



Staff Report

File #: 21-0986

**PLANNING AND HOUSING COMMISSION  
STAFF REPORT**

DATE: 11/8/2021

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

**APPLICATION REQUEST:**

**PM 38183:** Parcel Map application to subdivide 10 acres into two parcels located at 2550 S. Main Street in the A (Agricultural) zone. (Applicant: Ken Puentez, Vanlen Consultants, Inc., 5015 Canyon Crest Drive, Riverside, CA 92507)

**RECOMMENDED ACTION:**

**That the Planning and Housing Commission** recommend APPROVAL of PM 38183 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

**PROJECT SITE SUMMARY**

**Area of Property:** 10 acres

**Existing Zoning:** A (Agricultural)

**Existing General Plan:** MDR (Medium Density Residential, 6-15 du/ac)

**Existing Land Use:** Church and Plant Nursery

**Proposed Land Use:** Church and Plant Nursery

**Surrounding Zoning/Land Uses:**

**N:** R1-8.4 (Single Family, 8,400 square foot minimum lot size) zone / Single-family residences

**E:** C-P (Professional and Office) zone / S. Main Street and Church

**S:** R-3 (Multi-Family Residential) / Senior Apartments and an Assisted Living Facility

**W:** R1-8.4 (Single Family, 8,400 square foot minimum lot size) zone / Single-family residences

**BACKGROUND**

Parcel Map 38183 is a request to subdivide 10 acres into two parcels. The subject site is located at 2550 S. Main Street (Exhibit 1). The purpose of the subdivision is to allow the property owner, Corona Seventh Day Adventist Church, to sell the undeveloped western portion of the property (Parcel 2 on Exhibit 2.A).

The western portion of the property is undeveloped and occupied by a plant nursery. The applicant has indicated that the nursery tenant will be vacating the property in the near future. The eastern portion of the property is currently developed with a church. The church was established under Conditional Use Permit (CUP) 78-11.

The project was preliminarily reviewed by staff on April 1, 2021 (DPR2021-0003). The applicant formally submitted the parcel map application on July 8, 2021. The application was reviewed by the Project and Environmental Review Committee on August 5, 2021. The application was determined incomplete; and staff provided the applicant a letter outlining missing items. The applicant subsequently submitted the missing information on August 8, 2021, and the application was deemed complete on October 14, 2021.

## **PROJECT DESCRIPTION**

The proposed parcel map is shown in Exhibit 2.A.

- Parcel 1 is proposed at five acres and is located on the eastern portion of the property. It currently contains the Corona Seventh Day Adventist Church, associated parking lot, and a driveway to Main Street.
- Parcel 2 is proposed at five acres and is located on the western portion of the property, behind Parcel 1. It contains a plant nursery and an internal drive aisle along the south property line, which provides a point of access to Main Street for both parcels.

The existing improvements on the property are shown in Exhibit 2.C.

The property is zoned A (Agricultural) and subject to the development standards of Corona Municipal Code (CMC) Chapter 17.06. Chapter 17.06 requires a minimum lot area of 5 acres for newly created lots within the Agricultural zone. In addition, a minimum lot width of 250 feet and lot depth of 300 feet are required. Parcels 1 and 2, as shown on PM 38183, are capable of meeting the minimum lot area, width and depth requirements prescribed by the code.

Furthermore, Parcel 2 is designed as a flag lot, which establishes additional requirements. Flag lots are required to be a minimum of 20,000 square feet in size, and have an access corridor from a street that is at least 80 feet in length and 25 feet in width. Parcel 2 is meeting these requirements. Table 1 below summarizes the proposed lots.

**TABLE 1**  
**Proposed Lot Sizes for PM 38183\***

<b>Parcel Number</b>	<b>Lot Area</b>	<b>Acreage</b>
1	217,983	5
2	217,823	5

\*Measurements from proposed map (Exhibit 2.A)

## **ACCESS, CIRCULATION AND PARKING**

Parcel 1 will have vehicular access from Main Street via an existing driveway located at the northeast corner of the property. Parcel 2 will have vehicular access from Main Street via an existing driveway

that is located at the southeast corner of the property. Both driveways will be shared between the parcels. The southeast driveway also provides reciprocal access to the adjacent development to the south.

Main Street is classified by the General Plan as a major arterial. The portion of Main Street adjacent to the project site is fully improved with roadway, curb and gutter, landscaped parkway, and sidewalk. No additional widening is needed for this portion of Main Street as the street is at its maximum arterial width.

### **ENVIRONMENTAL ANALYSIS:**

A Notice of Exemption has been prepared for the project pursuant to Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (the "common sense" exemption). Parcel Map 38183 subdivides a single parcel into two parcels, which allows the owner to sell the western portion of the property. There is no development proposed with this project (Exhibit 4).

### **FINANCIAL IMPACT:**

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

### **PUBLIC NOTICE AND COMMENTS**

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

### **STAFF ANALYSIS**

The church was constructed on the project site in 1978 under CUP78-11. The approved plans under the CUP show no plans for a second phase of development over the western portion of the property. The western portion has remained undeveloped and underutilized for 43 years, as the owner has no plans to expand the church. The subdivision proposed by PM 38183 would allow the owner to sell the western portion for future development. Future development of Parcel 2 with anything other than an agricultural use or a single-family dwelling will require the submittal of a development application, which will require review by the Planning and Housing Commission at a future date.

The parcels proposed by PM 38183 will comply with the development standards applicable to new lots within the Agricultural zone. The subdivision results in a density of 0.2 dwelling units per acre, which does not exceed the General Plan's maximum density of 15 dwelling units per acre (Medium-Density Residential). The parcels are provided with adequate vehicular access by two existing driveways on Main Street.

The project is consistent with General Plan Land Use Policy LU-4.4, which states:

*Proactively promote the adaptive re-use and infill of economically underutilized, obsolete, and*

*dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses.*

While there is no development proposed for Parcel 2 at this time, the subdivision proposed PM 38183 is consistent with the intent of Land Use Policy LU-4.4 because it provides an opportunity to develop the underutilized portion of the property in a manner that supports the City's growth.

The Planning Division recommends approval of PM 38183 based on the findings listed below, and staff's recommended conditions of approval attached as Exhibit 2.B.

### **FINDINGS OF APPROVAL FOR PM 38183**

1. The City of Corona has determined that this project is exempted from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State Guidelines, which states that a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (the "common sense" exemption). Parcel Map 38183 subdivides a single parcel into two parcels, which allows the owner to sell the western portion of the property. No development is associated with the property at this time.
2. Pursuant to California Government Code Section 66411.1 this division of land necessitates the inclusion of Condition of Approval for the following reasons:
  - a. *The guarantee of construction of missing improvements on Main Street adjacent to Parcel 2 is necessary for the public's safe access to and around the site.*
  - b. *Each site must contribute to the improvements so that future development would not be detrimental to the public's health and safety.*
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 38183 results in a density of 0.2 dwelling units per acre, which does not exceed the General Plan's maximum allowable density limit of 15 dwelling units per acre for the Medium Density Residential designation.*
  - b. *The design or improvement of the proposed subdivision is consistent with the development standards established for the Agricultural zone under CMC Chapter 17.06.*
  - c. *Parcel 1 is physically capable of accommodating the existing church and associated parking lot, and has adequate access from Main Street. Parcel 2 is physical suitable for the types of uses that could potentially be developed on the property under the current Agricultural zone. Any future development on Parcel 2 would be reviewed separately for compliance with all applicable codes and requirements, including access requirements.*
  - d. *The site is physically suitable for the proposed density of 0.2 dwelling units per acre, as the site is capable of yielding two lots that meet the subdivision standards required by the Corona Municipal Code.*
  - e. *The design of the subdivision or the proposed improvements are not likely to cause*



*substantial environmental damage or substantially injure fish or wildlife or their habitat because PM 38183 does not propose any development to the site. Furthermore, the property is completely surrounded by urbanized development and has been disturbed by the activities associated with the existing church and plant nursery located on site.*

*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 zone in which it is located promoting orderly development of the project site, and any missing improvements that are required to be constructed with the project will adhere to the applicable city standards, codes and requirements.*

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

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

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

5. The proposal is in conformance with the standards of the Agricultural zone for the following reasons:

*a. The applicant's parcel map meets the Agricultural zone development standards and other applicable code requirements under the Corona Municipal Code.*

**PREPARED BY:** RAFAEL TORRES, ASSISTANT PLANNER

**REVIEWED BY:** SANDRA YANG, SENIOR PLANNER

**REVIEWED BY:** JAY EASTMAN, PLANNING MANAGER

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

#### EXHIBITS

1. Locational and Zoning Map
- 2.A - Parcel Map 38183
- 2.B - Conditions of Approval
- 2.C - Plot Plan

---

**File #:** 21-0986

---

2.D - Applicant's letter dated June 26, 2021  
3 - Environmental Documentation

Case Planner: Rafael Torres (951) 736-2262

# AERIAL & LOCATIONAL MAP



PM 38183 (PM2021-0002)  
2550 S. MAIN STREET









# Project Conditions

## City of Corona

**Project Number: PM2021-0002**

**Description: PM NO. 38183**

**Applied: 7/8/2021**

**Approved:**

**Site Address: 2550 S MAIN ST CORONA, CA 92507**

**Closed:**

**Expired:**

**Status: COMPLETE**

**Applicant: KEN PUENTEZ**

**Parent Project: DPR2021-0003**

**5015 CANYON CREST DR RIVERSIDE CA, 92507**

**Details: A Parcel Map application for the subdivision of a 10 acre lot into (2) parcels of 5 acres each. No development is proposed for this application at 2550 S. Main Street.**

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
FIRE	Cindi Schmitz
1. No comments for the subdivision from the fire department	
PLANNING	
1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.	
2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.	
3. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees	
4. All future development for Parcel 2 shall be subject to Riverside County's MSHCP (Multi-Species Habitat Conservation Plan) fee at the applicable rate. This fee is payable at the time of building permit issuance .	
5. Each parcel of PM 38183 shall be no smaller than five (5) acres parcels prior to the final approval and recordation of the map.	



# Project Conditions

## City of Corona

PUBLIC WORKS	Noe Herrera
	<ol style="list-style-type: none"> <li>1. The Public Works Department, Utilities Department, and Planning and Development Department Conditions of Approval for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to Development Services in the Planning and Development Department. 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 Public Works Director 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 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.</li> <li>6. All conditions of approval shall be satisfied and the 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.</li> <li>7. 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.</li> <li>8. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.</li> <li>9. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Public Works Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.</li> <li>10. 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"> <li>(a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.</li> <li>(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.</li> <li>(c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.</li> </ol> <p>Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.</p> </li> <li>11. 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: <ol style="list-style-type: none"> <li>a) Street Paving as required by these Conditions of Approval.</li> <li>b) All under grounding of overhead utilities across the frontage of the parcel map boundary, except for cables greater than 32k volts.</li> </ol> </li> <li>12. The developer or their successor shall complete the undergrounding of the overhead wires and paving prior to issuance of a Certificate of Occupancy for Parcel 2.</li> <li>13. Prior to map recordation, the developer shall ensure that a property owner's association, or an alternative means of management approved by the Planning and Development Director, is established for the purpose of maintaining all private streets, common areas, and shared private utilities. The documents, including any necessary Covenants, Conditions and Restrictions (CC&amp;R's), shall be subject to the review and approval and shall be recorded concurrently.</li> <li>14. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.</li> </ol>





# Project Conditions

## City of Corona

PUBLIC WORKS	Noe Herrera
	<p>15. Prior to issuance of any grading permit for Parcel 2, the developer shall submit an Environmental Phase I and limited Phase II study. Any environmental Phase I and limited Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.</p> <p>16. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.</p> <p>17. Prior to the issuance of a grading permit for Parcel 2, if the project requires a Water Quality Management Plan (WQMP) as determined by the Santa Ana Regional Water Board Applicability Checklist, a Final WQMP shall be submitted to Development Services for approval. Upon its final approval, the applicant shall submit two physical copies and a digital copy on a CD-ROM in PDF format.</p> <p>18. Prior to the issuance of a Certificate of Occupancy for Parcel 2, when applicable, the applicant shall record Covenants, Conditions and Restrictions (CC&amp;R's) or enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP.</p> <p>19. Prior to issuance of the first Certificate of Occupancy for Parcel 2, when applicable, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.</p> <p>20. Prior to issuance of Certificate of Occupancy for Parcel 2, when applicable, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.</p> <p>21. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.</p> <p>22. Prior to approval of any grading or improvement plans for Parcel 2, 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.</p> <p>23. Prior to approval of grading and improvement plans for Parcel 2, the 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. Onsite drainage shall be conveyed into an approved downstream public drainage facility or diverted through under-sidewalk parkway drains, as approved by the City Engineer.</p> <p>24. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director.</p> <p>25. Prior to map recordation the applicant shall rededicate to the City the required street rights-of-way on Main Street to the centerline of the street, unless it is determined that the land is held in fee by the City or another entity. All dedications shall be free of all encumbrances and approved by the Public Works Director.</p> <p>26. Prior to Map Recordation, the developer shall guarantee the improvement of Main Street from curb to centerline across the Parcel Map frontage and within the intersection of Main Street and Magnolia Avenue, unless otherwise approved by the Public Works Director. At the discretion of the applicant, the existing pavement may be 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. The pavement improvements shall not be completed, or security released, until all underground improvements for Parcel 2 have been constructed within Main Street.</p> <p>27. Prior to release of public improvement security, the developer shall cause the civil engineer of record for any approved improvement plans to submit a set of as-built plans for review and approval by Development Services.</p> <p>28. Prior to acceptance of improvements for Parcel 2, the Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.</p>



# Project Conditions

## City of Corona

### PUBLIC WORKS

Noe Herrera

29. Prior to Map Recordation, the applicant shall provide all of the necessary documents and fees needed to annex this project into a City of Corona Community Facilities District (CFD) 2016-3 (Maintenance Services). All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.
30. If the proposed project for Parcel 2 consists of a residential development, the applicant shall provide all of the necessary documents and fees needed to annex this project into a City of Corona Community Facilities District (CFD) 2016-1 prior to building permit issuance. All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.
31. Prior to Map Recordation the applicant shall prepare a disclosure statement indicating that the property is subject to shared facilities maintenance (e.g. CC&Rs), 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 and shall be recorded concurrently with the map.
32. Prior to the issuance of a Certificate of Occupancy for Parcel 2, 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.
33. Prior to map recordation, issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all required development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23, Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21, and Multiple Species Habitat Conservation Plan (MSHCP) mitigation fees per City Municipal Code 16.33. 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.
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 Public Works and Utilities Department Directors.
35. Prior to approval of improvement plans for Parcel 2, when applicable, the applicant shall submit detailed potable water and sewer studies, prepared by a registered civil engineer, which shall be submitted to Development Services 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 Development Services and the Utilities Department.
36. Prior to building permit issuance for Parcel 2, the applicant shall construct or guarantee the construction of all required public improvements which may include but are 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.
37. Prior to map recordation, the applicant shall dedicate easements for all public water, reclaimed water, and sewer facilities needed to serve the project in accordance the Utilities Department standards and to the satisfaction of the City Engineer. 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 Department General Manager. Structures and trees shall not be constructed or installed within a public utility easement.

The utility easement shown as easement 4 on the parcel map shall be revised or an additional water easement shall be provided with sufficient area to include the existing fire hydrant and water meter, as approved by the City Engineer.

The water easement shown as easement 5 on the parcel map shall be revised to provided sufficient area for the existing fire hydrant, as approved by the City Engineer.

Easements 6 and 7 shall be removed before the map is recorded unless otherwise approved by the City Engineer.



DATE PREPARED:

AUGUST-2021

OWNER/APPLICANT

CORONA SEVENTH-DAY ADVENTIST CHURCH  
9709 MAGNOLIA AVENUE, P.O. BOX 7584 RIVERSIDE,  
CA 92505  
PHONE: (951) 737-5953

LAND SURVEYOR

VANLEN CONSULTANTS  
5015 CANYON CREST DRIVE SUITE. 205  
RIVERSIDE, CA 92507  
PHONE: (951) 213-6881  
PROJECT MANAGER: NEAL J. MCPHERSON P.L.S.

ASSESSOR'S PARCEL NUMBER

APN:113-310-005

ZONING

EXISTING: A-AGRICULTURAL  
PROPOSED: NO CHANGE

GENERAL PLAN DESIGNATION

MDR-MEDIUM DENSITY RESIDENTIAL (MDR 6-15 DU/AC)

LAND USE

EXISTING PARCEL 1: CHURCH  
AGRICULTURAL

PROPOSED PARCEL 1: CHURCH  
PROPOSED PARCEL 2: AGRICULTURAL

PROPERTY ACREAGE

10.00 AC.

DENSITY RANGE

MDR-MEDIUM DENSITY RESIDENTIAL (MDR 6-15 DU/AC)

PROPOSED DENSITY

2 PARCELS/10 AC = 0.20 DU/AC

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CORONA, COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 218 AS SHOWN BY AMENDED MAP OF ORANGE HEIGHTS DIVISION  
#2, PER MAP RECORDED IN BOOK 2 PAGE 2 OF MAPS, RIVERSIDE  
COUNTY RECORDS.

EXSITING EASEMENTS

GRANT EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR PUBLIC  
UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT  
RECORDED APRIL 27, 1979 AS INSTRUMENT NO. 79-86012 OF  
OFFICIAL RECORDS.

AN EASEMENT FOR INGRESS AND EGRESS AND CONSTRUCTION  
AND MAINTENANCE OF SLOPES AND LATERAL SUPPORT AND THE  
INSTALLATION AND MAINTENANCE OF APPROPRIATE LANDSCAPING  
AND IRRIGATION SYSTEM AND SURFACE WATER FLOW AND  
INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 21,  
1983 AS INSTRUMENT NO.83-123117 OF OFFICIAL RECORDS

UTILITIES AND SERVICES

	AGENCY	PHONE NO.
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(909) 930-8591
PHONE:	A1&T	(866) 243-6122
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	(909) 335-7733
CABLE:	CHARTER COMMUNICATIONS	(951) 547-3530
FIBER OPTIC:	CROWN CASTLE NG WEST	(626) 320-0996
WATER & SEWER	CITY OF CORONA	(951) 736-2321

PARCEL INFORMATION

PARCEL NO	PROP. USE	ACREAGE	LOT WIDTH	LOT DEPTH
1	CHURCH	5 AC	473 FT	460.9 FT
2	AGRICULTURAL	5 AC	472.8 FT	364.6 FT
SUB TOTAL		10 AC		
VACATED AREA		0 AC		
TOTAL		10 AC		

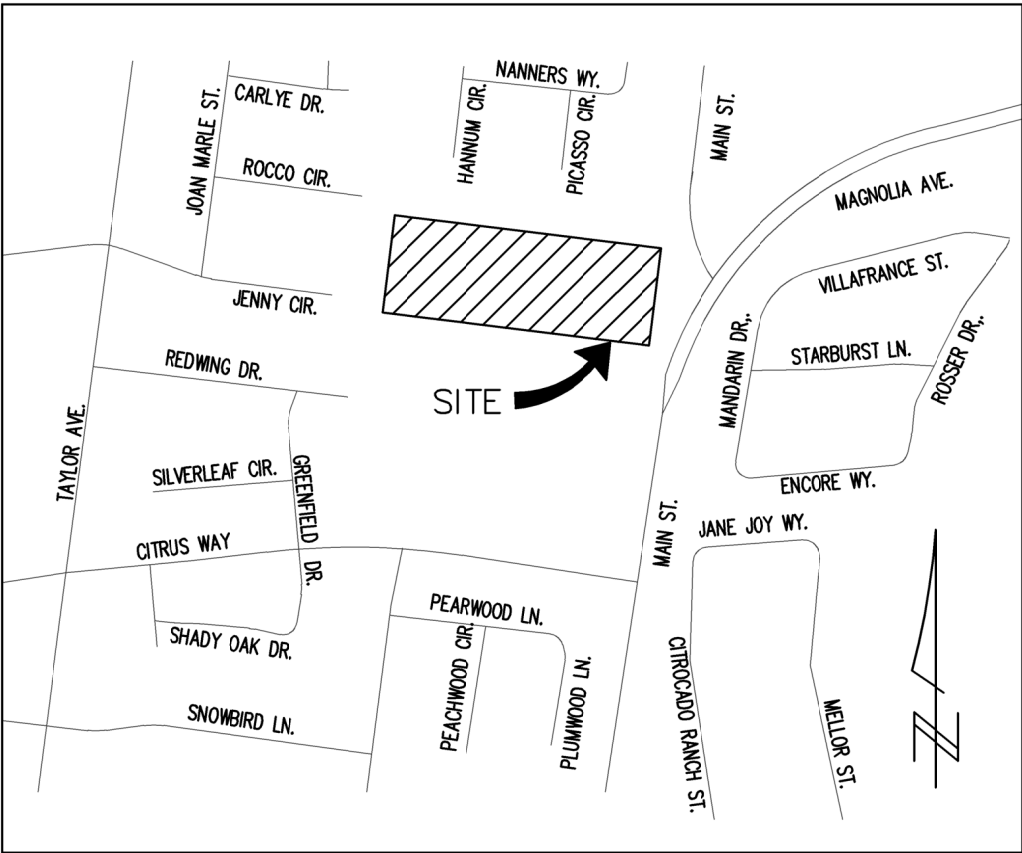
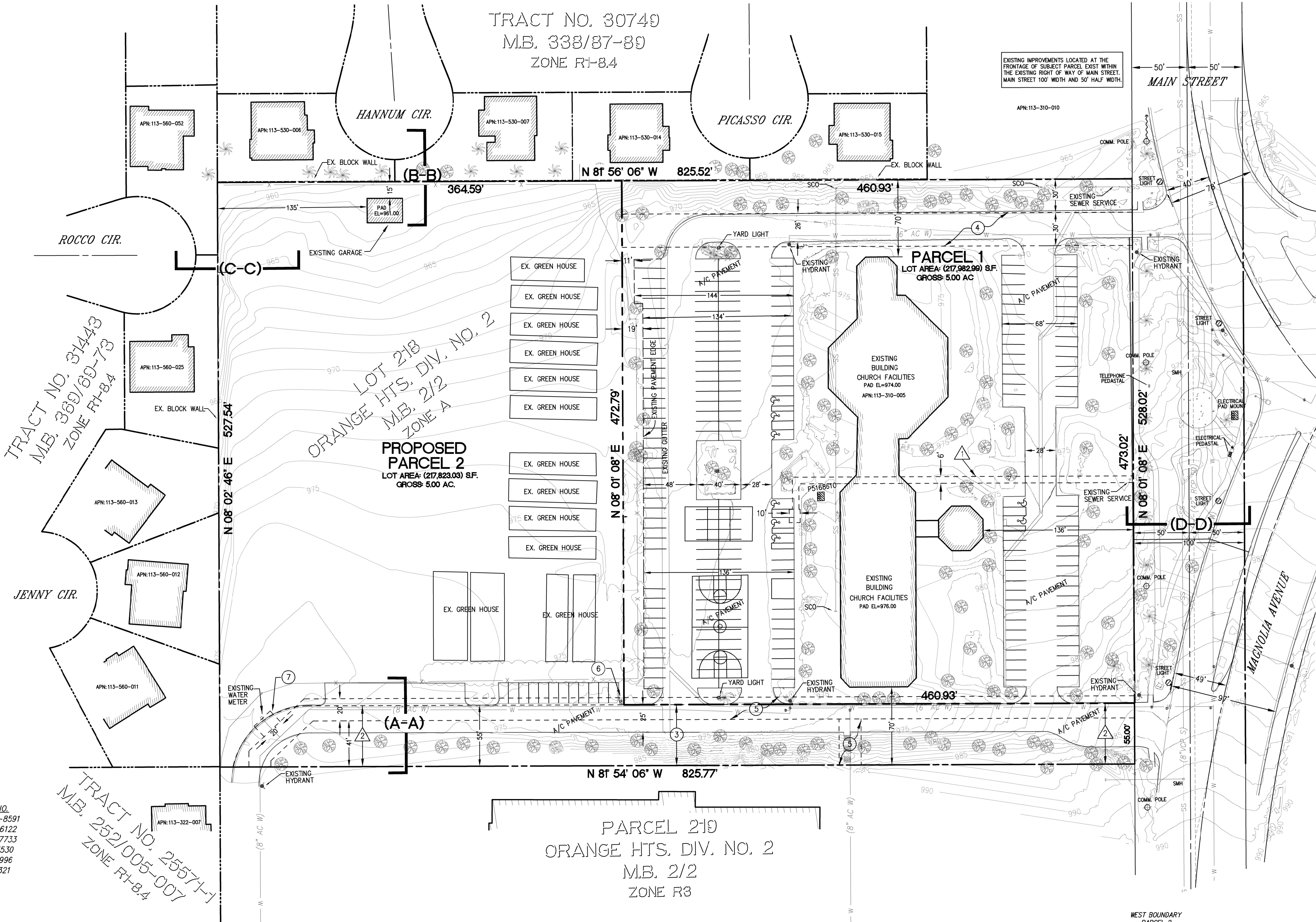
SITE ADDRESS

2550 SOUTH MAIN STREET  
CORONA, CALIFORNIA 92882-5902

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PLOT PLAN PARCEL MAP NO. 38183

BEING A SUBDIVISION OF PARCEL 218 AS SHOWN BY AMENDED MAP OF ORANGE HEIGHTS DIVISION NO. 2 PER MAP  
RECORDED IN BOOK 2 PAGE 2 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



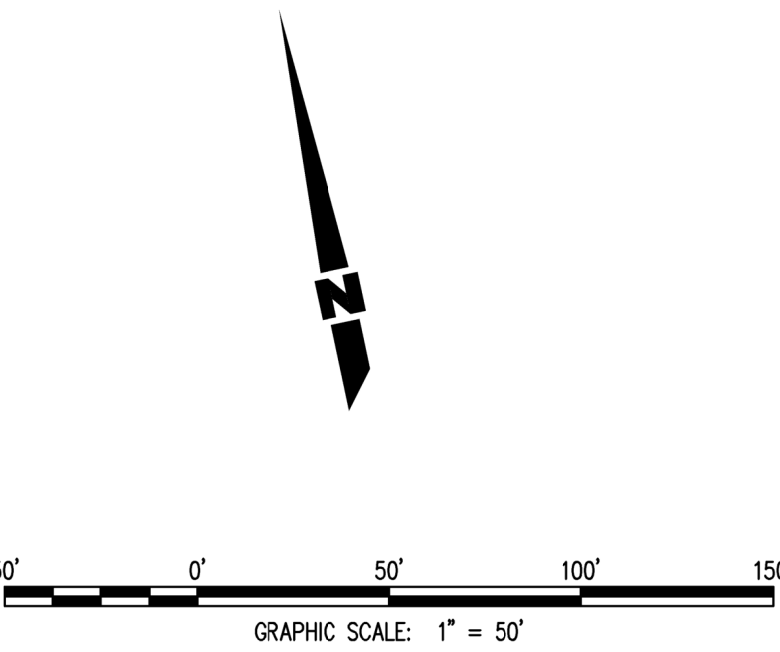
VICINITY MAP  
N.T.S.

LEGEND

- TPM BOUNDARY
- CENTERLINE
- RIGHT OF WAY
- PROPOSED PARCEL LINE
- EXISTING EASEMENT
- EXISTING LOT LINES

NOTE

- PROPOSED RESERVATION FOR INGRESS, EGRESS FOR THE  
BENEFIT OF PARCEL 1 AS SHOWN HEREON
- PROPOSED 30' PUBLIC UTILITY EASEMENT.
- PROPOSED 20' WATERLINE EASEMENT FOR PUBLIC UTILITIES OVER  
THE EXISTING WATERLINE SERVICES AS SHOWN HEREON.
- PROPOSED WATER SERVICE FOR THE BENEFIT OF PARCEL 2.
- PROPOSED 20' X 13' WATERLINE EASEMENT FOR PUBLIC UTILITIES  
OVER THE EXISTING WATERLINE SERVICE AS SHOWN HEREON.



**VANLEN CONSULTANTS**  
GEOMATICS • CIVIL DESIGN • PLANNING

5015 CANYON CREST DRIVE  
RIVERSIDE, CA 92507  
SUITE 205  
PH. (951) 213-6881

ELEVATIONS ARE BASED UPON  
CITY OF CORONA BENCHMARK  
C-137. 2 1/2" BRASS DISK  
LOCATED AT N.E. CURB RETURN  
AT MAIN ST. AND CHASE DR.  
(1049.465')

M.B. 2/2, WATER, SEWER AND STORM  
DRAIN ATLAS K21 & K22  
Reference Plans for  
these Improvements

Date	By	REVISIONS
03/21	KP	SUBMITTAL TO CITY 1ST MAP CHECK
05/21	KP	CORRECTIONS PER DPR REVIEW
08/21	KP	CORRECTIONS PER DPR REVIEW

NM  
NM  
App'd

TOPOGRAPHIC MAPPING PREPARED BY VANLEN  
CONSULTANTS. BASED UPON A FIELD SURVEY  
CONDUCTED ON 10/30/2020  
Scale: 1" = 50'

Engineering  
Planning  
DPR 2021-0003

Approved

CITY OF CORONA  
PLOT PLAN PARCEL MAP NO.38183  
2550 SOUTH MAIN STREET

Drawing No.  
0172020-3  
Sht 1 of 1



**June 26, 2021**

**City of Corona**

**Attn: Community Development Department,  
DPR2021-0003**

**Subject Property: 2550 S. Main St. Corona CA, 92882 (Parcel Map Application)**

On Behalf of our client the Corona Seventh-Day Adventist Church, this document shall provide information to the City of Corona regarding Municipal Code Section 16.12.060

**(A) Subdivision development plan;**

The proposed Subdivision of the subject parcel does not propose to develop or improve areas of the site at this time.

**(B) Source, quality and estimate of available quantity of domestic water supply;**

The subject property is currently serviced with domestic water supplies. The Church is serviced by a 6" ACP located at the north drive access. The 6" ACP waterline connects to a 10" ACP at Main Street as Shown on City of Corona water Atlas page (K21). An additional service has also been identified along the existing 8" ACP installed in the year 1983 as shown on water Atlas page (K22). The existing meter was placed to service the rear portion of the subject property and is located approximately 20' northwesterly of hydrant number 1308.

**(C) Type of street improvements and utilities which the subdivider proposes to install;**

The proposed Subdivision of the subject property does not propose to develop any offsite improvements at this time.

**(D) Proposed method of sewage disposal;**

There are currently no proposed design plans for sewage disposal. The parcel map does reserve a proposed easement for the benefit of parcel 2 for sewer services. The proposed easement is 20' in width and is proposed along the north property line of the subject parcel.

**(E) Proposed storm drains, including grade and size;**

The proposed Subdivision of the subject property does not propose to develop or improve areas of the site at this time.

**(F) Protective covenants to be recorded;**

There are no proposed covenants for this subdivision.

**(G) Any proposed phasing.**

There is no proposed phasing for this subdivision.

Ken Puentez

Principal Project Manager

**VANLEN CONSULTANTS**

E-mail: [Kenp@vanlenco.com](mailto:Kenp@vanlenco.com)

**EXHIBIT 2.D**



## CITY OF CORONA

### PRELIMINARY EXEMPTION ASSESSMENT

(Certificate of Determination When attached to Notice of Exemption)

**Name, Description and Location of Project:** PM 38183

A parcel map application for the subdivision of 10 acres into two parcels located at 2550 S. Main Street. (APN: 113-310-005).

**Entity or Person Undertaking Project:**

☐ A. Public Agency:

☒ B. Other (private):

Name: Ken Puentez of Vanlen Consultants, Inc.  
Address: 5015 Canyon Crest Drive, Riverside, CA 92507  
Telephone No.: (951) 970-1127

**Staff Determination:**

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- ☐ A. The proposed action does not constitute a project under CEQA.  
☐ B. The project is a Ministerial Project.  
☐ C. The project is an Emergency Project.  
☐ D. The project constitutes a feasibility or planning study.  
☒ E. The project is categorically exempt: **Per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (the "common sense" exemption). Parcel Map 38183 subdivides a single parcel into two parcels, which allows the owner to sell the western portion of the property. There is no development proposed with this project.**  
☐ F. The project is a statutory exemption. Code section number:  
☐ G. The project is otherwise exempt on the following basis:  
☐ H. The project involves another public agency, which constitutes the lead agency. Name of Lead Agency:

Date: \_\_\_\_\_

\_\_\_\_\_  
Rafael Torres, Assistant Planner  
Lead Agency Representative

# EXHIBIT 3



## NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF  
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA  
COMMUNITY DEVELOPMENT DEPARTMENT  
400 S. VICENTIA AVE, SUITE 120  
CORONA, CA 92882

1. Project title: PM 38183
2. Project location (specific): 2550 S. Main Street (APN: 113-310-005).
3.
  - a. Project location - City of Corona
  - b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:  
  
A parcel map application for the subdivision of 10 acres into two parcels located at 2550 S. Main Street.
5. Name of public agency approving project: **City of Corona**
6. 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: **Ken Puentez of Vanlen Consultants, Inc., 5015 Canyon Crest Drive, Riverside, CA 92507.**
7. Exempt Status (check one):
  - a. ☐ Ministerial Project
  - b. ☐ Not a project
  - c. ☐ Emergency project
  - d. ☒ Categorical Exemption. State type and class number: **Section 15061(b)(3) (Common Sense Exemption).**
  - e. ☐ Declared Emergency
  - f. ☐ Statutory Exemption. State code section number:
  - g. ☐ Other: Explain:
8. Reasons why the project is exempt:  
  
Per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (the "common sense" exemption). Parcel Map 38183 subdivides a single parcel into two parcels, which allows the owner to sell the western portion of the property. There is no development proposed with this project.
9. Contact Person/Telephone No.: Rafael Torres, Assistant Planner (951) 739-4973
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: \_\_\_\_\_

Signature: \_\_\_\_\_

Rafael Torres, Assistant Planner  
Lead Agency Representative