



STAFF REPORT

DATE: 11/06/2024
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

2024-98

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

SURVEY MONUMENTATION FOR URBAN LOT SPLIT PARCEL MAP 38975 LOCATED AT 203 VIOLET STREET, CORONA ([APN 118-242-016](#)) (APPLICANT: SANDEEPA BEVLI AND SANGEETA BEVLI)

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve the security agreement for the survey monuments for Parcel Map 38975 (PM 38975) created by an urban lot split. The parcel map consists of two parcels on 0.16 acres and has been prepared according to the Subdivision Map Act and City ordinances. The applicant is ready to record PM 38975 at the County Recorder's office and is required to post security on the required survey monumentation and enter into an agreement with the City before the recordation of the parcel map.

RECOMMENDED ACTION:

That the City Council authorize the City Manager, or his designee, to execute a Public Improvement Agreement between the City of Corona and Sandeepa Bevli and Sangeeta Bevli.

BACKGROUND & HISTORY:

PM 38975 subdivides 0.16 acres into two parcels located at 203 Violet Street at the intersection of Violet Street and Pomona Road. PM 38975 was created by an urban lot split according to Chapter 16.18 of the Corona Municipal Code (CMC). Parcels created by an urban lot split are only subject to ministerial review according to Cal. Gov't Code §

68582.21. The parcel sizes are 0.07 acres and 0.09 acres. The zoning of the property is R-1-7.2, which is single family residential. The parcel map is intended to facilitate the development of two residential buildings on each parcel.

ANALYSIS:

The applicant is required to enter into a survey monumentation agreement and post sufficient securities to guarantee the construction of the required survey monumentation associated with the subdivision. The applicant, Sandeepa Bevli and Sangeeta Bevli, have agreed to set the required survey monuments and is entering into a survey monumentation agreement with the City.

The following table shows the securities posted for PM 38975.

Parcel Map 38975		Receipt Number	Amount
Survey Monumentation	PWLE2024-0016	R49481	\$1,500

FINANCIAL IMPACT:

All applicable fees have been paid by the developer.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from the CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The approval of this agreement will not result in a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: JENNIFER TRAN, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Location Map
2. Exhibit 2 – Agreement