTION:**

**That the Planning and Housing Commission** recommend APPROVAL of TTM 37805 to the City Council, based on the findings contained in the staff report and conditions of approval.

**PROJECT SITE SUMMARY:**

**Area of Property:** 0.42 acres (18,295 square feet)

**Existing Zoning:** R-3 (Multiple-Family Residential)

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

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential Condominiums (9 units)

**Surrounding Zoning/Land Uses:**

**N:** R-3 / Multiple Family Residential

**E:** R-3 / Multiple Family Residential

**S:** SFC / Single Family Condominium

**W:** R-3 / Multiple Family Residential

**BACKGROUND**

Tentative Tract Map (TTM) 37805 is a proposal to create one lot on 0.42 acres for residential condominium purposes. The project site is located at the northeast corner of River Road and Cota Street (Exhibit 1). TTM 37805 is associated with a nine-unit residential condominium development which the applicant is proposing for the project site. The tentative tract map would allow the applicant to sell the individual condominium units to separate homeowners. The condominium

development is proposed separately under Conditional Use Permit (CUP) 2022-0004 for concurrent review and approval. The details, including the site plan design and architecture for the development, are provided in a separate staff report for the CUP for the Planning and Housing Commission's consideration. The site plan is provided as Exhibit 4 for reference only.

The project site is a vacant parcel. It is surrounded by multiple family residential developments including two-story apartment buildings to the north, east and west, and two-story condominium townhomes to the south. The site is zoned R-3 (Multiple Family Residential) which permits residential condominiums by a conditional use permit.

The project was initially reviewed by the Development Plan Review (DPR) Committee on May 19, 2022. The Applicant formally submitted the tentative tract map and conditional use permit applications to the City on July 19, 2022, and both applications were reviewed by the Project and Environmental Review Committee (PRC) on August 11, 2022. Missing and revised items were subsequently submitted, and the applications were deemed complete on November 15, 2023, and scheduled for the Planning and Housing Commission meeting of January 8, 2024.

In the Spring of 2022, the applicant conducted community outreach within a 500-foot radius by mailing out 275 stamped postcards to all occupants and property owners. The postcards included an introduction to the project and the developer's contact information. Copies of the community outreach documents are attached as Exhibit 6.

## **PROJECT DESCRIPTION**

TTM 37805 is a proposal to create one lot on the project site for residential condominium purposes. Exhibit 3 illustrates the lot proposed by TTM 37805. The map depicts the size of the lot to be 0.42 acres (18,295 square feet), which meets the R-3 zone's minimum lot size requirement of 7,200 square feet. The lot also meets the zone's minimum lot width and depth requirements of 60 feet and 100 feet, respectively. The lot has an approximate width of 135 feet and depth of 135 feet. As proposed by CUP2022-0004, the lot is capable of accommodating a single, three-story building that would house the nine residential condominium units including the project's associated parking, landscaping, and other facilities and amenities.

The property is designated High Density Residential (HDR) on the city's General Plan land use map, which allows 15 to 36 dwelling units per acre (du/ac). The project's density is 21.4 du/ac which is within the HDR density range.

With the recordation of TTM 37805, three existing easements on the project site will be protected in place and one easement will be vacated. The easements that will be protected include a five-foot wide Southern California Edison easement located along the property's north and east perimeters, and a 10-foot-wide Gas Company pipeline easement located along the east perimeter. The easement that will be vacated is a 10-foot-wide City of Corona slope easement which is located along the property's frontage adjacent to River Road. This easement is no longer necessary and will be vacated to accommodate the project's front yard landscaping and driveway.

Water and sewer service to the project site will be provided by the City of Corona. The project will

connect to an existing 10-inch diameter water line in River Road. Sewer service is available for the project from an existing 8-inch diameter sewer line in River Road. Development of the project will increase impervious surface coverage on the site and increase surface runoff. Surface run off, however, will be directed to the water quality infiltration basin proposed to be located along the northwestern portion of the site before discharging into the City's storm drain system.

The parcel contains existing right-of-way improvements including existing sidewalk, curb and gutter. As noted previously, an existing 10-foot-wide City of Corona slope easement will be vacated to accommodate this development. There is no other dedication required associated with this map, and the existing five-foot-wide sidewalk and seven-foot-wide landscaped parkway will remain and tie into the adjacent right-of-way improvements to the north and east of this site. The applicant will be refurbishing the existing landscaped parkway to include irrigation and new landscaping per the city's water efficient standards.

**INTERNAL DEPARTMENT AND AGENCY REVIEW:**

The Subdivision Map Act requires a local agency to circulate proposed subdivision maps to the service providers (Fire and Police Departments, Corona-Norco School District, etc.) and utility companies. This allows each entity the opportunity to review the proposal and determine the impacts of the subdivision relative to their services. Staff circulated the tentative tract map and associate plan plans to abovementioned agencies and internal departments and divisions such as Development Services, Building and Safety, Public Works and Traffic. Staff received comments and recommended conditions from several external and internal agencies. Comments from these agencies have been considered and incorporated as modifications and/or conditions to this project as deemed necessary by staff.

**ENVIRONMENTAL ANALYSIS:**

Per Section 15332 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because the project qualifies as a Class 32 (In-Fill Development Projects) categorical exemption. The project is consistent with the General Plan, zoning requirements, and would not result in any significant traffic, noise, air quality, or water quality impacts. Moreover, none of the exceptions to the Categorical Exemptions listed under Section 15300.2 of the State CEQA Guidelines apply, as the project will not result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant effect on the environment due to unusual circumstances or damage a scenic highway or scenic resources within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource. The Notice of Exemption is attached as Exhibit 5.

**FISCAL IMPACT**

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

**PUBLIC NOTICE AND COMMENTS**

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

comments from the public in response to the public notice.

### **STAFF ANALYSIS**

TTM 37805 will create one lot for residential condominium purposes to facilitate the development of nine attached residential condominium units that can be individually sold. The single lot also accommodates a common driveway, parking spaces, common landscaped and open space areas. The intended use of the property is consistent with the R-3 zone. The High Density Residential (HDR) land use designation of the General Plan also permits a residential density of 15 to 36 dwelling units per acre and the nine residential units proposed by TTM 37805 and CUP2022-0004 result in a density of 21.4 dwelling units per acre. The subdivision also complies with the subdivision standards required by the Corona Municipal Code and the orderly development of the site is secured through the conditions of approval that apply to this map.

After careful review and analysis of the project, the Planning and Development Department recommends approval of TTM 37805 subject to the findings of approval listed below and the conditions of approval in Exhibit 2.

### **FINDINGS OF APPROVAL FOR TTM 37805**

1. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment because the project qualifies as a Class 32 (In-Fill Development Projects) categorical exemption. The project is consistent with the site's General Plan designation and applicable plan policies; zoning designation; is less than five acres in size; is surrounded by urban uses; has no habitat for endangered, rare or threatened species; the project would not result in significant traffic, noise, air quality or water quality effects; and the site is adequately served by utilities and public services.
2. None of the conditions provided in Section 66474 of the California Government Code exists for the following reasons:
  - a. *The proposed map is consistent with the General Plan because the project's residential density is 21.4 du/ac which is consistent with the density range of 15 to 36 du/ac allowed for the HDR designation.*
  - b. *The proposed subdivision is designed in accordance with the subdivision standards required by the Corona Municipal Code and per the development standards of the R-3 (Multiple Family Residential) zone.*
  - c. *The site is suitable for the type of development proposed under TTM 37805 and associated CUP2022-0004, and provides adequate driveway access from River Road, a major arterial four lane road.*
  - d. *The site is physically suitable for the development of nine residential condominium units as there is adequate service connections to water and sewer, dry utilities for gas and electric, and available public services from police and fire departments.*

- 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 qualifies as a Class 32 (In-Fill Development Projects) categorical exemption. The project is consistent with the site's general plan designation and plan policies; zoning designation; is less than five acres in size; is surrounded by urban uses; has no habitat for endangered, rare or threatened species; the project would not result in significant traffic, noise, air quality or water quality effects; and the site is adequately served by utilities and public services. Furthermore, the project site is completely surrounded by urbanized developments.*
  - f. *The proposed subdivision will not result in adverse impacts to public health, safety or general welfare because the project is designed in accordance with the city's objective design standards that are in place to ensure orderly development of the project site and improvements associated with the project.*
  - 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 easements are being protected in place or vacated with the recordation of TTM 37805.*
3. Pursuant to California Government Code Section 66473.5, consistency with applicable General Plan or Specific Plan does exist for the following reason:
- a. *The General Plan allows a residential density of 15 to 36 dwelling units per acre for the High Density Residential land use designation. The proposal will result in a density of 21.4 dwelling units per acre, which is within the allowable density range.*
4. Pursuant to California Government Code Section 66474.6, 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's Utilities Department.*
5. The proposal is in conformance with Title 16 (Subdivisions) of the Corona Municipal Code for the following reasons:
- a. *The proposed map meets the city's subdivision standards for lot area, width, depth and street access.*
  - b. *Required missing public improvements are guaranteed with this subdivision as provided by the Conditions of Approval.*

**PREPARED BY:** ROCIO LOPEZ, CONSULTING PLANNER

**REVIEWED BY:** SANDRA VANIAN, PLANNING MANAGER

**SUBMITTED BY:** JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Conditions of Approval
3. Tentative Tract Map 37805
4. Site Plan, per CUP2022-0004
5. Environmental Documentation
6. Community Outreach Materials

Case Planner: Rocio Lopez (951) 736-2293

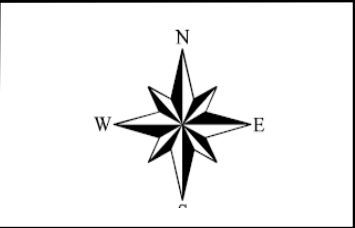
# LOCATIONAL & ZONING MAP



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



**TTM 37805**  
**449 RIVER ROAD**





# Project Conditions

## City of Corona

**Project Number: TTM2022-0005**

Description: **TTM 37805 for 9-unit Residential Condominium**

Applied: **7/19/2022**

Approved:

Site Address: **449 RIVER ROAD CORONA, CA 92882**

Closed:

Expired:

Status: **RECEIVED**

Applicant:

Parent Project: **DPR2022-0015**

Details: **TTM 37085**

### LIST OF CONDITIONS

DEPARTMENT	CONTACT
<b>BUILDING</b>	<b>Chris Milosevic</b>
<ol style="list-style-type: none"> <li>Final location of building footprint and setbacks to be determined in building plan check process. See CUP2022-0004 for remaining Building Division comments related to conditional use permit.</li> </ol>	
<b>FIRE</b>	<b>Cindi Schmitz</b>
<ol style="list-style-type: none"> <li>Dead end access drives shall not exceed one hundred fifty (150) feet in length.</li> <li>Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s).</li> <li>A minimum fire flow of 2500 gallons per minute at 20 psi shall be provided for multi-family dwellings.</li> <li>Fire hydrants are to be spaced a maximum 250 feet apart.</li> </ol>	
<b>PLANNING</b>	<b>Rocio Lopez</b>
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>	





# Project Conditions

## City of Corona

<b>PLANNING</b>	<b>Rocio Lopez</b>
<ol style="list-style-type: none"> <li>4. All residential Tentative Tract Maps require a separate fence plan which must be reviewed and approved by the Planning &amp; Development Department prior to issuance of any building permits. Fence and wall plans shall be submitted as a separate plan to the Building Division for plan check and permitting.</li> <li>5. OWNERSHIP AND MAINTENANCE OF COMMON AREA. Covenants, Conditions, and Restrictions (CC&amp;Rs) shall be approved by the Planning and Development Director or their designee and recorded concurrently with the recordation of the final map for TTM 37805, providing for maintenance of the property in perpetuity. The CC&amp;Rs shall, at a minimum, include provisions such as the following items:               <ol style="list-style-type: none"> <li>a. Formation of a Permanent Organization for the ownership and maintenance of all common areas including, but not limited to, landscaping and amenities areas, parking areas, and circulation systems (areas) in perpetuity.</li> <li>b. The CC&amp;Rs shall identify the common areas for ownership and maintenance with text and an exhibit. The common areas shall include the following items:                   <ol style="list-style-type: none"> <li>i. Open Space Areas and Amenities</li> <li>ii. Access and Circulation Areas</li> <li>iii. Carport, parking and trash enclosure areas</li> <li>iv. Drainage Facilities</li> <li>v. Landscaping and Irrigation</li> <li>vi. On-site Lighting Fixtures</li> <li>vii. Walls and Fencing</li> <li>viii. Other items the Planning and Development Director or their designee and City Engineer deem appropriate.</li> </ol> </li> </ol> </li> <li>6. TTM 37805 shall be recorded prior to the issuance of any building permit associated with the property, if the residential units are to be sold individually as condominiums.</li> </ol>	
<b>PUBLIC WORKS</b>	<b>Maria Miranda</b>
<ol style="list-style-type: none"> <li>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.</li> <li>2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.</li> <li>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.</li> <li>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.</li> <li>5. The submitted tentative tract map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said tentative tract map to be resubmitted for further consideration.</li> <li>6. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.</li> <li>7. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Planning and Development Department, Development Services Division. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.</li> </ol>	



# Project Conditions

## City of Corona

### PUBLIC WORKS

**Maria Miranda**

8. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
  - a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.
  - b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the 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.
9. Prior to map recordation the developer shall ensure that a homeowner's association or property owner's association is established for the purpose of maintaining all private streets, common areas and private utilities. The association documents, including any necessary Covenants, Conditions and Restrictions (CC&R's), shall be subject to the review and approval of the Planning and Development Department, Development Services Division, and shall be recorded concurrently.
10. 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) All street facilities (River Rd and Cota St).
  - b) All drainage facilities.
  - c) All required grading, including erosion control.
  - d) All required sewer, water and reclaimed water facilities.
  - e) All required landscaping and/or park facilities.
  - f) All under grounding of overhead utilities, except for cables greater than 32k volts.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.
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 City Engineer.



# Project Conditions

## City of Corona

### PUBLIC WORKS

**Maria Miranda**

20. Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary WQMP, shall be submitted to the Planning and Development Department, Development Services Division for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.
21. Prior to the issuance of the first Certificate of Occupancy, the applicant shall record Covenants, Conditions and Restrictions or enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP.
22. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
23. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.
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 recordation of the final map or approval of any improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site.
26. Prior to recordation of the final map 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. The lot shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.
27. Prior to approval of improvement plans, the improvement plans shall show all the streets to be improved to half width plus ten (10) additional feet unless otherwise approved by the City Engineer. At the discretion of the applicant, the existing pavement maybe cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.
28. 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.
29. Prior to final map recordation the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) for the purpose of maintaining public services including but not limited to emergency services, and 2016-3 (Maintenance Services) for the purpose of maintaining public landscaping, curb, gutter, sidewalk, pavement, street lights, traffic signals, parks, water quality features, etc. within master planned street right-of-way and/or easements . All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.
30. Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the property is subject to 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.
31. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the tentative map or in these Conditions of Approval shall be constructed.
32. 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.

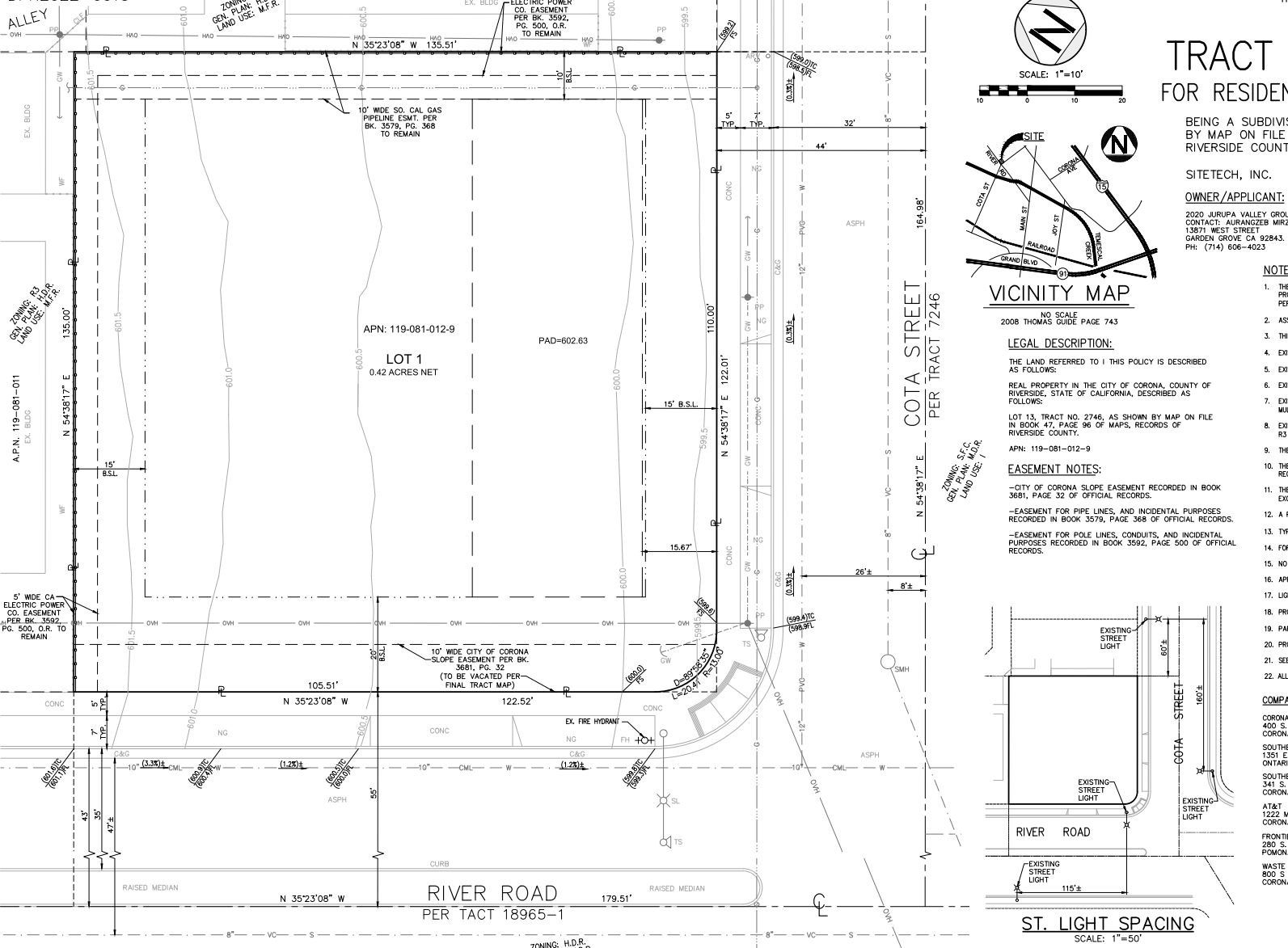


# Project Conditions

## City of Corona

PUBLIC WORKS	Maria Miranda
	<p>33. Prior to final 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.</p> <p>34. 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.</p> <p>35. Prior to issuance of any building permits, a domestic water and fire flow system shall be approved by the Utilities Department and constructed by the developer, to the satisfaction of the Utilities Director and Fire Chief.</p> <p>36. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.</p> <p>37. 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.</p> <p>38. Prior to recordation of the final map or approval of improvement plans, when applicable, the applicant shall submit detailed potable water, reclaimed water and sewer studies, prepared by a registered civil engineer, which shall be submitted to the Planning and Development Department, Development Services Division for review and approval. The study shall analyze the existing and proposed sewer and water facilities. Results of the system analysis may require special construction for the potable water, reclaimed water and sewer systems, such as upsizing downstream sewer lines, installing pressure regulators, booster pumps, special material for pipeline construction, backwater valves and construction of other appurtenances as necessary to serve the proposed development. Effects of the proposed development, engineering analysis and special construction requirements shall be submitted for review and approval by the Planning and Development Department, Development Services Division, and the Utilities Department.</p> <p>39. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, the potable water line, sewer line, potable water services, sewer laterals, double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.</p> <p>40. The applicant shall dedicate easements for all public water and sewer facilities needed to serve the project in accordance the Utilities Department standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the Utilities Director. Structures and trees shall not be constructed or installed within a public utility easement.</p> <p>41. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of a private fire system with double detector check assemblies at all public fire services to the satisfaction of the Utilities Department and Fire Chief.</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> <p>46. The developer shall install automatic irrigation to all street trees separated from adjacent residences by a fence or wall prior to the issuance of a Certificate of Occupancy.</p>

DPR2022-0015



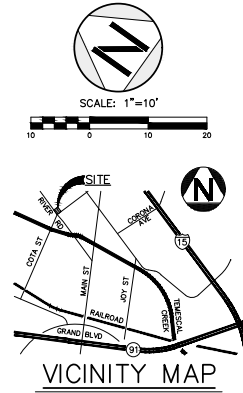
IN THE CITY OF CORONA  
TENTATIVE  
**TRACT MAP NO. 37805**  
FOR RESIDENTIAL CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOT 13, TRACT NO. 2746, AS SHOWN BY MAP ON FILE IN BOOK 47, PAGE 96 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

SITETECH, INC. DECEMBER 2023  
OWNER/APPLICANT: ENGINEER/MAP PREPARER:

2020 JURUPA VALLEY GROUP, LLC  
CONTACT: AURANGZEER MIRZA  
13871 WEST STREET  
GARDEN GROVE, CA 92843.  
PH: (714) 606-4023

SITETECH, INC.  
8061 CHURCH STREET  
P.O. BOX 592  
HIGHLAND, CA 92346  
PH: (909) 864-3180



**VICINITY MAP**

NO SCALE  
2008 THOMAS GUIDE PAGE 743

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:  
REAL PROPERTY IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
LOT 13, TRACT NO. 2746, AS SHOWN BY MAP ON FILE IN BOOK 47, PAGE 96 OF MAPS, RECORDS OF RIVERSIDE COUNTY.  
APN: 119-081-012-9

**EASEMENT NOTES:**

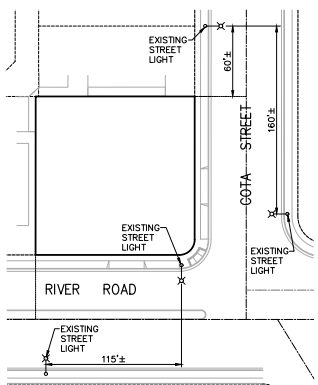
-CITY OF CORONA SLOPE EASEMENT RECORDED IN BOOK 3681, PAGE 32 OF OFFICIAL RECORDS.  
-EASEMENT FOR PIPE LINES, AND INCIDENTAL PURPOSES RECORDED IN BOOK 3579, PAGE 368 OF OFFICIAL RECORDS.  
-EASEMENT FOR POLE LINES, CONDUITS, AND INCIDENTAL PURPOSES RECORDED IN BOOK 3582, PAGE 500 OF OFFICIAL RECORDS.

**NOTES:**

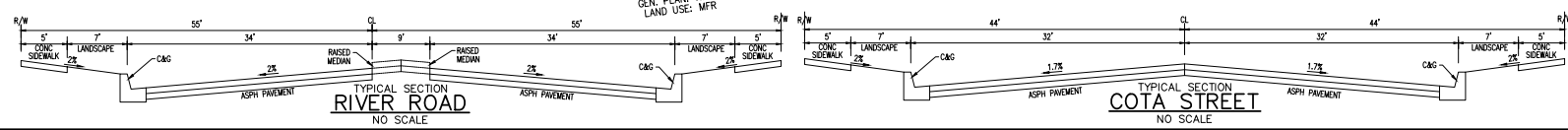
- THE PROPOSED PROJECT IS FOR 9 ATTACHED RESIDENTIAL CONDOMINIUMS. THERE IS 1 LOT PROPOSED FOR THIS PROJECT WHICH CONTAINS NET 0.411 ACRES FOR AN OVERALL DWELLING UNIT PER ACRE OF 21.4 DU/AC.
- ASSESSOR'S PARCEL NUMBER: 119-081-012.
- THIS PROJECT SIZE IS 0.42 NET ACRES.
- EXISTING AND PROPOSED LAND USE IS HDR (HIGH DENSITY RESIDENTIAL) 15 - 36 DU/AC.
- EXISTING AND PROPOSED ZONING IS R-3 (MULTIPLE FAMILY RESIDENTIAL).
- EXISTING LAND IS VACANT.
- EXISTING LAND USE OF ALL SURROUNDING PROPERTY TO THIS PROJECT: MULTIPLE FAMILY RESIDENTIAL (NORTHEAST / NORTHWEST / SOUTHWEST) RESIDENTIAL - (SOUTHEAST)
- EXISTING ZONING FOR THE SURROUNDING PROPERTY TO THIS PROJECT: R3 (NORTHEAST / NORTHWEST) HDR (SOUTHWEST) SCF (SOUTHEAST)
- THERE ARE NO NEW STREETS PROPOSED WITHIN THIS DEVELOPMENT.
- THERE ARE NO EXISTING TREES ON THE PROPERTY OR ALONG THE PROPERTY FRONTAGE. NO REGULATED TREES WILL BE REMOVED AS A PART OF THIS PROJECT.
- THE AVERAGE SLOPE OF BOTH FEASIBLE ACCESS ROUTE AND FEASIBLE BUILDING SITE DOES NOT EXCEED TEN PERCENT (10%).
- A PRECISE GRADING PLAN IS PROPOSED FOR THIS PROJECT.
- TYPE OF PROPOSED CONSTRUCTION: N (NEW)
- FOR COMPLETE LEGAL DESCRIPTION, SEE TITLE REPORT.
- NO WATER COURSES CROSS THIS PROPERTY AND IT IS NOT WITHIN A FLOOD ZONE.
- APPROXIMATE EARTHWORK QUANTITIES: CUT 110 C.Y., FILL 110 C.Y.
- LIGHTING TO BE ON FROM DUSK TO SUNRISE AND TO BE SHIELDED FROM ADJOINING PROPERTIES.
- PROPERTY LOT WIDTH - 135.5', PROPERTY LOT DEPTH - 135.0'.
- PARKING STALLS - 19 REGULAR / 1 HANDICAP.
- PROJECT FILE NUMBER: DPR2022-0015.
- SEE SITE PLAN FOR ADDITIONAL INFORMATION.
- ALL KNOWN EASEMENTS THAT AFFECT THE PROPERTY ARE SHOWN HEREON.

**COMPANIES AND AGENCIES SERVICING THIS PROJECT ARE AS FOLLOWS:**

CORONA DEPARTMENT OF WATER AND POWER 400 S. VIOLETTA AVE., #210 CORONA, CA 92882	SERVICE - WATER, SEWER & ELECTRIC
SOUTHERN CALIFORNIA EDISON 1351 E. FRANCIS ST ONTARIO, CA 91761	SERVICE - ELECTRIC
SOUTHERN CALIFORNIA GAS 341 S. LINCOLN AVE CORONA, CA 92882	SERVICE - GAS
AT&T 1222 MAGNOLIA AVE., SUITE #103 CORONA, CA 92881	SERVICE - PHONE & INTERNET
FRONTIER 280 S. LOCUST ST POMONA, CA 91766	SERVICE - PHONE & INTERNET
WASTE MANAGEMENT 800 S. TEMESCAL STREET CORONA, CA 92879	SERVICE - REFUSE

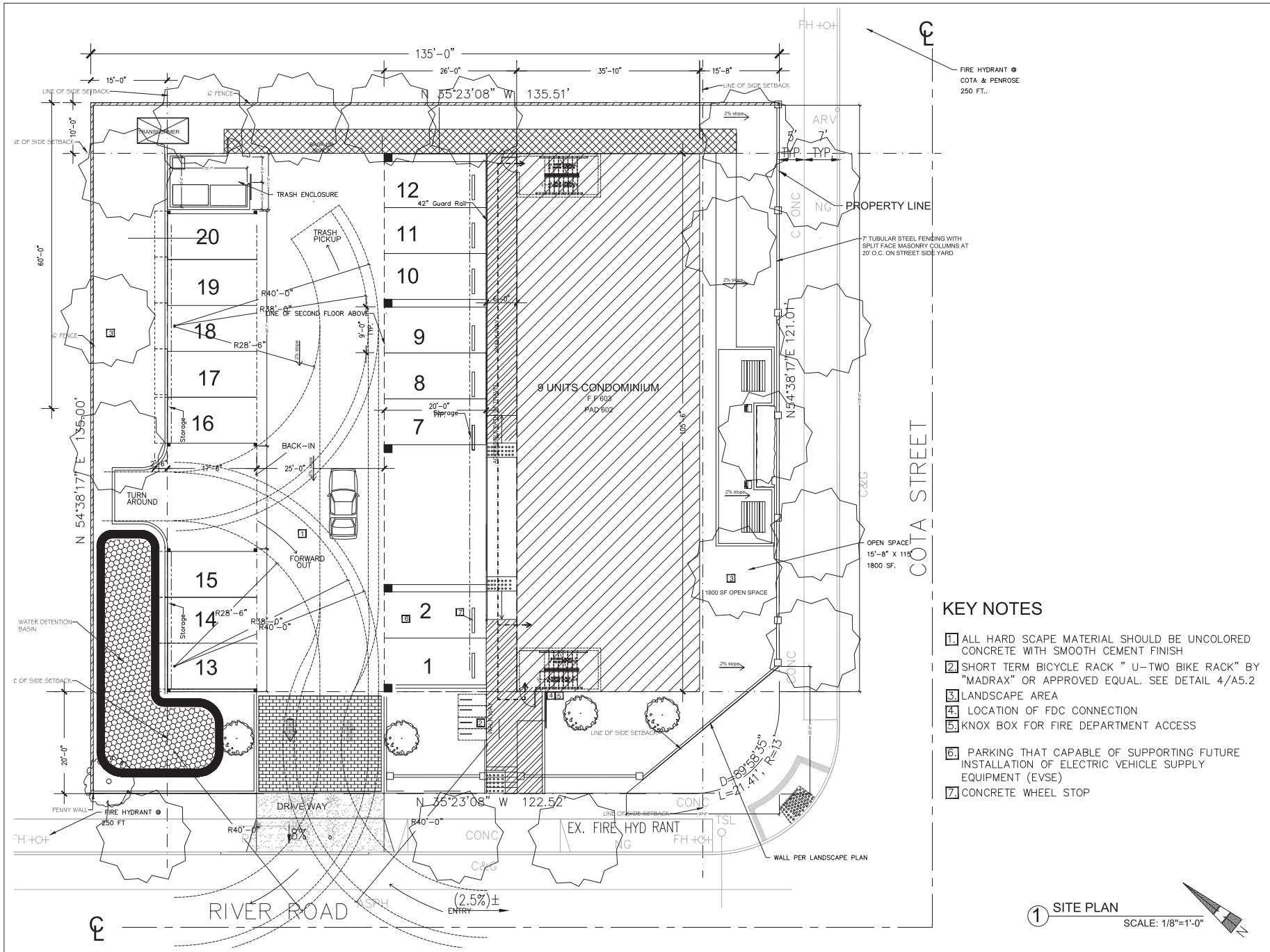


**ST. LIGHT SPACING**  
SCALE: 1"=50'



**SITETECH INC.**  
8061 CHURCH ST. HIGHLAND, CA 92346 PO BOX 592  
PH: (909) 864-3180, FAX: (909) 864-0850  
BERNHARDT K. MAYER R.C.E. 36866 DECEMBER 21, 2023 DATE

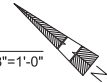
**EXHIBIT 3**



**KEY NOTES**

- 1 ALL HARD SCAPE MATERIAL SHOULD BE UNCOLORED CONCRETE WITH SMOOTH CEMENT FINISH
- 2 SHORT TERM BICYCLE RACK "U-TWO BIKE RACK" BY "MADRAX" OR APPROVED EQUAL. SEE DETAIL 4/A5.2
- 3 LANDSCAPE AREA
- 4 LOCATION OF FDC CONNECTION
- 5 KNOX BOX FOR FIRE DEPARTMENT ACCESS
- 6 PARKING THAT CAPABLE OF SUPPORTING FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)
- 7 CONCRETE WHEEL STOP

1 SITE PLAN  
SCALE: 1/8"=1'-0"



DESIGN:  
PHD  
1621 Alabama Street  
Huntington Beach, CA 92648  
TEL: (714) 330-8744  
EMAIL: peternhaddad@outlook.com

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

SEAL:

PROJECT:  
449 RIVER DRIVE  
Corona, CA 92880

NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	1/07/2020
2	CORRECTION SET	
3	PERMIT SET	

REVISION:		
MARK	DATE	DESCRIPTION

DRAWING BY:  
PEYMAN PAYDAR

SCALE 1/8" = 1'-0"  
DRAWING TITLE

SITE PLAN

DRAWING NO.  
A1

**EXHIBIT 4**



## NOTICE OF EXEMPTION

<p>TO:</p> <p><input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: City of Corona Planning and Development Department</p> <p>Address: 400 S. Vicentia Avenue Corona, CA 92882</p> <p>Telephone: 951-736-2293</p>
<p><input checked="" type="checkbox"/> County Clerk (Riverside County)</p> <p>Address: 2724 Gateway Drive Riverside, CA 92507</p>	

1. Project Title:	TTM 37805 and CUP2022-0004
2. Project Applicant:	Aurangzeb Mirza - 2020 Jurupa Valley LLC, 13871 West Street, Garden Grove, CA 92843
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	449 River Road- northeast corner of River Road and Cota Street (APN: 119-081-012).
4. (a) Project Location – City: Corona	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	Tentative Tract Map 37805 to create one lot on 0.42 acres for residential condominium purposes, located in the R-3 (Multiple Family Residential) zone.  Conditional Use Permit (CUP2022-0004) for a nine-unit residential condominium development on 0.42 acres in the R-3 (Multiple Family Residential) zone
6. Name of Public Agency approving project:	City of Corona
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Aurangzeb Mirza 2020 Jurupa Valley LLC, 13871 West Street, Garden Grove, CA 92843
8. Exempt status: (check one)	
(a) <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 15332 (In-fill Development)
(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:	Pursuant to Section 15332 of the State Guidelines for the California Environmental Quality Act (CEQA) the nine-unit residential condominium project qualifies as a Class 32 (In-Fill Development Projects) categorical exemption under CEQA. The project consists of the construction of nine residential condominium units in an urbanized area; the project is consistent with the General Plan, zoning requirements, and would not result in any significant traffic, noise, air quality, or water quality impacts. Moreover, none of the exceptions to the Categorical Exemptions listed under Section 15300.2 of the State CEQA Guidelines apply, as the project will not result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant effect on the environment due to unusual circumstances or damage a scenic highway or scenic resources within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource.

10. Lead Agency Contact Person: Telephone:	Rocio Lopez, Consulting Planner 951-736-2293
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: January 8, 2024	

\_\_\_\_\_  
Signature

Date: [Click to enter date](#)

\_\_\_\_\_  
Name

Title: [Click to enter title](#)

Signed by Lead Agency

Signed by Applicant

Date Received for Filing: [Click to enter date](#)

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



July 18, 2022

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

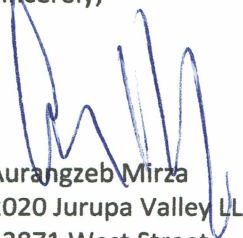
SUBJECT: DPR2021-0021  
449 River Rd, Corona, CA

Dear Ms. Garcia,

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

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

Sincerely,

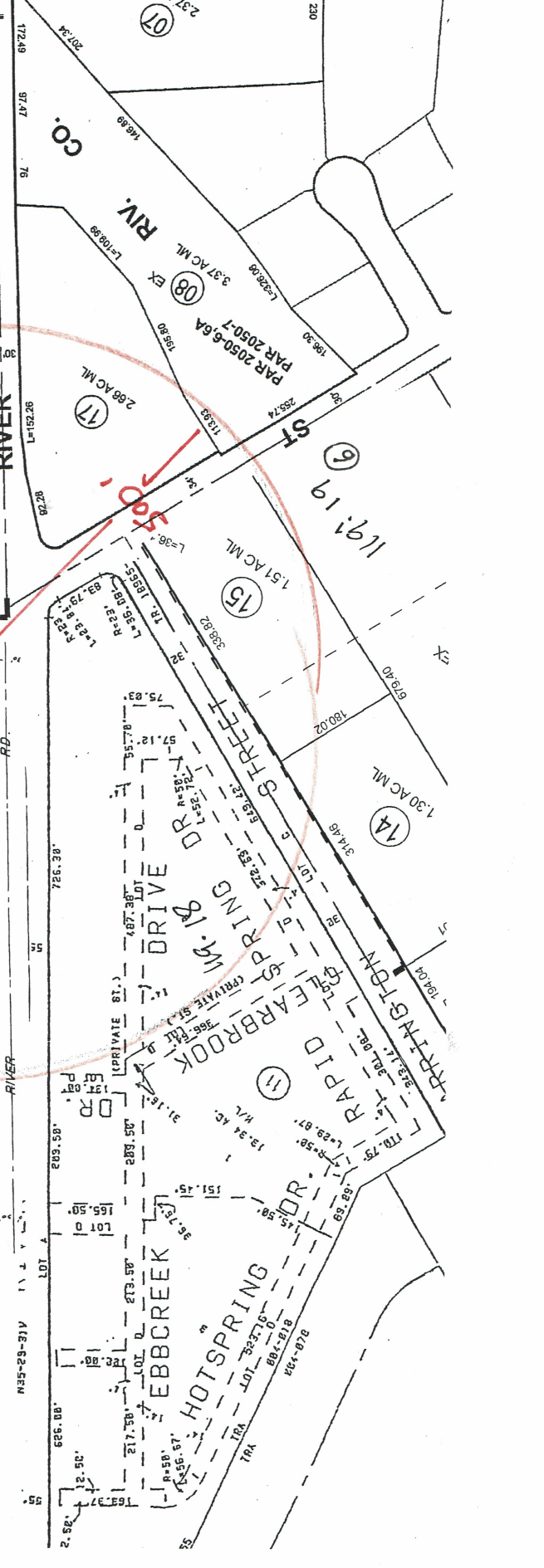
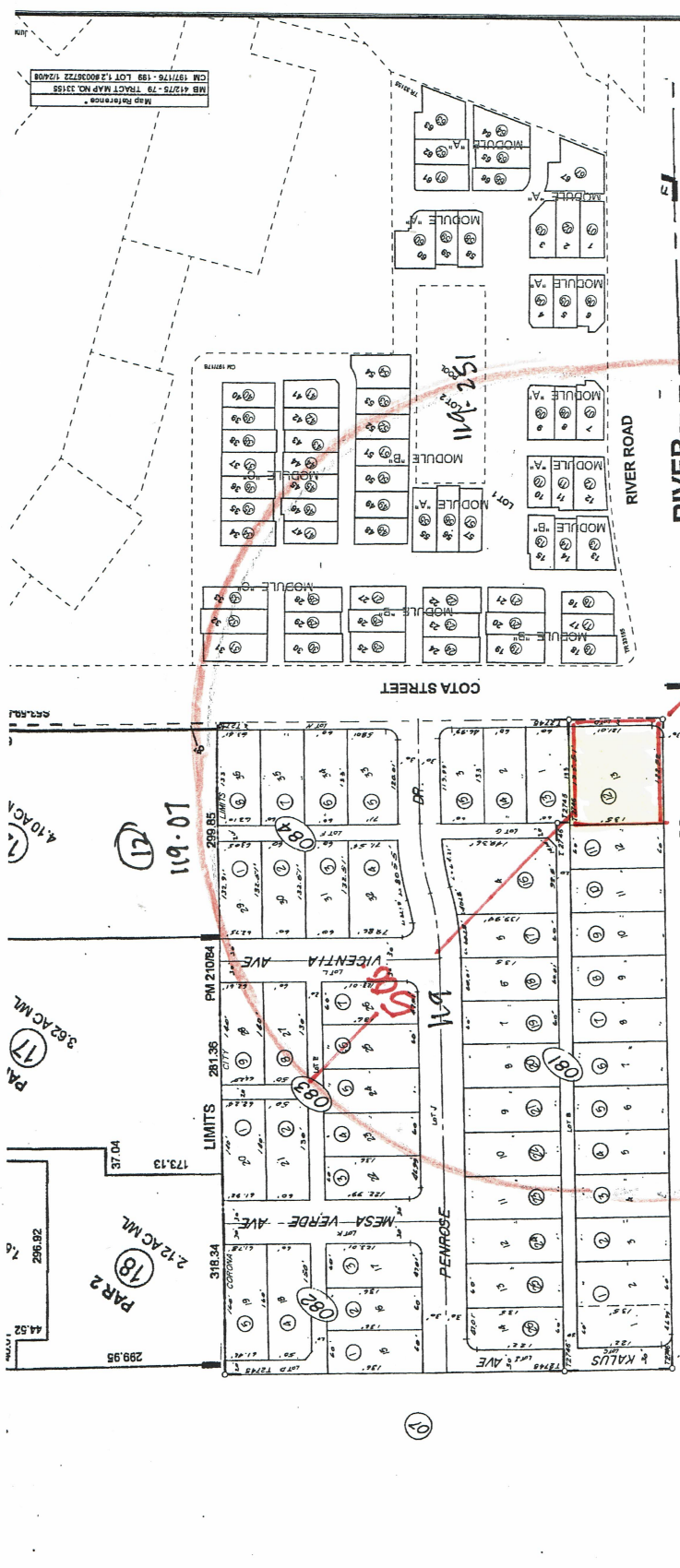


Aurangzeb Mirza  
2020 Jurupa Valley LLC  
13871 West Street  
Garden Grove, CA 92843

**EXHIBIT 6**

449 River Ave  
 APN: 119-081-012

7	114.2	144.51	114.2
7	114.05	144.81	114.05
7	130.28	129.87	114.05
7	144.92	144.92	144.92
7	144.92	144.92	144.92



MAP INFORMATION  
 MB 12/75-79 TRACT MAP NO. 33185  
 CM 19/77-199 LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

70  
 4.31 AC ML  
 POR BL

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

---

## Certification of Preparation

The attached list represents the names and addresses of all owners and occupants located within 500' of the RADIUS AS SHOWN ON the attached map. This information was obtained through PARCEL QUEST, a data source utilizing the county assessor rolls and other available sources.

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

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



-----  
Susan W. Case

03-21-2022

# Coming Soon



## *Cota & River*

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

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

Hello Neighbor!

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

We are looking forward to becoming part of the Neighborhood!

Sincerely,  
The Design Team!

Contact:  
Peter at [Riverroad9@mail.com](mailto:Riverroad9@mail.com)

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

March 31, 2022

To Whom It May Concern:

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

NAL  
CLERK





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

03/30/2022 04:13 PM

Product	Qty	Unit Price	Price
U.S. Flags Coil	3	\$58.00	\$174.00

Grand Total: \$174.00

Debit Card Remitted \$174.00

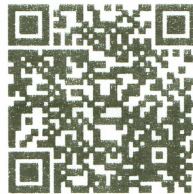
Card Name: MasterCard  
 Account #: XXXXXXXXXXXX4950  
 Approval #  
 Transaction #: 501  
 Receipt #: 010150  
 Debit Card Purchase: \$174.00  
 AID: A0000000042203 Chip  
 AL: Debit  
 PIN: Verified

\*\*\*\*\*  
 Every household in the U.S. is now  
 eligible to receive a second set  
 of 4 free test kits.  
 Go to [www.covidtests.gov](http://www.covidtests.gov)  
 \*\*\*\*\*

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

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

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



or call 1-800-410-7420.

UFN: 057632-0055  
 Receipt #: 840-59070103-2-2508934-2  
 Clerk: 13