

1686 Laurel Canyon Public Improvements Waiver Petition

Dear City Council of Corona,

As the property owner of 1686 Laurel Canyon Cir and a long-time resident of Corona since 2005, I am writing to request a waiver from the requirements set forth in § 15.48.020 regarding the construction of public improvements for my property. I am a single mother of four children whom I homeschool while working from home. The proposed sun room addition is crucial for my children's education, providing them with a dedicated space for their studies. Additionally, the bedroom addition is intended to house my 87-year-old mother, allowing me to provide her with the care and support she needs in her golden years. I believe that my situation meets the criteria for a waiver as outlined in § 15.48.030, and I am submitting this letter as evidence of unnecessary hardship, exceptional circumstances, and assurance that the waiver will not adversely affect public health, safety, or welfare.

Being able to obtain this waiver is crucial for my family's future living accommodations as without it I will not be able to overcome the financial burden of the public improvements.

Public Improvements Required

1. Street widening of 2 feet to meet the Low Volume Local Standard No. 108, including tapers to the existing AC berm location.
2. 6" curb & gutter along the frontage of the property, approximately 120 linear feet, per City Standard No. 135.
3. 4' wide sidewalk along the frontage of the property, approximately 120 linear feet, per City Standard No. 142.
4. (2) driveway approaches per City Standard No. 128.
5. (1) streetlight per City Standard No. 502.
6. Removal and reconstruction of parkway culvert to accommodate the new street width.
7. Relocation of all dry utilities to accommodate the new street width.
8. Relocation of the water meter outside of the right-of-way.

EXHIBIT 2

Total Estimated Cost:

Item	Estimated Cost
Street Widening (2 feet)	\$6,000
6" Curb & Gutter	\$5,360
4' Wide Sidewalk	\$7,504
(2) Driveway Approaches	\$4,200
(1) Street Light	\$5,000
Parkway Culvert Removal and Reconstruction	\$5,000
Relocation of Dry Utilities	\$10,000
Relocation of Water Meter	\$2,500
Estimated Improvement Cost	\$45,564

Item	Estimated Cost
Public Improvement Plan Check Fee	\$10,007.54
Waiver of Improvements Requirements	\$968
Construction Documents Prepared by Licensed Civil Engineer	\$8,000
Estimated Service Cost	\$18,975.54

Total Cost = Improvement Cost + Service Cost = \$64,539.54

Unnecessary Hardship

I have encountered significant financial constraints that make compliance with the full scope of required public improvements financially unfeasible. The costs associated with the 2' widening of the street, installation of a 6" curb & gutter, 4' wide sidewalk, two driveway approaches, streetlight, removal and reconstruction of the parkway culvert, relocation of all dry utilities, and relocation of the water meter are exorbitantly high and would exceed my current financial capabilities, leading to the cessation of my project.

The cost of construction for the addition is estimated at \$200/sq ft which results in an estimated cost of construction of \$157,000 for the 785 sq.ft. addition.

The estimated cost of improvements are about 40% of the cost of construction.

The project will be financed by a \$90,000 home equity line of credit in addition to our savings.

An unaccounted expense of \$65,000 is outside of our financial possibility.

It is important to highlight that all improvements, except for street light and sidewalk, will be a consequence of the 2' widening of the street. The street was originally constructed to County standards and was annexed into the City; however, it does not currently meet City standard no.108 for a Low Volume Street. Currently the property contains two driveway approaches that are non-conforming to city standard 128. There is a 4' curb to the east and west of the property. A 6" AC Berm exists along the existing sidewalk.

The installation of the missing public improvements would be incongruent with the properties that are immediately adjacent to my property. The widening of the street along my property's frontage would not connect to the neighboring sidewalks due to the offset created from the adjacent properties. This will result in legal and logistical issues with my neighbors as they would then be required to address how their sidewalk will transition to the proposed sidewalk along the frontage of my property. The widening of the street is impractical.

Regarding streetlights, there are none throughout the entire tract to which my property belongs. The requirement to provide a streetlight will result in an unequal treatment of the law as the neighboring properties would benefit from the streetlight and they will not be required to provide one once one is installed. This will create an undue hardship that will be neither typical nor shared by other properties in the area.

Exceptional Circumstances

The subject property has unique characteristics, primarily that the property was annexed to the city, resulting in the application of standard public improvement requirements to be particularly challenging and unfair. These conditions were not created by any action on my part and were present when I acquired the property; as well as in conformance to the county standards to which it previously belonged. Furthermore, the surrounding area lacks similar infrastructure, meaning the required improvements would be isolated and not connect to any existing network, reducing their effectiveness and necessity.

Protection of Public Interest

Granting a waiver for the required improvements will not adversely impact the health, safety, or general welfare of the public or neighboring properties. To ensure public interest is maintained, I propose the following measures:

Engage in regular maintenance to ensure the property remains safe, well lit, and well-kept.

Work closely with city officials to find a viable solution that aligns with community standards.

In conclusion, the waiver requested is solely to alleviate the demonstrated hardship without compromising the safety or integrity of the surrounding area. I am committed to upholding the values and welfare of our community, and I trust that this request will be considered with the utmost fairness.

Thank you for your time and consideration.

Sincerely,

Olga Morales

olgalmorales@gmail.com

Supporting Documents:

- Cost Estimates for Required Improvements
- Parcel Information Report
- Missing Sidewalk Map
- Aerial and Site Pictures

QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS MARCH 2018

Project #: _____

Location: 1686 Laurel Canyon Cir

<i>Item</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Quantity</i>	<i>Cost</i>
Removal				
AC Berm	LF	\$8.00	30 LF	\$ 240
AC Pavement	SF	\$3.00		\$
Curb Only	LF	\$10.00	32 LF	\$ 320
Curb & Gutter	LF	\$16.00		\$
D/W Approach	SF	\$13.00		\$
Sidewalk	SF	\$8.00	128 SF	\$ 1,024
W/C Ramp	SF	\$8.00		\$
OTHER=				\$
OTHER=				\$
OTHER=				\$
			SUBTOTAL	\$ 1,584

Relocation				
Power/Telephone Pole	EA	\$5,000.00		\$
Pull Boxes	EA	\$500.00		\$
Street Light	EA	\$6,000.00		\$
Street Sign	EA	\$400.00		\$
OTHER=				\$
OTHER= Dry Utilities				\$ 10,000
			SUBTOTAL	\$ 10,000

Asphalt				
AC Berm 6"	LF	\$35.00		\$
AC Berm 8"	LF	\$38.00		\$
AC Fogseal	SY	\$5.00		\$
AC Overlay	SY	\$8.00		\$
AC Pavement	SF			\$
Asphalt (sf x depth x 0.075)	TON	\$190.00		\$
Base (sf x depth / 27)	CY	\$110.00		\$
Fogseal	SY	\$5.00		\$
OTHER=				\$
OTHER=				\$
OTHER=				\$
			SUBTOTAL	\$

Concrete				
Alley Approach, 8" PCC	SF	\$28.00		\$
Curb Only 6"	LF	\$35.00		\$
Curb Only 8"	LF	\$39.00		\$
Curb & Gutter 6"	LF	\$42.00	120 ft	\$ 5,040
Curb & Gutter 8"	LF	\$44.00		\$

Cross Gutter & Spandrel	SF	\$29.00		\$
D/W Approach, Complete	EA	\$6,000.00		\$
D/W Approach, 6"	SF	\$28.00	150 sq.ft.	\$ 4,200
D/W Approach, 8"	SF	\$30.00		\$
Pavement, 6"	SF	\$13.00		\$
Pavement, 8"	SF	\$15.00		\$
Sidewalk, 4"	SF	\$13.00	480 sq.ft.	\$ 6,240
V-Gutter	SF	\$38.00		\$
W/C Ramp	EA	\$3,800.00		\$
W/C Ramp	SF	\$30.00		\$
OTHER=				\$
OTHER=				\$
OTHER=				\$
			SUBTOTAL	\$ 15,480

Storm Drain

Box Culvert (Including Backfill)	CY	\$3,500.00	1	\$ 3,500
Box Culvert (Unapp. Areas)	CY	\$2,500.00		\$
Catch Basin, W<8'	EA	\$7,000.00		\$
Catch Basin, W>8'	EA	\$10,500.00		\$
Channel, Reinf. Conc. Lined	SF	\$13.00		\$
Channel, Open Conc. <24"	LF	\$150.00		\$
Channel, Open Conc. 27"-36"	LF	\$250.00		\$
Channel, Open Conc. 42"-72"	LF	\$500.00		\$
Collar, 45"-60"	EA	\$1,300.00		\$
Collar, >60"	EA	\$2,000.00		\$
Encasement	LF	\$65.00		\$
Energy Dissipater	LS	\$10,000.00		\$
Grate Inlet, 12" x 12"	EA	\$500.00		\$
Grate Inlet, 24" x 24"	EA	\$1,300.00		\$
Grate Inlet, 36" x 36"	EA	\$5,000.00		\$
Headwalls, Gravity Type	EA	\$2,000.00		\$
Headwalls, Wing Type	EA	\$9,000.00		\$
Inlet Apron	EA	\$3,000.00		\$
Junction Structure	EA	\$10,000.00		\$
Manhole, H<8'	EA	\$6,000.00		\$
Manhole, H>8'	EA	\$8,000.00		\$
Pipe, 18" RCP	LF	\$159.00		\$
Pipe, 24" RCP	LF	\$201.00		\$
Pipe, 30" RCP	LF	\$241.00		\$
Pipe, 36" RCP	LF	\$280.00		\$
Pipe, 42" RCP	LF	\$318.00		\$
Pipe, 48" RCP	LF	\$355.00		\$
Pipe, 54" RCP	LF	\$391.00		\$
Pipe, 60" RCP	LF	\$426.00		\$
Pipe, 66" RCP	LF	\$461.00		\$
Pipe, 72" RCP	LF	\$495.00		\$
Pipe, 78" RCP	LF	\$528.00		\$

Pipe, 84" RCP	LF	\$561.00		\$
Rip-Rap, Grouted	SF	\$10.00		\$
Rip-Rap, Grouted	Ton	\$75.00		\$
Transition Structure	EA	\$5,000.00		\$
Underwalk Drain, W<6'	EA	\$3,000.00		\$
Underwalk Drain, W>6'	EA	\$4,000.00		\$
OTHER=				\$
OTHER=				\$
OTHER=				\$
			SUBTOTAL	\$ 3,500

Street Lights

Pull Box No. 3 1/2	EA	\$500.00		\$
Pull Box No. 5	EA	\$700.00		\$
Service Point	EA	\$7,000.00		\$
St. Light, 501 - 1 only	EA	\$5,000.00	1	\$ 5,000
St. Light, 501 - 2 to 5	EA	\$4,900.00		\$
St. Light, 501 - 5+	EA	\$4,800.00		\$
St. Light, 502 - 1 only	EA	\$5,500.00		\$
St. Light, 502 - 2 to 5	EA	\$5,400.00		\$
St. Light, 502 - 5+	EA	\$5,300.00		\$
St. Lt. Conduit, 1" Sch 80				\$
<500 LF	LF	\$12.00		\$
>500 LF	LF	\$10.00		\$
St. Lt. Conduit, 1 1/2				\$
<500 LF	LF	\$16.00		\$
>500 LF	LF	\$14.00		\$
OTHER=				\$
OTHER=				\$
			SUBTOTAL	\$ 5,000

Traffic

Signal, 6 phse+MstrCont.	EA	\$300,000.00		\$
Signal, 8 phse+MstrCont.	EA	\$350,000.00		\$
Signal, Both+Intrconnect	LF	\$25.00		\$
Striping, 4" Sld wht/ylw	LF	\$0.50		\$
Striping, 8" Sld wht/ylw	LF	\$0.65		\$
Striping 12" Sld wht/ylw	LF	\$2.50		\$
Striping, Skip	LF	\$0.35		\$
Striping, Double	LF	\$0.75		\$
			SUBTOTAL	\$

Walls

Retaining Walls	SF	\$15.00		\$
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Miscellaneous

Barricade, 40'	EA	\$1,600.00		\$
Water Lateral	EA	\$5,000.00		\$

Water Meter Installation	EA	\$2,500.00	1	\$ 2,500
Paving Replacement, Trench	LF	\$16.00		\$
Pressure Reducing Station	EA	\$90,000.00		\$
Shoring for Trenches > 5' Deep	LF	\$17.00		\$
Street Name Signs	EA	\$500.00		\$
OTHER=				\$
OTHER=				\$
OTHER=				\$
OTHER=				\$
OTHER=				\$
			SUBTOTAL	\$ 2,500

Sewer

Manhole, 5' dia., 12' to 20' deep	EA	\$10,000.00		\$
Manhole, 5' dia. > 20' deep	EA	\$13,000.00		\$
Pipe, 4" VCP	LF	\$70.00		\$
Pipe, 6" VCP	LF	\$106.00		\$
Pipe, 8" VCP	LF	\$142.00		\$
Pipe, 10" VCP	LF	\$178.00		\$
Pipe, 12" VCP	LF	\$215.00		\$
Pipe, 15" VCP	LF	\$270.00		\$
Pipe, 4" DIP	LF	\$70.00		\$
Pipe, 6" DIP	LF	\$106.00		\$
Pipe, 8" DIP	LF	\$142.00		\$
Pipe, 10" DIP	LF	\$178.00		\$
Pipe, 12" DIP	LF	\$215.00		\$
Pipe, 15" DIP	LF	\$270.00		\$
			SUBTOTAL	\$

Miscellaneous Sewer

Adjust Manhole	EA	\$2,000.00		\$
Clean Out	EA	\$2,000.00		\$
Saddle	EA	\$2,610.00		\$
OTHER=				\$
OTHER=				\$
OTHER=				\$
			SUBTOTAL	\$

Water

Pipe, 4" DIP	LF	\$43.00		\$
Pipe, 6" DIP	LF	\$57.00		\$
Pipe, 8" DIP	LF	\$75.00		\$
Pipe, 10" DIP	LF	\$93.00		\$
Pipe, 12" DIP	LF	\$105.00		\$
Valve, 4"	EA	\$1,500.00		\$
Valve, 6"	EA	\$1,800.00		\$
Valve, 8"	EA	\$2,800.00		\$
Valve, 10"	EA	\$4,000.00		\$

Valve, 12"	EA	\$5,300.00		\$
Valve, 16"	EA	\$7,500.00		\$
			SUBTOTAL	\$

Miscellaneous Water

Air & Vac, 1"	EA	\$2,700.00		\$
Fire Hydrant, 6"	EA	\$4,900.00		\$
Fire Service, 6"	EA	\$12,000.00		\$
Fire Service, 8"	EA	\$20,000.00		\$
Fire Service 10"	EA	\$30,000.00		\$
Hot Tap, 8"	EA	\$3,550.00		\$
Hot Tap, 10"	EA	\$3,900.00		\$
Hot Tap, 12"	EA	\$4,750.00		\$
Service, 1"	EA	\$2,500.00		\$
Service, 2"	EA	\$3,400.00		\$
OTHER=				\$
OTHER=				\$
OTHER=				\$
			SUBTOTAL	\$
			TOTAL COST	\$ 39,564

PREPARED BY:

Fabian Mendoza

Engineer's Name & Signature
ELEVATED DESIGN & CONSULTING
 Company
admin@edncengineers.com
 Tel No/Email

WET STAMP & DATE



The total cost of improvements does not reflect an estimated \$6,000 for the 2' widening of the street as well as \$968 for the waiver requests.

The totals are itemized as follows:
 Improvement Cost - \$45,564
 Service Cost- \$18,975.54
The grand total is estimated at \$64,539.54.

The cost of construction for the addition is estimated at \$200/sq ft which results in an estimated cost of construction of \$152,854 for the 785 sq.ft. addition.
 The estimated cost of improvements are about 42% of the cost of construction.

City of Corona - Geographic Information System Parcel Information Report



Information from City of Corona GIS:

Assessor Parcel Number: 107201017
Address: 1686 LAUREL CANYON CIR
 CORONA CA 92881
Community Name: CORONA
Tract/Parcel Map: TR 10168-1
Lot/Parcel: Lot 17
Zoning: R1-20
Zoning Description: LOW DENSITY RESIDENTIAL
General Plan: LDR
Existing Land Use: SFR
Community Development Block Group: NO
Fire Severity Zone: NO

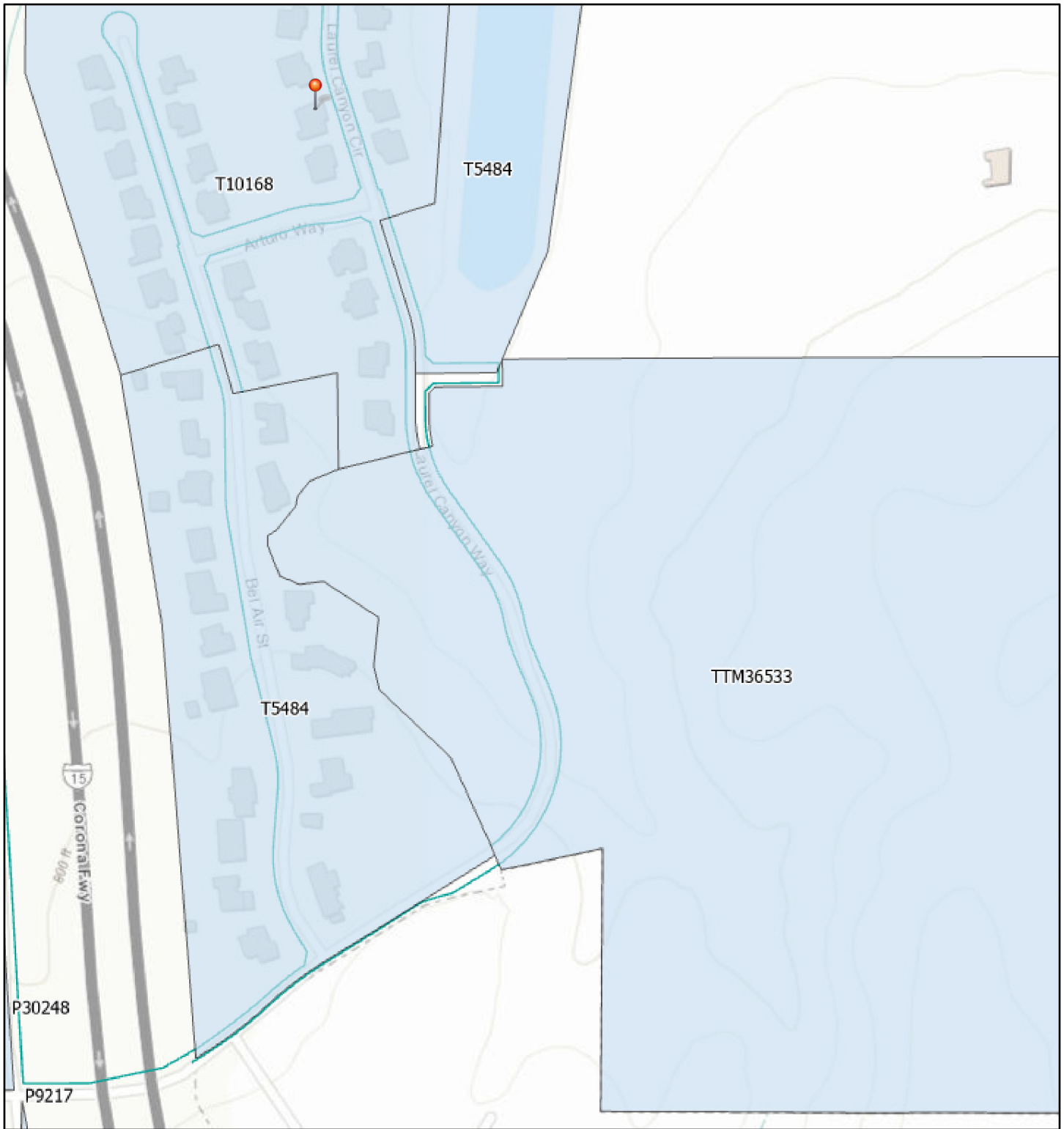
Information from Riverside County Assessor:

Owner: DENIS I. MORALES
Mailing Address: 1686 LAUREL CANYON CIR
 CORONA CA 92881
Acers: 0.46
Year Built: 1989
Living Area (sq ft): 3,360
Bedrooms: 5
Baths: 3
Record Type: MB 119/49
Assessed Property Value: \$123,491.00
Assessed Improvement Value: \$793,019.00
Previous APN: 107080032, 278040038





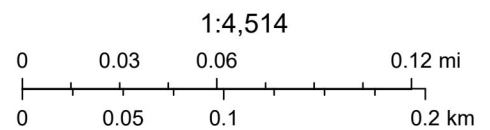
DISCLAIMER: All data included on this report or in any way obtained from the City of Corona GIS is for general information only. The City of Corona is not responsible for any error or omissions. For more information please contact City of Corona Geographic Information Services Department at (951) 279 - 3526 or GIS@CoronaCA.gov

Corona Property Information



7/4/2024, 3:58:09 PM

-  Tracts
-  Missing Sidewalks



City of Corona, County of Riverside, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Street View Taken From Google Maps on 7/4/24



Aerial View Taken From Google Maps on 7/4/24

