



Agenda Report

File #: 18-1858

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 6/25/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

TTM 35576R: Resubmitted tentative tract map application to subdivide 11.05 acres into 32 lots for single family residential development in the R-1-9.6 Zone (Single Family Residential, 9,600 square foot minimum lot size) located on the south side of Masters Drive, east of Nelson Street (Applicant: Corona Masters, LLC).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend APPROVAL of TTM 35576R, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 11.05 acres
Existing Zoning: R-1-9.6 (minimum lot area 9,600 square feet)
Existing General Plan: ER (Estate Residential, 0-3 du/ac)
Existing Land Use: Vacant and Single Family Residential
Proposed Land Use: Single Family Residential
Surrounding Land Uses:
N: Masters Drive and vacant residential/R-1-14.4 Zone (Single Family Residential, minimum lot size 14,400 square feet)
E: Single Family Residential/LDR of SP-90-06 (Single Family Residential, minimum lot size 9,600 square feet)
S: Vacant and Single Family Residential/R-1A Zone (Single Family Residential, minimum lot size 40,000 square feet)
W: Single Family Residential/SFR of SP-89-02 (Single Family Residential, minimum lot size 10,000 square feet)

BACKGROUND

The original subdivision of this project site was approved in August 2017. The original boundary encompassed 12.14 acres and created 36 lots for single family residential development. A Precise Plan (PP16-015) for the review of the site development plan and architecture of the proposed

residential product type was also approved in conjunction with TTM 35576.

The revised map excludes 1.09 acres that were located at the southwest corner of the original map which accommodated four lots and a portion of two others on 0.9 acres plus 0.19 acres of right-of-way dedication for Nelson Street and Keith Street adjacent to the subject parcel. The 1.09 acres is under ownership separate from Corona Masters, LLC. At the time the map was originally processed, the owner agreed to be part of the subdivision. However, since the approval, the owner of the corner parcel needs to now exclude themselves from the project. This results in the map having to be slightly redesigned to accommodate the removal of this property from the map boundary. The interior configuration of some of the lots were changed in addition to shifting the location of the proposed internal street at the western portion of the site.

The approval of this resubmitted tentative tract map does not extend the expiration date of the map under the provisions of the Subdivision Map Act, which continues to be two years from the date of the original approval of the map by the City Council (August 16, 2017). The map however would be eligible for an extension of time for a period of three years under the Subdivision Map Act, if requested by the applicant.

PROJECT DESCRIPTION

Exhibit A illustrates the resubmitted map including the grading concept. Exhibit C illustrates the original map for comparison. As previously established, the revised map excludes the property that is under separate ownership at the southwest corner of the original map. The removal of that piece results in the adjustment of affected parcels and a reconfiguration of the interior street system. The revised street system eliminates a private court on the original map (Lot D) that extended southward from Street B to create access to an interior Lot 23 which was to accommodate an existing home. This situation was remedied by reorienting the access to the interior lot with a flag configuration extending from Street B (Exhibit A). With the revised map, the existing home is now being shown to be removed prior to grading where it was previously indicated to remain. The conditions of approval require its removal prior to map recordation as the existing structure would not comply with the required setbacks from the new lot lines.

The revised map also creates a cul-de-sac extension from Street B westward at the northwest corner of the project site from B Circle. This results in north-south Street C that connects to Keith Street being situated further eastward away from the property that was eliminated from the map boundary in order to provide proper access to the reconfigured lots on either side of this street.

The resubmitted map creates 32 lots that range in size from 9,600 to 22,620 square feet with an average lot size of 11,743 square feet meeting the minimum 9,600 square feet required in the R-1-9.6 Zone. These lot sizes very closely reflect those of the original map. The proposed lots have been demonstrated to meet the minimum width and depth dimensions of 80 feet by 100 feet, respectively, as tabulated on the proposed map.

ACCESS AND ROADWAY IMPROVEMENTS

Access into the project site will be provided from two points with primary entrance from Masters Drive at the northeasterly portion of the project site as established on the original map. The second point of access will be from Keith Street at the southerly boundary at the revised location further eastward. Seven lettered lots will accommodate the interior street system (Street A, Street B, Street C, and B Circle) plus the dedication associated with the perimeter streets of Nelson, Keith, and a portion of

Masters Drive. The interior streets will be public streets at local street standards with parkways between the sidewalks and street curbs. Parkways will be eight feet on Streets A and B and will be seven feet on Street C. As on the original map, Street C is designed with a modified standard which provides for public sidewalks to be situated within easements.

Where Howe Street is to be vacated off-site between the southerly map boundary and Keith Street, it will remain a private court to provide access to existing parcels located outside the map boundary. This private court reflects the same configuration and purpose as on the original map, but with the reconfiguration now will also provide secondary access to the back of flag lot 22.

Also reflecting the original map, the revised map will require the vacation of Wallace Street and Howe Street from the center of the site and State Street along the east perimeter. The vacation of these roadways is an independent process from the map and must be completed prior to map recordation.

GRADING AND DRAINAGE

Although the design of site grading and drainage is generally the same as with the original map, some modifications have been incorporated into the revised map design. The ultimate design will still provide for site drainage to be conveyed from the southwestern portion of the site to the northeast where it is collected in Street A before discharge into Masters Drive. The revised map shifts what was an off-site drainage and access easement along the southeast boundary of the site northward onto the site so that the greatest portion of this easement is now shown contained on-site except for a small corner easement accommodating a turn radius for that access roadway. This 12-foot wide access easement of stabilized decomposed granite will facilitate ingress and egress to the project's HOA maintained slopes in the side and rear yards of lots now numbered 24 through 30.

Due to the severe topography of the site, retaining walls of up to ten feet in height are necessary in various locations across the site. The most severe condition occurs along the east side of Lot 30 at the southeast corner of the map as was the case with the original map, and this natural grade warrants a combination of a gravity wall up to 17.5 feet high and stem wall up to ten feet high, which is a retaining wall that is engineered to support an additional wall above the retaining portion including that of a habitable structure. All such walls are required to be constructed of a decorative solid material.

OTHER CONSIDERATIONS

In terms of the related Precise Plan 16-015 that was approved at the same time as the original map, the site development plan would still remain valid in that the lot sizes remain sufficient to accommodate the product originally considered and approved. Should any significant changes occur related to the proposed product type or site development plan, then a modification to Precise Plan would be in order, and depending upon the magnitude of the changes could be processed administratively.

To ensure the 1.09 acres being removed from TTM 35576 could be properly developed at a later date separate from the map, the applicant showed staff a few lotting configurations on the property. The property could remain as one lot or can be subdivided into three lots under the R-1-9.6 Zone. Access to the parcel would be from Nelson and Keith Streets with utilities being accessible from Keith Street.

ENVIRONMENTAL ANALYSIS

A Notice of Exemption has been prepared for TTM 35576R on the basis that it was evaluated in the

Mitigated Negative Declaration prepared for TTM 35576 adopted August 16, 2017 pursuant to Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the Local CEQA Guidelines, and all mitigation measures remain applicable to and will be carried out with TTM 35576R (Exhibit E).

FISCAL IMPACT

The applicant has paid all the required application processing fees

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in *The Sentinel Weekly News* and posted at the project site. As of the preparation of this report no calls or correspondence has been received by staff.

STAFF ANALYSIS

TTM 35576R has been redesigned to accommodate the exclusion of acreage for logistical reasons. The revised map sustains compliance with the subdivision requirements imposed by the municipal code and Subdivision Map Act. Lots are designed to meet the minimum lot area, width and depth requirements of the R-1-.9.6 Zone and, furthermore, complies with code requirements for adequate access and vehicular circulation. The constrained topography has dictated the use of retaining walls to maximize buildable pads for single family residential development purposes. The revised map demonstrates orderly development of the project site with supporting infrastructure on-site and adjacent to the site.

The revised map at a density of 2.9 dwelling units per acre is consistent with the underlying General Plan for the site of Estate Residential which allows up to three dwelling units per acre. The revised map also continues to implement a number of goals and policies of the General Plan related to the provision of a diversity of housing types to meet the needs of Corona's residents and to properly develop vacant properties on the periphery of existing development that complements the scale and pattern of existing uses. Therefore, based upon the following findings and conditions of approval, TTM 35576R is recommended for approval.

FINDINGS OF APPROVAL FOR TTM 35576R

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 subdivision was previously evaluated under the Mitigated Negative Declaration for TTM 35576 adopted on August 16, 2017. All mitigation measures will be carried out through the project under TTM 35576R.
2. None of the conditions provided in Section 66474 of the California Government Code exists for the following reasons:
 - a. *The proposed map is consistent with the General Plan Estate Residential designation allowing up to 3 du/ac.*
 - b. *The design or improvement of the proposed subdivision is consistent with the subdivision standards in the R-1-.9.6 Zone in terms of lot area, width, depth and access.*
 - c. *The site is suitable for the type of development proposed and offers adequate access from Masters Drive and Keith Street as demonstrated in Exhibit A.*
 - d. *The site is physically suitable for the proposed density of development as the lot sizes are ample to accommodate the intended single family residential development.*

- 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 mitigation measures adopted with TTM 35576 will be carried through with TTM 35576R to ensure that any potential impacts are mitigated to a level below significance.*
 - f. The proposed subdivision will not result in adverse impact to public health, safety or general welfare because the project will adhere to the development standards of the R-1-9.6 Zone, and the orderly development of the site and surrounding public improvements will be implemented with the site development according to city standards.*
 - g. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision because all necessary easements are being protected in place, relocated to appropriate locations, or eliminated altogether where appropriate.*
3. Pursuant to California Government Code Section 66473.5, consistency with applicable General Plan or Specific Plan does exist for the following reasons:
 - a. The General Plan allows for up to 3 du/ac, and the proposal will result in approximately 2.9 du/ac.*
 - b. The project will implement a number of goals and policies which include Goal 1.1 promoting a diversity of land uses supporting the needs of Corona's residents.*
 - c. The project also implements Policy 1.4.3 allowing for the development of vacant lands on the periphery of existing development that complements the scale and pattern of existing uses where infrastructure is sufficient to support such development.*
4. Pursuant to California Government Code Section 66474.6, the discharge of waste from the proposed subdivision into existing community sewers would not result in violation of existing requirements presented by the Santa Ana Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code for the following reason:
 - a. The amount of discharge to be produced by the development does not exceed the limit established by the Santa Ana Regional Water Quality Control Board as monitored by the city's Department of Water and Power.*
5. Pursuant to California Government Code Section 66473.1, the design of the subdivision would provide, to the extent feasible, for future passive or natural heating or cooling opportunities for the following reasons:
 - a. The proposed lots range in size from 9,600 square feet to 22,620 square feet which are amply sized to accommodate single family residential development including that proposed for the subject site and approved under Precise Plan 16-015 in August 2017. Each lot will have full solar exposure and development will have the ability to accommodate solar power.*
6. The proposal is in conformance with the standards of the R-1-9.6 Zone for the following reasons:
 - a. Single family residential land uses are permitted with the respective zone.*
 - b. The 32 proposed lots associated with this map have been demonstrated to comply with the lot area, width and depth requirements of the R-1-9.6 Zone.*
7. 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 imposed by the R-1-9.6 Zone for lot area, width, depth, and street access.*
 - b. All required public improvements will be guaranteed and/or constructed with the implementation of this subdivision.*

PREPARED BY: TERRI MANUEL, AICP, PLANNING MANAGER

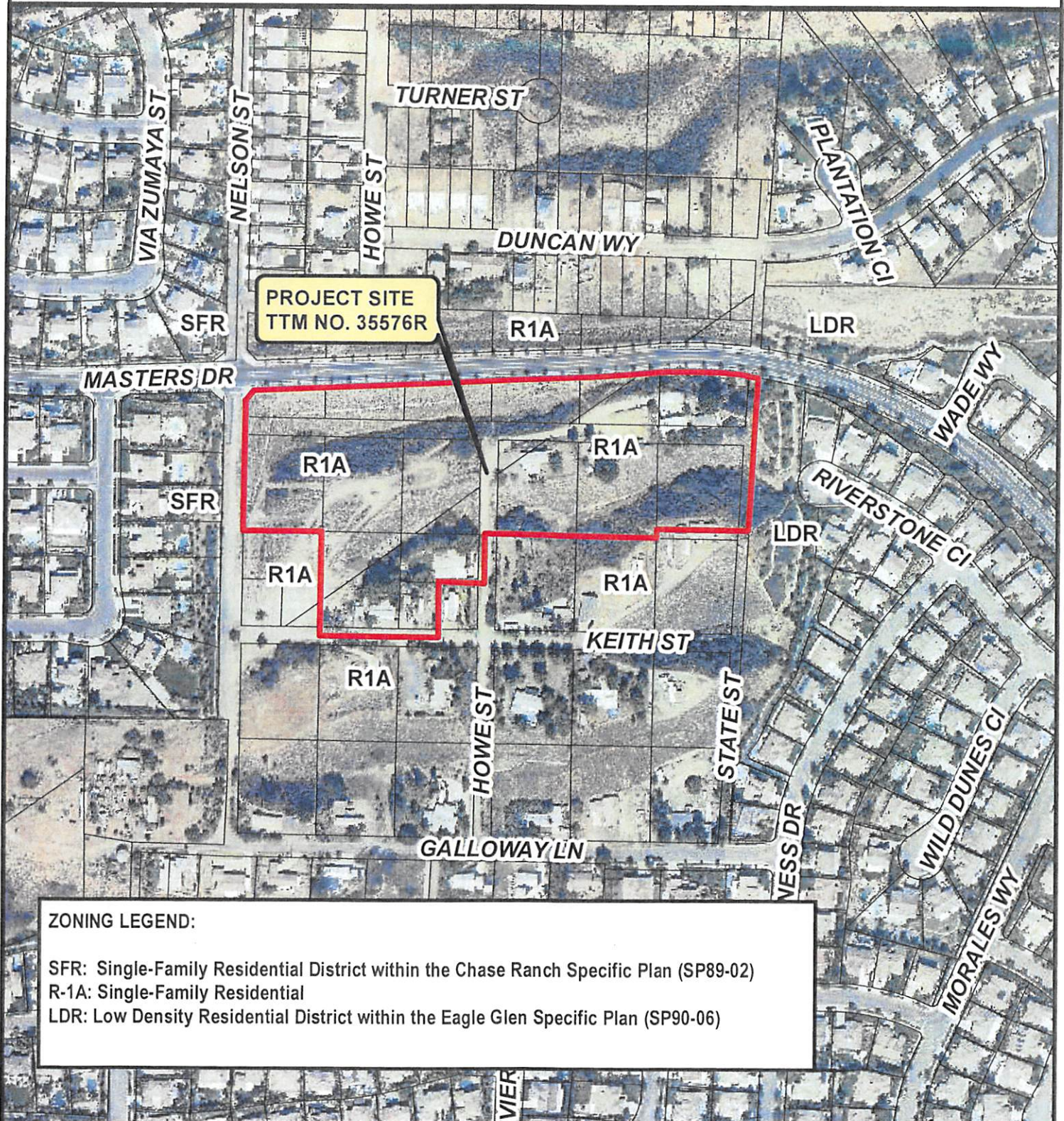
SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Exhibit A-1 - A-5 - Tentative Tract Map 35576R
3. Exhibit B - Conditions of Approval
4. Exhibit C - TTM 35576 approved August 16, 2017
5. Exhibit D - Applicant's letter dated January 17, 2018 addressing required subdivision information
6. Exhibit E - Environmental Documentation

Case Planner: Terri Manuel (951) 736-2434

AERIAL & ZONING MAP

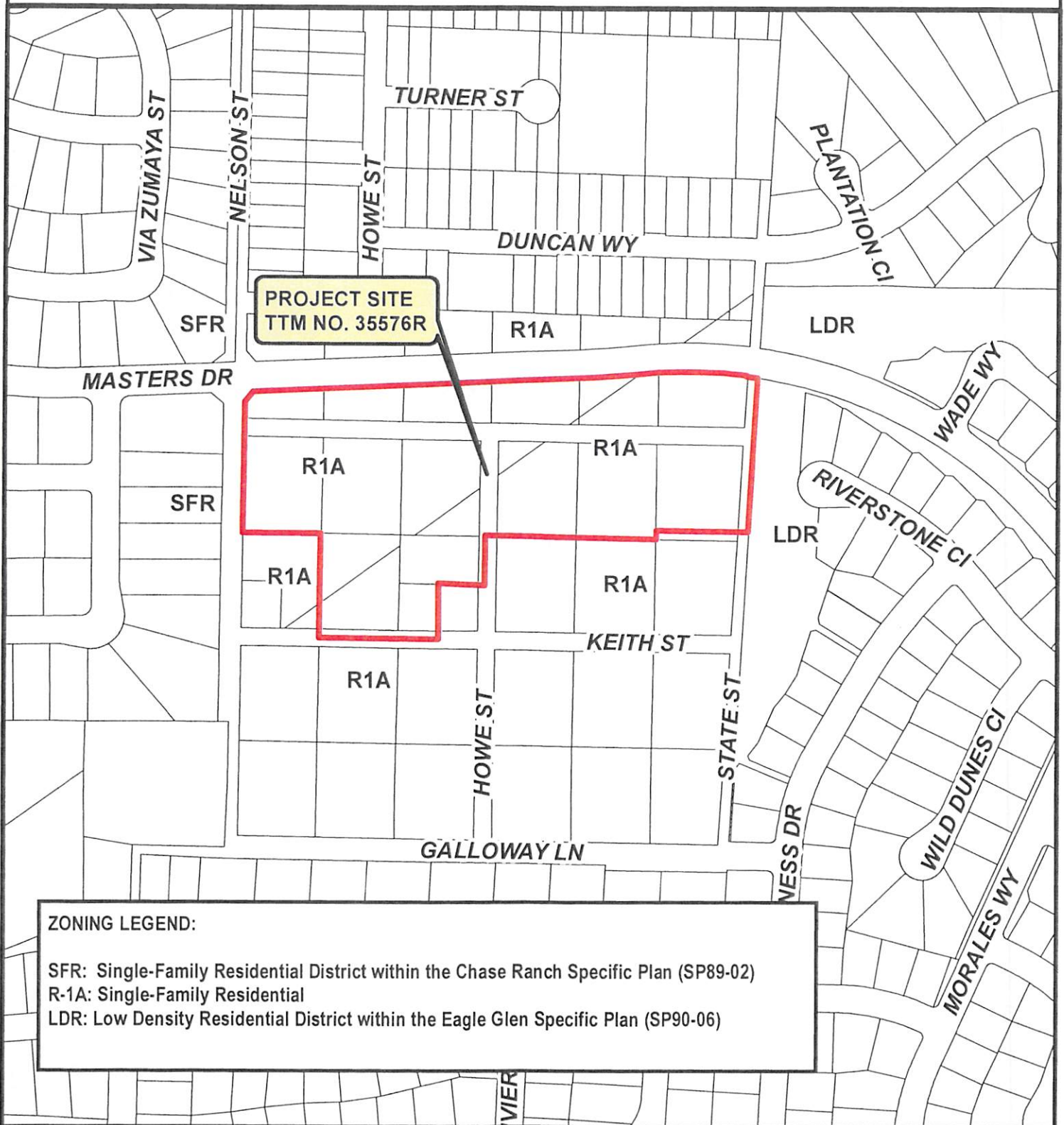


Date: 06/20/2018

TENTATIVE TRACT MAP NO. 35576R



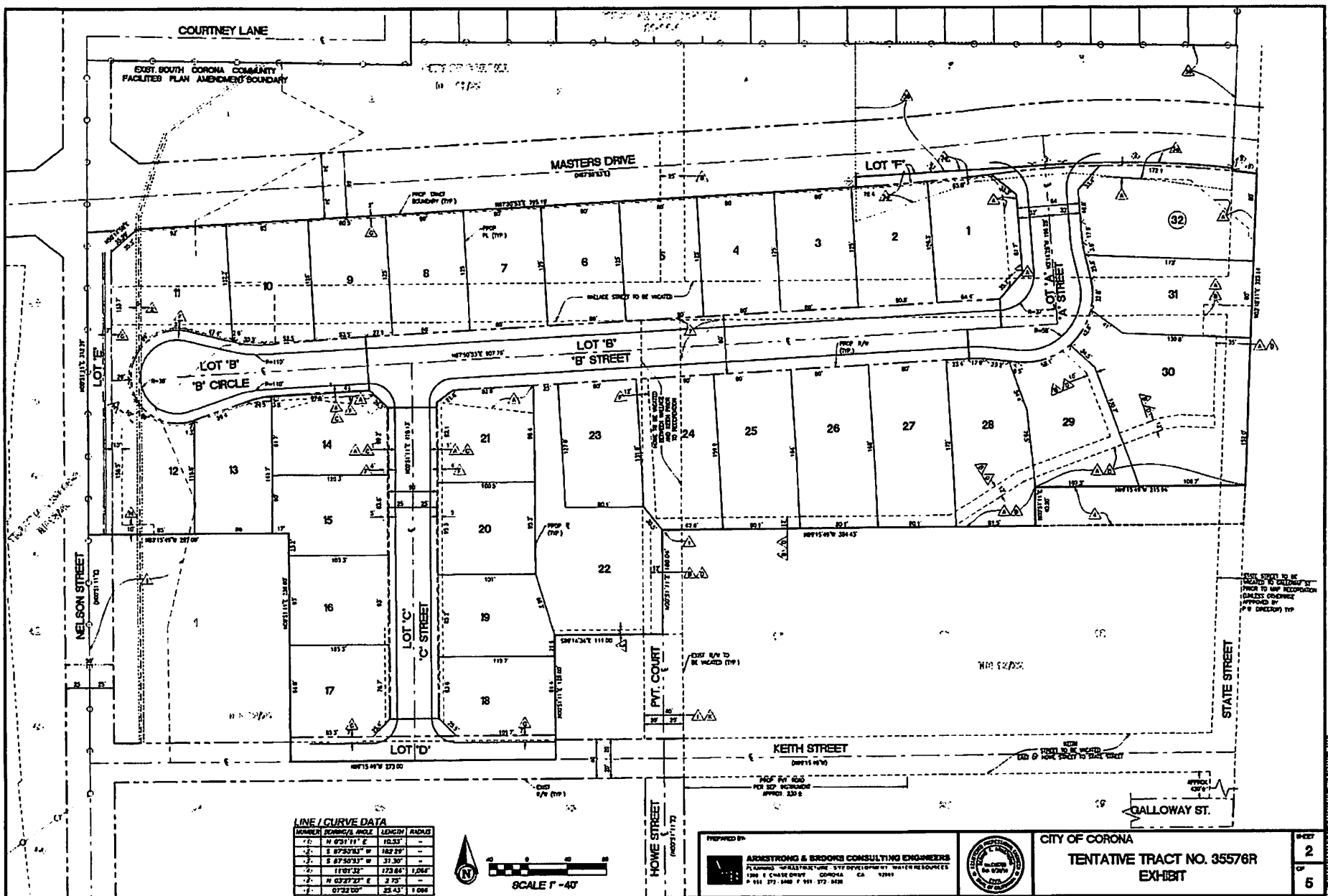
AERIAL & ZONING MAP



Date: 06/20/2018

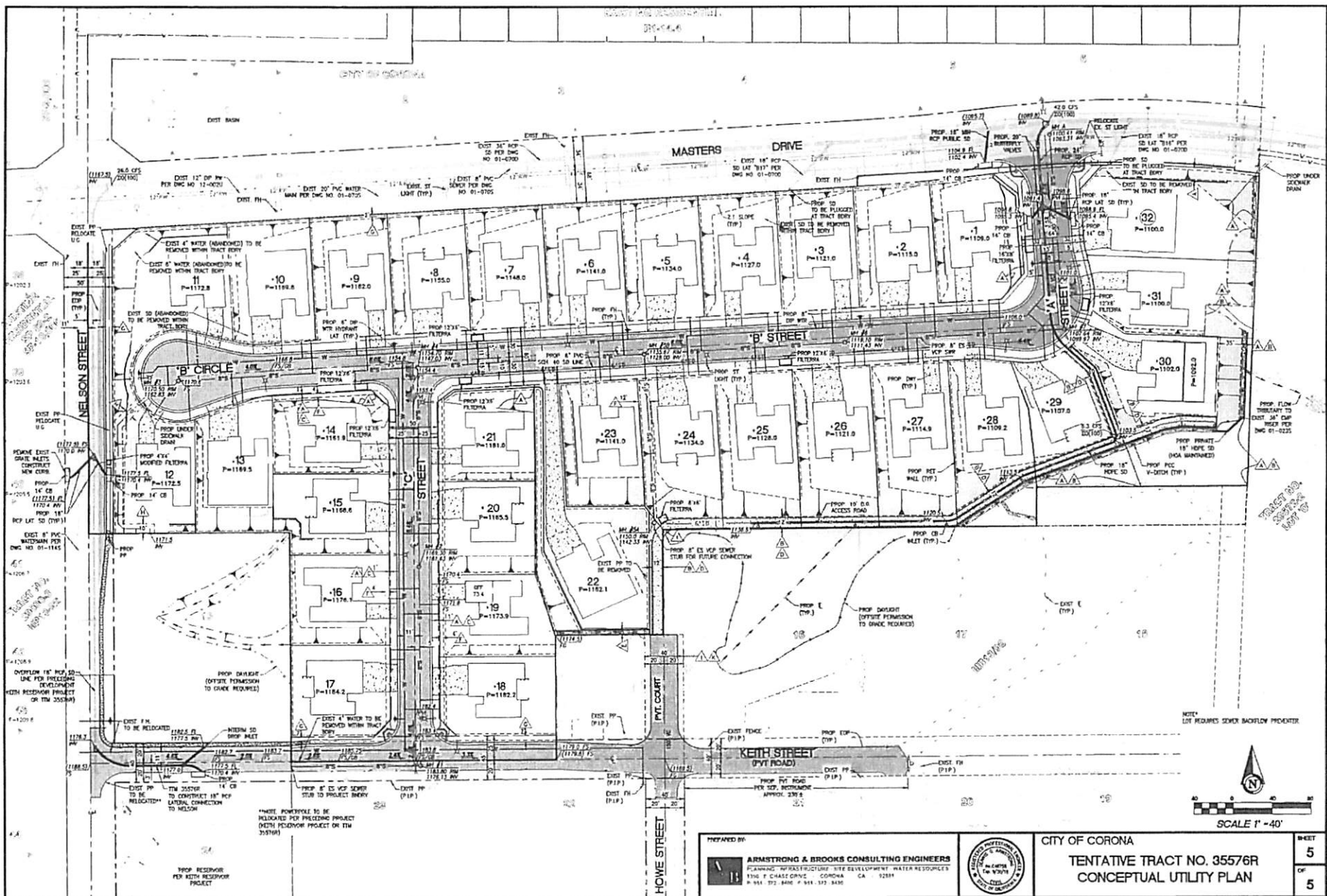
TENTATIVE TRACT MAP NO. 35576R





*NOTE PLAN SET NOT TO SCALE





*NOTE PLAN SET NOT TO SCALE



Project Conditions City of Corona

Project Number: TTMR2018-0001

Description: SUBDIVIDE 10.93 ACRES INTO 32 SFR LOTS ON SEC MASTERS/NELSON

Applied: 1/17/2018

Approved:

Site APN: 113520023

Closed:

Expired:

Status: RECEIVED

Applicant: ARMSTRONG & BROOKS CONSULTING ENGINEERS, INC.
1350 E. CHASE DR. CORONA CA, 92881

Parent Project:

Details:

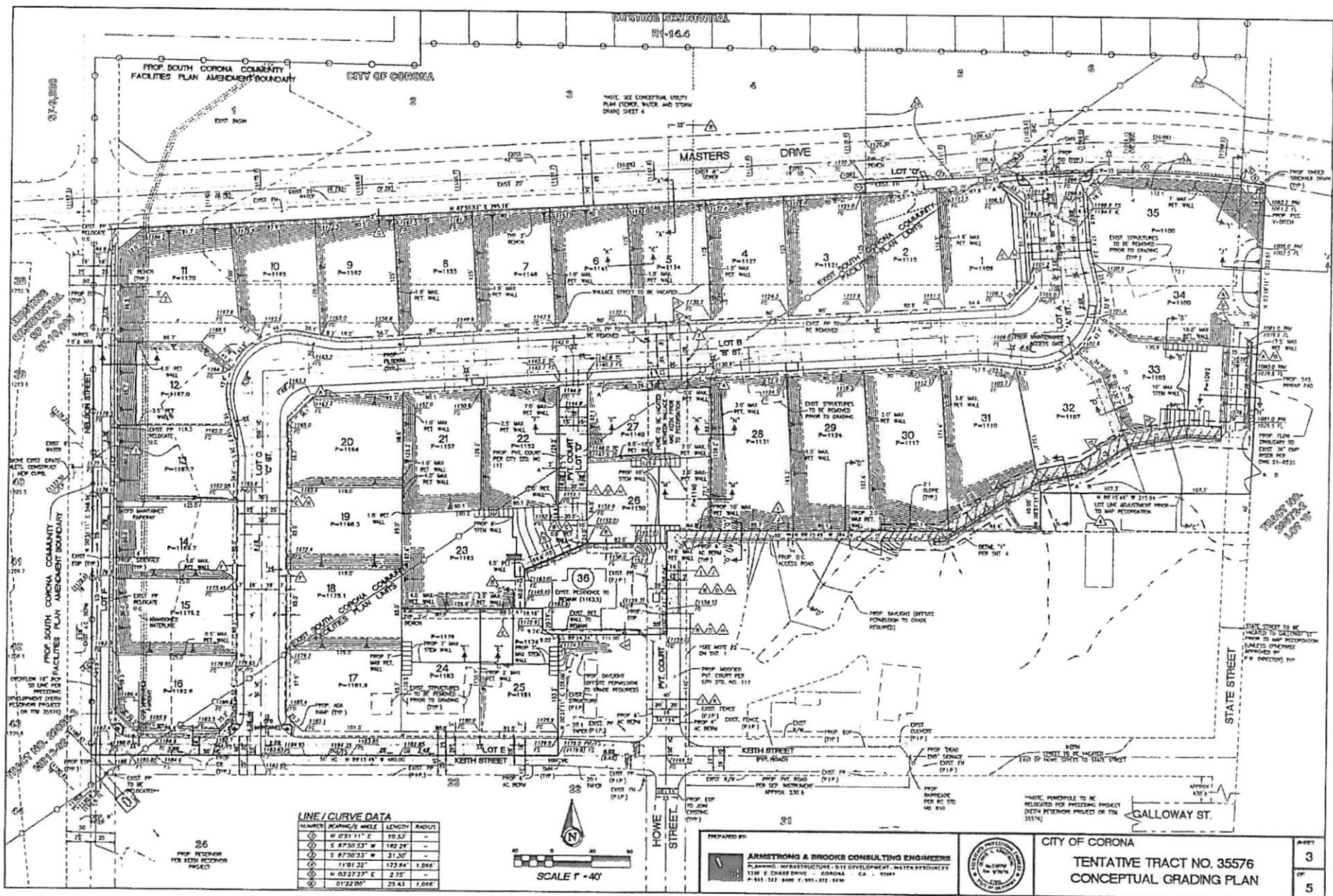
LIST OF CONDITIONS	
DEPARTMENT	CONTACT
FIRE	Cindi Schmitz
<ol style="list-style-type: none">1. Show a minimum drive width of 25 feet for the flag lot.2. Provide plans for two (2) all weather surface access ways to be approved by the Fire Prevention Manager and construct the access way(s) to accommodate 70,000 lbs GVW during all phases of construction.3. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.4. A minimum fire flow of 1500 gpm shall be provided.5. Fire hydrants are to be spaced a maximum 300 feet apart.6. Fuel modification is required for this project. Consult with Fire Department to plan and implement the most effective method for the site.7. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.	
PLANNING	Terri Manuel
<ol style="list-style-type: none">1. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances including the payment of all required fees.2. The applicant or his successor in interest shall comply with all the mitigation measures established in the Mitigated Negative Declaration for TTM 35576 adopted 8/16/18.3. 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	Terri Manuel
<p>4. 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>5. a) The project shall continue to comply with all applicable conditions of approval adopted with the original TTM 35576. b) All walls including retaining walls and stem walls shall be of decorative material.</p> <p>6. All existing structures on the project site that do not comply with the parcel lines being established with TTM 35576R shall be demolished prior to the recordation of TTM 35576R.</p> <p>7. TTM 35576R shall be recorded prior to the issuance of any residential production building permits associated with this project.</p> <p>8. This project is subject to the MSHCP fee for residential projects with density less than 8.0 du/ac. The MSHCP fee is payable at the time building permits are issued.</p>	
PUBLIC WORKS	Chris Horn
<p>1. The Public Works and the Departments of Water and Power, Maintenance and Parks and Landscaping Conditions of Approval for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the Public Works Department Land Development Section. 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> <p>2. The project shall continue to comply with all applicable Public Works and Department of Water and Power conditions of approval adopted with the original TTM 35576. The following original conditions have been revised as follows:</p> <p>a) Condition No. 6: Prior to map recordation, the developer shall record the Lot Line Adjustment and perfecting deeds for the property south of lots 29 and 30. The Lot Line Adjustment shall be submitted for review and approval to the Public Works Department Land Development Section.</p> <p>b) Condition No. 7: Prior to map recordation, the full-block vacations for Wallace Street, State Street from Masters Drive to Galloway Street, and Howe Street from Wallace Street to Keith Street shall be completed unless otherwise approved by the Public Works Director.</p> <p>c) Condition No. 34: Prior to map recordation the applicant shall offer for dedication all required street rights-of-way for "A" Street, "B" Street, "B" Circle, "C" Street, Keith Street, Masters Street, and Nelson Street. 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>3. If the developer is unable to obtain the required off-site easements and/ or permission to grade on Assessor's Parcel Numbers (APNs) 116-111-001, 002, 003, & 004 at the northeast corner of Keith St and Nelson St, then the project shall be designed to construct per the Alternative Drainage Exhibit 2 shown on the tentative map or as approved by the Public Works Director. If the developer is unable to obtain the required off-site easements and/ or permission to grade on the proposed private court, 1781 & 1797 Keith Street, then the project shall be designed to construct per the Alternative Drainage Exhibit 1 shown on the tentative map or as approved by the Public Works Director.</p> <p>4. TTM 35576R will expire two years from the date of City Council original approval on August 16, 2017. Prior to the expiration of TTM 35576, the applicant can request an extension of time in accordance with the Subdivision Map Act.</p>	



REDUCTION: NOT TO SCALE

J.N. 115.1382
January 17, 2018

**Armstrong & Brooks
Consulting Engineers**

Planning-Infrastructure-Site Development-Water Resources

City of Corona
400 S. Vicentia Ave.
Corona, CA 92882

Attn: Ms. Sandra Yang
Associate Planner

Regarding: SOUTH CORONA MASTERS – TENTATIVE TRACT MAP (TTM 35576).
Reference: DPR 16-021, 22 and 26

Dear Sandra:

TTM 35576 was approved by the City Council on August 16, 2017. Due to unmitigable circumstances, Corona Masters LLC - the owners of the project, are unable to proceed with the tentative map, as approved. Owner wishes to resubmit the map, reducing it to approximately 11 acres (from 12 acres), and 32 single family lots (down from 36 lots). This is an infill property, bounded on the north by Masters Drive and on the south by Keith Street, and is contiguous on the east with Eagle Glen Specific Plan (SP-90-6) and on the west with the Chase Ranch Specific Plan (SP-89-2).

In compliance with Section 16.12.60 of the Corona Municipal Code and City's submittal requirements, we are enclosing plans, pertinent studies and documents, and we wish to provide the following information about the proposed development:

A. SUBDIVISION DEVELOPMENT PLAN

To provide a high quality development compatible with the surrounding land uses, we are submitting a tentative tract map with code required information and details, demonstrating that property can be subdivided into 32 single family lots, averaging 11,739 SF in area, with minimum lot area of 9,600 SF.

We have excluded from the map a 40' wide strip of land (southeast corner) with the intent to deed the strip to the neighboring property to the south (3930 State Street), before the final map is recorded. Additionally, project proponents are agreeable to assist the neighbors in vacating an existing unused street right-of-way, abutting the 40' strip and their lot.

B. DOMESTIC AND RECLAIMED WATER

We are proposing a new onsite waterline through the property, to provide domestic water and fire service for this development. The new line will create a loop with connections to the existing waterlines in Master Drive and Nelson Street.

We are also proposing to use claimed water to irrigate proposed landscape along Masters Drive and Nelson Street.

C. STREETS AND UTILITIES

Development will connect to Masters Drive on the east end, and to Keith Street on the west. Interior streets designed to meet Public Works Department and Fire Department standards. Because of the unique location of the project, streets design is transitioned from urban standards, near Masters Drive, to rural standards connecting to Keith Street. We are also proposing to convert a section of Howe Street into a private court to be designed to city court # 112 to be maintained by a homeowners association. All streets designated as lettered on the tentative map (Streets 'A' through 'E') will public roads, to be dedicated to and maintained by the City of Corona.

We are proposing to use street lights, per Public Works standards, with shields (where necessary) to minimize street light glare on neighboring homes. Interior streets will be provided with 4'-wide sidewalks on both sides. Sidewalks will also be provided on Keith Street and Nelson, along tract boundary.

Project will be utilizing city provided wet utility services. Tract will also be connected local natural gas, power and communication systems. All utilities lines will be installed underground, including undergrounding existing overhead line fronting project along Nelson Street. In planning mail delivery for the tract, project will assist in facilitating a resolution to issues concerning mail delivery for adjacent neighbors, in coordination will all affected parties, including residents, city staff and local postmaster.

D. SANITARY SEWER

The proposed development will construct onsite sewer, extended to Keith Street, which will provide sufficient domestic sewer service capacity for the development and neighboring properties. The new sewer will drain into the existing city sewer main in Masters Drive.

E. STORM DRAINS

The site currently drains to an existing storm drain system in Masters Drive and Riverstone Street. The exiting storm drain is part of the Eagle Glen Specific Plan drainage system, which connects to a water quality basin at the head of the Joseph Canyon Flood Control Channel. Channel is tributary to the Temescal Creek. Project will be upgrading and rerouting an existing storm drain in Nelson Street, to be connected to the Master Drive system with a new 18" diameter pipe. The design and construction of this line will be coordinated with a proposed city water project at 3985 Nelson Street. Runoff from the site will be collected in a new storm drain system in Street 'A' and discharged into Master Drive storm drain, using a 24" diameter pipe.

The project is required to prepare and implement a water quality management plan (WQMP). Due to poor infiltration rate for the soil in the area, project is unable to install a standard inflation basin. Instead, water quality will be mitigated using a combination of raingardens and swales (bio-filtration) for individual lots and a bio-retention basin, near Masters Drive.

F. MAINTENANCE OF COMMON FACILITIES

It is anticipated that project will require a homeowners association to maintain slopes and other common facilities. In addition, landscape along Masters Drive and Nelson will require annexation to a public facilities district.

F. DEVELOPMENT PHASING

There will only be one phase with one final recording map.

If you have any questions do not hesitate to contact me at (951) 372-8400.

Sincerely,

A handwritten signature in blue ink, reading "Dennis Armstrong". The signature is written in a cursive, flowing style.

Dennis Armstrong, PE

Principal



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: **TTM 35576R**
2. Project location (specific): *South of Masters Drive, east of Nelson Street, southeast portion of city.*
3. a. Project location - City of Corona
b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:

Resubmitted tentative tract map application to subdivide 11.05 acres into 32 lots for single family residential development in the R-1-9.6 Zone (Single Family Residential, 9,600 square foot minimum lot size).
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:

Corona Masters LLC, 6200 E. Canyon Rim Road, Anaheim, CA 92807; 951-888-0523

7. Exempt Status (check one):
 - a. ☐ Ministerial Project
 - b. ☐ Not a project
 - c. ☐ Emergency project
 - d. ☐ Categorical Exemption. State type and class number: Class 32, State CEQA Guidelines § 15332.
 - e. ☐ Declared Emergency
 - f. ☐ Statutory Exemption. State code section number:
 - g. ☒ Other: Explain: *Previous evaluation took place under MND for TTM 35576 adopted 8/16/17.*

8. Reasons why the project is exempt:

TTM 35576R is exempt on the basis that previous evaluation took place for the original map TTM 35576 under a Mitigated Negative Declaration adopted August 16, 2017 pursuant to Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the Local CEQA Guidelines, and all mitigation measures remain applicable to and will be carried out with TTM 35576R.

9. Contact Person/Telephone No.: Terri Manuel (951) 736-2434

10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: [insert date]

Signature: _____
Terri Manuel, AICP, Planning Manager
Lead Agency Representative