

City of Corona

*400 S. Vicentia Ave.
Corona, CA 92882*

Planning and Housing Commission Agenda

Monday, April 6, 2020

Council Chambers



**Karen Alexander, Chair
Craig Siqueland, Vice Chair
David Hooks, Commissioner
Timothy Jones, Commissioner
Diana Meza, Commissioner**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

COMMUNICATIONS FROM THE PUBLIC

Persons wishing to address the Planning and Housing Commission are requested to state their name for the record. This portion of the agenda is intended for public comment. State law prohibits the Planning and Housing Commission from discussing or taking action on items not listed on the agenda. The Planning and Housing Commission will appreciate your cooperation in keeping your comments brief. Please observe a three minute limit to communications.

MEETING MINUTES

1. **MINUTES** - [Approval of minutes for the Planning and Housing Commission meeting of March 9, 2020.](#)

Attachments: [20200309-P&H Minutes - DRAFT](#)

CONSENT ITEMS

PUBLIC HEARINGS

(Items listed below are advertised as public hearings requiring review by the Planning and Housing Commission.)

2. **PUBLIC HEARING** - [TTM 36605 \(CONTINUED\): Tentative Tract Map application to subdivide 1.4 acres into five numbered lots for single family residential purposes and two lettered lots for street dedication and landscape purposes located on the west side of Lincoln Avenue, between Highgrove Street and Cajon Drive. \(Applicant: David Claudon, Fontana San Sevaine, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92626\).](#)

That the Planning and Housing Commission **CONTINUE TTM 36605** to the Planning and Housing Commission meeting of April 20, 2020.

Attachments: [Staff Report](#)

3. **PUBLIC HEARING** - [V2019-0001 \(CONTINUED\): Variance application to reduce the minimum lot depth requirement under CMC § 17.18.070 for the R-1-7.2 zone from 100 feet to 91 feet for Lot 5 of Tentative Tract Map 36605 located on the west side of Lincoln Avenue, between Highgrove Street and Cajon Drive. \(Applicant: David Claudon, Fontana San Sevaine, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92627\).](#)

That the Planning and Housing Commission **CONTINUE V2019-0001** to the Planning and Housing Commission meeting of April 20, 2020.

Attachments: [Staff Report](#)

4. **PUBLIC HEARING** - [PM 37588: Parcel Map application to subdivide 2.48 acres into two parcels for single family residential purposes in the R-1-7.2 zone \(Single Family Residential, 7,200 square foot minimum lot size\) generally located southwest of Foothill Parkway and west of Trudy Way. \(Applicant: Brian Hardy of Richland Developers, Inc., 3161 Michelson Drive, Suite 425, Irvine, CA 92612\).](#)

That the Planning and Housing Commission recommend **APPROVAL** of **PM 37588** to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

Attachments:

[Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A1-A2 - Site Location and Parcel Map 37588](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Preliminary House Plot Exhibit](#)

[Exhibit D - Letter from Applicant giving essential subdivision information](#)

[Exhibit E - Environmental Documentation](#)

[PM 37588 Power Point Presentation](#)

WRITTEN COMMUNICATIONS

ADMINISTRATIVE REPORTS

Report by Director, Joanne Coletta

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

PLANNING AND HOUSING COMMISSION REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

ADJOURNMENT

The next meeting of the Planning and Housing Commission is scheduled for Monday, April 20, 2020, commencing at 6:00 p.m. in the City Council Chambers, 400 S. Vicentia Avenue.

Corona City Hall Online, All the Time- www.CoronaCA.gov

NOTICE TO THE PUBLIC:

If you challenge any items on the agendas in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Housing Commission at or prior to this public hearing.

Agendas for all Planning and Housing Commission meetings are posted at least 72 hours prior to the meeting in the entry way at City Hall. A complete agenda packet is available for public inspection during business hours at the Community Development Department. Any materials relating to an item on the agenda which are distributed to all, or majority of all, members of the Planning and Housing Commission after the posting of the agenda will also be available at the same time for public inspection during business hours at the Community Development Department.

Written communications from the public for the agenda must be received by the Community Development Department seven (7) days prior to the Planning and Housing Commission meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (951) 736-2235. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

MEETING IS BEING RECORDED

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Monday, March 9, 2020

6:00 PM

Council Chambers

Planning and Housing Commission

Karen Alexander, Chair
Craig Siqueland, Vice Chair
David Hooks, Commissioner
Timothy Jones, Commissioner
Vacant, Commissioner

ROLLCALL

Present 4 - Chair Karen Alexander, Vice Chair Craig Siqueland, Commissioner David Hooks, and Commissioner Tim Jones

CALL TO ORDER

Chair Alexander called the meeting to order.

PLEDGE OF ALLEGIANCE

Vice Chair Siqueland led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of February 24, 2020.

Attachments: [20200224-P&H Minutes - DRAFT](#)

A motion was made by Commissioner Jones, seconded by Vice Chair Siqueland, that the Planning and Housing Commission approve the meeting minutes of February 24, 2020. The motion carried by the following vote:

Aye: 4 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, and Commissioner Jones

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. CZ16-002: Application to change the zoning of approximately 6 acres from A (Agricultural) to R-1-7.2 (Single Family Residential, 7200 square foot minimum lot size) located at the northeast corner of Lincoln Avenue and Highgrove Street. (Applicant: David Claudon, Fontana San Sevaire, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92626).

Attachments: [Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - Proposed Change of Zone Map.](#)[Exhibit B - Existing General Plan Map and South Corona CPF Maps](#)[Exhibit C - Applicant's letter, dated February 21, 2014, requesting a change of zone.](#)[Exhibit D - Legal Description of the change of zone project site.](#)[Exhibit E - Environmental Documentation.](#)[PowerPoint Presentation](#)

A motion was made by Commissioner Jones, seconded by Vice Chair Siqueland, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of CZ16-002 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 4 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, and Commissioner Jones

3. TTM 36608: Tentative Tract Map application to subdivide 6 acres into 23 numbered lots for single family residential purposes and 4 lettered lots for street dedication and landscape purposes in the proposed R-1-7.2 zone located on the east side of Lincoln Avenue, north of Highgrove Street. (Applicant: David Claudon, Fontana San Sevine, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92626).

Attachments: [Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - Tentative Tract Map 36608.](#)[Exhibit B - Conditions of Approval.](#)[Exhibit C - Conceptual Grading Plan and Utility Plan.](#)[Exhibit D - Applicant's letter dated February 21, 2014 giving required subdivision information.](#)[Exhibit E - Environmental Documentation.](#)

A motion was made by Vice Chair Siqueland, seconded by Commissioner Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of TTM 36608 to the City Council, based on the findings contained in the staff report and conditions of approval, and the added conditions that the applicant implement a vector control plan prior to issuance of a grading permit and construction traffic shall not access existing residential streets. The motion carried by the following vote:

Aye: 4 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, and Commissioner Jones

4. TTM 36605: Tentative Tract Map application to subdivide 1.4 acres into five numbered lots for single family residential purposes and two lettered lots for street dedication and landscape purposes located on the west side

of Lincoln Avenue, between Highgrove Street and Cajon Drive. (Applicant: David Claudon, Fontana San Sevaire, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92626).

Attachments: [Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A - Tentative Tract Map 36605.](#)

[Exhibit B - Conditions of Approval.](#)

[Exhibit C - Preliminary Grading Plan and Utility Plan.](#)

[Exhibit D - Aerial Map of Project Site and City ROW Property](#)

[Exhibit E - Applicant's letter dated February 21, 2014 giving required subdivision information.](#)

[Exhibit F - Environmental Documentation.](#)

A motion was made by Vice Chair Siqueland, seconded by Commissioner Jones, that the Planning and Housing Commission CONTINUE item TTM 36605 to the Planning and Housing Commission meeting of April 6, 2020. The motion carried by the following vote:

Aye: 4 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, and Commissioner Jones

5. V2019-0001: Variance application to reduce the minimum lot depth requirement under CMC § 17.18.070 for the R-1-7.2 zone from 100 feet to 91 feet for Lot 5 of Tentative Tract Map 36605 located on the west side of Lincoln Avenue, between Highgrove Street and Cajon Drive. (Applicant: David Claudon, Fontana San Sevaire, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92627).

Attachments: [Staff Report](#)

[Resolution No. 2552](#)

[Locational and Zoning Map.](#)

[Exhibit A - TTM 36605.](#)

[Exhibit B - Conditions of Approval.](#)

[Exhibit C - Aerial Map of 1.4-acre Project Site.](#)

[Exhibit D - Applicant's letter dated June 18, 2019, requesting the variance.](#)

[Exhibit E - Environmental Documentation.](#)

At the request of Chair Alexander, Sandra Yang, Senior Planner, reviewed the staff report and exhibits for CZ16-002, TTM 36608, TTM 36605 and V2019-0001. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Vice Chair Siqueland asked who owns the small piece of land between Lincoln Avenue and Waterfall Lane and who will be responsible for installing a sidewalk.

TOM KOPER, ACTING PUBLIC WORKS DIRECTOR, responded the city owns that piece of property and explained the developer is required for all improvements and landscaping for that specific area.

Vice Chair Siqueland asked for confirmation that the area between the sidewalks will be landscaped.

Mr. Koper responded yes.

Commissioner Jones asked if the homes to the west of the proposed smaller project site (TTM 36605) is the correct alignment of lots.

Mr. Koper explained the alignment of the homes west of the proposed project.

Commissioner Hooks asked if the proposed new homes on the east lot (TTM 36608) will be smaller in square footage than the existing homes to the north.

Ms. Yang responded they will be similar.

Commissioner Hooks asked for explanation on the different lot ranges.

Ms. Yang explained the lot ranges refers to the proposed project not the existing homes.

Chair Alexander asked what are the plans for the two vacant lots directly to the north of the larger site (TTM 36608).

Mr. Koper responded the developer will build homes on both lots.

Chair Alexander asked if lots 12 and 19 within the larger project site (TTM 36608) will be conjoined with the two vacant lots.

Mr. Koper explained the developer is sub-dividing the 23 homes but ultimately since the developer owns the other two lots it will be 25 new homes.

Commissioner Jones asked when the two additional lots start being built, will there be an additional application.

Mr. Koper responded no, they are legal existing lots and the developer is entitled to build on them.

Ms. Yang responded the two lots are not part of this proposed project.

Commissioner Jones commented on the proposed smaller lot homes having less square footage than the existing homes in the surrounding area.

Chair Alexander opened the public hearing.

CHARLES GRIMSLEY, RESIDENT, spoke about his concerns with this project.

DAVE WOELFEL, RESIDENT, spoke about his concerns regarding the project.

ANTONIO ESPINOZA, RESIDENT, spoke about his concerns regarding the project.

MELINA ALONZO, RESIDENT, spoke about her concerns regarding the project.

SCOTT NICHOLS, RESIDENT, spoke about his concerns regarding the project.

TOM RICHINS, RESIDENT, spoke about his concerns and his recommendations for the project.

JERRY CASTILO, RESIDENT, spoke about his concerns regarding the project.

Chair Alexander closed the public hearing.

Vice Chair Siqueland asked how will traffic be regulated.

Mr. Koper explained the process on how traffic will be regulated during and after construction.

Chair Alexander asked how traffic will be regulated for the two vacant lots to the north of the site.

Mr. Koper responded the two vacant lots cannot be developed until the street is built through with the appropriate emergency access.

A discussion ensued between Mr. Koper and Chair Alexander regarding the traffic flow for both proposed project sites.

Chair Alexander asked if the construction will effect the water pressure and/or the electricity for the nearby residents.

Mr. Koper responded no.

Mr. Koper commented sidewalks will be built on Lincoln Avenue, Highgrove Street and Montoya Drive.

Chair Alexander asked if the conditions of approval included dust control measures.

Mr. Koper responded those conditions will be included in the grading permit.

Chair Alexander asked if a traffic study was included in the staff report.

Ms. Yang responded a traffic study was completed and it is explained in the staff report.

Mr. Koper responded the traffic study was reviewed and it was determined a traffic signal at Cajon Drive and Montoya Drive is not warranted.

DENNIS ARMSTRONG, ARMSTRONG & BROOKS CONSULTING ENGINEERS, gave a brief background on the proposed projects sites.

Commissioner Jones expressed his concerns for the smaller lot sizes proposed by TTM 36605 surrounding the existing bigger lot sizes to the west.

A discussion ensued between Mr. Armstrong, Commissioners and Ms. Yang regarding the size of the proposed lots versus the existing lot sizes.

Vice Chair Siqueland asked in regards to the variance, what alternatives have been analyzed for this project site.

Mr. Armstrong explained the alternatives that were discussed for the proposed project site.

Chair Alexander shared her concerns and recommendations for the smaller project site.

Commissioner Jones shared his concerns and recommendations for the smaller project site.

Chair Alexander asked if the existing grade at the corner of Cajon Drive be

lowered so that it doesn't impede traffic visibility on Lincoln Avenue.

Chair Alexander gave a brief description on traffic statistics for Lincoln Avenue and Highgrove Street and Cajon Drive and Lincoln Avenue.

Vice Chair Siqueland asked if there are other options can be discussed for the smaller lot.

Mr. Koper gave an explanation for other options for the smaller property that is owned by the city.

JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR, gave a brief description on what is being proposed for the proposed project sites.

A discussion ensued among the Commissioners regarding the lot sizes for the smaller proposed project site.

A motion was made by Commissioner Jones, seconded by Commissioner Hooks, that the Planning and Housing Commission CONTINUE item V2019-0001 to the Planning and Housing Commission meeting of April 6, 2020. The motion carried by the following vote:

Aye: 4 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, and Commissioner Jones

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

None.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

PLANNING AND HOUSING COMMISSION REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

None.

ADJOURNMENT

Chair Alexander adjourned the meeting at 7:10 p.m. to the Planning and Housing Commission meeting of Monday, March 23, 2020, commencing at 6:00 p.m. in the City Hall Council Chambers.



Agenda Report

File #: 20-0254

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 4/6/2020

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

TTM 36605 (CONTINUED): Tentative Tract Map application to subdivide 1.4 acres into five numbered lots for single family residential purposes and two lettered lots for street dedication and landscape purposes located on the west side of Lincoln Avenue, between Highgrove Street and Cajon Drive. (Applicant: David Claudon, Fontana San Sevaine, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92626).

RECOMMENDED ACTION:

That the Planning and Housing Commission **CONTINUE TTM 36605** to the Planning and Housing Commission meeting of April 20, 2020.

PROJECT DESCRIPTION

TTM 36605 is a proposal to subdivide a 1.4-acre property located on the west side of Lincoln Avenue and north of Highgrove Street into five lots for single family residential purposes. The proposal was originally reviewed at the Planning and Housing Commission meeting of March 9, 2020. At the meeting, the Commission and members of the public who attended the meeting expressed concerns regarding the size of the lots. The Commission recommended that the applicant reduce the number of lots to four in order to achieve larger sized lots and continued TTM 36605 along with an associated variance (V2019-0001) to the April 6, 2020 public hearing date. The applicant is in the process of revising the tentative tract map and is requesting another continuance to the April 20, 2020 public hearing date.

PREPARED BY: SANDRA YANG, SENIOR PLANNER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

Case Planner: Sandra Yang (951) 736-2262



Agenda Report

File #: 20-0255

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 4/6/2020

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

V2019-0001 (CONTINUED): Variance application to reduce the minimum lot depth requirement under CMC § 17.18.070 for the R-1-7.2 zone from 100 feet to 91 feet for Lot 5 of Tentative Tract Map 36605 located on the west side of Lincoln Avenue, between Highgrove Street and Cajon Drive. (Applicant: David Claudon, Fontana San Sevaire, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92627).

RECOMMENDED ACTION:

That the Planning and Housing Commission **CONTINUE V2019-0001** to the Planning and Housing Commission meeting of April 20, 2020.

PROJECT DESCRIPTION

V2019-0001 is associated with Tentative Tract Map 36605, which is a five-lot residential subdivision proposed on the west side of Lincoln Avenue and north of Highgrove Street in the R-1-7.2 single family residential zone. V2019-0001 is a request to reduce the lot depth requirement for Lot 5 of the subject tentative tract map from the minimum required 100 feet to 91 feet. Both applications were reviewed by the Planning and Housing Commission on March 9, 2020; however, concerns regarding the size of the lots were raised by the Commission and members of the public who attended the meeting. The Commission recommended that the applicant reduce the number of lots to four in order to achieve larger sized lots and continued TTM 36605 and V2019-0001 to the April 6, 2020 meeting. The applicant is currently in the process of revising the map and is requesting another continuance to the April 20, 2020 meeting.

PREPARED BY: SANDRA YANG, SENIOR PLANNER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

Case Planner: Sandra Yang (951) 736-2262



Agenda Report

File #: 20-0196

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 4/6/2020

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PM 37588: Parcel Map application to subdivide 2.48 acres into two parcels for single family residential purposes in the R-1-7.2 zone (Single Family Residential, 7,200 square foot minimum lot size) generally located southwest of Foothill Parkway and west of Trudy Way. (Applicant: Brian Hardy of Richland Developers, Inc., 3161 Michelson Drive, Suite 425, Irvine, CA 92612).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend **APPROVAL of PM 37588** 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: 2.48 acres

Existing Zoning: R-1-7.2 (Single Family Residential, 7,200 SF min. lot size)

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

Existing Land Use: Vacant Residential

Proposed Land Use: Single Family Residential

Surrounding Zoning/Land Uses:

N: R-1-7.2 / Vacant Residential (Skyline Heights Tract 36544)

E: R1-A1/HD (Single Family Residential, 1 ac. min./Hillside) / Open Space; R-1-7.2 / Single Family Residential

S: Open Space / Cleveland National Forest

W: R-1-7.2 / Vacant Residential (Skyline Heights Tract 36544)

BACKGROUND

The project site is 2.48 acres located to the west of Trudy Way and southwest of Foothill Parkway. The site is zoned R-1-7.2, which permits residential development of single family residential lots that are a minimum of 7,200 square feet in size. The site is designated Low Density Residential (LDR) on the General Plan Map, which permits residential development to occur at a density of 3 to 6 dwelling units per acre (du/ac). The project proposes two lots to be developed for residential purposes on a 16

total of 1.24 acres, and one lot (Lot "A") to be preserved as Open Space on a total of 1.24 acres. The two residential lots are proposed at 15,323 square feet and 38,480 square feet resulting in a density of 0.8 du/ac. The proposal meets the development requirements of the R-1-7.2 zone and does not exceed the maximum density requirement established by the LDR designation of the General Plan.

The project is part of a larger previously approved project known as Skyline Heights - TTM 36544, which was for the development of 292 residential lots on 270.9 acres. The project site lies on the south side of the future extension of Trudy Way and next to the future gated entrance for the Skyline Heights tract. Refer to the site location map in Exhibit A-1. The subject site was not previously proposed for residential units but was included in the environmental review in the Skyline Heights Environmental Impact Report (EIR). The site was initially intended to be the location for a 1220 Zone Potable Water Tank and 1560 Zone Booster Pump Station. However, the City of Corona Department of Water and Power has determined that the future planned water tank needs to be relocated to another site. The booster station is still needed, but will be relocated somewhere within the Skyline Heights tract.

The project was initially reviewed by staff at the Development Plan Review meeting held on August 30, 2019. The applicant formally submitted the parcel map application to the city on November 15, 2019 which was reviewed by staff at the Project and Environmental Review Committee meeting on December 12, 2019 and deemed incomplete. The applicant over time submitted the missing application materials to staff which was deemed complete on February 28, 2020 and scheduled for the Planning and Housing Commission meeting of March 23, 2020.

PROJECT DESCRIPTION

As shown in Exhibit A-2, PM 37588 proposes to subdivide 2.48 acres to create two numbered lots for the development of two single family homes and one lettered lot to be maintained as open space. Lots 1 and 2 are designed with frontages on Trudy Way; however, Lot 2 is designed as a flag lot which is defined by the Corona Municipal Code as "a lot having access to a street by means of a private driveway, access easement or parcel of land with the access corridor not meeting the requirements of the residential zone for lot width. The access corridor of a flag lot shall have a width of not less than 25 feet at its narrowest point and a depth of not less than 80 feet. Beyond the access corridor, the lot shall meet the minimum lot width and depth requirements of the respective zone. A flag lot shall have a minimum lot size of 20,000 square feet." Both lots have been designed to share a single driveway on Trudy Way. The driveway will provide access to the lots via a shared 25-foot wide access corridor that straddles over portions of both lots.

The lots are designed to meet the minimum lot size requirement of 7,200 square feet under the R-1-7.2 zone with Lot 2 also meeting the municipal code's minimum lot size requirement of 20,000 square feet for flag lots. Both lots also meet the minimum lot width and depth requirements of the zone. For flag lots, only the area beyond the access corridor is required to meet the zone's lot width and depth requirements. Exhibit C provides a visual of how a house could be plotted on each lot while maintaining adequate space between the shared access corridor and dwelling units in addition to meeting all perimeter yard setbacks. Table 1 below summarizes the proposed lots.

Table 1 Lot Summary

Lot No./Letter	Size (Square Feet /Acres)	Width	Depth
1	15,323 sq. ft. / 0.35 ac	70	141
2	38,480 sq. ft. / 0.88 ac	119	2668
A	54,014 sq. ft. / 1.24 ac	N/A	N/A

Lot A is a 1.24-acre lot which will be preserved as Open Space immediately south of the two proposed single family residential lots. The open space will contain 2:1 slopes and a fuel modification area which will be maintained by the Skyline Heights homeowner's association (HOA). Maintenance access to Lot A will be provided via a five-foot wide paved access that will be extended from the adjacent open space lot to the west.

ACCESS AND PUBLIC IMPROVEMENTS

Access to the site was approved under TTM 36544, which will result in the extension of Trudy Way from Foothill Parkway. This portion of Trudy Way is proposed as a private gated street for the Skyline Heights development. Trudy Way is designed as a local street having a paved roadway width of 36 feet from curb to curb with an overall right-of-way width of 60 feet. All proposed street improvements shall be designed in accordance with the City of Corona standard requirements and conditions of approval applied to this project.

OTHER CONSIDERATIONS

Easements

As previously indicated, a 25-foot wide vehicular access easement will be established over portions of Lots 1 and 2 for the benefit of the future property owners of the two lots. The access easement will be paved and includes a five-foot wide drainage easement.

HOA Maintained Areas

The Skyline Heights Tract 35644 is required to establish an HOA to maintain all common areas and private facilities associated with the tract including the private streets, common areas, slopes adjacent to streets, any 2:1 slopes to the rear of any lots, any slopes greater than 20 feet in height, Foothill Parkway frontage slopes, water quality facilities, debris basins, storm drain facilities, and private utilities. Since the project is part of the Skyline Heights tract, the portion of Trudy Way in front of the project site will also be maintained by the Skyline Heights' HOA in addition to Lot A.

ENVIRONMENTAL ANALYSIS:

Per Section 15162 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA), no subsequent environmental evaluation is required when an Environmental Impact Report (EIR) has been certified for a project and no substantial changes have been made to the project. On February 1, 2017, the city certified the Skyline Heights EIR which analyzed the subdivision of 270.9 acres for the development of 292 dwelling units. The project site is located within the Skyline Heights project boundary and was included in the EIR. The current proposal would add two additional dwelling units to the Skyline Heights project which is not expected to result in new significant environmental effects from what was previously analyzed in the EIR. Also, the current proposal does

not change the analysis that was considered under the EIR because the current proposal intends to develop the site for residential purposes which is consistent with the zoning of the site. Therefore, a Notice of Exemption was prepared for the project which is attached as Exhibit E.

FISCAL IMPACT

The applicant paid \$5,647.00 in 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, the Community Development Department staff has not received any response from the public.

STAFF ANALYSIS

PM 37588 is intended to accommodate residential development consisting of two single family residential homes. The project has been designed to comply with the development standards that apply under the R-1-7.2 zone and does not exceed the maximum density of 6 du/ac established by the Low Density Residential designation of the General Plan.

The proposed map demonstrates the orderly development of the project site with supporting infrastructure that is well designed and will act as a transition zone from the neighborhood east of the project site and the proposed neighborhood west of the site, approved under the Skyline Heights tract, TTM 36544. The project will implement several goals and policies of the General Plan to provide additional housing and supporting infrastructure to meet the needs of Corona's residents. It also promotes the city's goals of developing underutilized in-fill sites within the City. Therefore, based on the following findings and conditions of approval, PM 37588 is recommended for approval.

FINDINGS OF APPROVAL FOR PM 37588

1. An Environmental Impact Report (environmental assessment) has been certified by the City of Corona and a Mitigation Monitoring and Reporting Program (MMRP) was adopted, which identifies mitigation measures necessary to reduce the project's impacts to less than significant, to the extent feasible. No new significant impacts will occur as a result of PM 37588 and no new mitigation measures will be required beyond those already identified in the adopted MMRP.
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 requirements of the R-1-7.2 zone and does not exceed the maximum allowable density of 6 du/ac established by the General Plan designation for Low Density Residential.*
 - b. *The proposed map is designed to meet the requirements of the General Plan circulation map. The design of the single family residential homes for which the map is proposed will be reviewed under a separate building permit.*
 - c. *The site is suitable for the type of development proposed under PM 37588 and provides*

for adequate access from Trudy Way which will be improved in accordance with City standards.

- d. The site is physically suitable for the proposed density of the map. The General Plan designation of Low Density Residential allows for a maximum density of 6 dwelling units per acre. The proposed map will accommodate the development of two single family residential lots and one open space lot on a 2.48-acre site which would result in a 0.8 du/ac density on the project site.*
- 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 area's previously certified Skyline Heights EIR already identified and mitigated any potential impacts to the extent feasible and no new significant impacts would occur as a result of the proposed parcel map.*
- f. The proposed map will not result in adverse impact to public health, safety or general welfare because the project is designed in accordance with design standards that are in place to ensure the orderly development of the project site and the improvements associated with the project. At 0.8 du/ac, the proposed plan does not exceed the maximum density requirement of 6 du/ac under the LDR General Plan designation.*
- g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because easements are being vacated or relocated elsewhere on the project site.*

3. Pursuant to California Government Code Section 66473.5, consistency with applicable General Plan or Specific Plan does exist for the following reasons:

- a. The General Plan allows up to 6 dwelling units per acre for the Low Density Residential designation. The proposed project will result in a density of 0.8 du/ac, which does not exceed the maximum density established by the LDR designation of the General Plan.*
- b. The project has been designed to meet the General Plan goals and policies of accommodating additional housing with supporting infrastructure to meet the needs of the city's residents.*

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 Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code for the following reason:

- a. A preliminary Water Quality Management Plan has been prepared and approved for the proposed project. 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. The proposal is in conformance with the standards of the R-1-7.2 Zone for the following reasons:

- a. Single family residential development is permitted in the R-1-7.2 zone, and the subdivision design is consistent with the development standards that apply to the project site for the R-1-7.2 zone and for flag lots, including lot area, yards and setbacks,*

building height, distance between buildings, coverage, access, and off-street parking.

6. The proposal is in conformance with Title 16 (Subdivisions) of the Corona Municipal Code for the following reasons:
 - a. The proposed parcel map meets the city's subdivision standards for lot area, street widths, curb radius, pedestrian ways, and intersections. Adequate access to both proposed lots is provided from Trudy Way.*
 - b. All necessary public improvements to support the proposed project are guaranteed with this subdivision.*
7. The subdivision is consistent with:
 - a. Regulations adopted by the State Board of Forestry and Fire Protection pursuant to Section 4290 of the Public Resources Code requiring minimum fire safety standards related to defensible space for perimeters and access to all residential, commercial, and industrial building construction in areas of state responsibility and very high fire hazard severity zones including building construction, road standards for fire equipment access, standards for street, road and building identification, minimum water supply reserves for emergency fire use, and fuel breaks and greenbelts, and education of the public regarding individual owner responsibilities under Section 4291 of the Public Resources Code.*
 - b. Local ordinances certified by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.*
 - c. The Fuel Modification Plan discussed in the certified Skyline Heights EIR. Parcel Map 37588 would follow the Fuel Modification Plan which shows the area to be an irrigated landscape improvement zone due to the manufactured slopes being created on and adjacent to the project site.*
8. Structure fire protection and suppression services will be available for the subdivision through any of the following entities:
 - a. A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.*
 - b. The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4311, 4142, 4144 of the Public Resources Code.*

PREPARED BY: CHANTAL POWER, AICP, PLANNING CONSULTANT

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

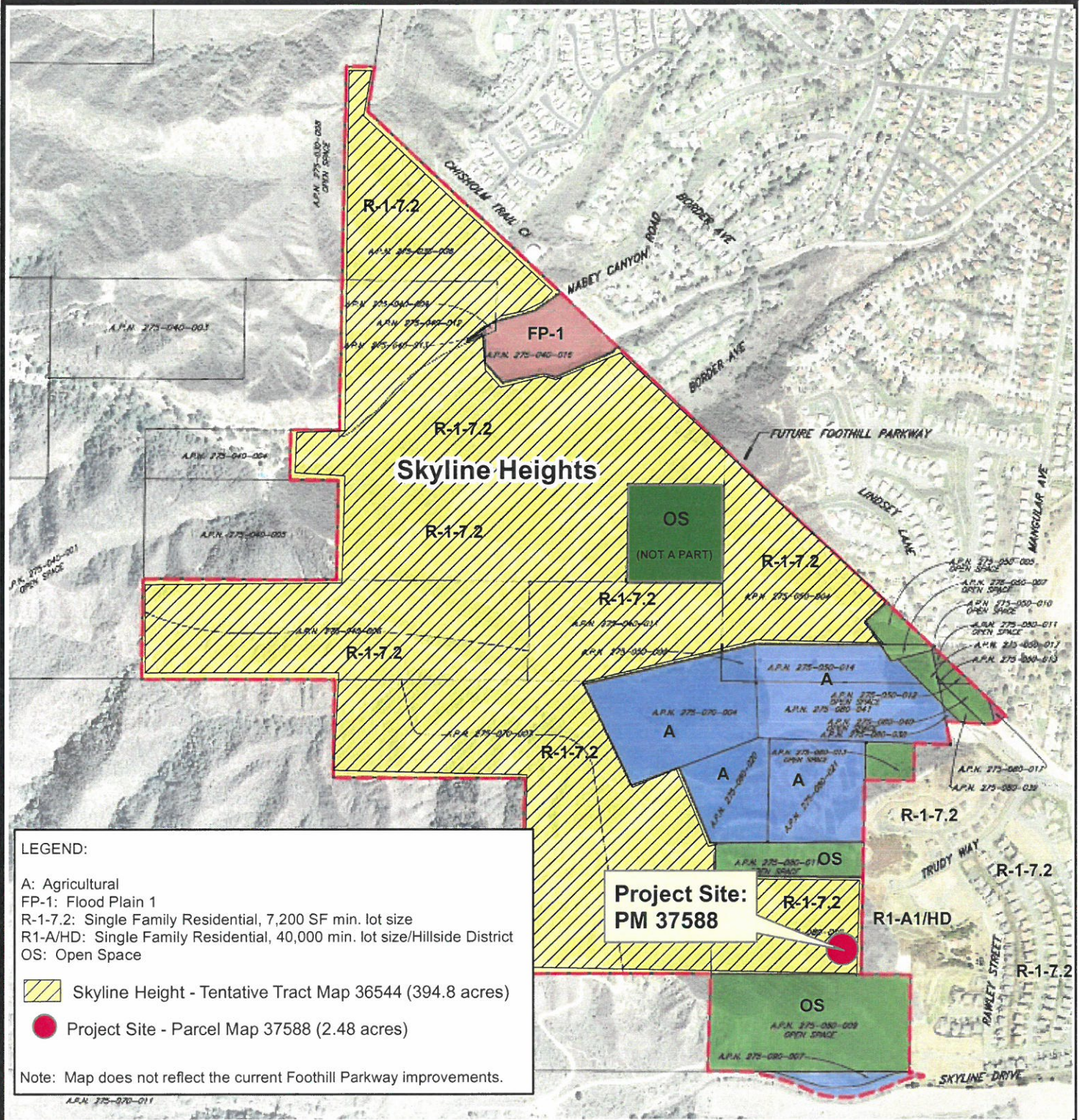
SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Exhibit A1-A2 - Parcel Map 37558
3. Exhibit B - Conditions of Approval
4. Exhibit C - Preliminary House Plot Exhibit
5. Exhibit D - Applicant's letter dated November 11, 2019 giving essential subdivision information for PM 37558
6. Exhibit E - Environmental Documentation

Case Planner: Sandra Yang (951) 736-2262

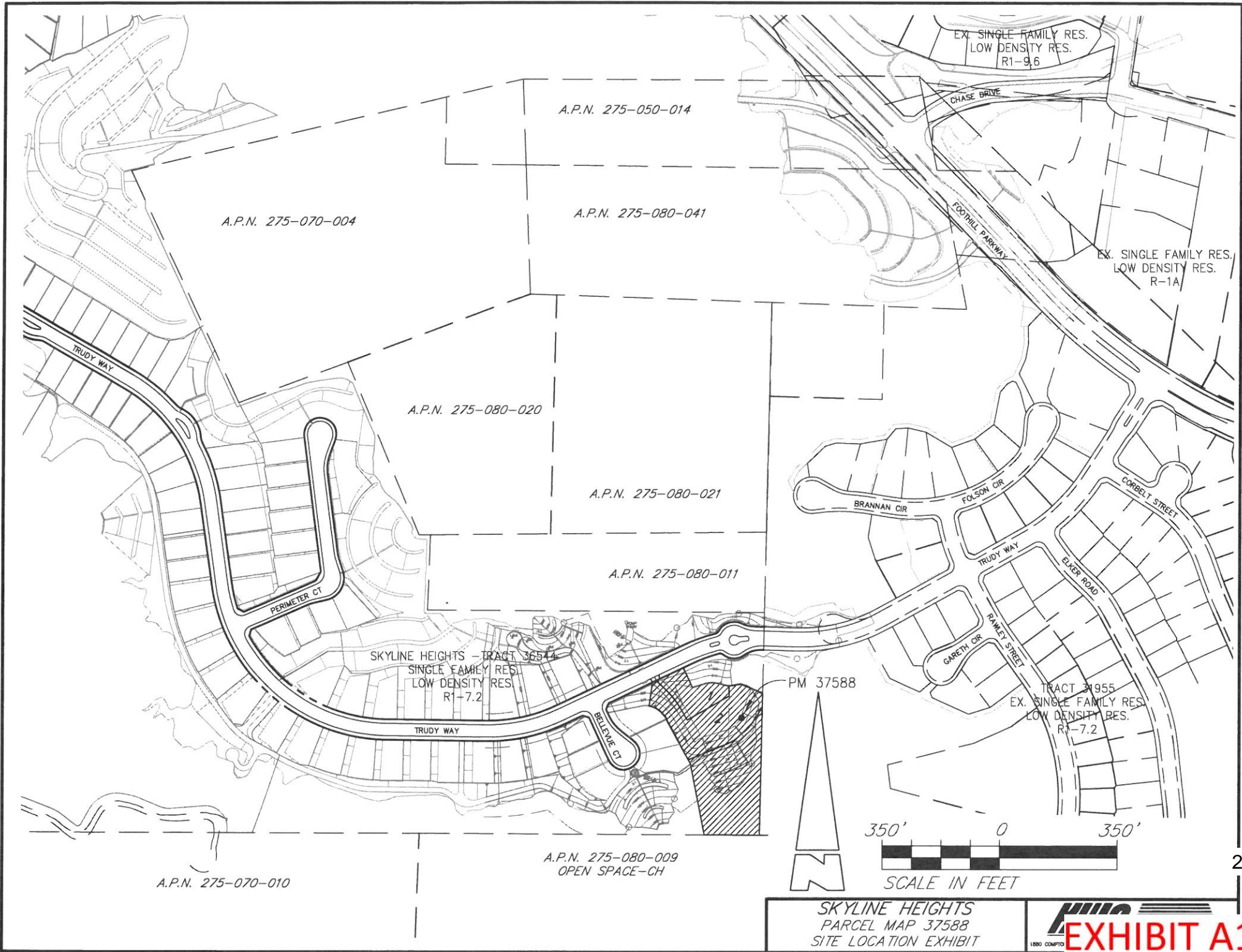
LOCATIONAL & ZONING MAP



Date: 03/11/2020

PM 37588
Richland Developers





SKYLINE HEIGHTS
PARCEL MAP 37588
SITE LOCATION EXHIBIT

EXHIBIT A1

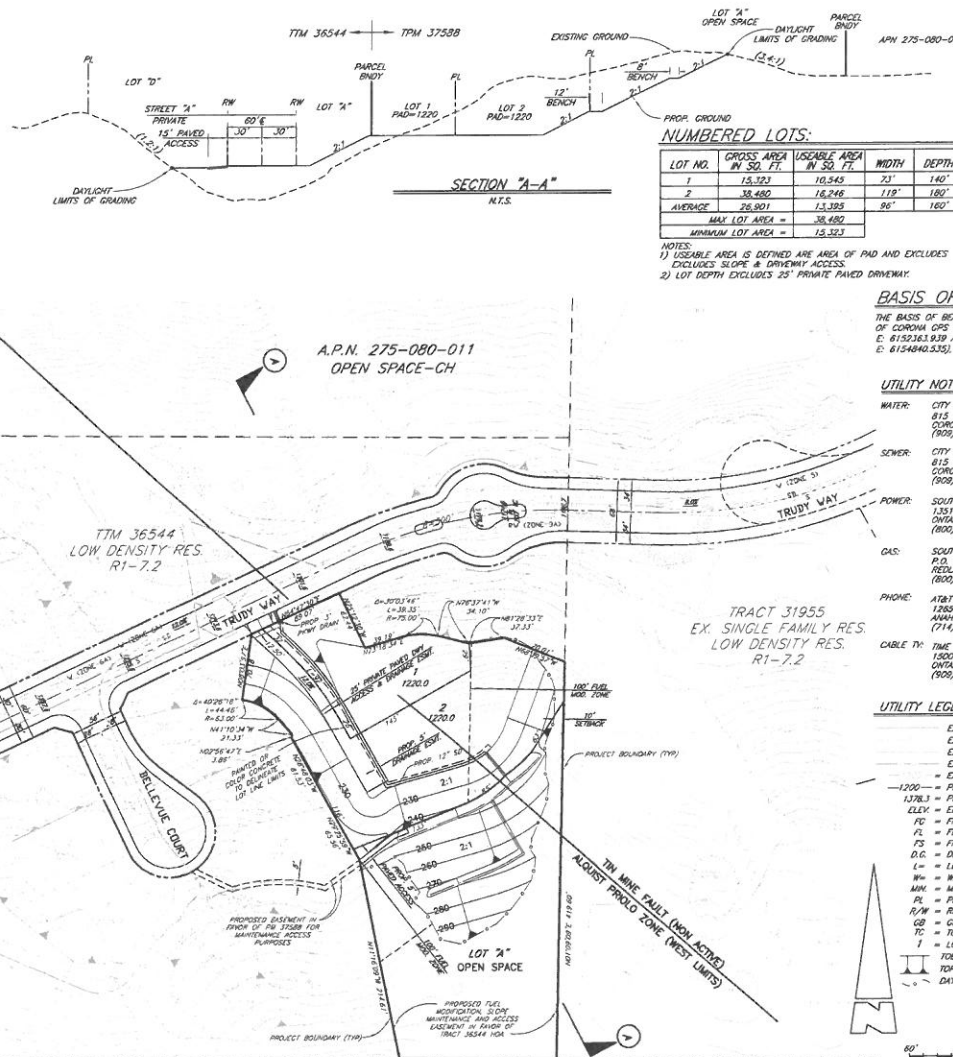
DPR2018-0013

PARCEL MAP NO. 37588 IN THE CITY OF CORONA

GENERAL NOTES:

1. PREPARED: OCTOBER 2019
2. TOTAL PROJECT GROSS ACRES IS 2.48 AC.
3. ACREAGE SUMMARY

ITEM	ACREAGE	PERCENT
A. LOT GROSS AREA (1-2 LOTS)	1.24	50.0%
B. M.O.A. MAINTAINED SLOPES/OPEN	1.24	50.0%
TOTAL	2.48	100%
4. PROPOSED NO. OF DWELLING UNITS: 2 LOTS.
5. PROPOSED PROJECT DENSITY: 0.80 DU/AC.
6. EXISTING GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3-6 DU/AC)
7. PROPOSED GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3-6 DU/AC)
8. EXISTING LAND USE: LOW DENSITY RESIDENTIAL (3-6 DU/AC)
9. PROPOSED LAND USE: LOW DENSITY RESIDENTIAL (3-6 DU/AC)
10. EXISTING ZONING: R1-7.2 (7,200 S.F. MIN. LOTS)
11. PROPOSED ZONING: R1-7.2 (7,200 S.F. MIN. LOTS)
12. ADJACENT LAND USE:
 NORTH:
 GENERAL PLAN - LDR
 ZONING - R1-7.2
 EXISTING USE - RESIDENTIAL
 SOUTH:
 GENERAL PLAN - OPEN SPACE GENERAL RESIDENTIAL
 ZONING - OPEN SPACE-CH AGRICULTURE
 EXISTING USE - CLEVELAND NATIONAL FOREST, VACANT
 EAST:
 GENERAL PLAN - LDR
 ZONING - R1-7.2
 EXISTING USE - RESIDENTIAL
 WEST:
 GENERAL PLAN - LDR
 ZONING - R1-7.2
 EXISTING USE - RESIDENTIAL
13. SOURCE OF TOPOGRAPHY IS AERIAL TOPOGRAPHY FROM ON AUGUST 2012 BY AIRIMAGE MAPPING CORPORATION.
14. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE.
15. SCHOOL DISTRICT: CORONA-NORCO SCHOOL DISTRICT
16. ACCESS TO THE SITE IS PROPOSED VIA: PROPOSED PRIVATE STREET (TRUDY WAY).
17. STREETS GRADES: 0.6% MINIMUM, 12% MAXIMUM.
18. ALL CONC. GUTTERS AND SHOULERS SHALL HAVE A MINIMUM GRADE OF: 0.6%.
19. ALL A.C. PAVING SHALL HAVE A MINIMUM GRADE OF: 1.0%.
20. ALL SLOPES ADJACENT TO STREET R.O.W. TO BE MAINTAINED BY H.O.A.
21. ALL SLOPES SHOWN HEREON ARE 2:1 MAXIMUM UNLESS OTHERWISE NOTED.
22. ALL SLOPES ARE PRIVATE UNLESS THEY ARE WITHIN A LETTERED H.O.A. MAINTAINED LOT.
23. ALL MAJOR SLOPES OR COMMON AREAS, OPEN SPACE, PRIVATE DRAINAGE FACILITIES, FUEL MODIFICATION, ROAD ACCESS EASEMENTS, AND ANY OTHER COMMON ADVENTS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR ESTABLISHED SUBJECT TO CURRENT STATE LAWS AND BE SUBJECT TO THE APPROVAL OF THE CITY OF CORONA WHO SHALL REVIEW ALL CC & R'S AND RULES FOR THEIR CC & R'S. HOMEOWNERS ASSOCIATION DOCUMENTS AND ALL DOCUMENTS TO CONVEY TITLE TO THE HOMEOWNERS ASSOCIATION.
24. THE MAPPED ALGUST-PRILO FAULT ZONE LIMITS ARE IDENTIFIED ON THIS PARCEL MAP. HOWEVER, BASED ON PRELIMINARY ALGUST-PRILO FAULT INVESTIGATIONS THERE ARE NO ACTIVE EARTHQUAKE FAULTS IMPACTING THE PROJECT SITE. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION.
25. THE SUBJECT PROPERTY IS CURRENTLY WITHIN THE WMO SERVICE AREA PER 51ST FRINGE ANNEXATION.
26. DOMESTIC WATER SERVICE WILL BE VIA A CONNECTION TO PROPOSED WATERLINE IN TRUDY WAY.
27. RECLAIMED WATER SHALL BE USED FOR IRRIGATION OF PROPOSED H.O.A. SLOPES.
28. DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF CORONA AND RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS. DRAINAGE ON THIS SITE WILL BE COMPLETED BY MEANS OF A STORM DRAIN SYSTEM CONSISTING OF VARYING SIZES OF STORM DRAIN PIPES. STORM FLOWS TRIBUTARY TO THE SITE SHALL BE INTERCEPTED AND CONVEYED AROUND THE SITE VIA THE STORM DRAIN SYSTEMS SHOWN HEREON. ALL STORM DRAIN SHOWN HEREON ARE PRELIMINARY.
29. THE SUBJECT PROPERTY IS WITHIN AN UNPAVED FLOOD ZONE X.
30. THE SUBJECT PROPERTY IS WITHIN A SPECIAL FIRE HAZARD ZONE.
31. THE SUBJECT PROPERTY IS WITHIN A SANTA ANA RIVER WATERSHED.
32. THIS MAP PROPOSES ONE (1) RECORDING MAP PHASE. THE INTENT OF THIS MAP IS TO RECORD AFTER THE RECORDATION OF TRACT 36544-2.
33. ALL PARTIES HAVING A BENEFICIARY INTEREST IN THE PROPERTY BEING SUBDIVIDED ARE AWARE OF AND CONSENT TO THE FILING OF THIS PARCEL MAP.



DEVELOPER:

RICHLAND DEVELOPERS, INC.
3161 MICHELSON DRIVE, SUITE 425
IRVINE, CA 92612
949-261-7010
CONTACT: BRIAN HARDY

ENGINEER:

KWC ENGINEERS
1880 CAMPTON AVENUE
CORONA, CA 92601-1370
(951) 734-2130
CONTACT: MIKE C. TANG, P.E.

NUMBERED LOTS:

LOT NO.	GROSS AREA IN SQ. FT.	USABLE AREA IN SQ. FT.	WIDTH	DEPTH
1	15,323	10,545	21'	140'
2	38,480	18,246	118'	180'
AVERAGE	26,901	14,395	96'	160'
MAX. LOT AREA =	38,480			
MINIMUM LOT AREA =	15,323			

- NOTES:
1) USABLE AREA IS DEFINED AS AREA OF PAD AND EXCLUDES EXISTING SLOPE & DRIVEWAY ACCESS.
2) LOT DEPTH EXCLUDES 25' PRIVATE PAVED DRIVEWAY.

LETTERED LOTS:

LOT	AREA IN ACRES	LAND USE
LOT "A"	1.24	OPEN SPACE/SLOPE

NOTES:
LETTERED LOTS ARE TO BE MAINTAINED BY H.O.A. UNLESS OTHERWISE ACCOUNTED FOR.

BASIS OF BEARINGS:

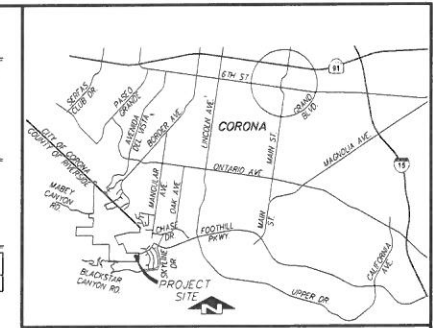
THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CITY OF CORONA GPS MONUMENTS NO. 1183 C&M D&M (N. 2254579.000, E. 6152161.810 AND NO. 3038 LINDSEY 2 1053 (N. 2248700.701, E. 6154840.335), BEING N 27°12'10" W.

UTILITY NOTES:

WATER: CITY OF CORONA DEPARTMENT OF WATER AND POWER
815 W. 8th STREET
CORONA, CA 91720
(951) 830-5711
SEWER: CITY OF CORONA DEPARTMENT OF WATER AND POWER
815 W. 8th STREET
CORONA, CA 91720
(951) 830-5711
POWER: SOUTHERN CALIFORNIA EDISON CO.
1351 E. FRANCIS
CORONA, CA 91761
(951) 830-5711
GAS: SOUTHERN CALIFORNIA GAS CO.
P.O. BOX 3001
REDLANDS, CA 92373
(800) 457-3200
PHONE: AT&T
1208 N. VAN BUREN ST., #180
ANHEIM, CA 92807
(714) 666-5411
CABLE TV: TIME WARNER CABLE
1800 AUTO CENTER DRIVE
CORONA, CA 91761
(951) 973-1388

UTILITY LEGEND:

- EXISTING WATER
- EXISTING SEWER
- EXISTING RECLAIMED WATER
- EXISTING STORM DRAIN
- EXISTING CONTOUR ELEVATION
- PROPOSED SURFACE ELEVATION
- PROPOSED PAD ELEVATION
- ELEV. = ELEVATION
- FD = FINISH GRADE
- FL = FLOWLINE
- FS = FINISHED SURFACE
- D.G. = DECOMPOSED GRANITE
- L = LENGTH
- W = WIDTH
- MIN. = MINIMUM
- RL = PROPERTY LINE
- R/W = RIGHT OF WAY
- GB = GRADE BREAK
- TC = TOP OF CURB
- I = LOT NUMBER
- TOE OF SLOPE (2:1 UNLESS OTHERWISE NOTED)
- TOP OF SLOPE
- DAYLIGHT LINE





Project Conditions

City of Corona

Project Number: PM2019-0007

Description: SUBDIVIDE 2.48 ACRES INTO 2 PARCELS FOR SFR PURPOSES.

Applied: 11/15/2019

Approved:

Site Address: Foothill and Trudy Way CORONA, CA 0

Closed:

Expired:

Status: COMPLETE

Applicant: RICHLAND VENTURES, INC.

Parent Project: DPR2018-0013

3161 MICHELSON DRIVE SUITE 600 IRVINE CA, 92612

Details: PARCEL MAP 37588 TO SUBDIVIDE 2.48 ACRES INTO TWO LOTS FOR SINGLE FAMILY RESIDENTIAL PURPOSES AND ONE LOT FOR OPEN SPACE PURPOSES.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
FIRE	Cindi Schmitz
<ol style="list-style-type: none">1. Place Fire Department DPR comments on plans as general notes.2. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal.3. Plans shall show a minimum drive width of 25 feet, if only to access these two homes4. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the Fire Department counter. Projects shall have approved all weather access from two (2) directions and fire hydrants providing the required fire flow tested and accepted prior to combustible construction.5. Dead end access drives shall not exceed one hundred fifty (150) feet in length.6. Provide turn-around for access drive(s) meeting Fire Department standards/approval.7. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.8. Modify the site plan to provide an all weather access within 150 feet of portions of exterior walls of the first story of the building as measured by an unobstructed route around the exterior of the building.9. A Knox Padlock shall be provided for gate(s) in this project. Applications for Knox Padlock(s) are available at the City Hall Fire Department counter.10. A minimum fire flow of 1500 gpm shall be provided.11. Fire hydrants are to be spaced a maximum 300 feet apart.12. Provide one-hour constructed eaves for all homes located within two hundred (200) feet of wildland areas. Entire house perimeter shall comply.13. Fuel modification is required for this project. Consult with Fire Department to plan and implement the most effective method for the site.14. Provide Class A roofing material.15. A fire facilities fee of \$231.00 per acre is required per Corona Municipal Code Section 3.36.030 and must be paid prior to building permit issuance.16. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.17. 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.18. This project is located within the City's very-high fire hazard severity zone, show 2016 California Building Code Chapter 7A. Reference can be made to Wildland Urban Interface products at the office of the State Fire Marshal at www.osfm.fire.ca.gov	



Project Conditions

City of Corona

PLANNING	Sandra Yang
<ol style="list-style-type: none"> 1. 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. 2. The applicant or his successor in interest shall comply with the following mitigation measures established in the Skyline Heights Environmental Impact Report. 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. 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. 5. The project is subject to Riverside County's MSHCP fee at the applicable rate. This fee is payable at time of building permit issuance. 6. PM 37588 shall comply with the conditions of approval for TTM 36544 (Skyline Heights) as applicable. 	
PUBLIC WORKS	Chris Horn
<ol style="list-style-type: none"> 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. 2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions. 3. Prior to recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property. 4. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required. 5. The submitted parcel map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said parcel map to be resubmitted for further consideration. 6. Prior to map recordation, Phase II of Tract Map 36544 as shown on the 2019 substantial conformance map shall be recorded. 7. Prior to map recordation, the improvements required with Tract Map 36544 to support this development shall be constructed to the satisfaction of the Public Works Director, including but not limited to the street, water, sewer, drainage and water quality treatment facilities. Otherwise, the developer shall construct or guarantee construction of all 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. 	



Project Conditions

City of Corona

PUBLIC WORKS	Chris Horn
<div data-bbox="110 306 1524 999"><p>8. 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.</p><p>9. 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.</p><p>10. Prior to map recordation, an off-site easement for maintenance access purposes shall be dedicated for Lot "A" as shown for reference on the Parcel Map exhibit. If no off-site easement can be obtained, the developer shall provide maintenance access through Parcels 1 and 2 to the satisfaction of the Public Works Director.</p><p>11. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.</p><p>12. 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.</p><p>13. 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:</p><div data-bbox="147 779 1524 999"><p>(a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.</p><p>(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.</p><p>(c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.</p></div><p>Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.</p></div> <div data-bbox="110 1178 1524 1955"><p>14. Prior to map recordation, the development shall join the Tract Map 36544 homeowner's association (HOA) and amend the Covenants, Conditions and Restrictions (CC&R's) as required. The HOA shall be responsible for maintaining all private streets, common areas including Lot "A", and common 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.</p><p>15. 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:</p><div data-bbox="147 1413 776 1570"><p>a) All required street facilities.</p><p>b) All required drainage and water treatment facilities.</p><p>c) All required grading, including erosion control.</p><p>d) All required sewer, water and reclaimed water facilities.</p><p>e) All required landscaping.</p></div><p>16. 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.</p><p>17. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Public Works Department Land Development Section. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development.</p><p>18. Prior to approval of Grading Plans, the developer shall submit a Geologic Fault Investigation for the site including trenching to investigate any active faults on the site and show the proposed fault setback limits. The grading plans shall incorporate any findings and recommended actions resulting from the investigation.</p></div>	



Project Conditions

City of Corona

PUBLIC WORKS	Chris Horn
	<ol style="list-style-type: none"> 19. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section. 20. Prior to approval of grading plans, the applicant shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WDID # shall be displayed on the title sheet of the grading plans. 21. Prior to approval of grading plans, the applicant shall comply with the Federal Clean Water Act and shall prepare a Storm Water Pollution Prevention Plan (SWPPP) if required. The SWPPP shall be available at the project site for review. 22. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist, plant taxonomist or field biologist specializing in native plants, stating that an investigation and/or eradication of scale broom weed (<i>Lepidospartum Squamatum</i>) has been completed. 23. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries. 24. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested. 25. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans with respect to Water Quality Control facilities. 26. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented. 27. 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. 28. Prior to the issuance of a grading permit, the grading plans shall be prepared in substantial conformance with the Final WQMP for Tract Map 36544, or a revision to the WQMP shall be submitted to the Public Works Land Development Section for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format. 29. Prior to the issuance of the first Certificate of Occupancy, the applicant shall record Covenants, Conditions and Restrictions (CC&R's) or enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP. 30. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP. 31. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all required structural post construction BMPs identified in the approved Final WQMP for Tract Map 36544 are constructed and operational to the satisfaction of the Public Works Director. 32. 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. 33. Prior to map recordation or approval of any grading or improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site.



Project Conditions

City of Corona

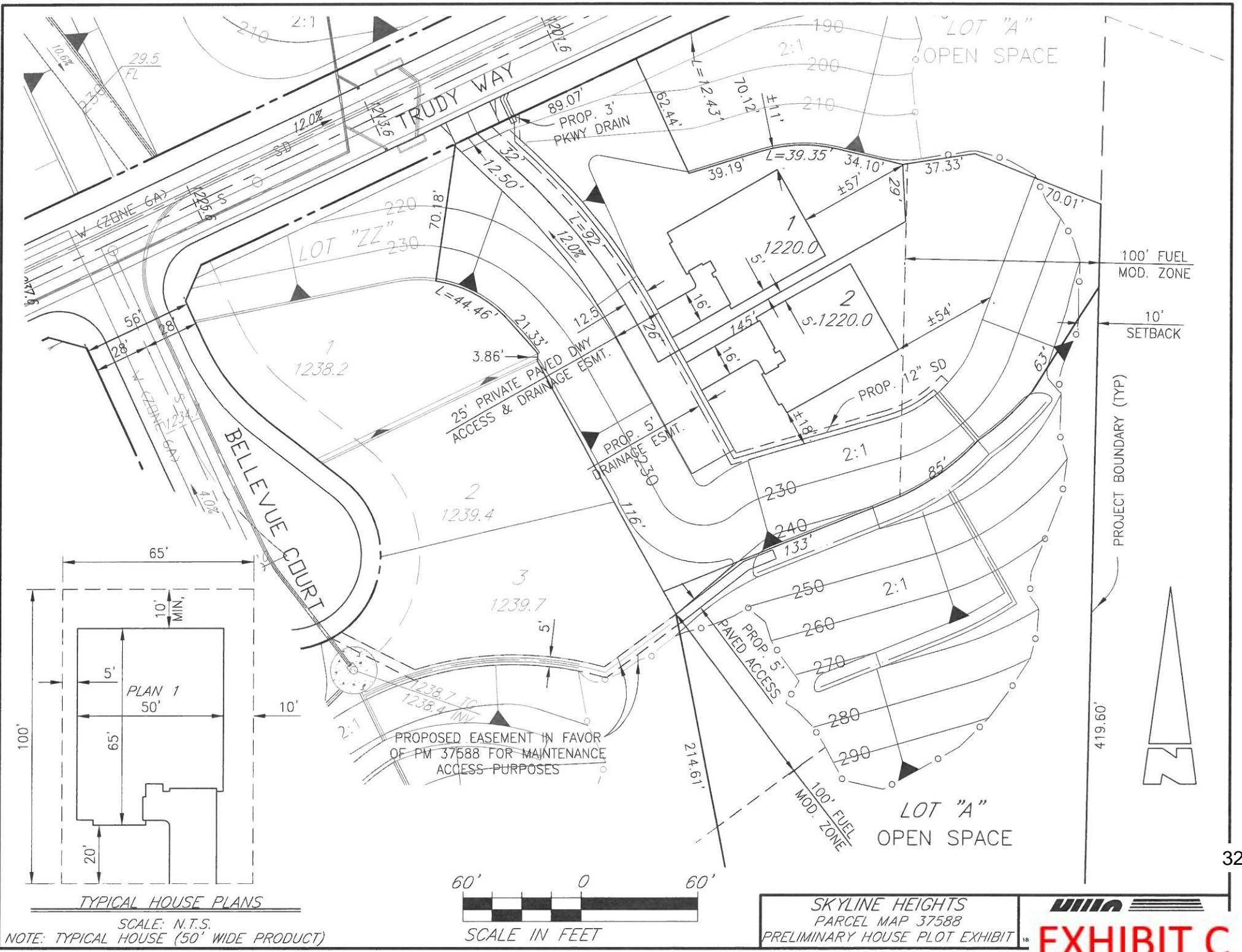
PUBLIC WORKS	Chris Horn
<p>34. Prior to map recordation or approval of grading or any improvement plans, the grading and improvement plans submitted by the applicant shall address the following:</p> <ul style="list-style-type: none">a) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site.b) 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.c) All residential lots shall drain toward the street. Lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system.d) All drainage facilities in/on private property or private streets shall be privately maintained, unless otherwise approved by the Public Works Director. <p>35. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director.</p> <p>36. Prior to map recordation or approval of improvement plans, improvement plans submitted for Tract Map 36544 or by the applicant shall include the following:</p> <ul style="list-style-type: none">a) All driveways shall conform to the applicable City of Corona standards.b) Under grounding of existing and proposed utility lines.c) Street lights.d) All other public improvements shall conform to City of Corona standards. <p>37. 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>38. 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>39. 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>40. 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>41. 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>42. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.</p> <p>43. Prior to map recordation, the water and sewer improvements required with Tract Map 36544 to support this development shall be constructed to the satisfaction of the Public Works Director and-or Department of Water and Power General Manager, otherwise the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, the potable water line, sewer line, reclaimed water line, potable water services, sewer laterals, reclaimed water services, double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.</p> <p>44. The applicant shall dedicate easements for all public water, reclaimed water, and sewer 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>	



Project Conditions

City of Corona

PUBLIC WORKS	Chris Horn
<p>45. Prior to map recordation, the applicant shall dedicate private utility easements in favor of parcels where private water and-or sewer services are installed on adjacent properties.</p> <p>46. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.</p> <p>47. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.</p> <p>48. Static pressures exceeding 80 psi require an individual pressure regulator.</p> <p>49. Reclaimed water shall be used for any construction activity unless otherwise approved by the Department of Water and Power General Manager or their designee. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.</p> <p>50. The applicant shall provide a separate irrigation water service for all HOA landscaped lots or easements.</p> <p>51. The developer shall install automatic irrigation to all street trees separated from adjacent residences by a fence or wall prior to the issuance of a Certificate of Occupancy.</p> <p>52. Prior to map recordation the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) and 2016-3 (Maintenance Services). All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.</p> <p>53. Prior to map recordation the applicant shall prepare a disclosure statement indicating that the property is within a Community Facilities District and/or Landscape Maintenance District, and a Home Owners Association (with CC&Rs), and will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Public Works Department and shall be recorded concurrently with the final map.</p> <p>54. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the Parcel Map application or in these Conditions of Approval shall be constructed.</p> <p>55. 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>56. Prior to map recordation, issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.</p>	



November 11, 2019

City of Corona
Community Development Department
400 S. Vicentia Avenue
Corona, CA 92882

Regarding: Tentative Parcel Map No. 37588 (DPR 2018-0013)

Ladies and Gentlemen,

On behalf of Richland Developers, Inc., I would like to take this opportunity to provide you with the essential subdivision information which will assist you in your evaluation of this proposed development. This information is as follows:

A. Subdivision Development Plan

The Tentative Parcel Map provides for the orderly subdivision of 2.48 acres of vacant land situated in the hills southwest of the City of Corona in Western Riverside County. This property lies within the Skyline Heights Development Tract 36544 located along proposed Trudy Way and was the former proposed Zone 4 Reservoir site which was eliminated by the City.

It is proposed to develop two (2) Low Density Residential Single-Family Lots. The project will be developed in one map recording phase and is intended to record after Tract No. 36544-2. The two lots will be annexed in the Skyline Heights Tract 36544 community and Homeowners Association (HOA).

B. Streets

The primary access to the site is via proposed private Trudy Way from Foothill Parkway. Foothill Parkway is designated as a Secondary Highway with 72 feet of pavement within a 103-foot right-of-way. Infrastructure roadways such as Foothill Parkway and existing Trudy Way will provide adequate circulation and access to this development. All proposed street improvements shall be designed in accordance with City of Corona Standards and shall be provided in accordance with the Conditions of Approval for this project.

C. Domestic Water

Tentative Parcel Map 37588 will be served by the City of Corona Department of Water and Power via a connection to proposed waterline in Trudy Way to be constructed by Tract 36544-2. Onsite water facilities shall be constructed to provide domestic service to each lot while providing the necessary minimum water pressures and shall be designed in accordance with the City of Corona Department of Water and Power Design Policy. The onsite facilities will also provide an acceptable level of fire protection to the development.

D. Recycled Water

The landscaped HOA areas within Tentative Parcel Map 37588 will be served by the City's existing recycled water system. Onsite recycled facilities shall be constructed via a

Strategically Engineering our Client's Vision

connection to the 8-inch Zone 3A private reclaimed water line in Trudy Way to be constructed by Tract 36544-2 to provide recycled water service to irrigate the project's HOA landscaped areas while providing the necessary minimum water pressures and shall be designed in accordance with the City of Corona Department of Water and Power Design Policy.

E. Sanitary Sewer

The Tentative Parcel Map 37588 will be served by the City of Corona Department of Water and Power via a connection to proposed 8-inch gravity sewer line in Trudy Way to be constructed by Tract 36544-2. Onsite sewer laterals shall be constructed to each lot to provide sewer service and shall be designed in accordance with the City of Corona Department of Water and Power Design Policy.

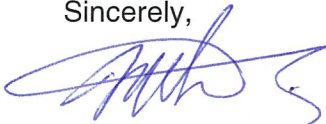
F. Storm Drainage

Drainage on this site will be consistent with the drainage condition proposed by the Skyline Heights Development. The site will drain to Trudy Way to a downstream curb-inlet catch basin and be conveyed further downstream by means of an existing storm drain line. Storm flows tributary to the site shall be intercepted and conveyed around the site as necessary.

Drainage system will be developed in accordance with the City of Corona and Riverside County Flood Control & Water Conservation District's design requirements.

Thank you for your time and consideration. Please feel free to contact me via e-mail or cell at 951-901-5405, should you have any questions.

Sincerely,



Mike C. Taing, P.E.
Senior Project Manager

Enclosure



CITY OF CORONA

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

Name, Description and Location of Project:

PM 37588: The project is a parcel map application to subdivide 2.48 acres into two parcels for single family residential purposes and one parcel for open space purposes. The project site is zoned R-1-7.2 zone, which permits the development of single family residential development on lots that are a minimum of 7,200 square feet in size. The project site is generally located southwest of Foothill Parkway and at the west terminus of Trudy Way and is part of the approved Skyline Heights Tract 35644.

Entity or Person Undertaking Project:

- ☐ A. Public Agency:
- ☐ B. Other (private): Brian Hardy
Richland Developers, Inc.
3161 Michelson Drive, Suite 425
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:
- ☐ F. The project is a statutory exemption:
- ☒ G. The project is otherwise exempt on the following basis:

Per Section 15162 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA), no subsequent environmental evaluation is required when an Environmental Impact Report (EIR) has been certified for a project and no substantial changes have been made to the project. On February 1, 2017, the city certified the Skyline Heights EIR which analyzed the subdivision of 270.9 acres for the development of 292 dwelling units. The project site is located within the Skyline Heights project boundary and was included in the EIR. The current proposal would add two additional dwelling units to the Skyline Heights project which is not expected to result in new significant environmental effects from what was previously analyzed in the EIR. Also, the current proposal does not change the analysis that was considered under the previously certified EIR because the current proposal intends to develop the project site for residential purposes which is

consistent with the R-1-7.2 zoning of the project site.

___H. The project involves another public agency which constitutes the lead agency. Name of Lead Agency:

Date: _____

Sandra Yang, Senior 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 37588
2. Project location (specific): Southwest of Foothill Parkway, at the west terminus of Trudy Way
Assessor's Parcel Number 275-080-010
3. a. Project location - *City of Corona*
b. Project location - *County of Riverside*
3. Description of nature, purpose and beneficiaries of project:

PM 37588: The project is a parcel map application to subdivide 2.48 acres into two parcels for single family residential purposes and one parcel for open space purposes. The project site is zoned R-1-7.2 zone, which permits the development of single family residential development on lots that are a minimum of 7,200 square feet in size. The project site is generally located southwest of Foothill Parkway and at the west terminus of Trudy Way and is part of the approved Skyline Heights Tract 35644.

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:
 - 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:

Per Section 15162 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA), no subsequent environmental evaluation is required when an Environmental Impact Report (EIR) has been certified for a project and no substantial changes have been made to the project. On February 1, 2017, the city certified the Skyline Heights EIR which analyzed the subdivision of 270.9 acres for the development of 292 dwelling units. The project site is located within the Skyline Heights project boundary and was included in the EIR. The current proposal would add two additional dwelling units to the Skyline Heights project which is not expected to result in new significant environmental effects from what was previously analyzed in the EIR. Also, the current proposal does not change the analysis that was considered under the previously certified EIR because the current

proposal intends to develop the project site for residential purposes which is consistent with the R-1-7.2 zoning of the project site.

9. Contact Person/Telephone No.: Sandra Yang / (951) 279-3553
10. Attach Preliminary Exemption Assessment (Form "A") before filing:

Date received for filing: _____

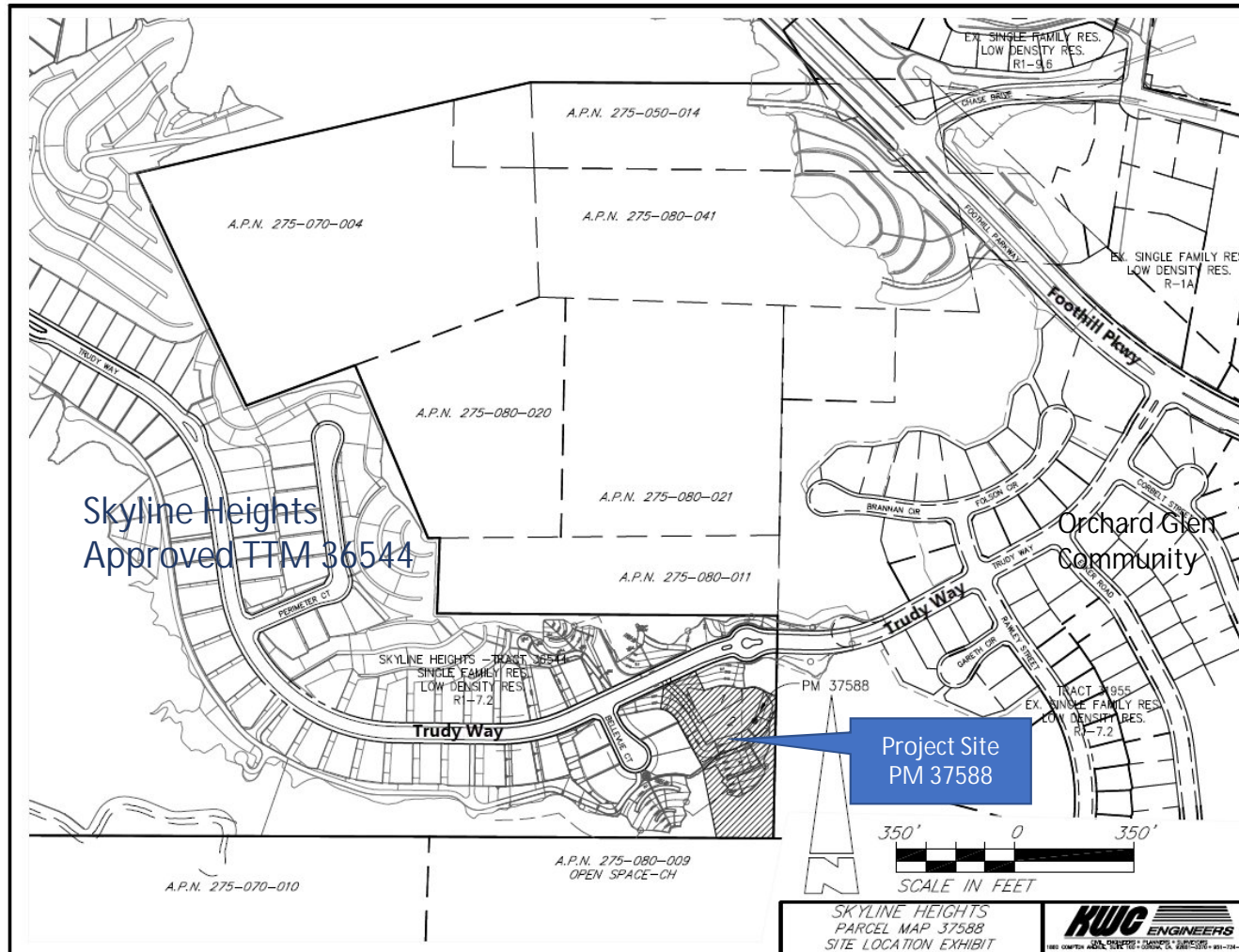
Signature: _____

Sandra Yang, Senior Planner
Lead Agency Representative

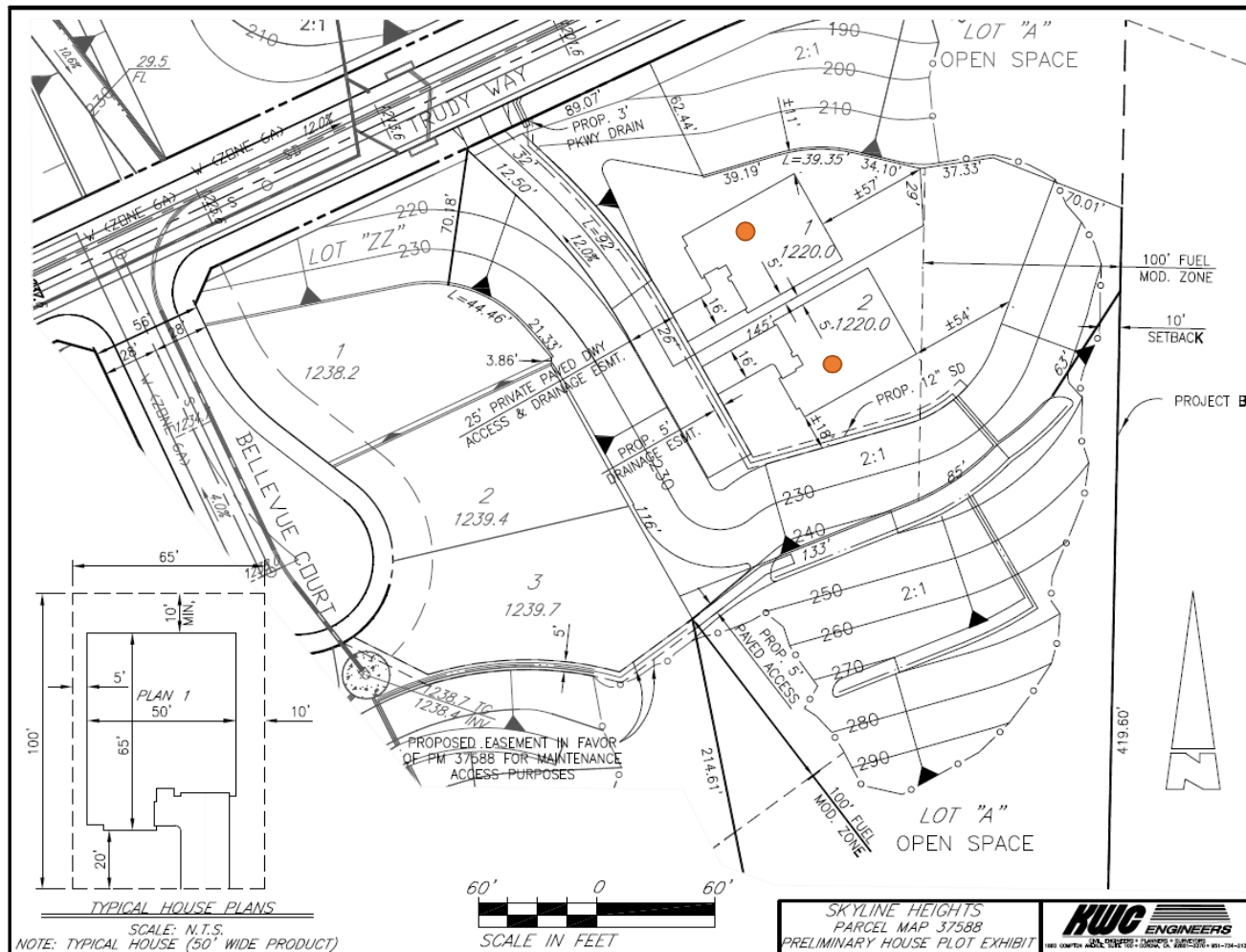
Project Location



Parcel Map 37588



Preliminary House Plot Exhibit



Project Location

- Part of TTM 36544 (Skyline Heights)
- 270.9 acres total
- 292 dwelling units approved
- EIR certified February 1, 2017
- Project Site zoned R-1-7.2

