



STAFF REPORT

DATE: 03/10/2025
TO: Honorable Chair and Commissioners
FROM: Planning and Development Department

2025-100

APPLICATION REQUEST:

CUP2023-0015: Conditional Use Permit for the establishment of a religious facility (mosque) within an existing 4,330 square-foot residential dwelling, on a 1.37-acre property located at 2460 South Main Street. (Applicant: Ali Raza Rizvi representing the Sajjadia Islamic Society Inc., 8685 Orchard Park Drive, Riverside, CA 92508)

RECOMMENDED ACTION:

That the Planning and Housing Commission find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, and adopt Resolution No. 2661 GRANTING CUP2023-0015, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY:

Area of Property: 1.37 Acres

Existing Zoning: Single Family Residential Zone (R-1-8.4)

Existing General Plan: Medium Density Residential (MDR)

Existing Land Use: Residential

Proposed Land Use: Religious Facility

Surrounding Zoning/Land Uses:

N: R-1-8.4 / Residential

E: S (School) / School

S: R-2 (Low Density Multiple Family Residential) / Religious Facility

W: R-1-8.4 / Residential

BACKGROUND

Conditional Use Permit CUP2023-0015 is a request to allow for the establishment of a new mosque (religious facility) within an existing, vacant single-family dwelling. The dwelling would be remodeled to accommodate the proposed use, and the broader property will be improved with a new surface parking lot and landscaping. The project site is located at 2460 South Main Street and zoned R-1-8.4 (Single-Family Residential Zone). Pursuant to Section 17.92.040 of the Corona Municipal Code (CMC), religious facilities (including churches, mosques and the like) are a permitted use within all residentially zoned parcels with approval of a Conditional Use Permit (CUP).

The applicant and current owner of the property is the Sajjadia Islamic Society, an organization that provides religious learning programs and a prayer hall for the Shia Islamic community. The Society is currently operating within the Corona North Mall at 425 Corona Mall and is seeking to relocate after the property was recently acquired by the City of Corona for redevelopment. The applicant purchased the project site with the intent of relocating, establishing and operating a mosque. As with other various religious organizations in the city, the Sajjadia Islamic Society would operate the new facility with its own specific prayer times and learning center.

The project was initially reviewed by city staff at the Development Plan Review (DPR) Committee meeting held on October 14, 2021. The applicant formally submitted the CUP application on May 15, 2023, and the application was reviewed by staff at the Project and Environmental Review Committee (PRC) meeting held on June 8, 2023. In response to staff's comments, the applicant revised the plans, with the application ultimately deemed complete on February 4, 2025 and scheduled for the March 10, 2025 Planning and Housing Commission.

PROJECT DESCRIPTION

CUP2023-0015 is a request to establish a mosque within an existing 4,330 square-foot (SF) residential dwelling, to be remodeled to accommodate the new use. The repurposing of the existing structure would also include the construction of a new surface parking lot, trash facilities, landscaping, property-line fencing and gates. The following sections discuss the project's site plan, hours of operation, access, onsite circulation and other features.

Site Plan

The property is bordered by single family residential dwellings to the north and west, a church to the south, Nanner's Way (street) to the northwest, and Main Street to the east. The existing buildings and an attached two-car garage are centrally located on the property. Two driveways are located at the property's east perimeter which provides vehicular access from Main Street. A third driveway is located at the northwest perimeter which provides access from Nanners Way. No expansion is proposed to the existing building. However, new paved parking spaces with associated drive aisles and landscaping are proposed around the building. The perimeter of the property will be fenced and the new parking lot will be gated.

A new trash enclosure is proposed to the southeast of the building and is conditioned to comply with the City’s trash enclosure standards, including surface materials and coloring to match that of the new mosque.

To facilitate the capture and infiltration of surface runoff, a landscaped bioretention basin is proposed on the northeastern corner of the project site; and, minimal grading is proposed and will be limited to leveling out the site for the parking lot and providing proper onsite drainage patterns (Exhibit 3 – Project Plans).

Pursuant to the property’s R-1-8.4 Zoning, the project site requires a 25-foot front-yard building setback, a side yard setback of five feet on one side and 10 feet on the other side, and when adjacent to a street, a 15-foot rear-yard building setback. Per the CMC, when a lot abuts more than one street, the lot’s front yard is considered the narrowest portion abutting the street. As the narrowest portion of the project site fronts Nanners Way, this area is considered the front yard for the purpose of determining the front yard setback area, which makes the portion of the property that abuts Main Street the rear setback area. As shown on the site plan, the mosque meets the setback requirements which are summarized in Table 1 below.

Table 1: R-1-8.4 Setback Requirements

Setback Location	R-1-8.4 Zone Minimum Setback	Complies With Zoning Setback Requirement?
Front (Nanners Way)	25 ft	Yes
Side (West and North lot lines)	5 ft on one side and 10 ft on the other side	Yes
Rear (Main Street)	15 ft, when abutting a street	Yes

Floor Plan and Operations

The interior of the new mosque includes two prayer halls totaling 1,675 SF, two reading rooms totaling 495 SF, and three restrooms totaling 443 SF. The remaining area consists of a two-car garage (for use by mosque staff), a break room, various hallways and storage. New ramps are proposed on the west and east sides of the building that provide pedestrian access from the exterior to the prayer halls. As stated, while the interior of the building will be completely remodeled to accommodate the proposed use, the overall footprint will be unchanged.

Prayers will be conducted inside the building five times daily, from sunrise to sunset. While the timing of prayer sessions will vary by time of the year/season (primarily occurring daily at sunrise and sunset), the applicant has provided staff their current prayer times, shown in Table 2.

Table 2: Prayer Times

Day of the Week	Prayer Time
Morning Prayer	5:07 AM
Noon Prayer	12:02 PM
Afternoon Prayer	3:20 PM
Sunset Prayer	5:49 PM
Evening Prayer	6:57 PM

From Saturday through Thursday, the applicant anticipates approximately zero to 10 people in attendance during specified prayer times, with larger gatherings on Friday afternoons and Sunday mornings where the average occupancy inside the building is expected to be between 50 to 75 individuals. Approximately 75 percent of the individuals will be adults, aged 18 and above; 20 percent will be children, aged 12 to 17; and the remaining five percent will be young children under the age of 5 years.

Elevations

The conversion of the existing residential dwelling to its new use as a mosque will include minimal exterior alterations. At the building's east elevation, one existing window will be demolished and relocated for placement of a new door, coupled with removal of gates (located forward of the building's entryway); and at the north elevation, existing garage doors will be replaced. The building's existing stucco surfacing, earthtone-colored concrete roof tiles, and general form (gabled roofs, single-story, etc.) will be unchanged. Overall height is proposed as 17 feet, six inches, less than the 25-foot building limit prescribed by the property's zoning. Elevations for the proposed religious facility are attached as Exhibit 3.

Access And On-Site Circulation

Patrons of the mosque will use the property's two existing driveways from Main Street. According to Section 17.92.040(B), religious facilities may be permitted by CUP only if the use is located on a site with primary access and at least one frontage on a major, secondary or fully improved collector street. Main Street is a four-lane, Major Arterial. Driveways will be modified to meet current city standards but maintained in their current locations. The northerly driveway is proposed as the site's primary entrance and will allow for vehicles traveling southbound on Main Street to make right turns into the site. Northbound vehicles on Main Street are restricted from making left turns into the site due to an existing raised concrete center median located on Main Street. The southerly driveway is proposed as an exit-only driveway, and vehicles are limited to right turns onto Main Street due to the existing center median on Main Street.

The parking lot entrance will be gated by an electric automatic gate that is offset from the site's northerly driveway. As shown on the site plan, this driveway can accommodate the queueing of up to three vehicles from the onsite gate. The gates will remain open when the

mosque has prayer services or other religious gatherings. When there are no events, the gates will remain closed.

Nanners Way is a local street and the driveway from this street is currently closed off by existing gates. The driveway from Nanners Way will remain gated during all hours of use on the project site, only available for use as secondary access for emergency vehicles.

Onsite circulation is comprised of one-way and two-way drive aisles which provide vehicular access from the project entrance to the parking spaces. The onsite circulation has been reviewed by city departments, including the Fire Department, for compliance with the applicable codes and requirements.

No public improvements are required within the right-of-way, as the segments of Main Street and Nanners Way adjacent to the project site are fully developed according to the ultimate right-of-way widths for both streets, including curb and gutter, sidewalk and parkway.

Traffic Trip Generation

Because the mosque will spread out its prayer five times throughout the day, the use is not expected to exceed 50 trips during peak hours. The largest occupancy is expected on Friday afternoon, when approximately between 50 to 75 individuals (including children) would be in attendance. The city’s Traffic Division evaluated the number of p.m. peak hour trips expected on Friday and concluded that the project would result in 18 peak hour trips within one hour between 4:00 p.m. and 6:00 p.m. Also, the use of the mosque on Sunday would be outside of peak traffic times. As such, the proposed mosque is not expected to create traffic impacts on Main Street or other surrounding roadways.

Parking

Per CMC Section 17.76.030, a religious facility is required to have at least one parking space for every 25 SF of assembly area. Based on the total size of the mosque’s assembly areas (i.e., prayer halls), the mosque requires 67 parking spaces, with 68 parking spaces proposed. The project’s parking compliance is summarized below in Table 3.

Table 3: Parking Requirement

Use	Gross DF	Assembly/Prayer Hall SF	Parking Requirement	Parking Required	Parking Provided
Church/Religious Facility	4,330 SF	1,675 SF	1 space/25 SF of assembly area	67 spaces	68 spaces

Walls and Fences

A total of 258 linear feet of new wrought-iron fencing and two metal gates, standing a maximum of six feet in height, are proposed along the easterly perimeter of the property. An existing block wall along the north property line, chain-link fencing on the south property line, and a block wall along the west property lines would remain.

Landscaping

Landscaping will be provided throughout the site, including around the perimeter, throughout the parking lot, and within a bioretention basin proposed at the lot's northerly extent. In total, the site will have approximately 19,000 SF of landscaping, including 9,076 SF within the bioretention basin. While the applicant's letter (attached as Exhibit 5) states that grass, various shrubs, and mulch will be installed, CMC Chapter 17.70 prohibits the use of live turf (grass) except in areas dedicated for recreational or functional needs such as the bioretention basin, and accordingly a condition of approval has been added to require the applicant to install other acceptable landscape materials such as groundcover or shrubs in lieu of live turf.

The CMC also requires parking rows to have half-diamond-shaped landscape planters spaced every six parking spaces (to allow for the planting of shade trees) and sized a minimum of five feet in width. The project has been conditioned to include the half-diamond planters as well as new shrubs at the easterly (rear) property line along the west perimeter (the latter to shield traffic traveling on South Main Street from the adjacent parking lot headlights).

ENVIRONMENTAL ANALYSIS:

Per Section 15301 (Class 1 – Existing Facilities) of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.21 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared for the project because the project qualifies as a Class 1 (Existing Facilities) categorical exemption. The project involves minor exterior alterations on a site that is 1.37 acres and interior improvements to the inside of an existing building. A Notice of Exemption has been prepared and is attached herein as Exhibit 9.

FISCAL IMPACT

The applicant has paid the applicable application processing fees for the project.

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, advertised in the Sentinel Weekly News and posted at the project site.

As of the writing of this report, one item of correspondence has been received from the public and is included herein as Exhibit 8.

STAFF ANALYSIS

Conditional Use Permit CUP2023-0015 is a request to allow for the conversion of an existing single-family dwelling into a new religious facility (mosque), a permitted use within all residential zones with approval of a conditional use permit. In compliance with development standards enumerated within the R1-8.4 Zone, the project site can accommodate a new parking lot, trash enclosure, bioretention basin, interior remodel, and exterior façade enhancements. The operation of the mosque will be entirely contained inside the remodeled building and traffic is expected to be minimal during most prayer service times and spread throughout the day. No vehicular access will occur from Nanners Way, and Main Street is capable of supporting the traffic from the mosque, even during highest occupancy on Friday evenings and Sunday mornings.

The mosque meets the city's siting criteria for religious facilities as the project site will have primary access from a major arterial street and will not have daily access from streets used by residential neighborhoods. Following the remodel of the residential dwelling, the architecture would still represent the appearance and scale of the existing building, and the religious facility would support Corona's growing Muslim community. Based on the analysis herein, the Planning and Development Department accordingly recommends that the Planning and Housing Commission approve CUP2023-0015, based on the findings below and the recommended conditions of approval attached as Exhibit 6.

FINDINGS OF APPROVAL FOR CUP2023-0015

1. A preliminary environmental assessment has been conducted by the City of Corona and determined that the project does not require further environmental assessment as it qualifies for a Class 1 Categorical Exemption per Section 15301 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.28 of the City's Local CEQA Guidelines. According to the State Guidelines, Class 1 categorical exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. The project consists of interior alterations, minor exterior changes to an existing structure, and the use will be contained entirely inside the building. Therefore, there is no possibility that the project will have a significant effect on the environment.
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2023-0015 for the following reasons:
 - a. *CUP2023-0015 will not be detrimental to the public health, safety, convenience and general welfare, because the project site is capable of accommodating the onsite improvements associated with the religious facility. The project includes compliant onsite parking, with primary vehicular access provided from South Main Street and emergency access from Nanners*

Way. Furthermore, the proposed scope of work has been reviewed by the Fire, Public Works, Police and Planning and Development Department, including therein, the Planning, Development Services and Building Divisions, and found to be in compliance with applicable development standards in the Corona Municipal Code.

- b. CUP2023-0015 will not be detrimental to other existing and permitted uses in the area because the proposed use complies with the siting criteria in Section 17.92.040(B) of the CMC for religious facilities and the site plan demonstrates that parking, landscaping, water quality facilities, and trash facilities can be provided on the project site.*
 - c. The project is subject to the Conditions of Approval enumerated in Exhibit 6, which are necessary and desirable for the purpose of protecting public health, safety, convenience, and general welfare of the public, in accordance with the intent and purpose of the City's zoning regulations.*
3. The proposal is consistent with the General Plan for the following reasons:
- a. CUP2023-0015 is consistent with Land Use Element Goal LU-8: Assure the integrity, quality, and livability of Corona's existing residential neighborhoods, preserving those elements that give them character, cohesion, and quality of life. CUP2023-0015 furthers this goal by allowing for the development of a religious facility that is compatible with the surrounding land uses to assure the quality and livability of Corona's existing neighborhoods within the City.*
 - b. CUP2023-0015 is consistent with Land Use Element Policy LU-8.5: Promote development and enhancement of places that serve as the focal point of identity and activity in neighborhoods through the integration and, where feasible, consolidation of parks, schools, community facilities, religious facilities, and similar uses. CUP2023-0015 is consistent with this policy because it allows for the development of a religious facility that will serve as a focal point of identity and activity to the surrounding neighborhood and community.*

PREPARED BY: BRENDAN DALDE, ASSISTANT PLANNER

REVIEWED BY: EVAN LANGAN, AICP, SENIOR PLANNER

REVIEWED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Exhibits:

1. Resolution No. 2661
2. Locational and Zoning Map
3. Project Plans (Site Plan, Floor Plan, Elevations)
4. Wall and Fence Plan
5. Conceptual Grading and Utility Plan
6. Conditions of Approval
7. Applicant's letter, dated February 24, 2025
8. Public Correspondence
9. Environmental Documentation

Case Planner: Brendan Dalde (951) 736-2262



RESOLUTION NO. 2661

APPLICATION NUMBER: CUP2023-0015

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT FOR THE ESTABLISHMENT OF A RELIGIOUS FACILITY (MOSQUE) WITHIN AN EXISTING 4,330 SQUARE-FOOT RESIDENTIAL DWELLING, ON A 1.37-ACRE PROPERTY, LOCATED AT 2460 SOUTH MAIN STREET. (APPLICANT: ALI RAZA RIZVI REPRESENTING THE SAJJADIA ISLAMIC SOCIETY INC.)

WHEREAS, the application to the City of Corona, California, for a Conditional Use Permit under the provisions of Chapter 17.92 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for the establishment of a religious facility (mosque) within an existing 4,330 square-foot residential dwelling, on a 1.37-acre property, located at 2460 South Main Street; and

WHEREAS, the Planning and Housing Commission held a noticed public hearing for CUP2023-0015 on March 10, 2025, as required by law; and

WHEREAS, the Planning and Housing Commission finds that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines and Section 3.28 of the City of Corona Local Guidelines for Implementing CEQA because there is no possibility that the activity may have a significant effect on the environment; and

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting the Conditional Use Permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP2023-0015 based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission based its recommendation to approve CUP2023-0015 on certain conditions of approval and the findings set forth below.

EXHIBIT 1

**NOW, THEREFORE, THE PLANNING AND HOUSING COMMISSION
OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

SECTION 1. CEQA Findings. As the decision-making body for this CUP2023-0015, the Planning and Housing Commission has determined that this project does not require further environmental assessment because the project qualifies as an exemption under CEQA per Section 15301 of the State Guidelines and Section 3.28 of the City of Corona adopted Local Guidelines for implementing CEQA. There is no evidence presented to the city that the project will have any significant effects on the environment.

SECTION 2. Conditional Use Permit Findings. Pursuant to Corona Municipal Code (“CMC”) section 17.92.110 and based on the entire record before the Planning and Housing Commission, including all written and oral evidence presented to the Commission, the Commission hereby makes and adopts the following findings:

1. A preliminary environmental assessment has been conducted by the City of Corona and determined that the project does not require further environmental assessment as it qualifies for a Class 1 Categorical Exemption per Section 15301 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.28 of the City’s Local CEQA Guidelines. According to the State Guidelines, Class 1 categorical exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. The project consists of interior alterations, minor exterior changes to an existing structure, and the use will be contained entirely inside the building. Therefore, there is no possibility that the project will have a significant effect on the environment.
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2023-0015 for the following reasons:
 - a. *CUP2023-0015 will not be detrimental to the public health, safety, convenience and general welfare, because the project site is capable of accommodating the onsite improvements associated with the religious facility. The project includes compliant onsite parking, with primary vehicular access provided from South Main Street and emergency access from Nanners Way. Furthermore, the proposed scope of work has been reviewed by the Fire, Public Works, Police and Planning and Development Department, including therein, the Planning, Development Services and Building Divisions, and found to be in compliance with applicable development standards in the Corona Municipal Code.*
 - b. *CUP2023-0015 will not be detrimental to other existing and permitted uses in the area because the proposed use complies with the siting criteria in Section 17.92.040(B) of the CMC for religious facilities and the site plan demonstrates*

that parking, landscaping, water quality facilities, and trash facilities can be provided on the project site.

- c. The project is subject to the Conditions of Approval enumerated in Exhibit 6, which are necessary and desirable for the purpose of protecting public health, safety, convenience, and general welfare of the public, in accordance with the intent and purpose of the City's zoning regulations.*
3. The proposal is consistent with the General Plan for the following reasons:
- a. CUP2023-0015 is consistent with Land Use Element Goal LU-8: Assure the integrity, quality, and livability of Corona's existing residential neighborhoods, preserving those elements that give them character, cohesion, and quality of life. CUP2023-0015 furthers this goal by allowing for the development of a religious facility that is compatible with the surrounding land uses to assure the quality and livability of Corona's existing neighborhoods within the City.*
 - b. CUP2023-0015 is consistent with Land Use Element Policy LU-8.5: Promote development and enhancement of places that serve as the focal point of identity and activity in neighborhoods through the integration and, where feasible, consolidation of parks, schools, community facilities, religious facilities, and similar uses. CUP2023-0015 is consistent with this policy because it allows for the development of a religious facility that will serve as a focal point of identity and activity to the surrounding neighborhood and community.*

SECTION 3. Effective Date. CUP2023-0015 will not become effective until the City Council either takes no action on the report or otherwise makes a decision after a City Council initiated review.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said Conditional Use Permit.

Adopted this 10th day of March, 2025.



Sarah Longwell, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:



Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 10th day of March, 2025, and was duly passed and adopted by the following vote, to wit:

AYES: Longwell, Alexander, Vernon, & Woody

NOES: None

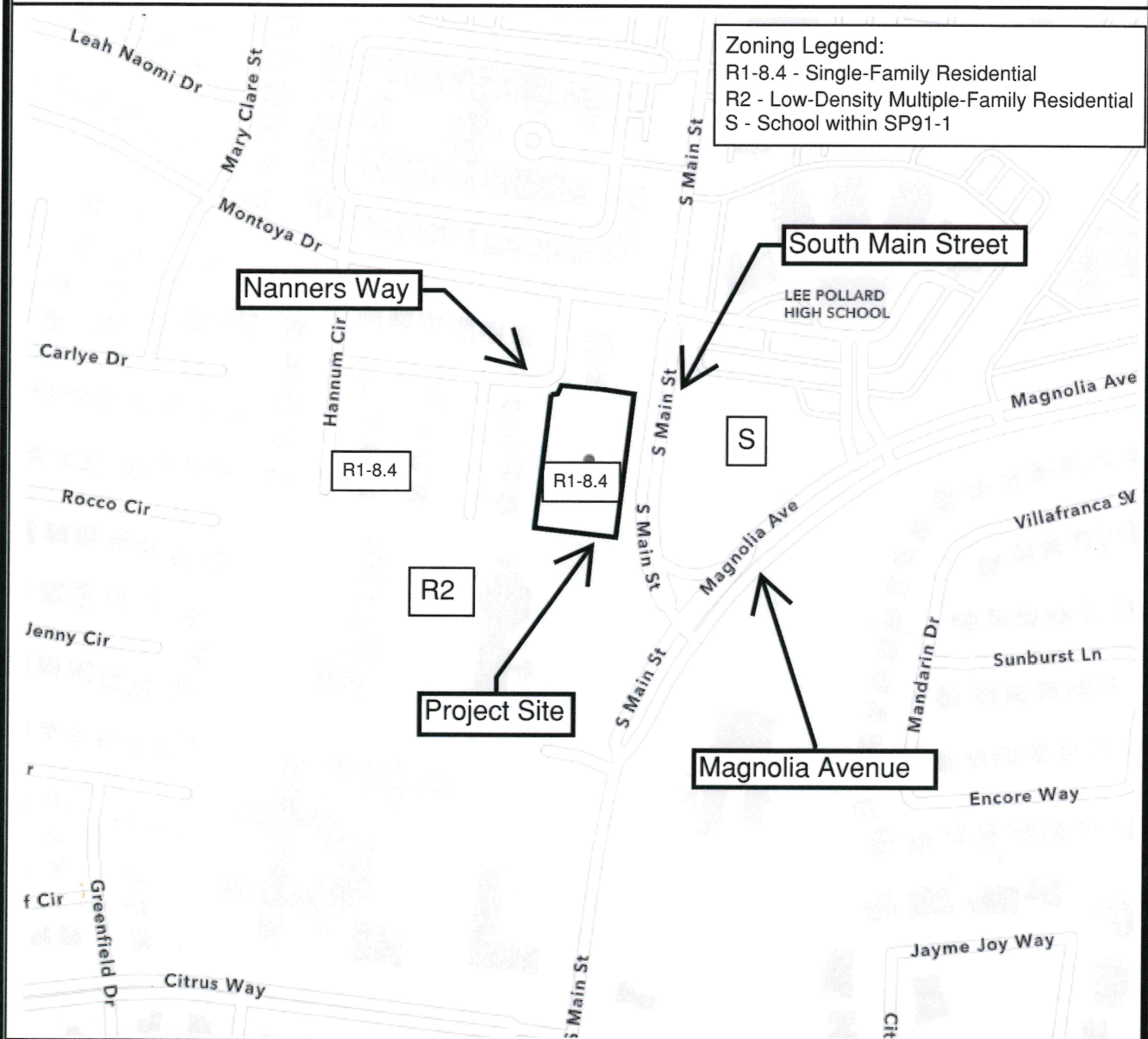
ABSENT: None

ABSTAINED: None



Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

LOCATIONAL MAP



CUP2023-0015
2460 SOUTH
MAIN STREET

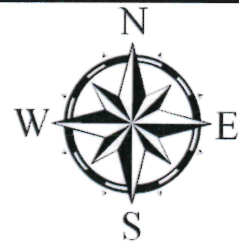
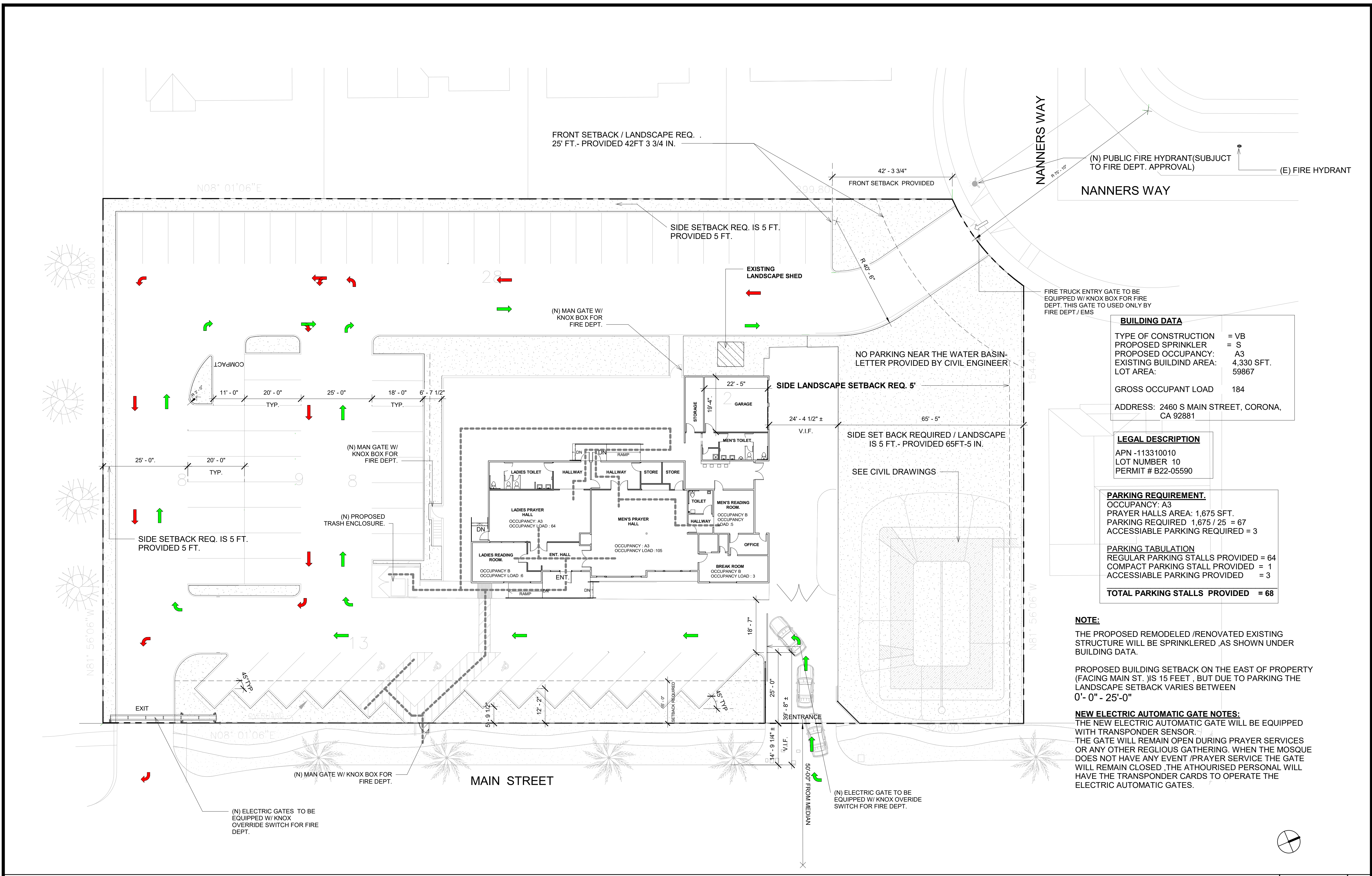


EXHIBIT 2



BUILDING DATA

TYPE OF CONSTRUCTION	= VB
PROPOSED SPRINKLER	= S
PROPOSED OCCUPANCY:	A3
EXISTING BUILDING AREA:	4,330 SFT.
LOT AREA:	59867
GROSS OCCUPANT LOAD	184
ADDRESS:	2460 S MAIN STREET, CORONA, CA 92881

LEGAL DESCRIPTION

APN -113310010
LOT NUMBER 10
PERMIT # B22-05590

PARKING REQUIREMENT

OCCUPANCY: A3
PRAYER HALLS AREA: 1,675 SFT.
PARKING REQUIRED 1,675 / 25 = 67
ACCESSIBLE PARKING REQUIRED = 3

PARKING TABULATION

REGULAR PARKING STALLS PROVIDED = 64
COMPACT PARKING STALL PROVIDED = 1
ACCESSIBLE PARKING PROVIDED = 3
TOTAL PARKING STALLS PROVIDED = 68

NOTE:
 THE PROPOSED REMODELED /RENOVATED EXISTING STRUCTURE WILL BE SPRINKLERED AS SHOWN UNDER BUILDING DATA.
 PROPOSED BUILDING SETBACK ON THE EAST OF PROPERTY (FACING MAIN ST.) IS 15 FEET, BUT DUE TO PARKING THE LANDSCAPE SETBACK VARIES BETWEEN 0'-0" - 25'-0"
NEW ELECTRIC AUTOMATIC GATE NOTES:
 THE NEW ELECTRIC AUTOMATIC GATE WILL BE EQUIPPED WITH TRANSPONDER SENSOR.
 THE GATE WILL REMAIN OPEN DURING PRAYER SERVICES OR ANY OTHER RELIGIOUS GATHERING. WHEN THE MOSQUE DOES NOT HAVE ANY EVENT /PRAYER SERVICE THE GATE WILL REMAIN CLOSED. THE AUTHORIZED PERSONAL WILL HAVE THE TRANSPONDER CARDS TO OPERATE THE ELECTRIC AUTOMATIC GATES.

OWNER: SAJJADIA ISLAMIC SOCIETY
PROJECT NAME: MOSQUE AT CORONA
 PROJECT ADDRESS: 2460 S MAIN STREET, CORONA CA 92882

REVISIONS:

DESCRIPTION	DATE

DATE ISSUED: 03-08-2024
 PROJECT NO: 2023-927
 SCALE: As indicated

SHEET NUMBER: **A002**
 SHEET TITLE:

PROPOSED REVISIED SITE PLAN

WASEEM RASHEED DESIGN
 waseemrasheed@hotmail.com Tel:951-283-5179

REQUIRED	PROVIDED	REMARKS
FRONT - NORTH OF PROPERTY	25'-0"	42'- 3.75"
SIDE - NORTH WEST OF PROPERTY	5'-0"	65'- 5"
SIDE - WEST OF PROPERTY	5'-0"	5'- 0"
SIDE - SOUTH OF PROPERTY	5'-0"	5'- 0"
BACK - EAST OF PROPERTY	15'-0"	0'- 0" - 25'-0"

BUILDING SET BACKS

REVISIED SITEPLAN - ACCESS SCALE 1/16" = 1'-0" 1

--- P.O.T
 [Pattern] SOFT LANDSCAPE AREA
 [Green Arrow] INFLOW TRAFFIC
 [Red Arrow] OUTFLOW TRAFFIC

SITEPLAN LE **EXHIBIT 3**

OWNER: **SAJJADIA ISLAMIC SOCIETY**
 PROJECT NAME: **MOSQUE AT CORONA**
 PROJECT ADDRESS: **2460 S MAIN STREET, CORONA CA 92882**

REVISIONS:

NO.	DESCRIPTION	DATE

DATE ISSUED: 03-08-2024

PROJECT NO: 2023-927

SCALE: As indicated

SHEET NUMBER: **A101**

SHEET TITLE:

PROPOSED REMODELED FLOOR PLAN

WASEEM RASHEED DESIGN

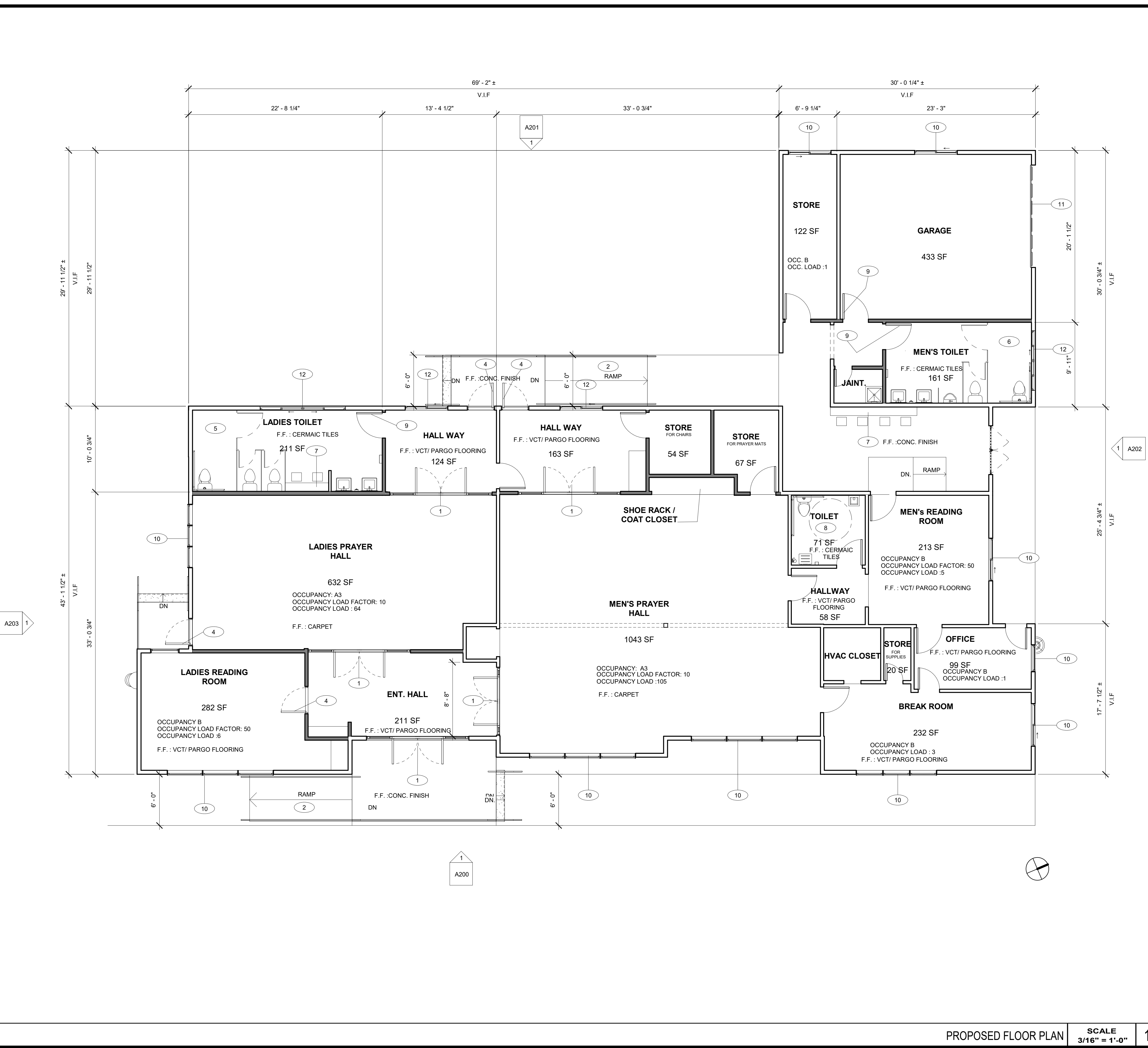
waseemrasheed@hotmail.com Tel:951-283-5179

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- 1 (N) 6FT. WIDE FRAMED GLASS DOOR W/ SIDE GLASS PANELS-ACCESSIBLE DOOR
- 2 (N) ACCESSIBLE RAMP WITH RAILING
- 3 (N) 6FT. WIDE FRAMED GLASS DOOR-ACCESSIBLE DOOR
- 4 (N) 3FT. WIDE FRAMED GLASS DOOR-ACCESSIBLE DOOR
- 5 (N) LADIES ACCESSIBLE TOILET
- 6 (N) MEN ACCESSIBLE TOILET
- 7 (N) ABLUTION AREA
- 8 (N) ACCESSIBLE TOILET
- 9 (N) 3FT. WIDE ACCESSIBLE DOOR
- 10 (E) WINDOW
- 11 (N) 2 CAR GARAGE DOOR
- 12 (N) WINDOW

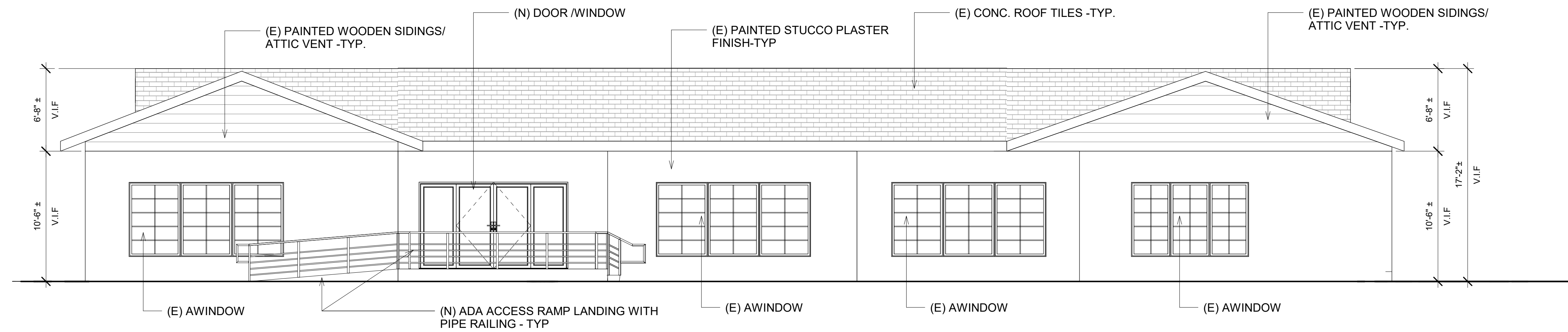
KEYNOTE LEGEND

- (E) 2X 3 1/2" EXTERIOR WALL TO REMAIN
- (E) 2X 5 1/2" EXTERIOR WALL TO REMAIN
- (N) 2X 5 1/2" INTERIOR WALL
- (N) 2X 4 1/2" INTERIOR WALL
- F.F. FLOOR FINISH

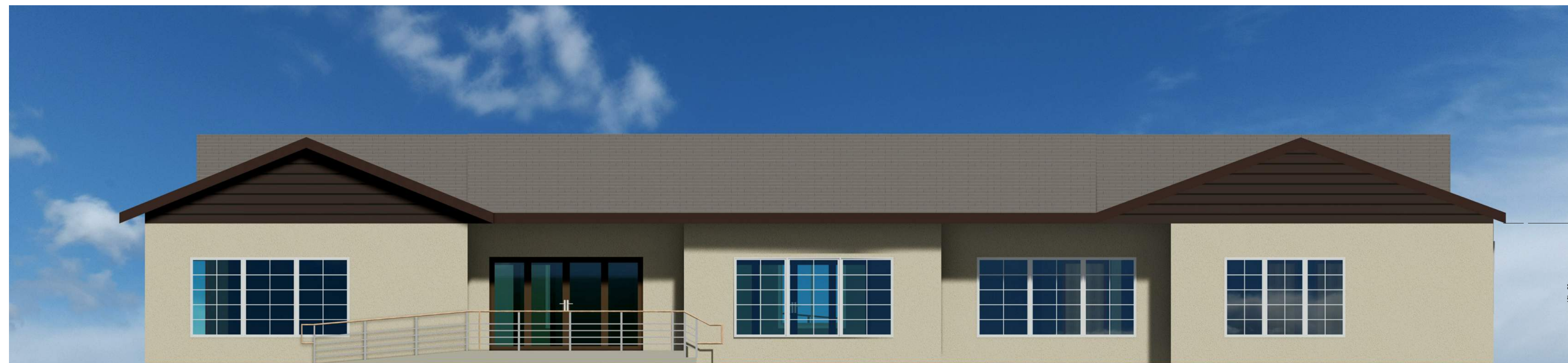


PROPOSED FLOOR PLAN SCALE 3/16" = 1'-0" 1

WALL LEGEND



① EAST ELEVATION
3/16" = 1'-0"



② RENDERED EAST ELEVATION
3/16" = 1'-0"

OWNER: **SAJJADIA ISLAMIC SOCIETY**
 PROJECT NAME: **MOSQUE AT CORONA**
 PROJECT ADDRESS: **2460 S MAIN STREET, CORONA CA 92882**

REVISIONS:

	DESCRIPTION	DATE
△		
△		
△		
△		
△		
△		

DATE ISSUED: 03-08-2024

PROJECT NO: 2023-927

SCALE: 3/16" = 1'-0"

A200

SHEET NUMBER:

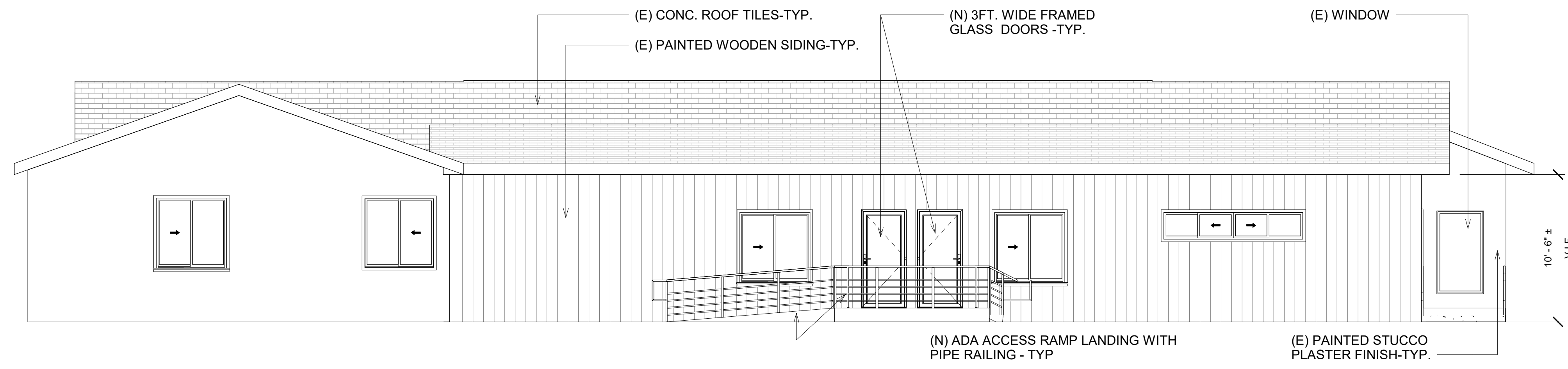
SHEET TITLE:

**RENOVATED
 EXTERIOR
 BUILDING EAST
 ELEVATION**

**WASEEM RASHEED
 DESIGN**

waseemrasheed@hotmail.com Tel:951-283-5179

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① WEST ELEVATION
3/16" = 1'-0"



② RENDERED WEST ELEVATION
3/16" = 1'-0"

OWNER: **SAJJADIA ISLAMIC SOCIETY**
 PROJECT NAME: **MOSQUE AT CORONA**
 PROJECT ADDRESS: **2460 S MAIN STREET, CORONA CA 92882**

REVISIONS:

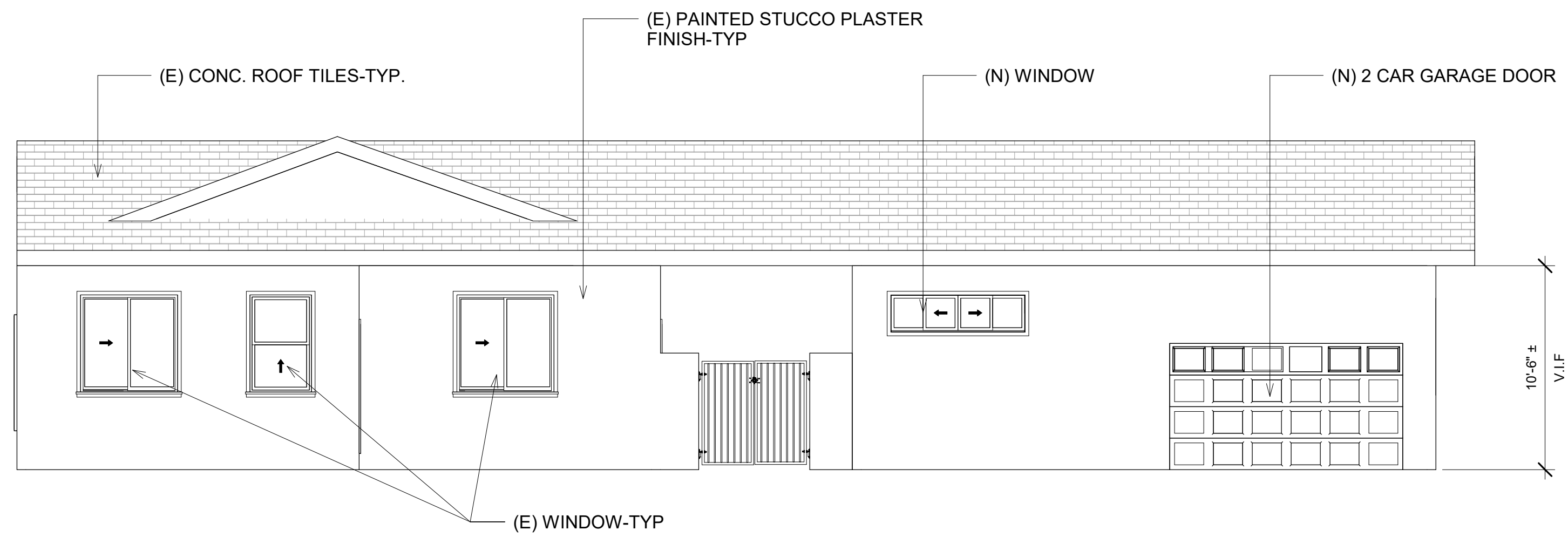
	DESCRIPTION	DATE
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DATE ISSUED: 03-08-2024
 PROJECT NO: 2023-927
 SCALE: 3/16" = 1'-0"

SHEET NUMBER: **A201**
 SHEET TITLE:
RENOVATED EXTERIOR BUILDING WEST ELEVATION

WASEEM RASHEED DESIGN
 waseemrasheed@hotmail.com Tel:951-283-5179

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① NORTH ELEVATION
3/16" = 1'-0"



② RENDERED NORTH ELEVATION
3/16" = 1'-0"

OWNER: **SAJJADIA ISLAMIC SOCIETY**
 PROJECT NAME: **MOSQUE AT CORONA**
 PROJECT ADDRESS: **2460 S MAIN STREET, CORONA CA 92882**

REVISIONS:

	DESCRIPTION	DATE
△		
△		
△		
△		
△		
△		
△		

DATE ISSUED: 03-08-2024

PROJECT NO: 2023-927

SCALE: 3/16" = 1'-0"

SHEET NUMBER: **A202**

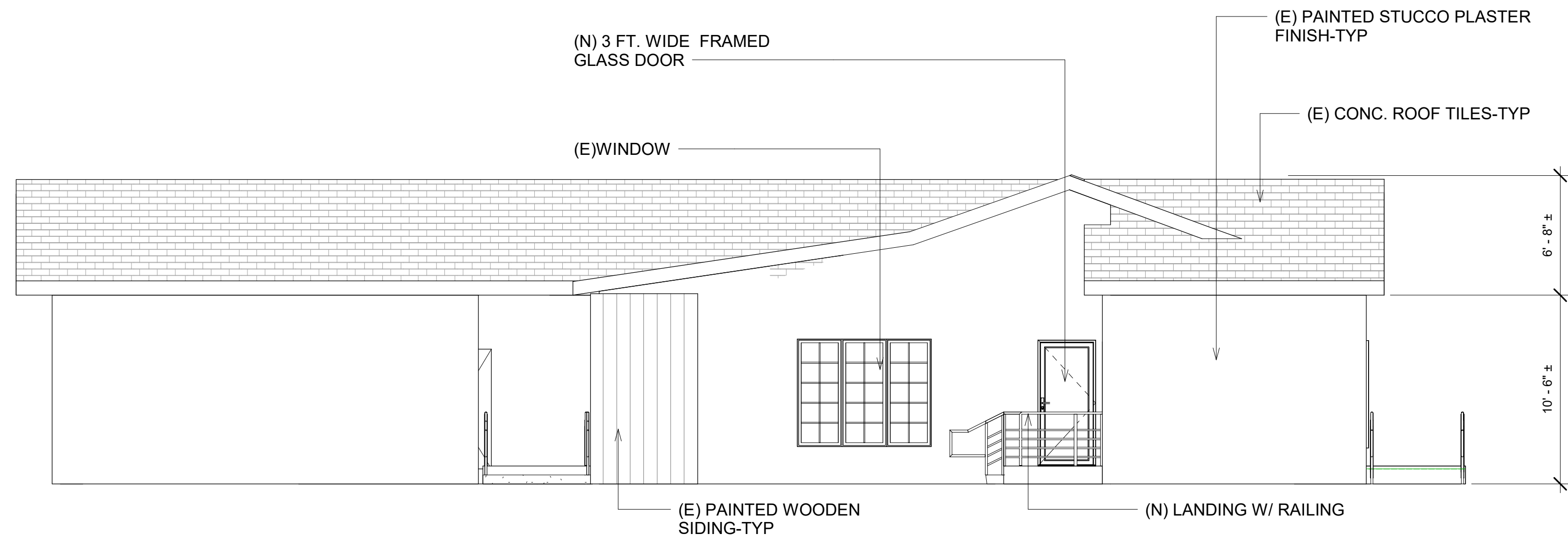
SHEET TITLE:

**RENOVATED
 EXTERIOR
 BUILDING NORTH
 ELEVATION**

**WASEEM RASHEED
 DESIGN**

waseemrasheed@hotmail.com Tel:951-283-5179

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① SOUTH ELEVATION
3/16" = 1'-0"



② RENDERED SOUTH ELEVATION
3/16" = 1'-0"

OWNER: **SAJJADIA ISLAMIC SOCIETY**
 PROJECT NAME: **MOSQUE AT CORONA**
 PROJECT ADDRESS: **2460 S MAIN STREET, CORONA CA 92882**

REVISIONS:

DESCRIPTION	DATE

DATE ISSUED: 03-08-2024

PROJECT NO: 2023-927

SCALE: 3/16" = 1'-0"

SHEET NUMBER: **A203**

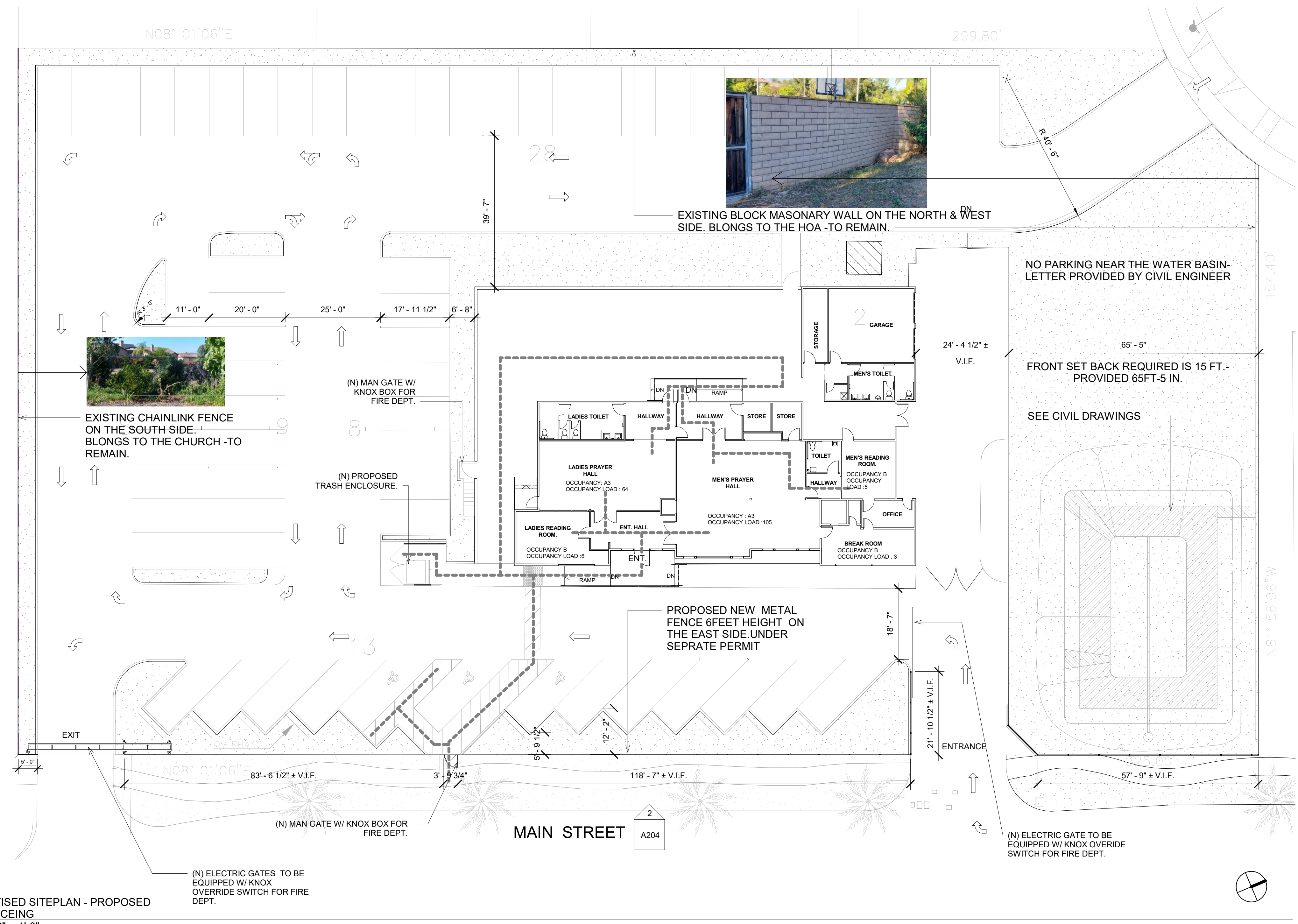
SHEET TITLE:

**RENOVATED
 EXTERIOR
 BUILDING SOUTH
 ELEVATION**

**WASEEM RASHEED
 DESIGN**

waseemrasheed@hotmail.com Tel:951-283-5179

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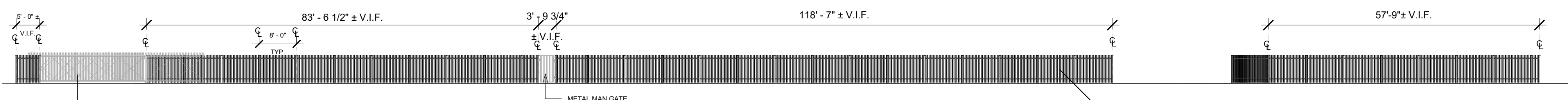


EXISTING CHAINLINK FENCE ON THE SOUTH SIDE. BELONGS TO THE CHURCH -TO REMAIN.

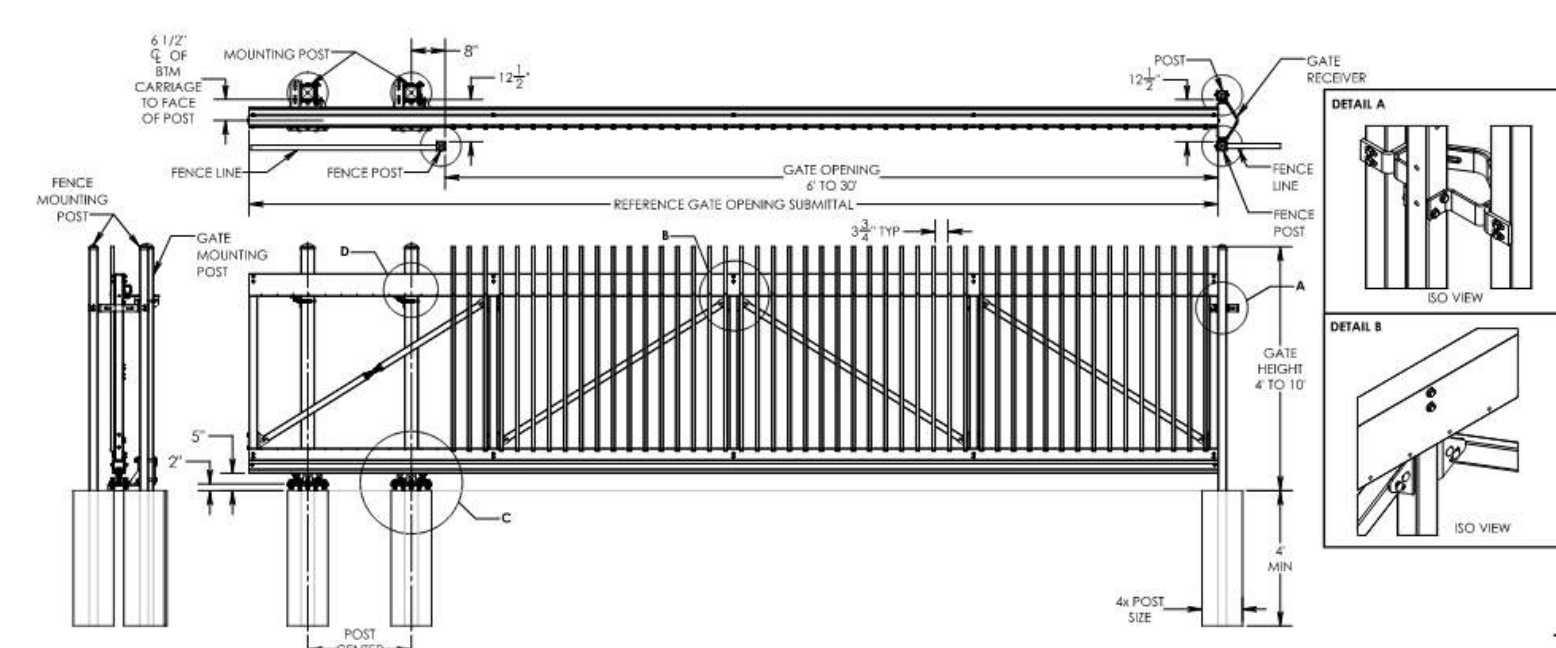


EXISTING BLOCK MASONRY WALL ON THE NORTH & WEST SIDE. BELONGS TO THE HOA -TO REMAIN.

REVISED SITEPLAN - PROPOSED FENCING
1/16" = 1'-0"



NEW METAL FENCE ELVATION
1/16" = 1'-0"



NOTE:
PROPOSED DESIGN OF METAL FENCE & METAL ELECTRIC GATE-DESIGN. TO BE UNDER SEPRATE PERMIT

EXHIBIT 4

CLASSIC™

Echelon II Classic style boasts traditional extended pickets with an arrow-shaped spear. These pointed pickets act as a visual warning to potential intruders.

- 4-rail panels in 8', 9' & 10' heights
- 3-rail panels in 4', 5', 6' & 7' heights
- 2-rail panels in 4', 5' & 6' heights

COLORS



BLACK



AMERISTARFENCE.COM | 888-333-3422

OWNER: **SAJJADIA ISLAMIC SOCIETY**
PROJECT NAME: **MOSQUE AT CORONA**
PROJECT ADDRESS: **2460 S MAIN STREET, CORONA CA 92882**

REVISIONS:

DESCRIPTION	DATE

DATE ISSUED: 03-08-2024

PROJECT NO: 2023-927

SCALE: 1/16" = 1'-0"

SHEET NUMBER: **A204**

SHEET TITLE:

BOUNDARY WALL / PROPOSED METAL FENCE & METAL ELECTRIC GATES

WASEEM RASHEED DESIGN

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SCALE: 1"=20'

PRELIMINARY GRADING PLAN

2460 S MAIN ST
CORONA, CA 92882

ABBREVIATIONS

AB AGGREGATE BASE
AC ASPHALTIC CONCRETE
APWA AMERICAN PUBLIC WORKS ASSOC.
BFP BACKFLOW PREVENTOR
BLRD BOLLARD
BW BACK OF WALK
CATV CABLE TELEVISION
CB CATCH BASIN
CD CURB DRAIN
CLF CHAIN LINK FENCE
CO CLEANOUT
DC DETERIORATED GRAVEL
DN DOWN
DWY DRIVEWAY
EX EXISTING
FG FINISHED GROUND / GRADE
FH FIRE HYDRANT
FL FLOW LINE
FS FINISH SURFACE
GB GRADE BREAK
HB HOSE BIB
HC HANDICAP
HGL HYDRAULIC GRADE LINE
INV INVERT ELEVATION
ICV IRRIGATION CONTROL VALVE

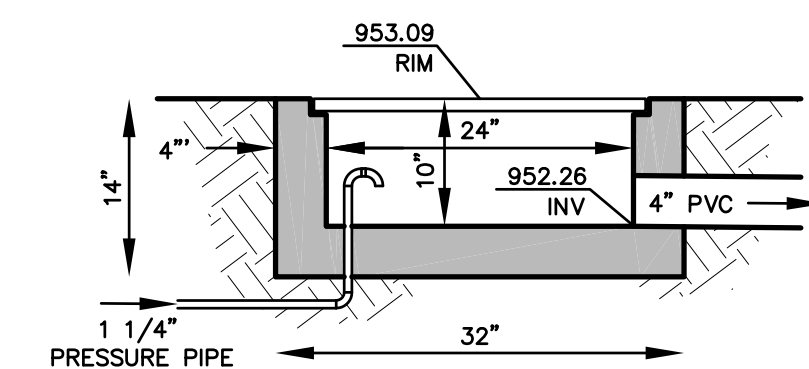
MH MAN HOLE
NAT NATURAL LANDSCAPE
NG NATURAL GROUND
PB PULL BOX
PCC PORTLAND CEMENT CONCRETE
PP POWER POLE
PVC POLYVINYL CHLORIDE
R RIDGELINE
R= RADIUS
RAD RADIAL
RRRT RAIL ROAD TIE
SSCO SANITARY SEWER CLEANOUT
SGN SIGN AND POST
SS SANITARY SEWER
T TANGENT LENGTH
TB TOP OF BERM
TC TOP OF CURB
TG TOP OF GRATE
TF TOP OF FOOTING
TSF TUBE STEEL FENCE
TW TOP OF WALL
TX TOP OF X
UTIL UTILITY
VENT VENTILATION
WF ROUGH IRON FENCE
WM WATER METER
WV WATER VALVE

LEGEND

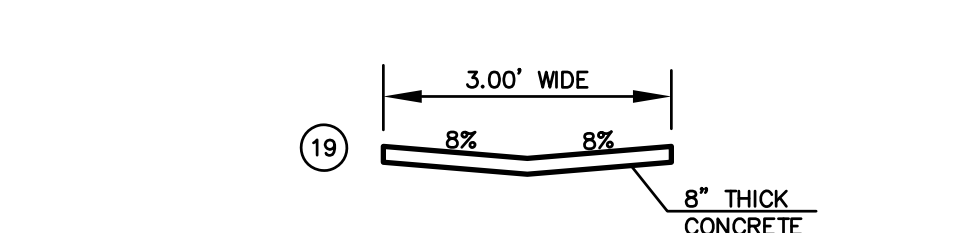
— BUILDING
- - - EXISTING BUILDING
- - - OVERHANG
- - - PROPERTY LINE (P)
- - - EASEMENT
- - - STREET CENTERLINE (C)
- - - DAYLIGHT LINE
- - - RIDGE LINE
- - - GRADE BRAKE
- - - RADIAL
- - - RAILROAD TIE
- - - SANITARY SEWER CLEANOUT
- - - SIGN AND POST
- - - SANITARY SEWER
- - - TANGENT LENGTH
- - - TOP OF BERM
- - - TOP OF CURB
- - - TOP OF GRATE
- - - TOP OF FOOTING
- - - TUBE STEEL FENCE
- - - TOP OF WALL
- - - TOP OF X
- - - UTILITY
- - - VENTILATION
- - - ROUGH IRON FENCE
- - - WATER METER
- - - WATER VALVE

PRELIMINARY NOTES:

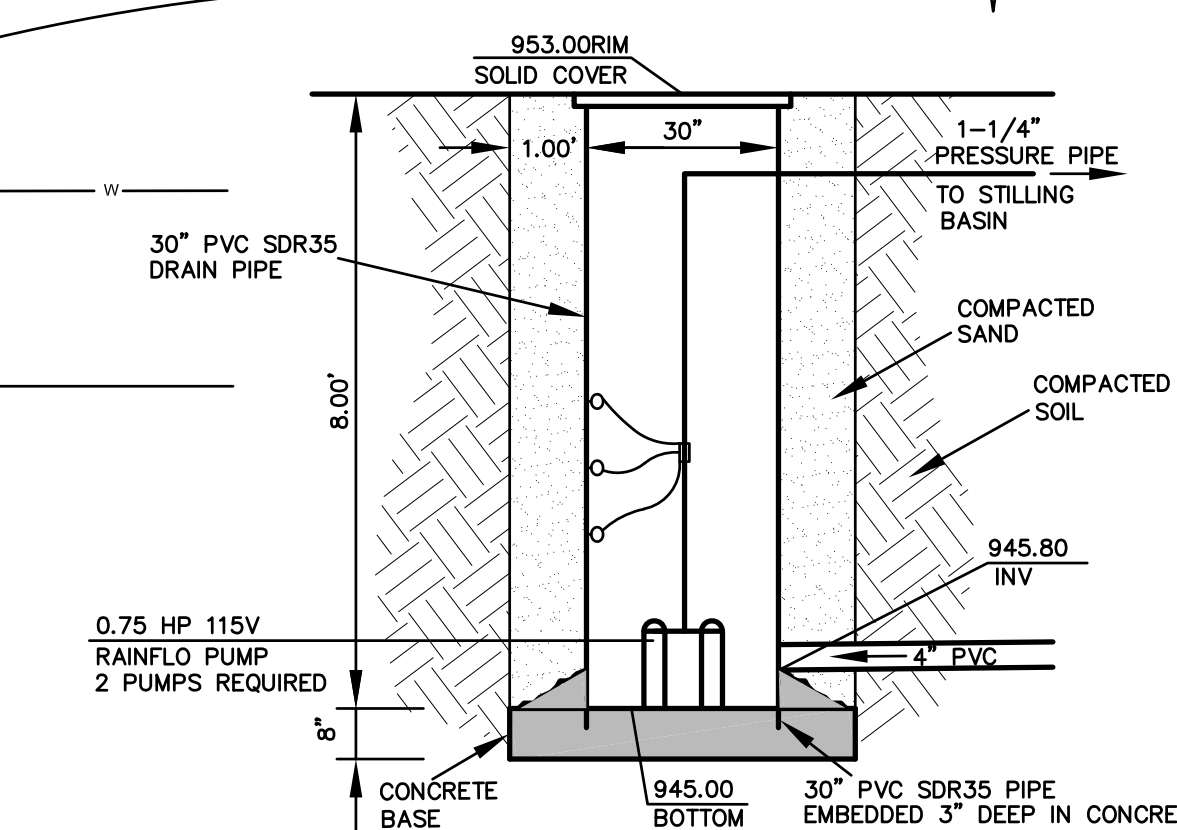
- (P) PROTECT IN PLACE. SEE PLAN FOR ITEM DESCRIPTION.
- (1) PROPOSED 5" THICK AC PAVEMENT ON TOP OF 6" THICK 95% COMPACTED CLASS 2 ROAD BASE.
- (2) PROPOSED 6" CONCRETE CURB PER STANDARD PLAN 137.
- (3) PROPOSED 6" CONCRETE CURB AND GUTTER PER STANDARD PLAN 135.
- (4) PROPOSED 6" THICK PCC CONCRETE DRIVEWAY ON 5" THICK CLASS 2 ROAD BASE.
- (5) PROPOSED 4" THICK CONCRETE WALKWAY.
- (6) PROPOSED 42" HIGH RAILING.
- (7) PROPOSED 6" SQUARE NDS STORM DRAIN INLET.
- (8) PROPOSED 18"x18" CONCRETE CATCH BASIN WITH TRAFFIC GRATE.
- (9) PROPOSED 12" WIDE TRENCH DRAIN WITH TRAFFIC RATED GRATE.
- (10) RELOCATE MAIL BOX.
- (11) PROPOSED 10" PVC, SDR35 DRAIN PIPE.
- (12) PROPOSED 8" PVC, SDR35 DRAIN PIPE.
- (13) PROPOSED 6" PVC, SDR35 DRAIN PIPE.
- (14) PROPOSED 4" PVC, SDR35 DRAIN PIPE.
- (15) PROPOSED TRUNCATED DOMES 36" DEEP X 48" WIDE.
- (16) PROPOSED SUMP PUMP PER DETAIL "A" ON THIS SHEET.
- (17) PROPOSED DISTILLING BASIN PER DETAIL "B" ON THIS SHEET.
- (18) PROPOSED 4" PVC SDR 35 PERFORATED PIPE IN FABRIC SLEEVE @ 2% SLOPE. HOLES TO BE 1/2" DIA 3 EACH ON PERIMETER, 10" APART LONG WAY.
- (19) PROPOSED LONGITUDINAL GUTTER PER DETAIL "C" ON THIS SHEET.
- (20) PROPOSED CONCRETE "V" DITCH PER DETAIL "D" ON THIS SHEET.
- (21) PROPOSED CONCRETE DRIVEWAY TYPE I PER CITY OF CORONA STANDARD PLAN 130.
- (22) PROPOSED 48" WIDE METAL MAN GATE ACCESS
- (23) DECORATIVE WELL STRUCTURE TO BE REMOVED
- (24) PROPOSED GARBAGE ENCLOSURE.
- (25) PROPOSED METAL GATE.



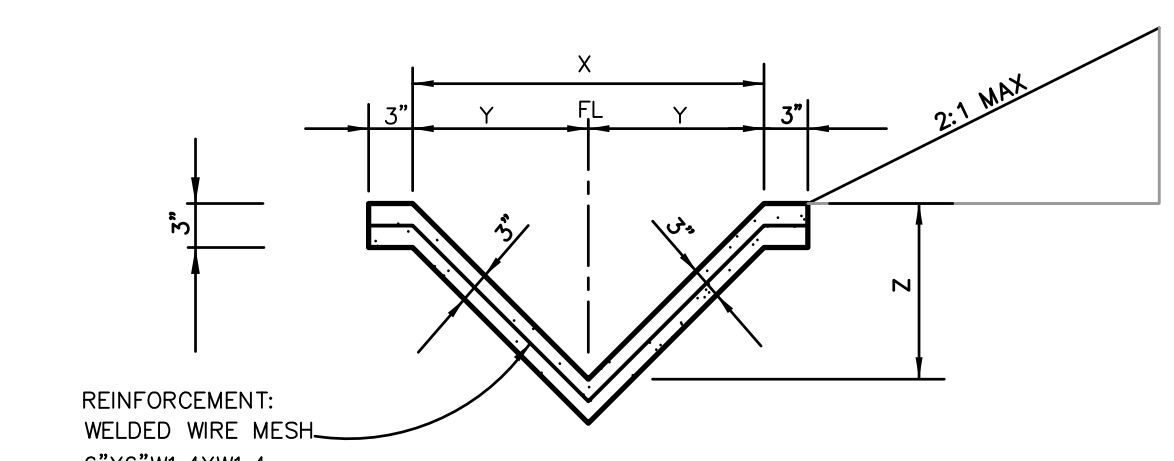
B STILLING BASIN
N/S



C LONGITUDINAL GUTTER
N/S



A SUMP PUMP
N/A



V-DITCH		
X	Y	Z
18"	9"	15"

D V-DITCH CHANNEL
N/S

G & G ENGINEERING, INC.
1251 N. MANASSERO ST., STE. 402
ANAHEIM, CA 92807
PHONE: (714) 970-7220
FAX: (714) 970-7244
EMAIL: INFO@MYGNG.COM

REGISTERED PROFESSIONAL ENGINEER
ANDREW GRECHUTA
No. C52312
CIVIL
STATE OF CALIFORNIA

CIVIL ENGINEERING
LAND PLANNING
LAND SURVEYING

APPROVED BY: *Andrew Grechuta* 10-23-24
DATE: 10-23-24
R.C.E. NO C52312 EXP. DATE: 12-31-24

CITY OF CORONA
400 SOUTH VICENTIA AVENUE
CORONA, CALIFORNIA 92882

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

PLANS PREPARED UNDER SUPERVISION OF
ANDREW GRECHUTA
DATE: 02-09-24 R.C.E. NO C52312

REFERENCE PLANS FOR THESE IMPROVEMENTS

DATE BY REVISIONS APP'D

BENCH MARK

ENGINEERING _____
PLANNING _____
FIRE _____

APPROVED BY: _____ DATE: _____
NELSON D. NELSON
CITY ENGINEER
R.C.E. No. 54435 EXP. 12/31/13

CITY OF CORONA
PRELIMINARY GRADING

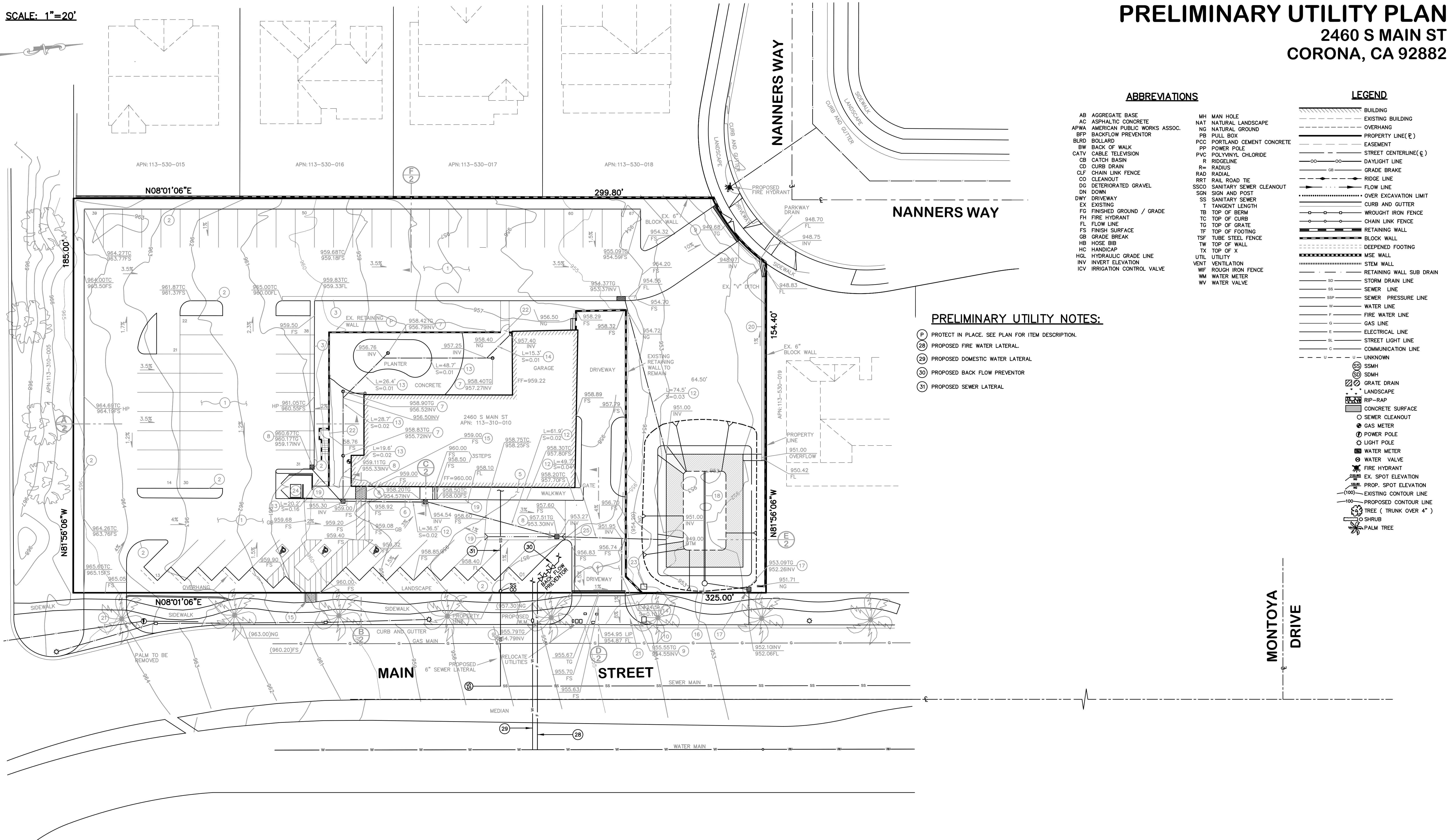
DRAWING No. **1** OF **3**

EXHIBIT 5

SCALE: 1"=20'

PRELIMINARY UTILITY PLAN

2460 S MAIN ST
CORONA, CA 92882



ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALTIC CONCRETE
- APWA AMERICAN PUBLIC WORKS ASSOC.
- BFP BACKFLOW PREVENTOR
- BLRD BOLLARD
- BW BACK OF WALK
- CATV CABLE TELEVISION
- CB CATCH BASIN
- CD CURB DRAIN
- CLF CHAIN LINK FENCE
- CO CLEANOUT
- DC DETERIORATED GRAVEL
- DN DOWN
- DWY DRIVEWAY
- EX EXISTING
- FG FINISHED GROUND / GRADE
- FH FIRE HYDRANT
- FL FLOW LINE
- FS FINISH SURFACE
- GB GRADE BREAK
- HB HOSE BIB
- HC HANDICAP
- HGL HYDRAULIC GRADE LINE
- INV INVERT ELEVATION
- ICV IRRIGATION CONTROL VALVE
- MH MAN HOLE
- NAT NATURAL LANDSCAPE
- NG NATURAL GROUND
- PB PULL BOX
- PCC PORTLAND CEMENT CONCRETE
- PP POWER POLE
- PVC POLYVINYL CHLORIDE
- R RIDGELINE
- R RADIUS
- RAD RADIAL
- RRT RAIL ROAD TIE
- SSCO SANITARY SEWER CLEANOUT
- SGN SIGN AND POST
- SS SANITARY SEWER
- T TANGENT LENGTH
- TB TOP OF BERM
- TC TOP OF CURB
- TG TOP OF GRATE
- TF TOP OF FOOTING
- GB GRADE BREAK
- HOSE BIB
- HANDICAP
- HYDRAULIC GRADE LINE
- INVERT ELEVATION
- IRRIGATION CONTROL VALVE

LEGEND

- BUILDING
- - - EXISTING BUILDING
- - - OVERHANG
- - - PROPERTY LINE (E)
- - - EASEMENT
- - - STREET CENTERLINE (C)
- - - DAYLIGHT LINE
- - - GRADE BRAKE
- - - RIDGE LINE
- - - FLOW LINE
- - - OVER EXCAVATION LIMIT
- - - CURB AND GUTTER
- - - WROUGHT IRON FENCE
- - - CHAIN LINK FENCE
- - - RETAINING WALL
- - - BLOCK WALL
- - - DEEPENED FOOTING
- - - MSE WALL
- - - STEM WALL
- - - RETAINING WALL SUB DRAIN
- - - STORM DRAIN LINE
- - - SEWER LINE
- - - SEWER PRESSURE LINE
- - - WATER LINE
- - - FIRE WATER LINE
- - - GAS LINE
- - - ELECTRICAL LINE
- - - STREET LIGHT LINE
- - - COMMUNICATION LINE
- - - UNKNOWN
- SS SSMH
- SDM DMH
- GD GRATE DRAIN
- LANDSCAPE
- GRIP-RAP
- CONCRETE SURFACE
- SEWER CLEANOUT
- GAS METER
- POWER POLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- EX. SPOT ELEVATION
- PROP. SPOT ELEVATION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- TREE (TRUNK OVER 4")
- SHRUB
- PALM TREE

PRELIMINARY UTILITY NOTES:

- (P) PROTECT IN PLACE. SEE PLAN FOR ITEM DESCRIPTION.
- (28) PROPOSED FIRE WATER LATERAL.
- (29) PROPOSED DOMESTIC WATER LATERAL.
- (30) PROPOSED BACK FLOW PREVENTOR
- (31) PROPOSED SEWER LATERAL

G & G ENGINEERING, INC.
 1251 N. MANASSERO ST., STE. 402
 ANAHEIM, CA 92807
 PHONE: (714) 970-7220
 FAX: (714) 970-7244
 EMAIL: INFO@MYGNG.COM

REGISTERED PROFESSIONAL ENGINEER
 ANDREW GRECHUTA
 No. C52312
 CIVIL
 STATE OF CALIFORNIA

APPROVED BY: *Andrew Grechuta* 10-23-24
 ANDREW GRECHUTA DATE
 R.C.E. NO C52312 EXP. DATE: 12-31-24

CITY OF CORONA 400 SOUTH VICENTIA AVENUE CORONA, CALIFORNIA 92882	DESIGNED BY	DRAWN BY	CHECKED BY	BENCH MARK	ENGINEERING	APPROVED BY:	CITY OF CORONA PRELIMINARY UTILITY PLAN	DRAWING No.
	PLANS PREPARED UNDER SUPERVISION OF ANDREW GRECHUTA DATE: 02-09-24 R.C.E. NO C52312	REFERENCE PLANS FOR THESE IMPROVEMENTS	DATE	BY	REVISIONS	APP'D		SCALE



Project Conditions

City of Corona

Project Number: CUP2023-0015

Description:

Applied: **5/15/2023**

Approved: **3/10/2025**

Site Address: **2460 S MAIN ST CORONA, CA 92882**

Closed:

Expired:

Status: **APPROVED**

Applicant: **Ali Raza**

8685 Orchard Park Dr Riverside Ca, 92508

Parent Project:

Details: **CUP2023-0015: Conditional Use Permit to allow for the establishment of a religious facility (mosque) within an existing, 4,330 square-foot residential dwelling, to be remodeled to accommodate the new use, on one lot located on the west side of South Main Street and south of Nanners Way at 2460 South Main Street. (Applicant: Ali Raza Rizvi, 8685 Orchard Park Drive, Riverside, CA 92508)**

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Anthony Hurley
<ol style="list-style-type: none"> 1. A complete building code analysis for the project will be required due to the change of occupancy. 2. Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements. 3. Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays. 4. Roofing material shall be Class A. 5. Provide occupancy separation(s) in the building(s) in accordance with CBC Chapter 5. 6. Project plans can be submitted electronically online. If hard copy plans are submitted for plan review, the applicant shall submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Floor Plan * Ceiling and roof framing plan * Electrical Plans (electrical service shall be underground per Corona Municipal Code Section 15.06), including size of main switch, number and size of service entrance conductors, circuit schedule and demand load. * Plumbing and sewer plan, isometric, including underground diagram, water piping diagram, sewer or septic tank location, fixture units, gas piping and vents, heating and air conditioning diagram. * Landscape and Irrigation plans; Submit four (4) complete sets detached from building plans. Landscape Maintenance District plans shall be submitted directly to the Planning and Development Department, Development Services Division. Landscape plans shall be approved prior to the issuance of any Building Permits. If hard copy plans are submitted for plan review, the applicant shall submit two (2) sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check. 7. Upon tenant improvement plan check submittal there may be additional Building Department requirements. 8. Separate permits are required for all fences, walls, signs, and PV systems. 9. Comply with the Corona Burglary Ordinance contained in CMC chapter 15.52. Copies are available at the Building Division counter or online at www.CoronaCA.gov/Building. 10. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits. 11. Buildings shall not be occupied prior to posting of Certificate of Occupancy issued by the Building Division. 12. An approved Construction Waste Management Plan and Recycling Worksheets shall be kept on site and maintained by the applicant, and made available for inspection by City representatives at all times in accordance with the California Green Building Standards Code. Documentation which demonstrates compliance with the minimum recycling of waste materials required by CAL Green shall be provided to the building inspector prior to issuance of Certificate of Occupancy or Final Approval. 	



Project Conditions

City of Corona

BUILDING	Anthony Hurley
<ol style="list-style-type: none"> 13. Trash and recycling enclosures shall be accessible per CBC chapter 11B and meet the standards of the City's waste hauler (Waste Management). Provide enlarged plans and details for construction of trash/recycling enclosures. 14. All fees, including but not limited to, occupancy fees, property development tax, and school fees must be paid in full prior to issuance of building permits. Any development impact fees that apply to the project must be paid in full prior to NIC or CofO issuance. 15. Trash enclosure shall be located on a code-compliant accessible path of travel for employees. 16. Provide minimum sized solar PV and battery energy storage system per the California Energy Code. A separate permit is required 17. Utilities shall meet the utility authority's service requirements. Applicant shall coordinate the utility locations and design with the respective utility provider. 18. The on-site electrical service feeding the building shall be underground per CMC chapter 15.60. 19. Project shall be designed to conform to the applicable edition of the California Building Standards Code including local amendments, and the Corona Municipal Code. 20. A pre-construction meeting is required with the building inspector assigned to the project. You may schedule a pre-con meeting by calling 951-736-2250 or emailing Building.Inspection@CoronaCA.gov. 21. All deferred features and related permits shall be approved, and the building not be occupied, prior to issuance of CofO. Utilities will not be released until a CofO, TCO, or Temporary Utility Bond has been issued. 22. Project site shall be kept clean, secure, safe, and BMPs installed and maintained, and follow all city, state, and county requirements and due standard of care. 23. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable: <ol style="list-style-type: none"> A. California Building Code B. California Residential Code C. California Electrical Code D. California Mechanical Code E. California Plumbing Code F. California Energy Code G. California Fire Code H. California Green Building Standards Code 24. Project entitlement approvals shall be obtained prior to plan approval and issuance of Building permits. Final Conditions of Approval shall be made part of set of plans [Conditions of approval shall be pasted on plans] 25. Project plans shall show a parking summary to include the following: <ol style="list-style-type: none"> a) Number of parking spaces required/provided. b) Handicap parking spaces required/provided. (CBC 11A or 11B) c) Number of van accessible parking spaces required/provided. d) Number of EV and EVCS parking spaces required/provided. (CGBSC, sect. 5.106.5.3) e) Bicycle parking facilities required/provided. (CGBSC, sect. 5.106.4) 	
FIRE	Xente Baker
<ol style="list-style-type: none"> 1. Show two (2) all weather surface access ways to be approved by the Fire Marshal and construct the access way(s) to accommodate 70,000 lbs. gross vehicle weight during all phases of construction. 2. Meet with Corona Fire Department to determine locations of red curbing and signage by fire hydrants, fire department connections, and designated fire lanes on site. 3. A minimum fire flow of 3000 gallons per minute at 20 psi shall be provided for commercial structures. 4. Provide a code analysis that justifies the change of occupancy, provide at a minimum but not limited to, construction type, allowable area and height, occupancy classification, occupant load etc. 	



Project Conditions

City of Corona

FIRE	Xente Baker
	<ol style="list-style-type: none"> 5. A specific address, assigned by the City of Corona, Public Works Department, shall be provided for each building as specified by the fire department address standard which can be obtained at coronaca.gov/fire. Addresses must be illuminated during all hours of darkness. 6. Required fire code permits will be applied for and processed prior to final inspection and/or certificate of occupancy, Fire code permit application and all other guidelines are available at coronaca.gov. 7. Make application for and obtain Occupancy Classification change from the Building Division.
PLANNING	
	<ol style="list-style-type: none"> 1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate. 2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition. 3. Any change in the hours of operation by the religious facility shall be disclosed in writing to the Planning and Development Department and is subject to the review and approval by the Planning and Development Director. 4. All signage shall be constructed in accordance with the signage standards established by the Corona Municipal Code (CMC) Chapter 17.74. 5. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, or compliance with all conditions on the granting of this conditional use permit within two (2) years after the effective date thereof, and if they are not utilized, or construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed. 6. The project shall comply with all applicable requirements of the CMC and ordinances, if any, including the payment of all required fees. 7. Separate landscape plans shall be submitted at the time of building plan check and shall be approved prior to the issuance of a building permit. At time of plan check submittal, the applicant shall submit a landscape deposit in the amount of \$5,000 directly to the Planning Division to cover third-party landscape plan check and inspection fees. Any amount left remaining from the deposit will be returned to the developer upon project completion. 8. Prior to issuance of a Certificate of Occupancy, the project's on-site landscaping and irrigation shall be installed according to the project's approved landscape plans 9. The trash enclosure shall be consistent with CMC Chapter 17.78. The trash enclosure shall be constructed of decorative block with solid metal gates and covered with a solid or lattice cover painted to match the religious facility's color scheme. All gaps between the block enclosure and cover shall be secured with a durable metal mesh material or similar. 10. The conditional use permit (CUP) is only associated with the approval of a religious facility. Any future building, expansion, or intensification will require the applicant to submit a CUP modification application to the Planning Division for review.



Project Conditions

City of Corona

PLANNING	
	<ol style="list-style-type: none"> 11. The applicant shall provide parking lot half-diamond shaped landscape planters along the west parking row at a ratio of one per every six parking spaces. The planters shall be a minimum of five (5) feet in width including six-inch curbs (4 feet of plantable area) and shall contain a shade tree. 12. The applicant shall submit a separate fence and wall plan for all perimeter fences and walls for plan check and permits. 13. The applicant's landscape plan shall include a dense-type shrub along the exterior side of the easterly parking area for headlight buffering. The shrubs shall be a minimum of 3 feet in height at the time of installation. 14. A 6 P.C.C. curb is required around all planter areas. 15. The use of live turf is prohibited except in areas dedicated for recreational or functional needs such as bioretention basins. In lieu of live turf, the project may install groundcover, shrubs, trees, or other landscape materials as allowed by CMC Chapter 17.70. 16. The drive aisle extending west from the northerly driveway on Main Street shall be designed as a through-access connecting to the back drive aisle to allow for left turns to prevent possible vehicular stacking on Main Street from this driveway. [ADDED BY THE PLANNING AND HOUSING COMMISSION ON MARCH 10, 2025] 17. At no time shall there be any outdoor audible speakers or amplifying device. [ADDED BY THE PLANNING AND HOUSING COMMISSION ON MARCH 10, 2025] 18. Applicant shall notify congregants that parking and access on any residential street including Nanners Way is prohibited. [ADDED BY THE PLANNING AND HOUSING COMMISSION ON MARCH 10, 2025]
PUBLIC WORKS	
	<ol style="list-style-type: none"> 1. The Public Works, Planning and Development, and Utilities Department comments for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the comments shall be referred to the Planning and Development Department, Development Services Division. 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 issuance of grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed project 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 site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said site plan to be resubmitted for further consideration. 6. 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. 7. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances. 8. 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 Development Services Division. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.



Project Conditions

City of Corona

PUBLIC WORKS

9. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
 - a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.
 - b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.
 - c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the City Engineer 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.
10. Prior to issuance of a building permit, the developer shall finish the construction or post security guaranteeing the construction of all public improvements, as applicable. Said improvements shall include, but are not limited to, the following:
 - a) All street facilities.
 - b) All drainage facilities.
 - c) All required grading, including erosion control.
 - d) All required sewer, water and reclaimed water facilities.
 - e) All required landscaping.
 - f) All under grounding of overhead utilities, except for cables greater than 32k volts.
11. 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 City Engineer.
12. 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 Planning and Development Department, Development Services Division. 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.
13. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Planning and Development Department, Development Services Division.
14. 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 WQMP # shall be displayed on the title sheet of the grading plans.
15. 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). The SWPPP shall be available at the project site for review.
16. 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.
17. 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.
18. 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 City Engineer.
19. Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary WQMP, shall be submitted to the Planning and Development Department, Development Services Division for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.
20. 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.



Project Conditions

City of Corona

PUBLIC WORKS

21. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
22. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.
23. 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 City Engineer.
24. Prior to approval of any 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-site.
25. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall address the following: The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. The lot shall drain towards an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.
26. 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 City Engineer.
27. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
 - a) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans.
 - b) Under grounding of existing and proposed utility lines.
 - c) All other public improvements shall conform to City of Corona standards.
28. 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 City Engineer. 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.
29. 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 Planning and Development Department, Development Services Division.
30. Prior to acceptance of improvements, the City Engineer 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.
31. Prior to 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.
32. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Utility Department standards and Riverside County Department of Health Services Standards unless otherwise approved by the City Engineer and Utility Department Directors.
33. Prior to issuance of any building permits, a domestic water and fire flow system shall be approved by the Planning and Development Department and constructed by the developer, to the satisfaction of the City Engineer and Fire Chief.
34. 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.
35. 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.



Project Conditions

City of Corona

PUBLIC WORKS	
<p>36. The applicant shall dedicate easements for all public water and sewer facilities needed to serve the project in accordance the Utilities Department 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 Utilities Department Director. Structures and trees shall not be constructed or installed within a public utility easement.</p> <p>37. Prior to building permit issuance, the applicant shall construct or guarantee the construction of a private fire system with double detector check assemblies at all public fire services to the satisfaction of the Utilities Department and Fire Chief.</p> <p>38. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.</p> <p>39. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.</p> <p>40. Static pressures exceeding 80 psi require an individual pressure regulator.</p> <p>41. Reclaimed water shall be used for any construction activity, unless otherwise approved by the Utilities Director 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>42. Prior to issuance of a grading permit, the well on the property will be removed. Removal shall be subject to any requirements imposed by the Utilities Department and Riverside County Department of Environmental Health.</p> <p>43. Prior to the approval of the public improvement plans, the access on Nanners Way will be gated and used as an emergency entrance only.</p>	



8685 Orchard Park Drive, Riverside, CA92508
Sajjadia786110@gmail.com
<https://sajjadiaislamicsociety.org/>

02/24/2025

Planning Department

City of Corona

***Re: Application for Conditional Use Permit for
Sajjadia Islamic Society Property located at
2460 South Main Street, Corona CA 92882***

Dear Sir/Madam,

Following is the Scope of Work for the Conditional Use Permit for Sajjadia Islamic Society property located at 2460 South Main Street, Corona.

a. Proposed Land Use and Surrounding Uses

The property located at 2460 S Main Street, Corona CA, will be used as a Prayer Hall and Learning Center. Prayer Services will be held inside the existing building while the open area around the building will be mainly utilized for parking purposes. Expected usage of the property will be on Thursday Evenings, Friday afternoon, and Sunday Mornings with an average occupancy of between 50 to 75 individuals. About 75% will be from the age 18 to 75 and above age group, 20% from the 12 to 17 age group, and the remaining 5% under the age of 5 years. The proposed use of the remodeled building will be used as a mosque for prayer services and a learning center. We are proposing two prayer halls: the men's prayer hall will be approximately 1043 sq. ft. with an occupancy load of 105 persons, whereas the ladies' prayer hall will be approximately 632 sq. ft. with an occupancy load of 64 persons. These halls will be used for prayers and religious learning purposes. Attached to the prayer halls, reading rooms are proposed, one for men and one for ladies, for reading religious scriptures/books.

During special event / holiday (10 days) if the facility is expecting a large attendees, volunteers will be stationed in parking lot to direct traffic

EXHIBIT 7

b. Site design

The Site design includes existing building structure covered area estimated at 4330 sq. ft. with a lot size of 59,677 Sq. Ft. Currently, there are no plans for making any structural modifications to the existing building/structure located on the property. We will be remodeling the interior to convert the house into a mosque.

Architecture and Materials

The current structure is mainly stucco over a wooden frame, and in some places on the south and west walls, wooden siding finish is present. The existing roof has a concrete roof tile with no modifications planned at this time.

c. Parking and Access

The entrance of the property will be on the east side facing Main street towards North (existing entrance) and the Exit of the property will be on the east side facing Main street towards South (existing exit). The gate on the North of the property facing Nanners Way will only be used by the Fire Dept. The entrance and exit are marked on the Site Drawings. Parking will be located in the open space located to the East, South & West of the building. Accessible parking proposed on the East side facing Main street. Refer to site drawings to review our Parking construction plan.

The proposed use requires 67 parking spaces, this project is providing 64 regular (this is inclusive of 2 parking stalls in the garage), 1 compact parking spaces & 3 accessible parking spaces. So the total parking stalls provided will be 68 parking spaces

d. Operations

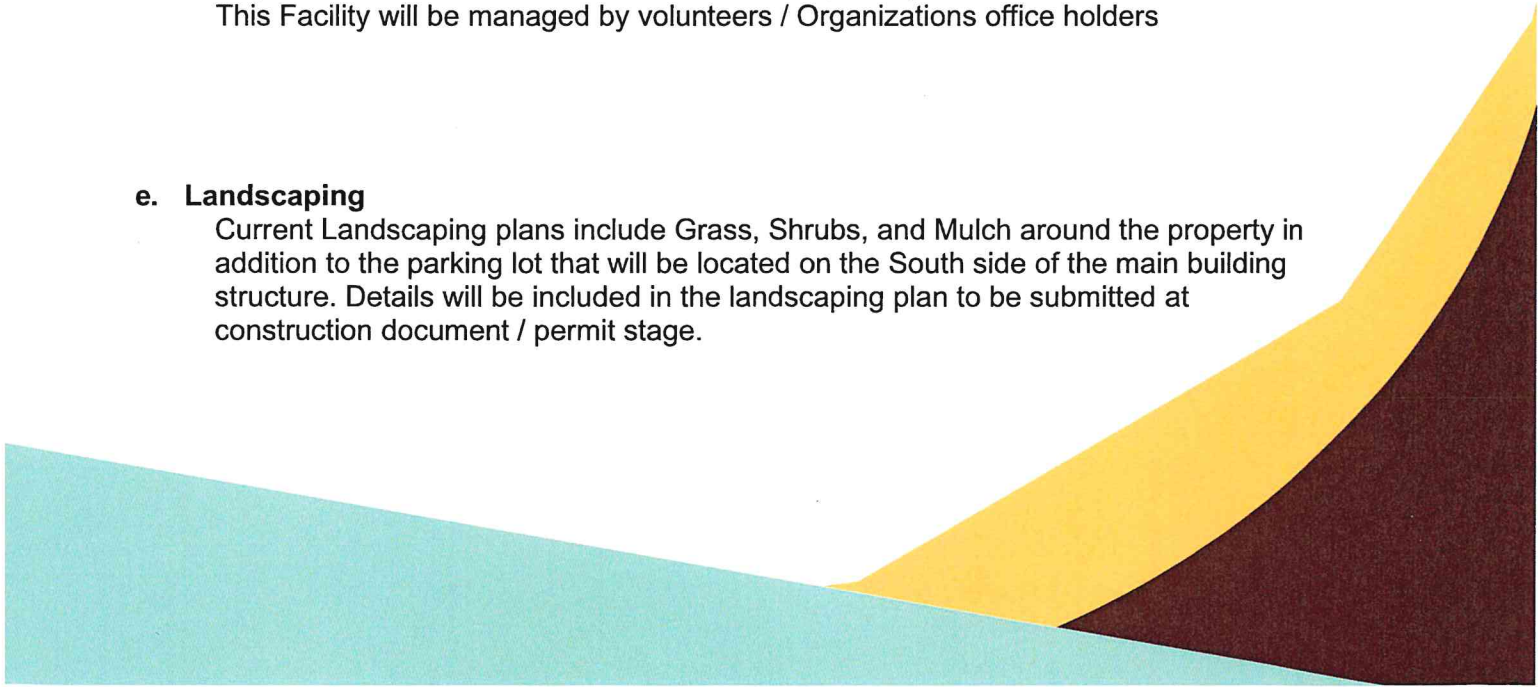
This mosque will conduct 5 times daily prayers, with nominal attendances. On Friday afternoon, and Sunday Mornings an average occupancy is expected between 50 to 75 individuals.

During special event / holiday and 10 days of Muharram this facility is expecting a large attendees, volunteers will be stationed in parking lot to direct traffic.

This Facility will be managed by volunteers / Organizations office holders

e. Landscaping

Current Landscaping plans include Grass, Shrubs, and Mulch around the property in addition to the parking lot that will be located on the South side of the main building structure. Details will be included in the landscaping plan to be submitted at construction document / permit stage.



Feel free to call me any time if you have any questions at the number listed below.

Warm regards,

A handwritten signature in black ink, appearing to read 'Ali Raza Rizvi', written in a cursive style.

Ali Raza Rizvi

President, Sajjadia Islamic Society

Sajjadia786110@gmail.com/ (949) 293-2661

From: Rebecca Lowe <backyto@yahoo.com>
Sent: Monday, March 3, 2025 10:14 AM
To: Brendan Dalde <Brendan.Dalde@coronaca.gov>
Subject: Mosque Main Street, Corona

Hello, Mr. Dalde

Every day, myself and several seniors and other community walkers, use main street to access the Walgreens Chase bank, etc. My group specifically do not drive.

On this morning's walk, I noticed the huge sign from the city of Corona, announcing a meeting on March 10 regarding the possible placement of a mosque on Main Street. I know you know where I'm talking about.

I know you are familiar, there is already a mosque at 465 Santana, which is maybe at the most, two blocks, away from where this new site wants to be built.

Never mind the community members walking, but this Mosque, would be across from the Lee Pollard School, where there are kids going up and down that sidewalk, also every day. A lot of them use scooters, but we have to share that sidewalk with them too. If we happen to be out during the time they're going to school or being discharged from school.

How are you going to secure or how are you going to provide safety, to the walkers that use that sidewalk, when you've got people pulling in and out of a parking lot, associated with that mosque?

I wonder if you've notified the neighbors in the two-story homes, directly behind that property?

If it wasn't for my walk, I wouldn't have known about it and neither with my neighbors. They know now.

We will not be attending the meeting.

Have you posted this information on the city's website?

A couple of years ago that same site was being excavated or at least cleaned up around the ranch style building that has remained there. That building was repainted. Someone from the city sent us or came to our building and passed out information sheets about that particular piece of property. We will find it in our files. It never mentioned anything about building a mosque there in the future.

You would be wise not to ignore the seniors in the city, many of us to have a couple of college degrees, and we've also paid taxes to this city.

I would appreciate a response from you

Thank you

Reba Lowe

EXHIBIT 8



NOTICE OF EXEMPTION

<p>TO:</p> <p><input type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: City of Corona, Planning & Development Department (Public Agency)</p> <p>Address: 400 S. Vicentia Ave., Suite 120, Corona, CA 92882</p> <p>Telephone: 951-736-2434</p>
<p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk (Riverside) Address: 2724 Gateway Dr. Riverside, CA 92507</p>	

1. Project Title:	Conditional Use Permit – CUP2023-0015
2. Project Applicant:	Ali Raza Rizvi, 8685 Orchard Park Drive, Riverside, CA 92508
3. Project Location – Identify Street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	2460 South Main Street, Corona, CA 92882, (APN: 113-310-010)
4. (a) Project Location – City: Corona	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	A Conditional Use Permit for the establishment of a 4,330 square-foot religious facility (mosque) on one lot measuring 1.37-acres in area, located in the R-1-8.4 (Single-Family Residential) Zone at 2460 South Main Street (APN 113-310-010).
6. Name of Public Agency approving project:	City of Corona
7. 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:	Ali Raza Rizvi, 8685 Orchard Park Drive, Riverside, CA 92508
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))

(d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	Class 1 (Existing Facilities) Categorical Exemption per Section 15301 (of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.28 of the City's Local CEQA Guidelines.
(e) <input type="checkbox"/> Declared Emergency.	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	The project proposes to establish a religious facility with no exterior modifications to the building and negligible or no expansion of the dwelling's former use.

10. Lead Agency Contact Person: Telephone:	Brendan Dalde, Assistant Planner (951) 739-4918
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: March 10, 2025	

Signature

Date: March 10, 2025

Brendan Dalde
Name

Title: Assistant Planner

Signed by Lead Agency

Signed by Applicant

Date Received for Filing: Click to enter date

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.