



Agenda Report

File #: 20-0032

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 6/8/2020

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PM 37763 (CONTINUED): A parcel map application to subdivide an existing 4.47-acre commercial parcel located at 2410 Wardlow Road in the Industrial Commercial Development District (ICDD) of the Westgate Specific Plan (SP87-01) into two parcels for commercial condominium purposes. (Applicant: Alan Dibartolomeo with Press Companies, Inc. 19782 MacArthur Boulevard, Suite 100 Irvine, CA 92612).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend **APPROVAL of PM 37763** 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: 4.47 acres

Existing Zoning: Industrial Commercial Development District (ICDD) of the Westgate Specific Plan (SP87-1)

Existing General Plan: General Commercial

Existing Land Use: Commercial Development

Proposed Land Use: Commercial Development

Surrounding Zoning/Land Uses:

N: Industrial Commercial Development District (ICDD) of the Westgate Specific Plan (SP87-01)/ Industrial developments.

E: Industrial Commercial Development District (ICDD) of the Westgate Specific Plan (SP87-01)/ Business Park.

S: State Route 91 with commercial developments located beyond within unincorporated Riverside County area.

W: Industrial Commercial Development District (ICDD) of the Westgate Specific Plan (SP87-01)/ IHOP restaurant.

BACKGROUND

The 4.47-acre project site is located on the south side of Wardlow Road, east of Auto Center Drive, and north of State Route 91. The site is located within the Westgate Specific Plan and has a zoning of Industrial Commercial Development District (ICDD) and a General Plan designation of General Commercial (GC). The surrounding land uses are primarily commercial, industrial and office. The project site is Parcel 3 of Parcel Map 24150 which was recorded September 7, 1989. Additionally, the project site was entitled in 1989 through application ARCH89-3 for a 38-foot high, 68,340 square foot commercial building containing multiple tenant spaces. The construction of the building was completed in 1992. The building is oriented towards the south facing State Route 91 and is surrounded by parking spaces to the north, east, south, and west. Exhibit A2 depicts the existing building and parking on the site.

The current subdivision, PM 37763, was initially reviewed by city staff through the Development Plan Review (DPR2019-0018) process on August 15, 2019. The applicant formally submitted the parcel map application to the city on November 19, 2019 which was reviewed by city staff on December 12, 2019. The applicant was issued an application incomplete letter due to missing and incomplete application items. The applicant over time submitted the required application materials to staff with the application finally considered complete and cleared for public hearing before the Planning and Housing Commission on May 26, 2020. However, the parcel map was continued to the June 8, 2020 public hearing to allow time for the city to adopt the updated 2020-2040 General Plan on June 3, 2020. This was necessary because the project site is located within the boundary of the Riverside County Airport Land Use Compatibility Plan (ALUCP) which requires the parcel map to be reviewed by the Airport Land Use Commission for consistency with the ALUCP. However, the updated General Plan was determined to be consistent with the ALUCP by the Riverside County Airport Land Use Commission on March 12, 2020. Therefore, with the adoption of the General Plan, the parcel map and all other projects that are located within the ALUCP no longer need to be reviewed by the Airport Land Use Commission as the city now has the authority to make determinations of consistency under the updated General Plan. As proposed, staff has determined that Parcel Map 37763 is consistent with the ALUCP which is discussed under the *Airport Land Use Compatibility Plan* section of this report.

PROJECT DESCRIPTION

As shown in Exhibit A1, Parcel Map 37763 proposes to subdivide 4.47 acres into two numbered lots and one lettered lot. Parcel 1 is 4.46 acres (197,440 square feet) and is designed to contain the existing commercial building, associated parking lot, and landscaping. Parcel 2 is 0.004 acres (160.6 square feet) and contains the existing 70-foot high pylon sign with the electronic message center located at the south perimeter of the property adjacent to State Route 91. Lot A is 0.43 acres (18,730 square feet) and contains the south half-width of Wardlow Road including curb, gutter and sidewalk adjacent to the project site. The parcel map is designed as a condominium map which will allow the property owner to sell the individual tenant spaces to separate owners.

The parcels are being created under the subdivision requirements of the Westgate Specific Plan for the ICDD designation. The Specific Plan does not have a minimum lot size, width, or depth requirement for newly created lots within the ICDD designation. Instead, it allows new commercial

lots to vary in size, provided that the commercial development to be developed on the lot meets the parking and landscaping requirements of the Specific Plan. Since the site contains an existing development which was constructed under the ICDD development standards and meets the applicable parking and landscaping requirements of the Specific Plan, proposed Parcel 1 complies with the Specific Plan's subdivision requirements. Proposed Parcel 2 contains landscaping and the freeway pylon sign which does not generate parking and therefore, also complies with the subdivision requirements.

PM 37763 will simply subdivide the property into two lots for condominium purposes and no changes to the building or parking lot are proposed as part of this application. However, the applicant will be replacing the existing turf within the property's frontage along Wardlow Road with drought tolerant plant materials. Additionally, the property owner intends to keep Parcel 2 which contains the existing 70-foot high electronic message center which will continue to advertise only the tenants in the center. Although the sign will be on its own separate parcel, the sign is still part of the commercial site and cannot advertise off-site businesses like an off-site sign, which is prohibited under Corona Municipal Code Section 17.74.070. A condition of approval is included in Exhibit B requiring the sign to continue to advertise only on-site businesses. Table 1 summarizes the lot information for this subdivision.

TABLE 1	
Parcel Summary	
Parcel No./Lot Letter	Acreage
Parcel 1	4.46
Parcel 2	0.004
Lot A	0.43
Total	4.89

ACCESS AND PUBLIC IMPROVEMENTS

Exhibit A2 contains the site plan for the project. The existing commercial center has two access driveways from Wardlow Road. The access driveways are shared among the commercial building's tenants. Additionally, the driveway on the northwest corner of the site is a shared driveway between the existing commercial development and the existing IHOP restaurant located directly to the west. Per the General Plan, Wardlow Road is classified as a collector street and has an overall right-of-way width of 55 feet. The portion of Wardlow Road adjacent to the project site is currently improved with roadway, curb and gutter, and parkway landscaping within a five-foot wide landscape easement. There is currently no sidewalk adjacent to the site. As such, the applicant is required to install a sidewalk along the project frontage and convert the existing turf within the landscape easement to drought tolerant plant materials. The applicant is also required to reconstruct both driveways per current commercial standard and grind and overlay the south-half street width of Wardlow Road plus ten additional feet within the north-half width of the street.

EASEMENTS

PM 37763 protects several existing easements on the property. Easement 3 is located along the

north perimeter adjacent to Wardlow Road and contains a five-foot wide public landscape easement and public utilities. Easements 5 and 10 are located at the north perimeter adjacent to Wardlow Road and contain Southern California Edison utilities. Easement 6 is located along the north, east, south, and west perimeters of the property and contains an existing 8-inch public waterline. Easement 7 is located along the westerly perimeter and is for mutual access purposes. Easement 8 is located at the south perimeter adjacent to State Route 91 and is for reciprocal easement rights and maintenance purposes. Easement 12 is located along the south perimeter adjacent to State Route 91 and accommodates the freeway off-ramp wall footings and utilities for Riverside County Transportation Commission.

PM 37763 will establish three new easements on the property. Easement 13 is proposed at the northwest corner of the site and within the landscape setback directly south of Bonnie Lane and will accommodate new public utility facilities. Easement 14 is proposed at the north perimeter of the site and will accommodate portions of the existing public sidewalk along Wardlow Road that extends into the project site. Easement 15 will be established on the property as a blanket easement to allow the owner to access the freeway pylon sign (Parcel 2) for maintenance purposes.

AIRPORT LAND USE COMPATIBILITY PLAN

The project site is located in Zone D of the Riverside County Airport Land Use Compatibility Plan (ALUCP). In order to determine whether the proposed project is compatible with the nearest airport, which is the Corona Municipal Airport, the project must meet the compatibility criteria listed under Table 2A of the ALUCP for Zone D. The ALUCP criteria are outlined below.

- Nonresidential properties located in Zone D of the ALUCP are subject to a maximum intensity limit of 100 persons per average acre.
- Highly noise-sensitive outdoor nonresidential uses are prohibited in Zone D of the ALUCP.
- Projects that may result in hazards to flight including physical, visual, and electronic forms of interference with the safety of aircraft operations are prohibited in Zone D of the ALUCP.
- Objects or structures over 70 feet in height require airspace review by the ALUCP.
- Children's schools, hospitals, and nursing homes are discouraged in Zone D of the ALUCP.
- A deed notice shall be recorded for each parcel associated with any discretionary and use action affecting any property within Zone D of the ALUCP.

The project meets all the criteria except for the maximum allowable intensity limit of 100 persons per average acre. The project site's intensity limit was determined by taking the building's square footage (67,360 square feet) and dividing it by 60 for building occupancy type M (Mercantile) which equals a maximum occupancy limit of 1,122. The occupancy limit of 1,122 divided by 4.47 acres equals 251 persons per acre which exceeds ALUCP's maximum allowable intensity limit of 100 persons per acre. Since the project meets all the ALUCP criteria except for the allowable intensity limit of 100 persons per average acre, the project site does not conform to the ALUCP adopted in 2004.

However, per Section 3.3.2(b) *Nonconforming Uses* of the ALUCP, a nonconforming nonresidential development may be continued, leased, or sold provided that the nonconforming use is not expanded, and the usage intensity (number of people per acre) is not increased above the levels

existing at the time of adoption of the ALUCP. The ALUCP was adopted October 2004. The 4.47-acre project site was created under PM 24150 which was recorded September 7, 1989 and the existing building was constructed in 1992. Since the project site existed prior to the adoption of the 2004 ALUCP, and the condominium parcel map is strictly for resale purposes and does not expand beyond the property limits of the existing parcel (Parcel 3, PM 24150) and does not increase the size of the existing building or usage intensity, the city has determined that this request qualifies as a non-conforming use under ALUCP. The applicant is simply remapping the property for financial purposes to allow each unit to be sold separately, which is allowed under the nonconforming uses provision of the ALUCP.

ENVIRONMENTAL ANALYSIS:

A Notice of Exemption was prepared for the project because the proposed subdivision qualifies as a Minor Land Division under Section 15315 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.21 of the City's Local CEQA Guidelines. Parcel Map 37763 will subdivide an existing 4.47-acre commercial development into two parcels for commercial condominium purposes. The existing development is a permitted use under the property's zoning and General Plan designation. No variances are associated with the subdivision. All services and access to the proposed parcels are available and designed per local standards. The property has not been involved in another subdivision within the previous two years, and there are no slopes on the property. The Notice of Exemption is attached as Exhibit E.

FISCAL IMPACT

The applicant paid \$6,926.00 in application processing fees for the parcel map application.

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 Community Development Department has not received any response from the public regarding the proposal.

STAFF ANALYSIS

PM 37763 facilitates the creation of a parcel map for commercial condominium purposes, which will allow the property owner the ability to sell the units to individual proprietors. The existing multi-tenant commercial development was developed in 1992 under the ICDD designation and complies with the ICDD designation and the GC General Plan designation. The parcel map guarantees the construction of the necessary and missing public improvements on Wardlow Road adjacent to the site including the reconstruction of the site's driveways to meet current city standard, installation of a sidewalk, and resurfacing the south-half street width of Wardlow Road plus ten feet on the north-half width of the street.

PM 37763 is consistent with Economic Development Policies ED-1.1 and ED-1.5 established by the General Plan because the creation of condominium commercial space on the project site would encourage a variety of industries to locate to Corona and help retain existing jobs-generating businesses in the city.

As demonstrated under airport land use compatibility plan section of this report, the project is considered a nonconforming nonresidential development and may be continued as the building is not being expanded and the usage intensity is not being increased from the time of adoption of the ALUCP in October 2004. PM 37763 will re-map the existing parcel for financial purposes. Therefore, based on the following findings and conditions of approval, PM 37763 is recommended for approval.

FINDINGS OF APPROVAL FOR PM 37763

1. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that the project does not require further environmental assessment because the project qualifies as a Minor Land Division under Section 15315 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.21 of the City's Local CEQA Guidelines. Parcel Map 37763 will subdivide an existing 4.47-acre commercial development into two parcels for commercial condominium purposes. The existing development is permitted under the property's zoning and General Plan designation. No variances are associated with the subdivision. All services and access to the proposed parcels are available and designed per local standards. The property has not been involved in another subdivision within the previous two years, and there are no slopes on the property. Therefore, a Notice of Exemption was prepared for the project.
2. Pursuant to California Government Code Section 66411.1 this division of land necessitates the inclusion of conditions of approval for the following reasons:
 - a. *The guarantee of the construction of sidewalk improvements for Wardlow Road are necessary for the public's safe access to and around the site.*
 - b. *The sidewalk improvement of Wardlow Road is necessary for the orderly development of the surrounding areas and to ensure the general safety and welfare of the public. The site must contribute to the improvements so that further development would not be detrimental to the public.*
3. None of the conditions provided in Section 66474 of the California Government Code exist for the following reasons:
 - a. *The proposed map is consistent with the General Plan designation of General Commercial because it facilitates the subdivision of an existing commercial building into two parcels for commercial condominium purposes.*
 - b. *The design or improvement of the proposed subdivision is consistent with the subdivision standards prescribed by the Westgate Specific Plan for the Industrial Commercial Development District.*
 - c. *The site currently contains an existing 68,340 square foot commercial building, associated parking, landscaping, and a freeway-oriented pylon sign that comply with the development*

standards of the ICDD designation. The proposed parcel map is simply subdividing the site into two parcels to accommodate the existing developments within the site.

- d. The parcels proposed by PM 37763 are designed to accommodate an existing commercial development which was developed in compliance with all applicable development standards under the Westgate Specific Plan and Corona Municipal Code.*
 - e. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because the project site is currently a developed site.*
 - f. The proposed subdivision or public improvements will not result in adverse impacts to public health, safety or general welfare because the subdivision complies with the subdivision standards prescribed by the Westgate Specific Plan and the construction of the missing and necessary public improvements are required to be completed per the city's development standards under the Corona Municipal Code.*
 - 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, or the easements are being protected in place or relocated elsewhere on the project site.*
4. Pursuant to California Government Code Section 66464.6, the discharge of waste from the proposed subdivision into existing community sewers would not result in violation of existing requirements presented by the Santa Ana Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code for the following reason:
- a. The 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 of Corona's Department of Water and Power.*
5. The proposal is in conformance with the standards of the Industrial Commercial Development designation of the Westgate Specific Plan for the following reason:
- a. The proposed parcels under PM 37763 have been designed to comply with the Westgate Specific Plan subdivision standards for properties within the Industrial Commercial Development designation, which allows commercial parcels to vary in size, provided that each parcel meet the onsite parking and landscaping requirements of the Westgate Specific Plan.*
6. The proposed subdivision is compatible with the Riverside County Airport Land Use Compatibility Plan (ALUCP) for the following reason:
- a. Per Section 3.3.2(b) Nonconforming Uses of the ALUCP, a nonconforming nonresidential development may be continued, leased, or sold provided that the nonconforming use is not expanded, and the usage intensity (number of people per acre) is not increased above the*

levels existing at the time of adoption of the ALUCP. The ALUCP was adopted October 2004. The 4.47-acre project site was created under PM 24150 which was recorded September 7, 1989 and the existing building was constructed in 1992. Therefore, the project site is considered a nonconforming nonresidential development per Section 3.3.2(b) of the ALUCP and may be continued, leased, or sold provided the use is not expanded and the usage intensity is not increased. PM 37763 is for commercial condominium purposes only to allow for the resale of the building units, which is allowed under the nonconforming uses provision of the ALUCP.

PREPARED BY: LUPITA GARCIA, ASSOCIATE PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

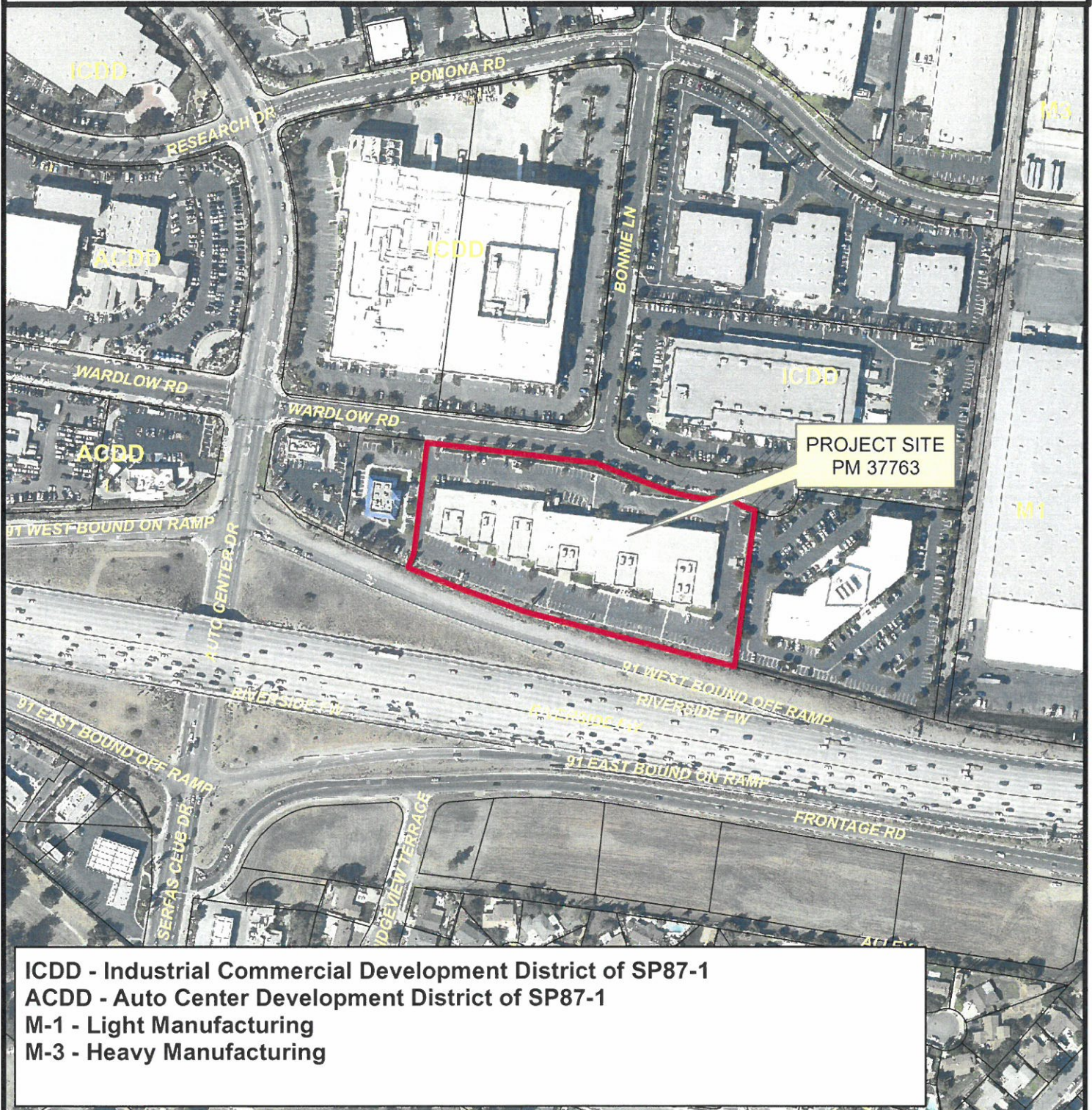
SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Exhibits A1-A2 - Parcel Map 37763 and Site Plan
3. Exhibit B - Conditions of Approval
4. Exhibit C - Individual Unit Site Plan
5. Exhibit D - Applicant's letter dated April 29, 2020
6. Exhibit E - Environmental Documentation

Case Planner: Lupita Garcia (951) 736-2262

AERIAL MAP



ICDD - Industrial Commercial Development District of SP87-1
ACDD - Auto Center Development District of SP87-1
M-1 - Light Manufacturing
M-3 - Heavy Manufacturing



Date: 05/13/2020

2410 Wardlow Road
PM 2019-0008 (PM 37763)



PARCEL MAP 37763

FOR COMMERCIAL CONDOMINIUM PURPOSES
IN THE CITY OF CORONA, COUNTY OF RIVERSIDE
BEING A DIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP NO. 24150, AS SHOWN
BY MAP ON FILE IN BOOK 158 OF PARCEL MAPS, PAGE 099
2410 WARDLOW ROAD

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N21°50'28"E	74.11'
L2	N06°18'15"E	185.00'
L3	S83°41'45"E	271.36'
L4	S68°40'11"E	37.04'
L5	S83°41'45"E	42.67'
L6	S66°00'27"E	25.96'
L7	S06°18'15"W	277.12'
L8	N81°50'07"W	117.49'
L9	N76°57'59"W	150.62'
L10	N68°28'28"W	45.26'
L11	N76°57'59"W	16.91'
L12	N68°29'12"W	34.32'
L13	N83°41'45"W	636.27'
L14	S68°40'11"E	37.04'
L15	S83°41'45"E	134.06'


CURVE DATA			
CURVE #	RADIUS	LENGTH	DELTA
C1	472.50'	123.92'	15°01'34"
C2	527.50'	138.34'	15°01'34"
C3	94.50'	29.17'	17°41'18"
C4	2966.00'	252.05'	4°52'08"
C5	250.00'	37.05'	8°29'31"
C6	235.00'	34.83'	8°29'31"
C7	500.00'	72.89'	8°21'11"
C8	500.00'	58.23'	6°40'23"
C9	500.00'	131.13'	15°01'34"

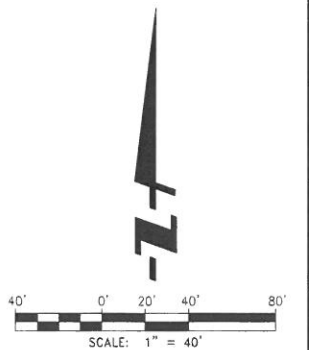
PARCEL SUMMARY		
LETTERED LOT	AREA	
	S.F.	AC.
A	18,587	0.43
NO. LOT	AREA	
	S.F.	AC.
1	194,440	4.46
2	160.6	0.004

EASEMENT NOTES:

- ⑨ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: TRACT NO. 19150-1 RECORDING NO: BOOK 166, PAGES 22 THROUGH 26, INCLUSIVE OF MAPS PURPOSE: LANDSCAPING AND PUBLIC UTILITIES.
- ⑩ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDING DATE: JULY 30, 1987 RECORDING NO: 219732 OF OFFICIAL RECORDS.
- ⑪ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: PARCEL MAP NO. 24150 RECORDING NO: BOOK 158, PAGES 99 THROUGH 101, INCLUSIVE OF MAPS PURPOSE: WATERLINE.
- ⑫ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: PARCEL MAP NO. 24150 RECORDING NO: BOOK 158, PAGES 99 THROUGH 101, INCLUSIVE OF PARCEL MAPS PURPOSE: MUTUAL ACCESS.
- ⑬ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DECLARATION OF MUTUAL AND RECIPROCAL EASEMENT RIGHTS AND MAINTENANCE OBLIGATIONS EXECUTED BY: SANTA FE PACIFIC REALTY, A DELAWARE CORPORATION RECORDING DATE: NOVEMBER 13, 1989 RECORDING NO: 394910 OF OFFICIAL RECORDS, AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED RECORDING DATE: MARCH 16, 1990 RECORDING NO: 96773 OF OFFICIAL RECORDS AND RECORDING DATE: MAY 25, 1990 AND RECORDING NO: 193203 OF OFFICIAL RECORDS.
- ⑭ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDING DATE: MARCH 22, 1990 RECORDING NO: 103799 OF OFFICIAL RECORDS.
- ⑮ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT, ENTITLED: FINAL ORDER OF CONDEMNATION COURT: SUPERIOR CASE NO.: RIC 1311384 IN FAVOR OF: RIVERSIDE COUNTY TRANSPORTATION COMMISSION PURPOSE: WALL FOOTINGS AND UTILITY RECORDING DATE: JULY 10, 2015 RECORDING NO: 2015-0300882 OF OFFICIAL RECORDS.
- ⑯ PROPOSED UTILITY EASEMENT
- ⑰ PROPOSED SIDEWALK EASEMENT
- ⑱ PROPOSED BLANKET EASEMENT TO BE PROVIDED IN CC&R'S FOR ACCESS TO PARCEL 2

LEGEND

 RIGHT-OF-WAY / PROPERTY LINE
 CENTERLINE
 EASEMENT (EXISTING)
 EASEMENT (PROPOSED)



IMPORTANT NOTICE
Section 4218/4217 of the Government Code
requires a Dig Alert Identification
Number to be issued before a
"Permit to Excavate" will be valid.
For your Dig Alert I.D. Number call
CALL TOLL FREE
48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
1-800-227-2600



STEVEN L. ELLIS
R.C.E. No. 47255 expires 12/31/21

[illegible]

CITY OF CORONA

APPROVED _____ 20 ____

BY: _____

CITY OF CORONA, COUNTY OF RIVERSIDE STATE
OF CALIFORNIA

PARCEL MAP No. 37500 CORONA
CALIFORNIA

PREPARED FOR: THE PRES COMPANIES

EXHIBIT A1

BASIS OF BEARINGS:

THE BEARING OF N 06°18'15" E ALONG THE CENTERLINE OF BONNIE LANE PER PARCEL MAP 24150, BOOK 158, PAGES 99, 100 AND 101 IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 3 OF PARCEL MAP 24150, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 158, PAGES 99, 100 AND 101, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL RIGHT, TITLE AND INTEREST IN AND TO ALL WATER RIGHTS, COAL, OIL, GAS AND OTHER HYDROCARBONS, GEOTHERMAL RESOURCES, PRECIOUS METALS ORES, BASE METALS ORES, INDUSTRIAL GRADE SILICATES AND CARBONATES, FISSIONABLE MINERALS OF EVERY KIND AND CHARACTER, METALLIC OR OTHERWISE, WHETHER OR NOT PRESENTLY KNOWN TO SCIENCE OR INDUSTRY, NOW KNOWN TO EXIST OR HEREFTER DISCOVERED UPON, WITHIN OR UNDERLYING THE SURFACE OF SAID LAND REGARDLESS OF THE DEPTH BELOW THE SURFACE AT WHICH ANY SUCH SUBSTANCES MAY BE FOUND; HOWEVER, GRANTOR OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF THE FIRST 500 FEET OF THE SUBSURFACE OF THE PROPERTY IN CONNECTION THEREWITH, AS SET FORTH IN DOCUMENTS RECORDED JULY 16, 2002 AS INSTRUMENT NO. 2002-388855 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION CONDEMNED TO RIVERSIDE COUNTY TRANSPORTATION COMMISSION BY FINAL ORDER OF CONDEMNATION RECORDED JULY 10, 2015 AS INSTRUMENT NO. 2015-0300882 OF OFFICIAL RECORDS.

PARCEL B:

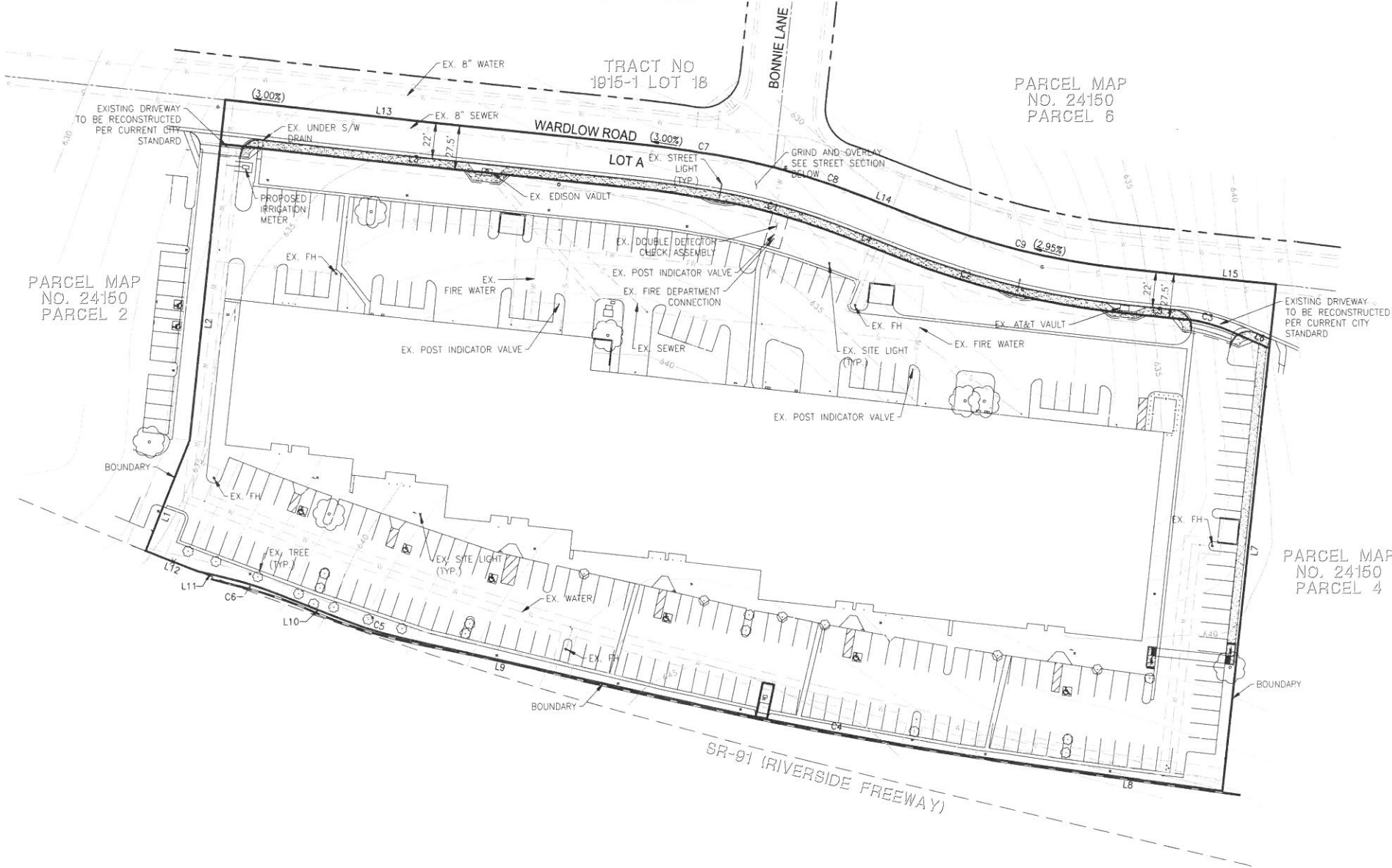
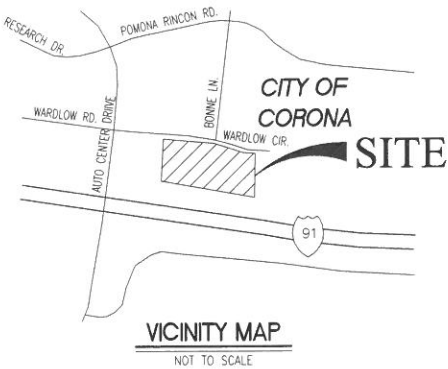
THE IRREVOCABLE, NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND FOR DRAINAGE OVER AND ACROSS PARCEL 2 OF PARCEL MAP 24150 RECORDED IN BOOK 158, PAGES 99 THROUGH 101, INCLUSIVE OF PARCEL MAPS, UPON THE EASEMENT AREAS, SET FORTH IN THAT CERTAIN DECLARATION OF MUTUAL AND RECIPROCAL EASEMENT RIGHTS AND MAINTENANCE OBLIGATIONS RECORDED NOVEMBER 13, 1989 AS INSTRUMENT NO. 394911 OF OFFICIAL RECORDS AND AS MODIFIED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF MUTUAL RECIPROCAL EASEMENT RIGHTS AND MAINTENANCE OBLIGATIONS RECORDED MARCH 16, 1990 AS INSTRUMENT NO. 96773 OF OFFICIAL RECORDS, AND AS FURTHER MODIFIED BY THAT CERTAIN SECOND AMENDMENT TO DECLARATION OF MUTUAL AND RECIPROCAL EASEMENT RIGHTS AND MAINTENANCE OBLIGATIONS RECORDED MAY 25, 1990 AS INSTRUMENT NO. 193203, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 102-420-063-0

PARCEL MAP 37763

FOR COMMERCIAL CONDOMINIUM PURPOSES

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE
BEING A DIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP NO. 24150, AS SHOWN
BY MAP ON FILE IN BOOK 158 OF PARCEL MAPS, PAGE 099
2410 WARDLOW ROAD



GENERAL NOTES:

- ASSESSOR PARCEL NO.: 102-420-063-0
- CURRENT ZONING: ICDD CORONA WESTGATE SP 87-1
- CURRENT GENERAL PLAN LAND USE: GENERAL COMMERCIAL
- PROPOSED ZONING: ICDD OF CORONA WESTGATE SP 87-1
- SURROUNDING ZONING: CORONA WESTGATE SP 87-1
NORTH - ICDD OF SP87-1
SOUTH - STATE ROUTE 91
EAST - ICDD OF SP87-1
WEST - ICDD OF SP87-1
- ACREAGE BEING DIVIDED: 4.47 ACRES /194,600.6 SF
- NO AREAS OF THIS PROJECT ARE SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD.
- TOTAL PARCELS: 2
PARCEL 1
GROSS SQUARE FOOTAGE: 194,440 SF
PARCEL 2
GROSS SQUARE FOOTAGE: 160.6 SF
- ADJACENT LAND USE: COMMERCIAL & OFFICE
- EXISTING LAND USE:
PARCEL 1: COMMERCIAL RETAIL
PROPOSED LAND USE:
PARCEL 1: COMMERCIAL RETAIL
- THOMAS BROS. MAP BOOK PAGE: 742, GRID G-4
- SITE IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS OR WITHIN A SPECIAL STUDIES ZONE
- SOURCE OF TOPOGRAPHY: GIS, CONTOUR INTERVAL= 1 FT.

UTILITY PURVEYORS:

WATER & SEWER SERVICES
CITY OF CORONA
951-736-2234
DISPOSAL SERVICES
WASTE MANAGEMENT
800.423.9986
GAS SERVICES
SOUTHERN CALIFORNIA GAS COMPANY
800.423-1391
ELECTRIC SERVICES
SOUTHERN CALIFORNIA EDISON
714-514-5654

MAP PREPARER:

FUSCOE ENGINEERING INC.
2850 INLAND EMPIRE BLVD.,
SUITE B
ONTARIO, CA 91764
(909) 581-0676

CONTACT: LUIS A. FIGUEROA

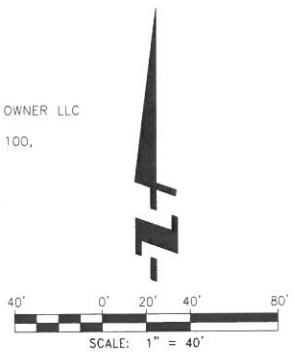
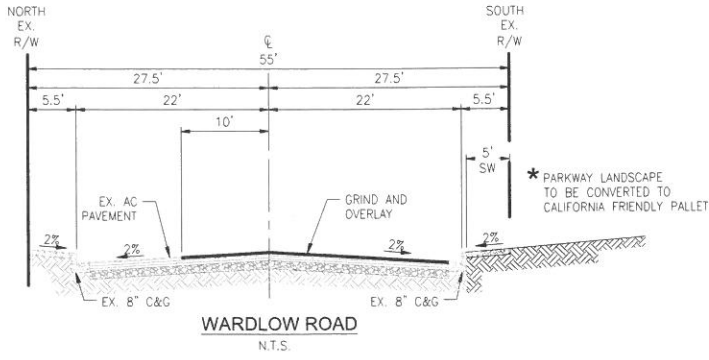
OWNER:

WEST CORONA FREEWAY CENTER OWNER LLC
C/O THE PRES COMPANIES
19782 MACARTHUR BLVD., SUITE 100,
IRVINE, CA 92612
(949)442-5962

CONTACT: ALAN D. DIBARTOLOMEO

LEGEND:

- RIGHT-OF-WAY / PROPERTY LINE
- CENTERLINE
- EASEMENT (EXISTING)
- EASEMENT (PROPOSED)
- EXISTING SEWER
- EXISTING WATER
- EXISTING FIRE WATER
- PROPOSED SIDEWALK



IMPORTANT NOTICE
Section 4726.4217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Permit to Excavate" will be valid. For your Dig Alert ID Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600



STEVEN L. ELLIS
R.C.E. No. 47255 expires 12/31/21 DATE

FUSCOE ENGINEERING
2850 Inland Empire Boulevard, Suite B,
Ontario, California 91764
tel 909 581 0676 • fax 909 581 0696
o www.fuscoe.com

DATE	BY	MARK	REVISIONS	APPR.	DATE
DESIGNED BY:	LAF		DRAWN BY:	LAF	CHECKED BY:

CITY OF CORONA
APPROVED _____ 20 ____
BY: _____

CITY OF CORONA, COUNTY OF RIVERSIDE STATE OF CALIFORNIA
PARCEL MAP No. 37763, CORONA, CALIFORNIA
PREPARED FOR: THE PRES COMPANIES

SHEET **2**
EXHIBIT A2



Project Conditions

City of Corona

Project Number: PM2019-0008

Description: PARCEL MAP NO.37763

Applied: 11/19/2019

Approved:

Site Address: 2410 WARDLOW RD CORONA, CA 92880

Closed:

Expired:

Status: RECEIVED

Applicant: PRES COMPANIES INC

Parent Project:

19782 MACARTHUR BLVD STE 100 IRVINE CA, 92612

Details: Parcel Map No. 37763 subdivides an existing parcel into two parcels and rededicates Lot "A", the half-width of Wardlow Road frontage along the northerly boundary of the Parcel. There is an existing 67,690 sq ft industrial building, fully occupied by retail/office/industrial users.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	Oscar Davalos
<ol style="list-style-type: none">1. The CC&R's for this Condo Map need to also be approved by the Building Official.2. The CC&R's need to include verbiage applicable to the rules and regulations for maintaining the fire and structural integrity of the building.	
FIRE	Cindi Schmitz
<ol style="list-style-type: none">1. A specific address, assigned by the City of Corona, shall be provided for each building as specified by the fire department address standard which can be obtained at the fire department counter at City Hall. Address must be illuminated during all hours of darkness.2. Multiple unit buildings shall have suite number identification assigned by the Fire Department. Submit an exhibit for review and approval to the Fire Department. A copy of the Premise Identification Standard is available at coronaca.gov	
PLANNING	Lupita Garcia
<ol style="list-style-type: none">1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.3. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.	



Project Conditions

City of Corona

PLANNING	Lupita Garcia
<ol style="list-style-type: none">This project is exempt from Riverside County's MSHCP fee, as the site is currently developed with a commercial building.The DPR Comments and Conditions of approval shall be incorporated onto all future building plans.The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval (Exhibit B).The existing electronic message center pylon sign shall continue to advertise only the tenants within the center. Advertising off-site businesses is prohibited under CMC 17.74.070.Separate landscape plans for the parkway conversion shall be submitted to the Building Division for plancheck. At time of submittal, the developer shall also submit a landscape deposit in the amount of \$2,500 to the Planning Division for plancheck and inspection services related to the landscaping which will be provided by a landscape consultant. Any money left remaining from this deposit at the completion of the project will be reimbursed to the developer. Note that this deposit is separate from the Building Division's landscape plancheck submittal fee.	
PUBLIC WORKS	Emily Stadnik
<ol style="list-style-type: none">The Public Works and the Departments of Water and Power, Maintenance and Parks and Landscaping Conditions of Approval for the subject application and 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.The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.Prior to recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property.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.The submitted parcel map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said parcel map to be resubmitted for further consideration.The developer shall construct or guarantee construction of the required improvements prior to recordation of the Parcel Map because the construction of the improvements is a necessary prerequisite to the orderly development of the surrounding area.All conditions of approval shall be satisfied and the final parcel map prepared and accepted by the City for recordation within 24 months of its approval, unless an extension is granted by the City Council.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.All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Public Works Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.	



Project Conditions

City of Corona

PUBLIC WORKS

Emily Stadnik

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:
 - (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 the developer shall ensure that a property owner's association is established for the purpose of maintaining all private streets, common areas and private utilities. The association documents, including any necessary Covenants, Conditions and Restrictions (CC&R's), shall be subject to the review and approval of the Public Works Department and shall be recorded concurrently with the final map.
13. Prior to map recordation, the applicant shall submit to the Public Works Department a condominium plan exhibit for review.
14. Prior to map recordation the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following:
 - a) All street facilities including paving to centerline plus 10-ft, drive approaches to current City standard, and sidewalk along project frontage to Wardlow Rd.
 - b) All drainage facilities
 - c) All required grading, including erosion control.
 - d) All required water facilities including dedicated landscape service.
 - e) All required landscaping including conversion of parkway landscaping to California friendly pallett
 - f) All under grounding of overhead utilities, except for cables greater than 32k volts.
15. 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.
16. Prior to the issuance of a grading or encroachment 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.
17. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.
18. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.
19. 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. Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks. All non-residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.
20. 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.



Project Conditions

City of Corona

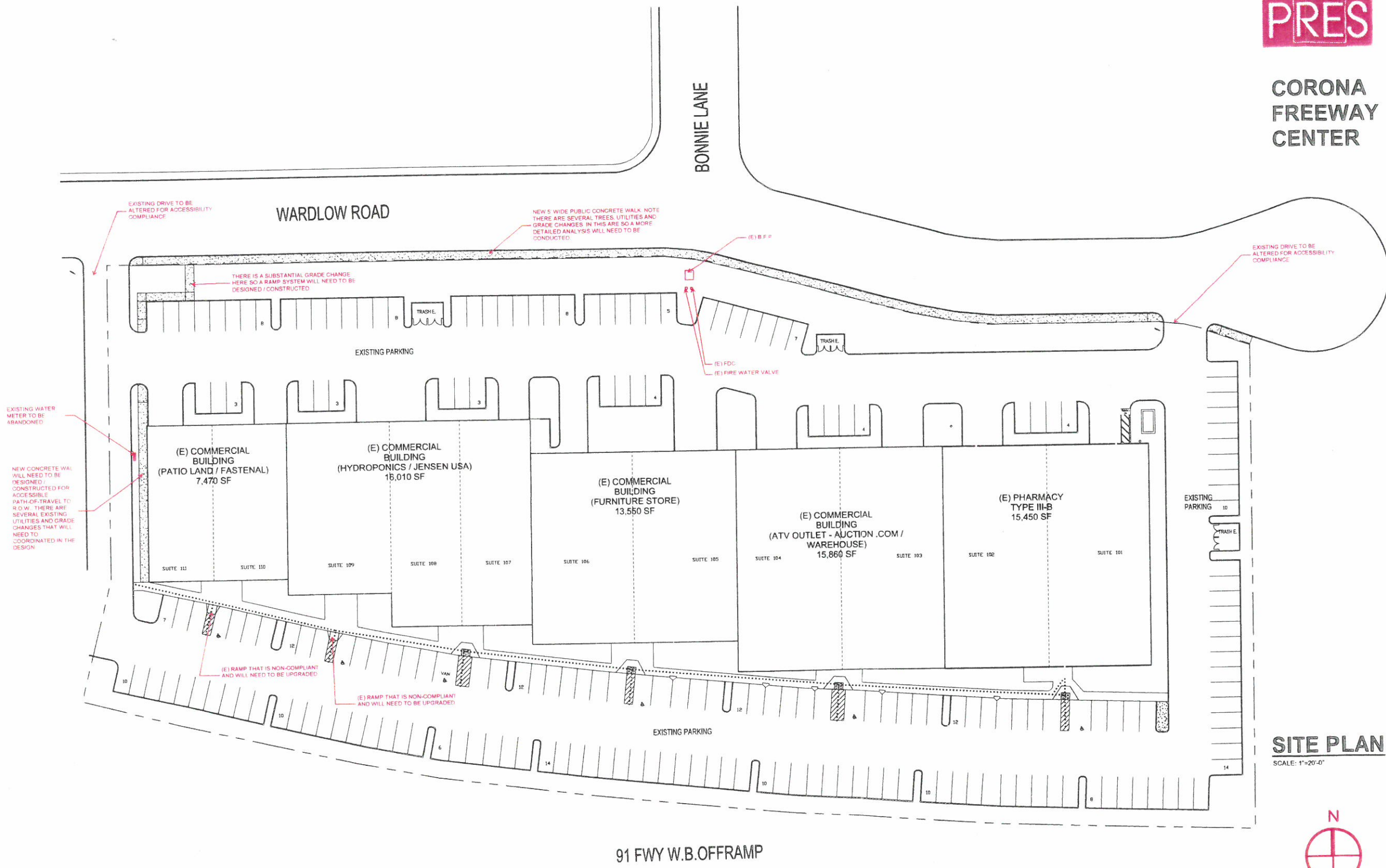
PUBLIC WORKS	Emily Stadnik
<p>21. Prior to map recordation the applicant shall offer for dedication all required street rights-of-way along Wardlow Road to provide for a 27.5-ft half-width right of way (modified Industrial Street Standard). Easements shall be dedicated for public sidewalk purposes where necessary to meander around existing improvements, i.e. street lights or fire hydrants. 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>22. 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 local and/or major arterial highways' vertical and horizontal alignments shall be approved by the Director of the Public Works Department.b) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans.c) All street intersections shall be at ninety (90) degrees or as approved by the Public Works Director.d) All reverse curves shall have a minimum tangent of fifty (50) feet in length.e) Under grounding of existing and proposed utility lines.f) Street lights.g) All other public improvements shall conform to City of Corona standards. <p>23. 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>24. Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Public Works Department.</p> <p>25. 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>26. Prior to map recordation the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-3 (Maintenance Services). All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.</p> <p>27. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the tentative map or in these Conditions of Approval shall be constructed.</p> <p>28. 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> <p>29. Prior to map recordation 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>30. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Department of Water and Power standards and Riverside County Department of Health Services Standards unless otherwise approved by the Public Works and Department of Water and Power Directors.</p> <p>31. Prior to issuance of any building 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>32. All weather access road(s) shall be provided to all sewer manholes.</p> <p>33. 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>34. 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>	



Project Conditions

City of Corona

PUBLIC WORKS	Emily Stadnik
<p>35. Prior to map recordation the applicant shall construct or guarantee the construction of all required public improvements including but not limited to: potable water services (dedicated landscape service), double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.</p> <p>36. 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>37. Prior to map recordation the applicant shall construct or guarantee the construction of a private fire system with double detector check assemblies at all public fire services to the satisfaction of the Department of Water and Power and Fire Chief.</p> <p>38. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.</p> <p>39. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.</p> <p>40. Static pressures exceeding 80 psi require an individual pressure regulator.</p> <p>41. The applicant shall provide a separate irrigation water service for all common landscaped areas.</p> <p>42. The landscape plans of all parkway and Landscape Maintenance District (LMD) and Community Facilities District (CFD) lots shall be prepared by a licensed Landscape Architect and shall be submitted to the City for review and approval.</p>	



SITE PLAN
SCALE: 1"=20'-0"



APRIL 15, 2019

WEST CORONA FREEWAY CENTER OWNER LLC

April 29, 2020

Planning Commissioner
City of Corona Planning Commission
400 S. Vicentia Avenue
Corona CA 92882

RE: Parcel Map 37763- Letter from the applicant providing essential subdivision information per Corona Municipal Code Section 16.12.060

Dear Commissioner:

This letter provides essential information regarding the following matters, as required under Corona Municipal Code Section 16.12.060:

(A) Subdivision development plan

The Subdivider will abide by the existing subdivision development plan which has existed since 1991. There is no new subdivision development plan requested by the proposed parcel map.

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

The Subdivider will utilize the existing domestic water supply which has existed since 1991. There is no increased demand on the quantity or source of domestic water requested or caused by the proposed parcel map.

(C) Type of street improvements and utilities which the Subdivider proposes to install

The Subdivider will utilize the existing street improvements and utilities which have existed since 1991. There is no increased demand on the street improvements or utilities requested or caused by the proposed parcel map.

(D) Proposed method of sewage disposal

The Subdivider will utilize the existing sewage disposal and capacity which has existed since 1991. There is no increased demand on the sewage disposal capacity requested or caused by the proposed parcel map.

(E) Proposed storm drains, including grade and size

The Subdivider will utilize the existing storm drains and capacity which has existed since 1991. There is no increased demand on the storm drain capacity requested or caused by the proposed parcel map.

(F) Protective covenants to be recorded

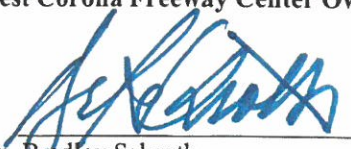
The Subdivider will abide by the required Protective Covenants put in place by the subdivision development plan which has existed since 1991. The Subdivider will record additional protective covenants placed upon the parcel map, including but not limited to annexation into CFD2016-3 for the purpose of maintaining public landscaping, curb, gutter, sidewalk, pavement, street lights and central water quality features.

(G) Any proposed phasing

There is no new proposed phasing and no new subdivision development plan requested by the proposed parcel map.

Sincerely,

West Corona Freeway Center Owner LLC


By: Bradley Schroth
Its: Authorized Signatory



CITY OF CORONA

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

Name, Description and Location of Project:

PM 37763: The project is a parcel map application to subdivide an existing 4.47-acre commercial development located at 2410 Wardlow Road in the Industrial Commercial Development District of the Westgate Specific Plan (SP87-1) into two parcels for commercial condominium purposes.

Entity or Person Undertaking Project:

- ☐ A. Public Agency:
- ☒ B. Other (private): Alan Dibartolomeo
Press Companies, Inc.
19782 MacArthur Blvd., Suite 100
Irvine, CA 92612

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: The project qualifies as a Class 15 Categorical Exemption under CEQA Section 15315 (Minor Land Division). The subject property is designated ICDD on the Westgate Specific Plan land use map which permits commercial developments. The subdivision will subdivide an existing 4.47-acre commercial development into two parcels for commercial condominium purposes. No variances are associated with the subdivision. All services and access are available and designed per local standards. The property has not been involved in another subdivision within the previous two years, and the average slope of the property is less than 20 percent. Therefore, the project qualifies as a Class 15 Categorical Exemption.
- ☐ F. The project is a statutory exemption:
- ☐ 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



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: Parcel Map 37763
2. Project location (specific): 2410 Wardlow Road
Assessor's Parcel Number: 102-420-063
3. a. Project location - *City of Corona*
b. Project location - *County of Riverside*
3. Description of nature, purpose and beneficiaries of project:

PM 37763: The project is a parcel map application to subdivide an existing 4.47-acre commercial development located at 2410 Wardlow Road in the Industrial Commercial Development District of the Westgate Specific Plan (SP87-1) into two parcels for commercial condominium purposes.

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:

a. *Brian Hardy, Richland Developers, Inc., 3161 Michelson Drive, Suite 425, Irvine, CA 92612*

7. Exempt Status (check one):
 - a. ☐ Ministerial Project (Pub. Res. Code § 21080(b)(1);
 - b. ☐ Not a project.
 - c. ☐ Emergency project (Pub. Res. Code § 21080(b)(4);
 - d. ☒ Categorical Exemption. State type and class number: **Minor Land Divisions / Class 15**
 - e. ☐ Declared Emergency (Pub. Res. Code § 21080(b)(3);
 - f. ☐ Statutory Exemption. State code section number
 - g. ☐ Other: Explain: See below

8. Reasons why the project is exempt:

The project qualifies as a Class 15 Categorical Exemption under CEQA Section 15315 (Minor Land Division). The subject property is designated ICDD on the Westgate Specific Plan land use map which permits commercial developments. The subdivision will subdivide an existing 4.47-acre commercial development into two parcels for commercial condominium purposes. No variances are associated with the subdivision. All services and access are available and designed per local standards. The property has not been involved in another subdivision within the previous two years, and the average slope of the property is less than 20 percent. Therefore, the project qualifies as a Class 15 Categorical Exemption.

9. Contact Person/Telephone No.: Lupita Garcia / (951) 736-2293

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

Date received for filing: _____

Signature: _____
Lupita Garcia, Associate Planner
Lead Agency Representative