



Staff Report

File #: 21-1076

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 12/06/2021

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

TTM 37980 (CONTINUED): Tentative tract map application to subdivide 4.73 acres into 19 lots for single family residential purposes located at the northwest corner of Citron Street and Taylor Street in the R1-8.4 (Single Family Residential, minimum lot size 8,400 square feet) zone. (Applicant: Mark Hauptert with Priem Properties, LLC., 12012 Knott Avenue #A2, Garden Grove, CA 92841.

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend APPROVAL of TTM 37980 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: 4.73 acres

Existing Zoning: R1-8.4 (Single Family Residential, minimum lot size 8,400 square feet)

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

Existing Land Use: Undeveloped

Proposed Land Use: Single Family Residential

Surrounding Zoning/Land Uses:

N: R1-8.4/Single family residences

E: R1-8.4/Taylor Street, with single-family residences located beyond

S: R1-8.4/Citron Street, with single-family residences located beyond

W: R1-8.4/Single family residences

BACKGROUND

Tentative Tract Map (TTM) 37980 is a proposal to subdivide 4.73 acres into 19 lots for single-family residential purposes. The project site is a vacant parcel located on the northwest corner of Citron Street and Taylor Street (Exhibit 1). The surrounding land uses are residential. The parcel is zoned R1-8.4, which is a single-family residential zone that requires newly created lots to have a minimum lot size of 8,400 square feet. The site has a General Plan designation of Low Density Residential

(LDR), which supports a residential a density of 3 to 6 dwelling units per acre (du/ac). As proposed, the density of TTM 37980 is 4.02 du/ac.

At this time the applicant is only proposing to subdivide the larger parcel into smaller parcels. The applicant is not currently proposing any construction, as they have not decided if they will sell the approved tract map to a home builder or build the homes themselves. Regardless, the future development of the tract will require the submittal of a Development Plan Review application and a Precise Plan application, which will be subject to the approval of the Planning & Housing Commission at a public hearing.

TTM 37980 received a pre-review by city staff at a Development Plan Review meeting on October 15, 2020. The applicant submitted an official tentative tract map application on February 8, 2021, which was reviewed by the Project and Environmental Review Committee on March 4, 2021. The Committee deemed the application incomplete. The applicant subsequently submitted revisions, and the application was deemed complete on October 25, 2021.

The applicant has conducted community outreach with the surrounding neighborhood. The applicant walked the neighborhood on November 24, 2020, November 25, 2020, and December 1, 2020, and hand delivered 158 flyers that included an introduction letter and a copy of the proposed tentative tract map. Per the applicant, the project was well received by residents, although residents expressed concerns with tumbleweeds, loitering, and years of illegal dumping. Copies of the community outreach documents are attached as Exhibit 2.E.

PROJECT DESCRIPTION

The layout of the lots proposed by TTM 37980 is shown in Exhibit 2.A. The R1-8.4 zone provides the following minimum standards for the creation of new single-family lots.

Lot Area: 8,400 square feet

Lot Width: 70 feet, with an average of 75 feet

Lot Depth: 100 feet

Table 1, below, summarizes the proposed single-family lots. All of the proposed lots meet or exceed the requirements of the R1-8.4 zone regarding size, width, and depth.

Table 1: Lot Summary

LOT NO.	LOT AREA (SF)	WIDTH	DEPTH
1	8,400	72.3	115.9
2	8,461	70.3	120.7
3	8,433	72.2	121.2
4	9,823	90.2	109.9
5	11,432	89.2	106.2
6	14,034	75.5	149.1

7	10,085	81.4	108.3
8	8,821	85.5	116.6
9	10,010	82.6	121.4
10	9,190	82.6	111.3
11	8,402	75.5	111.3
12	8,402	75.5	111.3
13	8,402	75.5	111.3
14	8,400	75.5	111.3
15	8,920	81.8	110.1
16	9,002	81.8	110.1
17	8,999	81.8	110.1
18	8,997	81.8	110
19	8,994	81.7	110
AVERAGE	9,326.8	79.6	114.5

ACCESS AND PUBLIC IMPROVEMENTS

Lots 10-19 border Taylor Street and Citron Street and will take vehicular access from these two streets. Site adjacent curbs, gutters, landscape parkways, and sidewalks are currently missing along both of these streets. The developer is required to construct the missing roadway improvements. Taylor Street is required to have an overall right-of way of 68 feet and Citron Street will have an overall right-of-away of 64 feet, as show on Exhibit 2.C.

Several existing palm trees are located adjacent to the project site within the public right-of-way along Taylor Avenue. The developer may need to remove palm trees in order to accommodate the driveways for lots 10-14. The final location of the driveways and the number of trees to be removed will be determined through the review of a future Precise Plan Application.

Lorraine Drive and Susanne Street currently dead-end into the project site from the north and west, respectively. Both streets are required to be extended into the project to provide vehicular access to proposed lots 1-9. Both roadways must have an overall right-of-way width of 60 feet, and must be improved with curbs, gutters, landscape parkways, and sidewalks.

As part of the Tentative Tract Map, the applicant is also required to make the following public improvements:

- Grind and overlay the west half width of Taylor Street plus ten additional feet beyond the centerline.
- Grind and overlay the north half width of Citron Street plus ten additional feet beyond the centerline.
- Upsize the existing water line on both Taylor and Citron Streets from 6-inches to 8-inches to provide adequate fire flow for the new residences.

RETAINING WALLS

A retaining wall varying in height from 2.5 feet to 4 feet will be constructed along the project's west perimeter, between the existing residences and Lots 1 and 2. Additionally, a retaining wall varying in height from 4 feet to 5 feet will be constructed along the project's north perimeter, between the existing residences and Lots 1, 9, and 10. The retaining walls are shown as cross-sections A-A and B-B on Exhibit 2.C.

Lot 15 is also shown with a retaining wall varying in height from approximately 2.5 feet to 8 feet along the east perimeter of the lot adjacent to Taylor Avenue. Through the precise plan process, the developer will be required to construct 6-foot high block walls along the perimeters of all 19 lots. For lot 15, this will result in a combination retaining/perimeter wall ranging from approximately 8.5 to 14 feet in height that will be visible from Taylor Avenue. In order to minimize the visual impact of the wall from the street, the project is conditioned to work with staff to reduce the height of the retaining wall on lot 15. As an alternative, the applicant may construct a slope along the east perimeter of lot 15, which would eliminate the need for a retaining wall.

EASEMENT

With the recordation of TTM 37980, a public drainage easement will be established along the property's north perimeter on Lots 9 and 10. The easement is 20 feet in width and will contain an underground pipe, which will allow stormwater to drain from Lorraine Drive to Taylor Street.

ENVIRONMENTAL ANALYSIS:

Per Section 15332 of the State Guidelines for implementing the California Environmental Quality Act (CEQA) and Section 3.22 of the City's Local CEQA Guidelines, 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 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. The Notice of Exemption is attached as Exhibit 3.

FISCAL IMPACT

The applicant has paid the application processing fees to cover the cost of the tentative tract map, as required by City resolution.

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 & Development Department has not received any inquiries from the public in response to the notice.

STAFF ANALYSIS

TTM 37980 proposes a subdivision that will allow for the seamless completion of a residential neighborhood that shares the same R1-8.4 zone with the project site. The proposed lots are similar in size to the existing neighboring lots, and will be developed in the future with homes that are

subject to the same development standards as the existing lots. This results in a residential development that conforms to the scale of the existing neighborhood.

The lots proposed by TTM 37980 complies with the R1-8.4 zone development standards. The project's density of 4.02 du/ac complies with the General Plan's density range of 3 to 6 du/ac. All missing and required public improvements associated with the project will be constructed per city standards and are guaranteed with the tentative tract map. This ensures the orderly development of the site and protects the public health and safety of the general public.

The 19 lots are anticipated to generate 179 daily vehicle trips, 14 of which will occur during the morning peak hour, and 19 of which will occur during the evening peak hour. The city's Traffic Engineer has reviewed the amount of traffic to be generated by the project and determined the traffic to be consistent with City's General Plan projections, and any impacts to the area would be insignificant.

The Planning Division recommends approval of TTM 37980 based on the findings below and staff's recommended conditions of approval.

FINDINGS OF APPROVAL FOR TTM 37980

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. *TTM 37980 will subdivide 4.73 acres into 19 single family residential lots, which does not exceed the maximum density of 6 du/ac established by the General Plan designation of Low Density Residential. In addition, the subdivision is consistent with General Plan Policy LU-8.1 by facilitating the development of an infill site for residential development of the same size and zoning designation as the surrounding neighborhood.*
 - b. *The proposed subdivision is designed to meet the city's development standards for newly created lots in accordance with the zoning of the property, the city's subdivision design standards and General Plan.*
 - c. *The site is suitable for the type of development proposed under TTM 37980 and provides adequate access from Taylor Street, Citron Street, Lorraine Drive and*

Susanne Street, which will be improved in accordance with City standards.

- d. The site is physically suitable for the proposed density of 4.02 du/ac. The site is capable of accommodating 19 lots that meet the subdivision standards required by the Corona Municipal Code for the R1-8.4 zone.*
 - 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 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 no such easements exist on the project site.*
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 for 3-6 dwelling units per acre for the Low Density Residential designation. The proposed project would result in a density of 4.02 du/ac, 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 reasons:
- a. The amount of discharge to be produced by the subdivision is not expected to 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 the standards of the R1-8.4 zone for the following reason:
- a. Single-family residential development is permitted in the R1-8.4 zone, and the subdivision design is consistent with the development standards that apply to the site.*

6. 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 as prescribed by the R1-8.4 zone.*
- b. All necessary public improvements to support the proposed project are guaranteed with this subdivision as provided by the Conditions of Approval.*

PREPARED BY: LUPITA GARCIA, ASSOCIATE 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 Tentative Tract Map 37980
- 2.B Conditions of Approval
- 2.C Grading Plan
- 2.D Applicant's letter dated November 15, 2021, regarding the subdivision
- 2.E Neighborhood Community Outreach Documents
- 3. Environmental Documentation

Case Planner: Lupita Garcia (951) 736-2262

LOCATIONAL & ZONING MAP



Date: 11/16/2021

**NWC OF CITRON AVE & TAYLOR ST
TTM37980 (TTM2021-0001)**

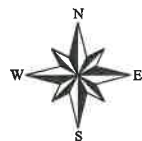


EXHIBIT 1

TENTATIVE TRACT NO. 37980

BEING A SURVEY OF THE EASTERLY HALF OF LOT 1 IN BLOCK 52 OF LANDS OF THE SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN BY MAP FILED IN BOOK 9, PAGE 6 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND LYING WITHIN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 7 WEST OF THE SAN BERNARDINO BASE AND MERIDIAN.

ACS CONSULTING, INC. DECEMBER, 2020



GENERAL NOTES:

LEGAL DESCRIPTION:

BEING A SURVEY OF THE EASTERLY HALF OF LOT 1 IN BLOCK 52 OF LANDS OF THE SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN BY MAP FILED IN BOOK 9, PAGE 6 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND LYING WITHIN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 7 WEST OF THE SAN BERNARDINO BASE AND MERIDIAN.

ASSESSOR'S PARCEL NUMBER:

110-342-031

OWNER/APPLICANT:

PREM PROPERTIES, LLC
2518 N. SANTIAGO BLVD.
ORANGE, CA 92667
CONTACT: MARK HAUPERT
PHONE: (714) 271-1646

ENGINEER/PREPARER:

ACS CONSULTING, INC.
PO BOX 2252
TEMECULA, CA 92593
CONTACT: FRANK A. ARTIGA, P.E.
PHONE: (951) 757-5178

LAND USE/ZONING:

GENERAL PLAN
EXISTING: LDR - LOW DENSITY RESIDENTIAL (3-6 DU/AC)
EXISTING ZONING: R1-B.4 - SINGLE FAMILY RESIDENTIAL (8,400 SF MIN.)
MAP RECORDED PHASING: ONE PHASE
PROPOSED DENSITY: 19 PROPOSED D.U. ~ 4.73 AC. = 4.02 DU/AC

SITE ACREAGE:

4.73 ACRES GROSS/NET

SURVEYOR'S STATEMENT

THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PREM PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

ON OCTOBER 7, 2021
FRANK A. ARTIGA, P.L.S. NO. 116



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "CNPP", "MLFP" AND "NOCO" NAD 83 (NRSR2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.9999628507. CALCULATIONS ARE MADE AT "2000" WITH COORDINATES OF: N: 2,260,184.528', E: 6,159,268.540', USING AN ELEVATION OF 814.54'.

RESIDENTIAL LOT DATA SUMMARY

LOT NO.	LOT AREA (SF)	LOT AREA (AC)	WIDTH (FT)	DEPTH (FT)
1	8,400	0.19	72.3	115.9
2	8,461	0.19	70.3	120.7
3	8,433	0.19	72.2	121.2
4	8,823	0.23	90.2	109.9
5	11,432	0.26	89.2	106.2
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17	8,999	0.21	81.8	110.1
18	8,997	0.21	81.8	110
19	8,994	0.21	81.7	110
AVERAGE	9,326.8	0.21	79.6	114.5

LEGEND:

- INDICATES TREE
- INDICATES PALM TREE
- INDICATES WATER VALVE
- INDICATES AIR RELEASE VALVE
- INDICATES WATER METER
- INDICATES ELECTRICAL PULLBOX
- INDICATES UTILITY BOX
- INDICATES STORM DRAIN MANHOLE
- INDICATES SEWER MANHOLE
- INDICATES TELCO RISER
- INDICATES CABLE BOX
- INDICATES ELECTRICAL CABINET
- INDICATES STREET LIGHT
- INDICATES FIRE-HYDRANT
- INDICATES STREET LIGHT BOX
- INDICATES MAILBOX
- INDICATES POWER POLE
- EXISTING CONTOURS
- PROPOSED PAD ELEVATION (1466)
- TRACT BOUNDARY
- LOT NUMBER 1 - 20 - BEGIN & END LOT NO.
- PROPOSED STREET LIGHT
- PROPOSED 2:1 SLOPE
- PROPOSED EASEMENT
- PROPOSED UTILITY
- DRAINAGE DIRECTION
- RCFD - RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
- RCTD - RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
- PP - POWER POLE
- FL - FLOW LINE
- SF - SQUARE FEET
- HP - HIGH POINT
- LP - LOW POINT
- TOC - TOP OF CONCRETE
- FS - FINISHED SURFACE
- HGL - HYDRAULIC GRADE LINE
- CFS - CUBIC FEET PER SECOND
- P/L - PROPERTY LINE
- O.S. - OPEN SPACE
- EX - EXISTING
- R/W or ROW - RIGHT-OF-WAY

SERVICE PROVIDERS:

CITY OF CORONA DEPARTMENT OF WATER (951) 736-2263
CITY OF CORONA DEPARTMENT OF POWER (951) 736-2263
SOUTHERN CALIFORNIA EDISON COMPANY (800) 422-4133
SOUTHERN CALIFORNIA GAS COMPANY (800) 442-4950
PACIFIC BELL (800) 422-4133
AMERICAN TELEPHONE AND TELEGRAPH (951) 381-7380

STREET LINEAL FOOTAGE

SUSANNE STREET / LORRAINE DRIVE 374 L.F.

SHEET INDEX

TITLE SHEET.....1
SITE PLAN/GRADING PLAN...2
CONCEPTUAL UTILITY PLAN...3

REVISION BLOCK		
1	1st SUBMITTAL TO CITY	1-9-21
2	REVISIONS PER CITY COMMENT	10-7-21
REF.	DESCRIPTION	DATE



ACS CONSULTING, INC.

land planning, engineering, and surveying professionals

PO BOX 2252
TEMECULA, CA 92593
TEL: 951-757-5178 e: frank@acsconsultinginc.com

PREPARED BY: FRANK A. ARTIGA R.C.E. NO. 61860
EXP. DATE: 09-30-23

TENTATIVE TRACT NO. 37980

TITLE SHEET

CITY OF CORONA CA

1

OF 3 SHEETS

EXHIBIT 2.A



Project Conditions

City of Corona

Project Number: TTM2021-0001

Description: TTM 37980 TO SUBDIVIDE 4.73ACRES INTO 19 SFR LOTS.

Applied: 2/8/2021

Approved:

Site Address: NWC of Taylor St & Citron St CORONA, CA 0

Closed:

Expired:

Status: RECEIVED

Applicant: MARK HAUPERT PRIEM PROPERTIES, LLC

Parent Project:

12012 KNOTT AVE #A2 GARDEN GROVE CA, 92841

Details: TTM 37980 TO SUBDIVIDE 4.73ACRES INTO 19 SFR LOTS LOCATED ON THE NWC OF TAYLOR ST AND CITRON ST.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	Dana Andrews
1. At time of plan submittal, construction documents shall be prepared in accordance with current applicable Codes & Standards.	
FIRE	Cindi Schmitz
1. Place Fire Department DPR comments on plans as general notes. 2. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal. 3. Show two (2) all weather surface access ways to be approved by the Fire Marshal and construct the access way(s) to accommodate 70,000 lbs. gross vehicle weight during all phases of construction. 4. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the coronaca.gov. Projects shall have approved all weather access from two (2) directions and fire hydrants providing the required fire flow tested and accepted prior to combustible construction. 5. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer. 6. A minimum fire flow of 1500 gallons per minute at 20 psi shall be provided for one- and two-family dwellings. 7. Fire hydrants are to be spaced a maximum 300 feet apart, one- and two-family dwellings only. 8. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development. 9. A specific address, assigned by the City of Corona, Public Works Department, shall be provided for each building as specified by the fire department address standard which can be obtained at coronaca.gov/fire. Addresses must be illuminated during all hours of darkness.	
PLANNING	Lupita Garcia
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.	



Project Conditions

City of Corona

PLANNING	Lupita Garcia
<p>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.</p> <p>3. TTM 37980 shall be recorded prior to the issuance of any building permit for production units.</p> <p>4. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.</p> <p>5. The applicant or his successor in interest shall comply with the conditions of approval for TTM 37980.</p> <p>6. The submittal of a Development Plan Review and a Precise Plan application are required for the development of the homes.</p> <p>7. With the construction of the homes, the applicant shall construct decorative block walls along the perimeters of the tract, including the perimeters between the existing residences and the new residences within TTM 37980.</p> <p>8. Per recommendations in the Biological Technical Report prepared by ECORP Consulting, Inc. (March 24, 2021 Revised July 22, 2021), to the extent possible, the applicant shall not remove the palm trees located in the Taylor Avenue right-of-way during the breeding season of nesting birds. Breeding season is defined as February 1st through August 31st. Should the project phasing result in the potential removal of trees during the breeding season, the applicant shall submit to the Planning & Development Department a pre-construction bird survey prepared by the project biologist prior to the removal of trees. The pre-construction survey shall identify if, how and when the trees may be removed. If the survey indicates the presence or potential presence of nesting, the trees shall only be removed as recommended by the biologist.</p> <p>9. Per recommendations in the Biological Technical Report prepared by ECORP Consulting, Inc. (March 24, 2021, Revised July 22, 2021), to the extend possible, the applicant shall not conduct grading during the breeding season of nesting birds. Breeding season is defined as February 1st through August 31st. Should the project phasing result in the potential for grading during the breeding season, the applicant shall submit to the Planning & Development Department a pre-construction bird survey prepared by the project biologist prior to any grading. The pre-construction survey shall identify if, how and when grading may occur. If the survey indicates the presence or potential presence of nesting, the grading shall only occur when recommended by the biologist.</p> <p>10. Prior to issuance of a grading permit, the developer shall provide advance notification of grading activities to the residents located in proximity to the project site. The notification shall be a flyer containing the name and contact phone number for the project manager, developer or superintendent on site. A sign shall also be placed on the project site during grading and construction with all contact information for the project.</p> <p>11. The applicant shall install a temporary chain link fence with a dust tamer screen along the perimeters of the project site. The fence shall be in place prior to on-site grading activities.</p> <p>12. Prior to issuance of a grading permit, the applicant shall submit for review and implement a vector control program. The program shall also provide for continued monitoring and relocation of vector during the grading and construction process. A final report upon completion shall be submitted to the Planning & Development Department.</p> <p>13. Construction traffic shall not access existing residential streets (Lorraine Drive and Susanne Street) and all construction parking shall be on site.</p>	
PUBLIC WORKS	Steven Strapac
<p>1. The Public Works Department, Utilities Department, and Planning and Development Department Conditions of Approval for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to 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.</p>	



Project Conditions

City of Corona

PUBLIC WORKS	Steven Strapac
	<ol style="list-style-type: none">2. All conditions of approval shall be satisfied and the Tentative Tract Map prepared and accepted by the City for recordation within 24 months of its approval, unless an extension is granted by the City Council. [ADDED BY THE PLANNING AND HOUSING COMMISSION ON DECEMBER 6, 2021.]3. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.4. Prior to map recordation or issuance of grading permit, the applicant shall demonstrate that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property.5. 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.6. 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.7. The tentative tract shall be recorded as one final tract map, and shall be developed as one tract. Financial security shall be provided for all improvements within the tract prior to final tract map approval.8. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City.9. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.10. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to Development Services. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.11. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:<ol style="list-style-type: none">(a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.(b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.(c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.12. Prior to map recordation or issuance of a building permit, whichever occurs first, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following:<ol style="list-style-type: none">a) All missing and deficient street facilities on Citron Street and Taylor Avenue including asphalt resurfacing 1/2 width +10' and opposing curb ramps, and all new street facilities on Susanne Street and Lorraine Avenue.b) All required grading, including erosion control.c) All required sewer and water facilities, including construction of new facilities to serve the proposed lots and the upsizing of water mains on Citron Street and Taylor Avenue to 8 inch ductile iron pipe.d) All required public landscaping and irrigation facilities including a separate water service and meter for CFD maintained areas.e) All under grounding of overhead utilities, except for cables greater than 32k volts.f) Street lights, located per Standard 500, including a new service point if an existing circuit is not available.13. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.



Project Conditions

City of Corona

PUBLIC WORKS	Steven Strapac
	<ol style="list-style-type: none"> 14. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to Development Services. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development. 15. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the city's registered engineer. 16. Prior to map recordation or issuance of a grading permit, the developer shall ensure that the proposed perimeter walls will not be located at the bottom of any slopes. Prior to issuance of a permit, the applicant shall work with the Planning and Development Services Divisions to reduce the height of the retaining wall along the east perimeter of Lot 15. Alternatively, the applicant may eliminate the retaining wall by placing the perimeter wall at the top of the slope with a CFD easement dedicated over the slope. 17. Prior to approval of grading plans, the applicant shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WDI # shall be displayed on the title sheet of the grading plans. 18. Prior to approval of grading plans, the applicant shall comply with the Federal Clean Water Act and shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be available at the project site for review. 19. 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 (<i>Lepidospartum Squamatum</i>) has been completed. 20. 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. 21. 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. 22. 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. 23. 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. 24. 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 Development Services Manager. 25. 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 Development Services for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format. 26. Prior to the issuance of the first Certificate of Occupancy, the applicant shall enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP. 27. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP. 28. 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. 29. 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 Development Services Manager.



Project Conditions

City of Corona

PUBLIC WORKS	Steven Strapac
	<p>30. Prior to recordation 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.</p> <p>31. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall address the following: The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. All residential lots shall drain toward the street. Lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system with through curb drains.</p> <p>32. 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>33. Prior to map recordation or issuance of a building permit, whichever comes first, the applicant shall offer for dedication all required street rights-of-way for Citron Street and Taylor Avenue (68 feet full-width/ 34 feet half-width), and Susanne Street and Lorraine Avenue (60 feet full-width/ 30 feet half-width). Said dedication shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the Public Works Director.</p> <p>34. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall include the following:</p> <ul style="list-style-type: none"> a) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans. b) Under grounding of existing and proposed utility lines. c) Street lights shall be included per City Standards. d) Ramps meeting ADA requirements at the intersection of Citron Street and Taylor Avenue. e) Yellow crosswalks per City Standards at the intersection of Citron Street and Taylor Avenue. f) All other public improvements shall conform to City of Corona standards. <p>35. Prior to approval of improvement plans, the improvement plans shall show all the streets to be improved to half width plus ten (10) additional feet unless otherwise approved by the Public Works Director. At the discretion of the applicant, the existing pavement maybe cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.</p> <p>36. Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by Development Services.</p> <p>37. Prior to acceptance of improvements, the Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.</p> <p>38. Prior to map recordation the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) and 2016-3 (Maintenance Services). All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.</p> <p>39. Prior to map recordation the applicant shall prepare a disclosure statement indicating that the property is within a Community Facilities District and/or Landscape Maintenance District and will be subject to an annual levy. The statement shall also disclose any covenants or easements, including drainage easements, that limit the use of the properties. The disclosure statement is subject to review and approval and shall be recorded concurrently with the final map.</p> <p>40. Prior to issuance of a Certificate of Occupancy, all proposed parkway landscaping specified in the tentative map or in these Conditions of Approval shall be constructed.</p> <p>41. 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.</p>



Project Conditions

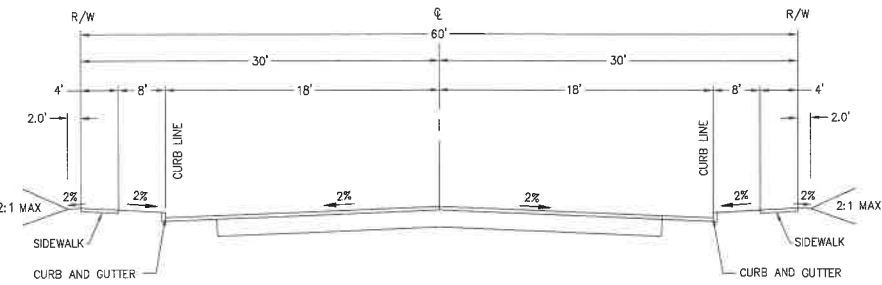
City of Corona

PUBLIC WORKS	Steven Strapac
	<p>42. Prior to map recordation, issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.</p> <p>43. All the potable water and sewer design criteria shall be per the City of Corona Utilities Department standards and Riverside County Department of Health Services standards unless otherwise approved by the Public Works and Utilities Department Directors.</p> <p>44. Prior to issuance of any building permits, including model home permits, a domestic water and fire flow system shall be approved by the Public Works Department and constructed by the developer, to the satisfaction of the Public Works Director and Fire Chief.</p> <p>45. Prior to map recordation, the developer shall construct or guarantee the construction of 8 inch ductile iron water mains on Citron Street and Taylor Street where water mains are less than 8 inches, including abandonments and connections to adjacent services, hydrants, and mains. All water improvements shall be designed and constructed per the Utility Department Standard Plans and Design Policy.</p> <p>46. 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>47. 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>48. 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, irrigation water services and reduced pressure principle assemblies within the public right of way and-or easements.</p> <p>49. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of an 8 inch ductile iron water main and an 8 inch sewer on Susanne St and Lorraine Ave to serve the proposed development. All water improvements shall be designed and constructed per the Utility Department Standard Plans and Design Policy.</p> <p>50. The applicant shall dedicate easements for all public water, reclaimed water, sewer and electric facilities needed to serve the project in accordance the Department of Water and Power standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the General Manager. Structures and trees shall not be constructed or installed within a public utility easement.</p> <p>51. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.</p> <p>52. Reclaimed water shall be used for any construction activity unless otherwise approved by the Utilities Department. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.</p> <p>53. The applicant shall provide a separate irrigation water service for all CFD landscaped lots or easements.</p> <p>54. The landscape plans of all parkway and Community Facilities District (CFD) lots and easements shall be prepared by a licensed Landscape Architect and shall be submitted to Development Services for review and approval.</p> <p>55. 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>

TENTATIVE TRACT NO. 37980

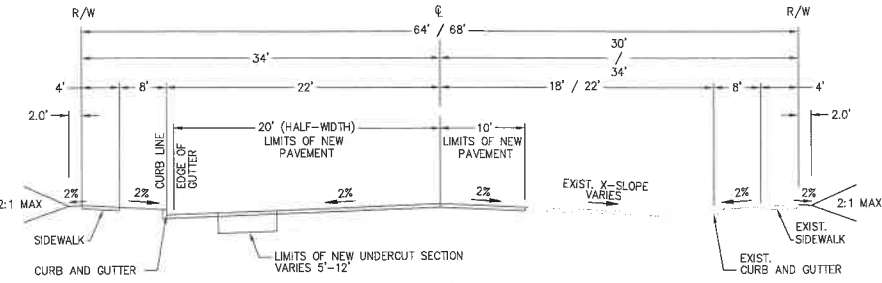
BEING A SURVEY OF THE EASTERLY HALF OF LOT 1 IN BLOCK 52 OF LANDS OF THE SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN BY MAP FILED IN BOOK 9, PAGE 6 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND LYING WITHIN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 7 WEST OF THE SAN BERNARDINO BASE AND MERIDIAN.

ACS CONSULTING, INC. OCTOBER 2021



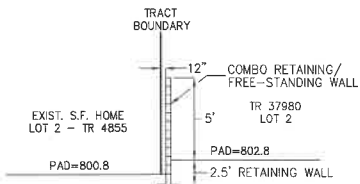
SUSANNE STREET/LORRAINE DRIVE

SCALE: NTS



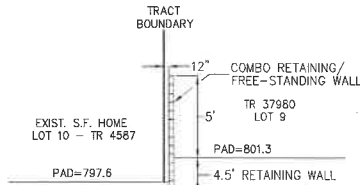
CITRON STREET/TAYLOR STREET

SCALE: NTS



SECTION A-A

SCALE: NTS



SECTION B-B

SCALE: NTS

CENTERLINE DATA					
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT	REMARKS
A	D=04°14'37"	500.00'	37.02'	18.52'	C/L
B	N03°50'13"E	---	52.82'	---	"
C	D=04°14'37"	500.00'	37.03'	18.53'	"
D	N08°04'50"E	---	63.49'	---	"
E	D=90°01'34"	55.00'	86.42'	55.03'	"
F	N81°53'35"W	---	96.07'	---	"



PAVING NOTE: (") PAVING TO INCLUDE HALF-WIDTH OF ROAD (BOTH CITRON ST. AND TAYLOR ST.) + 10'

REVISION BLOCK		
1	1st SUBMITTAL TO CITY	1-9-21
2	REVISIONS PER CITY COMMENT	10-7-21
REF.	DESCRIPTION	DATE



ACS CONSULTING, INC.
land planning, engineering, and surveying professionals
PO BOX 2252
TEMECULA CA 92593
TEL: 951-757-5178 e: frank@acsconsultinginc.com
PREPARED BY: FRANK A. ARTIGA R.C.E. NO. 61860
EXP. DATE: 09-30-23 DATE:

TENTATIVE TRACT NO. 37980
SITE PLAN/GRADING PLAN
CITY OF CORONA CA

A C S
C O N S U L T I N G

November 15, 2021

City of Corona Planning Department
Attention: Lupita Garcia
400 S. Vicentia Ave.
Corona CA 92882

RE: TTM 37980 SUBDIVISION INFORMATIONAL LETTER

PROJECT DESCRIPTION

To whom it may concern, the above mentioned project (TTM 37980) is being submitted to acquire City approval for a tentative tract map. The project is located at the northwest corner of Citron Street and Taylor Avenue, and is surrounded by existing residential single tract homes. The development plan for this map is to subdivide the property into 19 residential detached lots.

The project water source is taken off the existing 6-inch waterline source within Citron and Taylor, which will be removed and replaced with a proposed 8-inch water main. Additionally, the existing water mains along Susanne Street and Lorraine Drive will be extended to connect, providing a dual connection source for the project. The project will also replace pavement along the northerly side of Citron and Taylor and extend to ultimate curb and gutter standard city width requirements. New pavement will be constructed along the extension of Susanne Street and Lorraine Drive, including extending power through the newly constructed roads.

Sewer will be provided by extending a sewer main along Lorraine Drive to the south and by direct connection to the new homes along Citron and Taylor. Each lot will consist of a new sewer lateral connection to the sewer main within Citron/Taylor and Lorraine.

Drainage for the project will consist of allowing surface flow to drain to a proposed catch basin at the northwest corner of Citron / Taylor and at northeast corner of the tract, connecting to the existing storm drain along Taylor. Additionally, flow along Lorraine Drive will be captured at the northerly tract boundary and treated with bio-treatment within the road right of way. drainage will extend along the northerly boundary in a proposed drainage easement to connect to the existing storm drain along Taylor Avenue.

The project owner will process covenants, conditions and restrictions at the final engineering stage.

Should you have any questions, please do not hesitate to call me at 951-757-5178.

Signed:



Frank A Artiga, P.E.
ACS Consulting, Inc.

PO BOX 2252 TEMECULA CALIFORNIA 92593
OFC: 951.757.5178

EXHIBIT 2.D

City Of Corona-Planning Division

12/3/2020

Lupita Garcia

On November 24th, 25th, and December 1st, my son Tanner Hauptert hand delivered 158 of the attached Introduction Letter and Proposed Tentative Tract Map (Aprox a 500ft radius of site) on my wife and I's behalf. In respect of current Covid-19 protocol, he wore a mask and distanced himself from the neighbors. He introduced himself and explained the proposal to the neighbors who were interested in speaking with him. The feedback was mostly positive as most felt a development of the site is long overdue, and some had complaints of tumbleweeds, loitering, and dumping at the site over the years.

We felt with the current pandemic this method of community outreach was more respectful than asking the neighbors to attend a meeting at the site.

Sincerely,

Mark Hauptert/Priem Properties

A handwritten signature in black ink, appearing to be 'M Hauptert', followed by a long horizontal line extending to the right.

EXHIBIT 2.E

Hello Neighbors !

October 22 , 2020

My wife Rhonda and I own the vacant lot on the corner of Citron & Taylor. With the help of a civil engineer (ACS Consulting), we will be submitting a Tentative Tract Map to the City of Corona for approval of 20 single family home sites. The lot sizes will be a minimum of 8,400 square feet and consistent with both the surrounding homes, as well as city code (R-1-8.4). As part of this proposed tentative tract map, there will be a continuation of both Susanne St and Lorraine Dr. After the city approval of the tentative tract map, we intend to sell the site to a small homebuilder. At this point we don't yet have any formal elevations, as a homebuilder has yet to be determined. Once ownership of the site passes to a homebuilder they will proceed with the submittal of specific plans (architectural elevations, etc.) for city approval. The timeline for actual construction to begin is somewhat unknown, but our best guess is a year or so.

We believe development of this vacant land is long overdue, and will only improve upon an already wonderful part of the city of Corona.

If you have any questions or concerns regarding the proposed plan you can reach me on my cell at (714) 271-1646, or you can call our planner at the City of Corona, Lupita at (951) 736-2293

Thank you !

Mark Hauptert

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TENTATIVE TRACT NO. 37980

THIS TRACT IS A PART OF THE TRACT OF 1/4 SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 WEST, COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON MAP 100-1000, AS AMENDED BY MAP 100-1001, AND LIES WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON MAP 100-1002.

ADS CONSULTING, INC. JULY, 2020



GENERAL NOTES

1. THIS TRACT IS A PART OF THE TRACT OF 1/4 SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 WEST, COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON MAP 100-1000, AS AMENDED BY MAP 100-1001, AND LIES WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON MAP 100-1002.

ADDITIONAL NOTES

1. THIS TRACT IS A PART OF THE TRACT OF 1/4 SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 WEST, COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON MAP 100-1000, AS AMENDED BY MAP 100-1001, AND LIES WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON MAP 100-1002.

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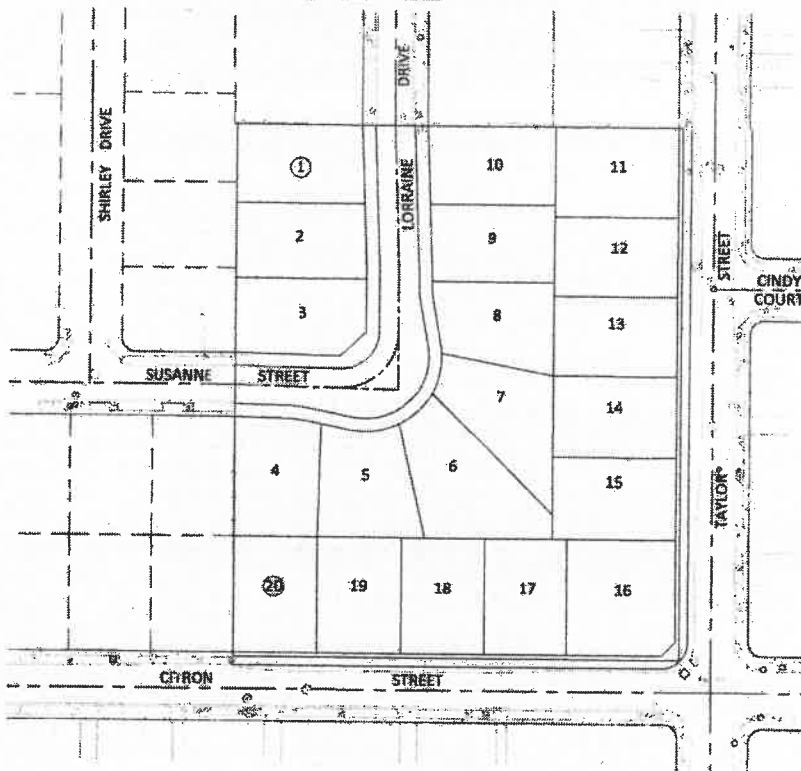
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LOT NO.	LOT AREA (SQ. FT.)	LOT AREA (AC.)	AREA (SQ. FT.)	AREA (AC.)
1	1,000	0.023	1,000	0.023
2	1,000	0.023	1,000	0.023
3	1,000	0.023	1,000	0.023
4	1,000	0.023	1,000	0.023
5	1,000	0.023	1,000	0.023
6	1,000	0.023	1,000	0.023
7	1,000	0.023	1,000	0.023
8	1,000	0.023	1,000	0.023
9	1,000	0.023	1,000	0.023
10	1,000	0.023	1,000	0.023
11	1,000	0.023	1,000	0.023
12	1,000	0.023	1,000	0.023
13	1,000	0.023	1,000	0.023
14	1,000	0.023	1,000	0.023
15	1,000	0.023	1,000	0.023
16	1,000	0.023	1,000	0.023
17	1,000	0.023	1,000	0.023
18	1,000	0.023	1,000	0.023
19	1,000	0.023	1,000	0.023
20	1,000	0.023	1,000	0.023

LEGEND

Shaded areas indicate proposed improvements.

Lot numbers are shown in circles.

Streets are shown with names.

Other features are shown with symbols.

ADS CONSULTING, INC.
 civil planning, engineering, and mapping professionals
 1000 S. 10TH STREET
 CORONA, CA 92626
 TEL: 951-261-0100 FAX: 951-261-0101
 WWW.ADS-CONSULTING.COM

TENTATIVE TRACT NO. 37980
TITLE SHEET
 CITY OF CORONA, CA

1
 OF 1 SHEET

APN	OWNER-OCCUPANT	ADDRESS	CITY	STATE	ZIP
109-091-001	Granado Elena Angelina	1613 Taylor Ave	Corona	CA	92882
109-091-002	Abdelmoneim Wael G	1625 Taylor Ave	Corona	CA	92882
109-091-003	Occupant	525 W Crestview St	Corona	CA	92882
109-091-003	Delarosa Cesar	Po Box 6768	Buena Park	CA	90622-6768
109-091-004	Borgen Troy E	513 W Crestview St	Corona	CA	92882
109-091-005	Maag John L	501 W Crestview St	Corona	CA	92882
109-091-006	Sandoval Jose A Oliva	1626 S Merrill St	Corona	CA	92882
109-091-007	Cuevas Jose	1604 S Merrill St	Corona	CA	92882
109-092-015	Stafford David	401 W Crestview St	Corona	CA	92882
109-092-016	Deniker Gloria E	413 W Crestview St	Corona	CA	92882
109-093-001	Hoopli Ryan K	1685 Taylor Ave	Corona	CA	92882
109-093-002	Penners Bonnie S	1673 Taylor Ave	Corona	CA	92882
109-093-003	Balandran Robert A	1661 Taylor Ave	Corona	CA	92882
109-093-004	Tristan Alfredo Morales	1649 Taylor Ave	Corona	CA	92882
109-093-005	Pedraza Jose	1650 Merrill Cir	Corona	CA	92882
109-093-006	Delacerda Joseph	1662 Merrill Cir	Corona	CA	92882
109-093-007	Occupant	1674 Merrill Cir	Corona	CA	92882
109-093-007	Stone Patricia O	Po Box 1093	Lake City	CO	81235-1093
109-093-008	Castillo Guillermo	1685 Merrill Cir	Corona	CA	92882
109-093-009	Fowler Suzanne L	1673 Merrill Cir	Corona	CA	92882
109-093-010	Meyer David Edward	412 W Crestview St	Corona	CA	92882
109-093-011	Bryson Charles L	402 W Crestview St	Corona	CA	92882
109-093-012	Occupant	390 W Crestview St	Corona	CA	92882
109-093-012	Valenzuela Bernadina	24348 Postal Ave #3	Moreno Valley	CA	92553-7744
109-093-013	Hansen V Lee	1674 Sheridan Cir	Corona	CA	92882
109-121-001	Hernandez Eli M	1739 Taylor Ave	Corona	CA	92882
109-121-002	Linares Humberto	1757 Taylor Ave	Corona	CA	92882
109-121-003	Hendrickson Michael	1775 Taylor Ave	Corona	CA	92882
109-121-004	Caloca Refugio	1793 Taylor Ave	Corona	CA	92882
109-121-005	Occupant	1790 Cook St	Corona	CA	92882
109-121-005	Nakakihara Yuriko	2580 S Bundy Dr	Los Angeles	CA	90064-2720
109-121-006	Mckee Daniel W	1776 Cook St	Corona	CA	92882
109-121-007	Nelson Joshua L	1762 Cook St	Corona	CA	92882
109-121-008	Duncan Marvin L	1748 Cook St	Corona	CA	92882
109-122-001	Nelson Mona Lee	1747 Cook St	Corona	CA	92882
109-122-002	Hernandez Eddie J	1761 Cook St	Corona	CA	92882
109-122-003	Esposito Family Trust	1775 Cook St	Corona	CA	92882
109-122-004	Alvarado Carlos	1789 Cook St	Corona	CA	92882
109-122-005	Cervantes Yadia	1788 Cindy Ct	Corona	CA	92882
109-122-006	Occupant	1774 Cindy Ct	Corona	CA	92882
109-122-006	Jones Denise A	14110 Descanso Dr	Perris	CA	92570-9470
109-122-007	Kelly William G	1760 Cindy Ct	Corona	CA	92882
109-122-008	Occupant	1746 Cindy Ct	Corona	CA	92882
109-122-008	Mechling John C	397 Cindy Ct	Corona	CA	92882-4811
109-123-015	Casanas Richard	385 Cindy Ct	Corona	CA	92882
109-123-016	Mechling John C	397 Cindy Ct	Corona	CA	92882
109-123-017	Haughey Carol	403 Cindy Ct	Corona	CA	92882
109-123-018	Baires Sara	415 Cindy Ct	Corona	CA	92882
109-123-019	Eldredge Cynthia J	503 Cindy Ct	Corona	CA	92882
109-123-020	Guillen Richard A	515 Cindy Ct	Corona	CA	92882
109-123-021	Manestar Rick	527 Cindy Ct	Corona	CA	92882
109-171-009	Nohavec Larry Edward	712 W Citron St	Corona	CA	92882
109-171-010	Sanchez Guillermo Flores	711 Alta Vista Ave	Corona	CA	92882
109-172-001	Richie Lynne	708 W Citron St	Corona	CA	92882
109-172-002	Almasy Joseph A	704 W Citron St	Corona	CA	92882
109-172-003	Mejia Armandina Zarate	680 W Citron St	Corona	CA	92882
109-172-004	Day Tina Yun	656 W Citron St	Corona	CA	92882
109-172-005	Frias Edgar T	659 Alta Vista Ave	Corona	CA	92882
109-172-006	Robinson Pamela	669 Alta Vista Ave	Corona	CA	92882
109-172-007	Occupant	701 Alta Vista Ave	Corona	CA	92882
109-172-007	Valencia Bennie A	750 Avenida Terrazo	Corona	CA	92882-5892
109-172-008	Druhora Daniel	705 Alta Vista Ave	Corona	CA	92882
109-172-009	Hernandez Sergio	709 Alta Vista Ave	Corona	CA	92882
109-174-001	Olguin Ashley	708 Alta Vista Ave	Corona	CA	92882

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109-174-002	Evans Evan George	704 Alta Vista Ave	Corona	CA	92882
109-174-003	Abdelsamia Mohamed A	702 Alta Vista Ave	Corona	CA	92882
109-174-004	Garibay Christian	668 Alta Vista Ave	Corona	CA	92882
109-174-005	Salle Vincent L	658 Alta Vista Ave	Corona	CA	92882
109-221-001	Occupant	646 W Citron St	Corona	CA	92882
109-221-001	Khattab Mostafa	807 W Grand Blvd B	Corona	CA	92882-3272
109-221-002	Perry Paulette Rose	636 W Citron St	Corona	CA	92882
109-221-003	Martinez Omar Tenorio	626 W Citron St	Corona	CA	92882
109-221-004	Fay Charles David	616 W Citron St	Corona	CA	92882
109-221-005	Welton Todd E	606 W Citron St	Corona	CA	92882
109-221-006	Occupant	605 Alta Vista Ave	Corona	CA	92882
109-221-006	Bensiek Tacy J	3820 Reposa Ave	Santa Cruz	CA	95062-3271
109-221-007	Cook Doris L	619 Alta Vista Ave	Corona	CA	92882
109-221-008	German Elizabeth B	629 Alta Vista Ave	Corona	CA	92882
109-221-009	Bastida Raul V	639 Alta Vista Ave	Corona	CA	92882
109-221-010	Occupant	649 Alta Vista Ave	Corona	CA	92882
109-221-010	Wahid Rehman	18601 Arline Ave	Artesia	CA	90701-5810
109-222-001	Gosser James R	648 Alta Vista Ave	Corona	CA	92882
109-222-002	Uhles John E	638 Alta Vista Ave	Corona	CA	92882
109-222-003	Hart James J	628 Alta Vista Ave	Corona	CA	92882
109-222-004	Mccarthy Family Trust Dtd /2008	618 Alta Vista Ave	Corona	CA	92882
109-222-005	Martinez Freddie J	606 Alta Vista Ave	Corona	CA	92882
109-223-001	Barrera Arnold	1897 Taylor Ave	Corona	CA	92882
109-223-002	Razo Julian	1881 Taylor Ave	Corona	CA	92882
109-223-003	Chase Lewis E	1865 Taylor Ave	Corona	CA	92882
109-223-004	Herrera Francisco	1849 Taylor Ave	Corona	CA	92882
109-223-005	Campos Mauro R	1833 Taylor Ave	Corona	CA	92882
109-223-006	Guyett Lenny Ray	1817 Taylor Ave	Corona	CA	92882
109-223-007	Byers Marina B	1801 Taylor Ave	Corona	CA	92882
109-223-008	Magana Hilarion	1802 Cook Cir	Corona	CA	92882
109-223-009	Secured Futures Pooled Special Needs Trust	1818 Cook Cir	Corona	CA	92882
109-223-010	Lantry Jeffrey	1834 Cook Cir	Corona	CA	92882
109-223-011	Mozqueda Jose Ramon	1850 Cook Cir	Corona	CA	92882
109-223-012	Anderson Cory E	1866 Cook Cir	Corona	CA	92882
109-223-013	Trovato Edward	1882 Cook Cir	Corona	CA	92882
109-223-016	Argote Giovanna	1865 Cook Cir	Corona	CA	92882
109-223-017	Escamilla Jesus Antonio	1849 Cook Cir	Corona	CA	92882
109-223-018	Mason Anthony W	1833 Cook Cir	Corona	CA	92882
109-223-019	Bowman Kenneth E	1817 Cook Cir	Corona	CA	92882
109-223-020	Ayala Chris Anthony	1801 Cook Cir	Corona	CA	92882
109-223-021	Segura Martin	1802 Cindy Cir	Corona	CA	92882
109-223-022	Chemello Donald R	1818 Cindy Cir	Corona	CA	92882
109-223-023	Occupant	1834 Cindy Cir	Corona	CA	92882
109-223-023	Nunez Sergio	2698 Cherrybark Ln	Corona	CA	92881-3529
110-341-002	Esparza Jose Refugio	749 W Crestview St	Corona	CA	92882
110-341-003	Ocampo Antelma E	733 W Crestview St	Corona	CA	92882
110-341-004	Ramirez Ricardo T	717 W Crestview St	Corona	CA	92882
110-341-005	Lyman Damon Kawika	701 W Crestview St	Corona	CA	92882
110-341-006	Hauser Jeffrey A	685 W Crestview St	Corona	CA	92882
110-341-007	Ortiz David A	669 W Crestview St	Corona	CA	92882
110-341-008	Stanfill Gilbert W	653 W Crestview St	Corona	CA	92882
110-341-009	Guerrero Guadalupe	637 W Crestview St	Corona	CA	92882
110-341-010	Occupant	621 W Crestview St	Corona	CA	92882
110-341-010	Laitinen Richard J	1502 Arbor Rd NE	Arab	AL	35016-1627
110-341-011	Cruz Jose M	605 W Crestview St	Corona	CA	92882
110-342-001	Heiple Trust	1692 Taylor Ave	Corona	CA	92882
110-342-002	Ballesteros Jerome P	1680 Taylor Ave	Corona	CA	92882
110-342-003	Kinser John P	1668 Taylor Ave	Corona	CA	92882
110-342-004	Medina Jose S	1656 Taylor Ave	Corona	CA	92882
110-342-005	Martell Stoney	1644 Taylor Ave	Corona	CA	92882
110-342-006	Occupant	1641 Lorraine Ave	Corona	CA	92882
110-342-006	Colas Joseph Wilfrid	1614 Lorraine Ave	Corona	CA	92882-4228
110-342-007	Hurley Bryce A	1653 Lorraine Ave	Corona	CA	92882
110-342-008	Pischke Jerome D	1665 Lorraine Ave	Corona	CA	92882
110-342-009	Cervantes Martha	1677 Lorraine Ave	Corona	CA	92882

110-342-010	Howerton Jerome V	1689 Lorraine Ave	Corona	CA	92882
110-342-011	Garcia Javier	1688 Lorraine Ave	Corona	CA	92882
110-342-012	Hernandez Cesar	1676 Lorraine Ave	Corona	CA	92882
110-342-013	Cox Mary Margaret	1664 Lorraine Ave	Corona	CA	92882
110-342-014	Paul Lawrence R	1652 Lorraine Ave	Corona	CA	92882
110-342-015	Marron George C	1640 Lorraine Ave	Corona	CA	92882
110-342-016	Mueller Jeffrey D	1645 Shirley Dr	Corona	CA	92882
110-342-017	Buskirk Dereck F	1657 Shirley Dr	Corona	CA	92882
110-342-018	Schuman Victor W	1669 Shirley Dr	Corona	CA	92882
110-342-019	Occupant	1681 Shirley Dr	Corona	CA	92882
110-342-019	Fobaire Robert	8425 Polaris Dr	Buena Park	CA	90620-3355
110-342-031	Priem Prop	12012 Knott St A-2	Garden Grove	CA	92841-2823
110-342-032	Estrada Carlos	1701 Shirley Dr	Corona	CA	92882
110-342-033	Collette James W	1717 Shirley Dr	Corona	CA	92882
110-342-034	Enciso Margarito	1733 Shirley Dr	Corona	CA	92882
110-342-035	Segura Ignacio	698 Susanne St	Corona	CA	92882
110-342-036	Doty Jonathan S	716 Susanne St	Corona	CA	92882
110-342-037	Arcos Graciela	734 Susanne St	Corona	CA	92882
110-342-038	Occupant	752 Susanne St	Corona	CA	92882
110-342-038	Stewart Marie Peacock	17060 Sage Ave	Riverside	CA	92504-5932
110-342-039	Mendoza Antonio G	770 Susanne St	Corona	CA	92882
110-342-040	Leon Araceli Moyotl	711 W Citron St	Corona	CA	92882
110-342-041	Occupant	707 W Citron St	Corona	CA	92882
110-342-041	Quintard Jennifer L	4791 Winvale Ave	Irvine	CA	92604-2476
110-342-042	Rodriguez Dolores	669 W Citron St	Corona	CA	92882
110-342-043	Occupant	659 W Citron St	Corona	CA	92882
110-342-043	Ibarra Ruben	12305 Falena St	Victorville	CA	92392-8342
110-342-044	Rossi Annette	649 W Citron St	Corona	CA	92882
110-343-001	Perez Heriberto	1734 Shirley Dr	Corona	CA	92882
110-343-002	Kneubuhler Michelle Ann	1718 Shirley Dr	Corona	CA	92882
110-343-003	Occupant	1702 Shirley Dr	Corona	CA	92882
110-343-003	Roncor Prop	38672 Camino Aguacero	Indio	CA	92203-4427
110-343-004	Occupant	1678 Shirley Dr	Corona	CA	92882
110-343-004	Hansma Joel F	13381 Magnolia Ave #166	Corona	CA	92879-1946
110-343-005	Baray Manuel S	1666 Shirley Dr	Corona	CA	92882
110-343-006	Occupant	1654 Shirley Dr	Corona	CA	92882
110-343-006	Caslas Larry Raymond	1054 Shirley Dr	Corona	CA	92882
110-343-007	Quezada Isaac	1642 Shirley Dr	Corona	CA	92882
110-343-008	Alvarado Faustino	1643 S Vicentia Ave	Corona	CA	92882
110-343-009	Bargas Noe	1655 S Vicentia Ave	Corona	CA	92882
110-343-010	Occupant	1667 S Vicentia Ave	Corona	CA	92882
110-343-010	Medina Maria C	7790 Hillside St	Corona	CA	92881-3773
110-343-011	Watts William J	1679 S Vicentia Ave	Corona	CA	92882
110-343-012	Romanski Anthony	1703 S Vicentia Ave	Corona	CA	92882
110-343-013	Ponce Celso	1719 S Vicentia Ave	Corona	CA	92882
110-343-014	Cleveland Rickey	1735 S Vicentia Ave	Corona	CA	92882
110-353-016	Arbanas Patrick	1634 S Vicentia Ave	Corona	CA	92882
110-353-017	Mendez Juan J	1650 S Vicentia Ave	Corona	CA	92882
110-353-018	Hansen Christina H	1662 S Vicentia Ave	Corona	CA	92882
110-353-019	Occupant	801 Lorna St	Corona	CA	92882
110-353-019	Reda Richard W & Reda Marsha E Revocable Trust Dtd O/O	600 N Ohio St	Anaheim	CA	92805-2422
110-353-020	Diaz Adalberto	809 Lorna St	Corona	CA	92882
110-362-002	Villamil Romulo	1768 S Vicentia Ave	Corona	CA	92882
110-362-034	Adams Randall	807 W Citron St	Corona	CA	92882
110-362-035	Sencak John F	1784 S Vicentia Ave	Corona	CA	92882
110-362-036	York Robert E	1752 S Vicentia Ave	Corona	CA	92882
110-362-037	Hanna Abanoub	1736 S Vicentia Ave	Corona	CA	92882
110-362-038	Castellon Edder Zobek	1720 S Vicentia Ave	Corona	CA	92882
110-362-039	Gonzalez David	1704 S Vicentia Ave	Corona	CA	92882

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CITY OF CORONA

PRELIMINARY EXEMPTION ASSESSMENT (Certificate of Determination When attached to Notice of Exemption)

Name, Description and Location of Project: TTM 37980

Tentative Tract Map application to subdivide 4.73 acres into 19 lots for single family residential purposes, located at the northwest corner of Citron Street and Taylor Street in the R1-8.4 (Single Family Residential, minimum lot size 8,400 square feet) zone. (APN: 110-342-031)

Entity or Person Undertaking Project:

☐ A. Public Agency:

☒ B. Other (private):

Name: Mark Hauptert with Priem Properties, LLC.
Address: 12012 Knott Avenue #A2, Garden Grove, CA 92841
Telephone No.: (714) 271-1646

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 15332 of the State Guidelines for the California Environmental Quality Act (CEQA), 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 and regulations; 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.**
- ☐ 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: _____

Lupita Garcia, Associate Planner
Lead Agency Representative

EXHIBIT 3



NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF
SUPERVISORS COUNTY OF RIVERSIDE

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

1. Project title: TTM 37980
2. Project location (specific): Northwest corner of Taylor Street and Citron Street (APN: 110-342-031).
3.
 - a. Project location - City of Corona
 - b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:

A tentative tract map application to subdivide 4.73 acres into 19 lots for single family residential purposes, located at the northwest corner of Citron Street and Taylor Street in the R1-8.4 (Single Family Residential, minimum lot size 8,400 square feet) zone.

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: **Mark Hauptert with Priem Properties, LLC., 12012 Knott Avenue #A2, Garden Grove, CA 92841.**
7. Exempt Status (check one):
 - a. ☐ Ministerial Project
 - b. ☐ Not a project
 - c. ☐ Emergency project
 - d. ☒ Categorical Exemption. State type and class number: **Per Section 15332 of the State Guidelines for the California Environmental Quality Act (CEQA), the project qualifies as a Class 32 (In-Fill Development Projects) categorical exemption.**
 - e. ☐ Declared Emergency
 - f. ☐ Statutory Exemption. State code section number:
 - g. ☐ Other: Explain:

8. Reasons why the project is exempt:

Per Section 15332 of the State Guidelines for the California Environmental Quality Act (CEQA), 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 and regulations; 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.
9. Contact Person/Telephone No.: Lupita Garcia, Associate Planner (951) 736-2293
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: _____

Signature: _____
Lupita Garcia, Associate Planner
Lead Agency Representative