



# STAFF REPORT

DATE: 08/25/2025  
TO: Honorable Chair and Commissioners  
FROM: Planning and Development Department

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**2025-324**

**APPLICATION REQUEST:**

**TTM 38934:** Tentative Tract Map to create one lot on 2.82 acres for residential condominium purposes, and four lettered lots totaling 0.04 acres for the construction of water quality management facilities, located at 1717 Via Del Rio (APN: 103-200-088, 103-200-089) within the R-3 (Multiple-Family Residential) Zone. (Applicant: Louisa Felletto, Meritage Homes of California, Inc., 5 Peters Canyon Road No. 310, Irvine, CA 92606)

**RECOMMENDED ACTION:**

That the Planning and Housing Commission recommend to the City Council APPROVAL of TTM 38934, based on the findings contained in the staff report and conditions of approval.

**PROJECT SITE SUMMARY:**

**Area of Property:** 2.87 Acres

**Existing Zoning:** R3 (Multiple-Family Residential)

**Existing General Plan:** High Density Residential (HDR, 15-36 du/ac)

**Existing Land Use:** Church

**Proposed Land Use:** Townhouse Condominiums

**Surrounding Zoning/Land Uses:**

**N:** S (School) / School

**E:** R3 (Multiple-Family Residential) / Multiple Family Residential

**S:** R-1-7.2 (Single Family Residential) / Single Family Residential

**W:** R-1-9.6 (Single Family Residential) / Single Family Residential

**EXHIBIT 3**

## BACKGROUND

The project site is 2.87 acres and contains a church and two existing telecommunications towers designed as monopines. The property is zoned R-3 (Multiple-Family Residential) and has a General Plan land use designation of High Density Residential (HDR) which permits a density range of 15 to 36 dwelling units per acre (du/ac). The site is surrounded by single family and multiple family residential developments, with Coronita Elementary School bordering the site to the northwest.

The applicant, Meritage Homes of California Inc., is pursuing a housing development consisting of 57 townhouse condominium units on the project site. Of the 57 units, three are proposed as affordable units to be sold to very low-income qualifying individuals or households. The project yields a density of 19.8 du/ac. The proposal requires approval of Tentative Tract Map (TTM) 38934 which is the subject of this request. The project also requires approval of CUP2024-0003 which is a conditional use permit to allow for the construction of the townhouse condominiums and associated facilities on the project site, and AHDB2024-0001 which is an affordable housing density bonus agreement related to the three affordable units. The church will be demolished upon development of the project. The two telecommunications towers will remain on the project site.

## PROJECT DESCRIPTION

TTM 38934 proposes to create one lot over 2.82 acres on the project site. The lot is identified as Lot 1 on the tentative tract map, Exhibit 2, which would contain the proposed 57 residential units and associated facilities including parking spaces, private alleys/drive aisles, landscaping and common open space areas. The existing telecommunications towers would also be located within Lot 1. The tentative tract map is for residential condominium purposes, which would allow the dwellings to be individually sold with the owners having common use of the property and the facilities.

Lot 1 meets the R-3 zone's minimum lot area, width and depth requirements, as shown in Table 1.

**Table 1 – Lot 1 Summary**

	<b>Minimum Code Requirement Per R-3 Zone</b>	<b>Proposed</b>
Minimum Lot Area	7,200 SF	122,839.2 SF (2.82 acres)
Minimum Lot Width	60 feet	200'+
Minimum Lot Depth	70 feet	400'+

TTM 38934 includes four lettered lots totaling approximately 0.04 acres identified as Lots A through D. The lettered lots will contain drainage infrastructure (modular wetland and basins) to support the project. The applicant will be required to establish a homeowner's association (HOA) for the maintenance of these lots in perpetuity and the maintenance of

the other common facilities of the development. Table 2 below summarizes all proposed lots associated with TTM 38934.

**Table 2 – Lot Summary**

<b>Lot</b>	<b>Square Footage (SF)</b>	<b>Acreage</b>	<b>Description</b>
1	--	2.82	Residential Condominium Purposes & Common Open Space/Recreation*
A	162 SF	0.0004	Modular Wetland System
B	857 SF	0.020	Basin along Via Del Rio
C	526 SF	0.012	Basin at intersection of Via Del Rio and Avenida Del Vista
D	545 SF	0.013	Basin along Avenida Del Vista
<b>Total:</b>	<b>2.87 Acres</b>		

\*2.82 Acres includes Alleys A – E

The tentative tract map proposes to establish 30-foot-wide easements within Lot 1 for ingress/egress and public utility purposes. The plotting of the easements coincides with new private alleys and drive aisles that are proposed by the conditional use permit to provide vehicular access to the garages of the dwellings and guest parking. The tentative tract map also proposes to vacate three existing easements and expand an existing easement to allow continued access to the existing telecommunications facilities from Avenida Del Vista.

### **Access and Circulation**

Vehicular access to the project site will be provided by two new driveways, located on Avenida Del Vista and Via Del Rio, and leading to internal private alleys (drive aisles) circulating within the development.

### **Onsite Utility and Drainage Improvements**

Water and sewer service to the project site will be provided by the City of Corona. The project will connect to an 8-inch diameter water line and 8-inch diameter sewer line in the proposed private street located within a public utility easement within the project site. To treat stormwater runoff from the project site three underground bio-retention basins and one modular wetland system would capture, treat, and slow stormwater runoff before discharging into the City’s storm drain system. Electricity would be provided to the project by Southern California Edison (SCE).

### **Public Improvements**

The General Plan classifies Via Del Rio as a secondary four-lane road which has an ultimate right-of-way width of 88 feet. Avenida Del Vista is classified as a collector street which has an overall right-of-way width of 68 feet. Both streets have existing roadway pavement, curb and gutter and a 12-foot-wide landscape parkway which includes a five-foot sidewalk along both project frontages.

No widening is required along Avenida Del Vista; however, the applicant is required to dedicate one foot of the property's frontage to the right-of-way for Avenida Del Vista as well as install missing landscaping within the adjacent parkway. Via Del Rio is currently fully improved to its ultimate right-of-way width and thus, no dedication or widening is warranted; however, the applicant is required to install missing landscaping within the adjacent parkway.

Per the project's affordable housing density bonus agreement (AHDB2024-0001), the applicant is requesting a concession from Section 15.60.080 of the Corona Municipal Code (CMC) regarding the requirement to underground existing overhead utilities when that service to a structure is enlarged or an addition is made thereto. Existing overhead utilities exist along Via Del Rio, adjacent to the project site's frontage and beyond (Exhibit 4). The overhead utility in front of the project site also extends across Via Del Rio to a pole located in the backyard of 1801 Bern Drive. The cost of undergrounding the overhead utilities that supply power from SCE, which would also require the relocation of existing transformers, is approximately \$815,000. This cost would deter the project from constructing the three affordable housing units.

Due to construction conflict, the lower overhead lines for telecommunications along Via Del Rio will be placed underground in addition to the streetlight power lines along Avenida Del Vista.

### **ENVIRONMENTAL ANALYSIS**

Per Section 15332 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.31 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared as the project qualifies as a Class 32 (Infill Development Projects) categorical exemption. The project site is less than five acres, is consistent with the site's General Plan land use designation of HDR and applicable General Plan Policies, and the property's R-3 zoning designation, which indicates residential development is imminent on the site. The project would not result in significant impacts relating to traffic, noise, air quality, or water quality. Moreover, none of the six exceptions to exemptions cited in Guidelines Section 15300.2 (a – f) are applicable to the proposed project. The Notice of Exemption is proposed for approval with the associated density bonus housing agreement, AHDB2024-0001, and is attached as Exhibit 6 for reference.

### **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, as well as advertised in the Sentinel Weekly News and posted at the project

site. As of the preparation of this staff report, the Planning and Development Department has not received any responses to the public notice.

### **STAFF ANALYSIS**

TTM 38934 would facilitate the development of townhouse condominiums on the project site. The proposed subdivision is consistent with the standards of the R-3 zone with respect to minimum lot area, width and depth requirements. The subdivision supports a density of 19.8 du/ac which is consistent with the HDR designation under the General Plan. Adequate vehicular access is provided to the site from two adjacent streets constructed per the city's secondary, four lane, and collector street standards, ensuring safe access to the site. Through the recordation of this map, new easements for access and public utility purposes will be established onsite to serve and support the proposed residential units and existing telecommunications towers. Any missing public improvements along Avenida Del Vista and Via Del Rio adjacent to the project site will be constructed or guaranteed with the development of the project. Therefore, staff recommends approval of TTM 38934 based on the findings of approval listed below and the recommended conditions of approval in Exhibit 3.

### **FINDINGS OF APPROVAL FOR TTM 38934**

1. A preliminary exemption assessment has been conducted by the City of Corona and has shown that this project does not require further environmental assessment under CEQA because the project qualifies as a Class 32 (Infill Development Projects) categorical exemption in that the project proposes the construction of 57 residential units on less than five acres and is consistent with the site's General Plan land use designation of HDR and applicable General Plan Policies, and the property's R-3 zoning designation, which indicates residential development is imminent on the site. The project would not result in significant impacts relating to traffic, noise, air quality, or water quality. Moreover, none of the six exceptions to exemptions cited in Guidelines Section 15300.2 (a – f) are applicable to the proposed project.
2. None of the conditions provided in Section 66474 of the California Government Code exist for the following reasons:
  - a. *The map results in a density of 19.86 du/ac which is consistent with the property's General Plan land use designation of High Density Residential which establishes an allowable density range of 15 to 36 du/ac.*
  - b. *The design or improvement of the proposed subdivision is consistent with the subdivision standards in the R-3 zone and complies with applicable provisions of the Corona Municipal Code (CMC).*



- a. The amount of discharge to be produced by the development does not exceed the limit established by the Santa Ana Regional Water Quality Control Board as monitored by the city's Utilities Department.*
5. Pursuant to California Government Code Section 66473.1, the design of the subdivision would provide, to the extent feasible, for future passive or natural heating or cooling opportunities for the following reason:
  - a. Future development of the proposed lots will be subject to the requirements of the California Residential Building Codes and Building Energy Efficiency Standards (Title 24), standards enforced through review and issuance of a building permit prior to construction.*
6. The proposal is in conformance with the standards of the R-3 Zone for the following reason:
  - a. The subdivision proposed by TTM 38934 is consistent with the R-3 zone with respect to minimum lot area, width, and depth requirements, and the intended use of the lot is for townhouse condominiums, which is a permitted land use pursuant to CMC Sections 17.24.040 and 17.82.020 with the approval of a CUP.*
7. The proposal is in conformance with Title 16 (Subdivisions) of the Corona Municipal Code for the following reasons:
  - a. TTM 38934 is in compliance with the city's subdivision standards in Title 16 of the CMC as the proposed subdivision would meet requirements for minimum lot area, width, and depth, as well as street access and overall density*
  - b. Required public improvements are guaranteed with this subdivision, as memorialized in the Conditions of Approval.*

**PREPARED BY:** BRENDAN DALDE, ASSOCIATE PLANNER

**REVIEWED BY:** EVAN LANGAN, AICP, SENIOR PLANNER

**REVIEWED BY:** SANDRA VANIAN, PLANNING MANAGER

**SUBMITTED BY:** JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Exhibits:

1. Locational and Zoning Map
2. TTM 38934
3. Conditions of Approval
4. Overhead Utility Lines
5. Applicant's letter, dated July 11, 2024
6. Environmental Documentation

Case Planner: Brendan Dalde (951) 739-4918

# LOCATIONAL MAP

**Zoning Legend:**

- R1-9.6 - Single-Family Residential
- R1-7.2 - Single-Family Residential
- R3 - Multiple-Family Residential
- S - School



**TTM38934**  
**1717 Via Del Rio**



# CITY OF CORONA TENTATIVE TRACT MAP NO. 38934

THAT PORTION OF LOT 2 OF TRINIDAD YORBA TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,  
AS SHOWN BY MAP ON FILE IN BOOK 2 PAGE 22 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA  
FOR CONDOMINIUM PURPOSES

## OWNER

ANDRES SERRANO MINISTRIES, A CALIFORNIA CORPORATION

## DEVELOPER

MLC HOLDINGS, INC.  
5 PETERS CANYON, SUITE 310  
IRVINE, CA 92606  
ATTN: LOUISA FELETTI  
EMAIL: LOUISA.FELETTI@MERITAGEHOMES.COM  
(949) 299-3833

## SURVEYOR

GGI  
1251 POMONA ROAD, SUITE 101  
CORONA, CA 92882  
ATTN: MICHAEL NAVARRO, PLS  
EMAIL: MN@GGISURVEY.COM

## ENGINEER

KIMLEY HORN & ASSOCIATES, INC.  
3801 UNIVERSITY AVENUE, SUITE 300  
RIVERSIDE, CA 92501  
ATTN: MICHAEL SUTTON, PE  
PHONE: (951) 543-9868  
EMAIL: MIKE.SUTTON@KIMLEY-HORN.COM

## BENCHMARK

DATE OF SURVEY: SEPTEMBER 12TH, 2023  
DATE OF PLAT: OCTOBER 18TH, 2023

CITY OF CORONA BENCHMARK NO. C-123, BEING A FOUND 2-1/2" BRASS DISK SET IN TOP OF CURB STAMPED "C-123", LOCATED 5.00 FEET NORTH OF THE B.C.R. OF THE NORTHWESTERLY CURB RETURN OF THE INTERSECTION OF BORDER A VENUE AND VIA DEL RIO. ELEVATION: 788.476'

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 6 NAD 83 (EPOCH 2010) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "BILL" AND (CORS) "JPLM" BEING N55°07'18"W.

## ADDRESS

1717 VIA DEL RIO  
CORONA, CA, 92882

## LEGAL DESCRIPTION

PER PRELIMINARY REPORT ORDER NO. OSA-7028601 (RA) DATED AUGUST 21, 2023, PREPARED BY FIRST AMERICAN TITLE COMPANY, THE SUBJECT PROPERTY IS DESCRIBED /IS FOLLOWS:

REAL PROPERTY IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED /IS FOLLOWS:

THAT PORTION OF LOT 2 OF TRINIDAD YORBA TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 2 PAGE 22 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHWESTERLY LINE OF AVENIDA DEL VISTA SHOWN ON MAP OF TRACT NO. 2583, ON FILE IN BOOK 46 PAGES 11 TO 14, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS HAVING A BEARING AND LENGTH OF NORTH 42° 05' 03" EAST, 1811.00 FEET; THENCE SOUTHWESTERLY ALONG THAT CERTAIN CURVE IN SAID NORTHWESTERLY LINE SHOWN ON SAID MAP OF TRACT NO. 2583, BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 14.00 FEET AND AN ARC LENGTH OF 21.99 FEET; THROUGH A CENTRAL ANGLE OF 90° 00' 00" TO THE END OF SAID CURVE; THENCE TANGENT TO SAID CURVE NORTH 47° 54' 57" WEST, 26.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 956.00 FEET; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE AN ARC DISTANCE OF 242.13 FEET THROUGH A CENTRAL ANGLE OF 14° 30' 41"; THENCE TANGENT TO SAID LAST MENTIONED CURVE NORTH 33° 24' 16" WEST 11.39 FEET; TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CORONA UNIFIED SCHOOL DISTRICT OF RIVERSIDE, BY DEED RECORDED DECEMBER 7, 1959 IN BOOK 2594 PAGE 15 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 42° 04' 47" EAST (FORMERLY RECORDED NORTH 42° 03' 13" EAST) ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, 405.65 FEET; THENCE SOUTH 47° 54' 57" EAST, 291.35 FEET TO A POINT IN THE NORTHWESTERLY LINE OF AVENIDA DEL VISTA HAVING A BEARING AND LENGTH OF NORTH 42° 05' 03" EAST, 1811.00 FEET; DISTANT THEREON NORTH 42° 05' 03" EAST 425.00 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID CERTAIN COURSE SOUTH 42° 05' 03" WEST 425.00 FEET TO THE POINT OF BEGINNING.

APN: 103-200-088 AND 103-200-089

## EXISTING EASEMENTS

[5] AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 1963 AS BOOK 3536, PAGE 237 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN

[11] THE EFFECT OF A DOCUMENT ENTITLED "EASEMENT & ASSIGNMENT OF LEASE AGREEMENT", RECORDED OCTOBER 19, 2012 AS INSTRUMENT NO. 2012-0501567 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. THE EFFECT OF A DOCUMENT ENTITLED "AMENDMENT TO EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT", RECORDED MAY 16, 2013 AS INSTRUMENT NO. 2013-0233019 OF OFFICIAL RECORDS. THE EFFECT OF A DOCUMENT ENTITLED "SECOND ASSIGNMENT OF EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT", RECORDED SEPTEMBER 05, 2018 AS INSTRUMENT NO. 2018-0355514 OF OFFICIAL RECORDS.

[12] THE EFFECT OF A DOCUMENT ENTITLED "EASEMENT & ASSIGNMENT OF LEASE AGREEMENT", RECORDED OCTOBER 19, 2012 AS INSTRUMENT NO. 2012-0501568 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. THE EFFECT OF A DOCUMENT ENTITLED "AMENDMENT TO EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT", RECORDED JUNE 18, 2013 AS INSTRUMENT NO. 2013-0288273 OF OFFICIAL RECORDS. THE EFFECT OF A DOCUMENT ENTITLED "SECOND ASSIGNMENT OF EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT", RECORDED SEPTEMBER 05, 2018 AS INSTRUMENT NO. 2018-0355515 OF OFFICIAL RECORDS.

[14] THE EFFECT OF TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND ASSIGNMENT AGREEMENT" RECORDED OCTOBER 26, 2016 AS INSTRUMENT NO. 2016-0471870 OF OFFICIAL RECORDS.

[23] AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTALS, RECORDED APRIL 15, 2024, UNDER INSTRUMENT 2024-0108048 IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY

[\*] PORTION OF EXISTING EASEMENT TO BE VACATED

## ABBREVIATIONS

AC - ACRES  
BLDG - BUILDING  
BSL - BUILDING SETBACK LINE  
C&G - CURB & GUTTER  
C - CENTERLINE  
CONC. - CONCRETE  
CONDO - CONDOMINIUM  
EX. - EXISTING  
FG - FINISHED GROUND  
FL - FLOWLINE  
FS - FINISHED SURFACE  
FH - FIRE HYDRANT  
N.T.S. - NOT TO SCALE  
PE - PAD ELEVATION  
PROP. - PROPOSED  
PUE - PUBLIC UTILITY EASEMENT  
P.I.P. - PROTECT IN PLACE  
P.W.M. - PAVEMENT  
R/W - RIGHT OF WAY  
SD - STORM DRAIN  
SWLK - SIDEWALK  
TYP. - TYPICAL  
TC - TOP OF CURB

## ASSESSOR'S PARCEL NO

103-200-088 AND 103-200-089

## EARTHWORK QUANTITIES

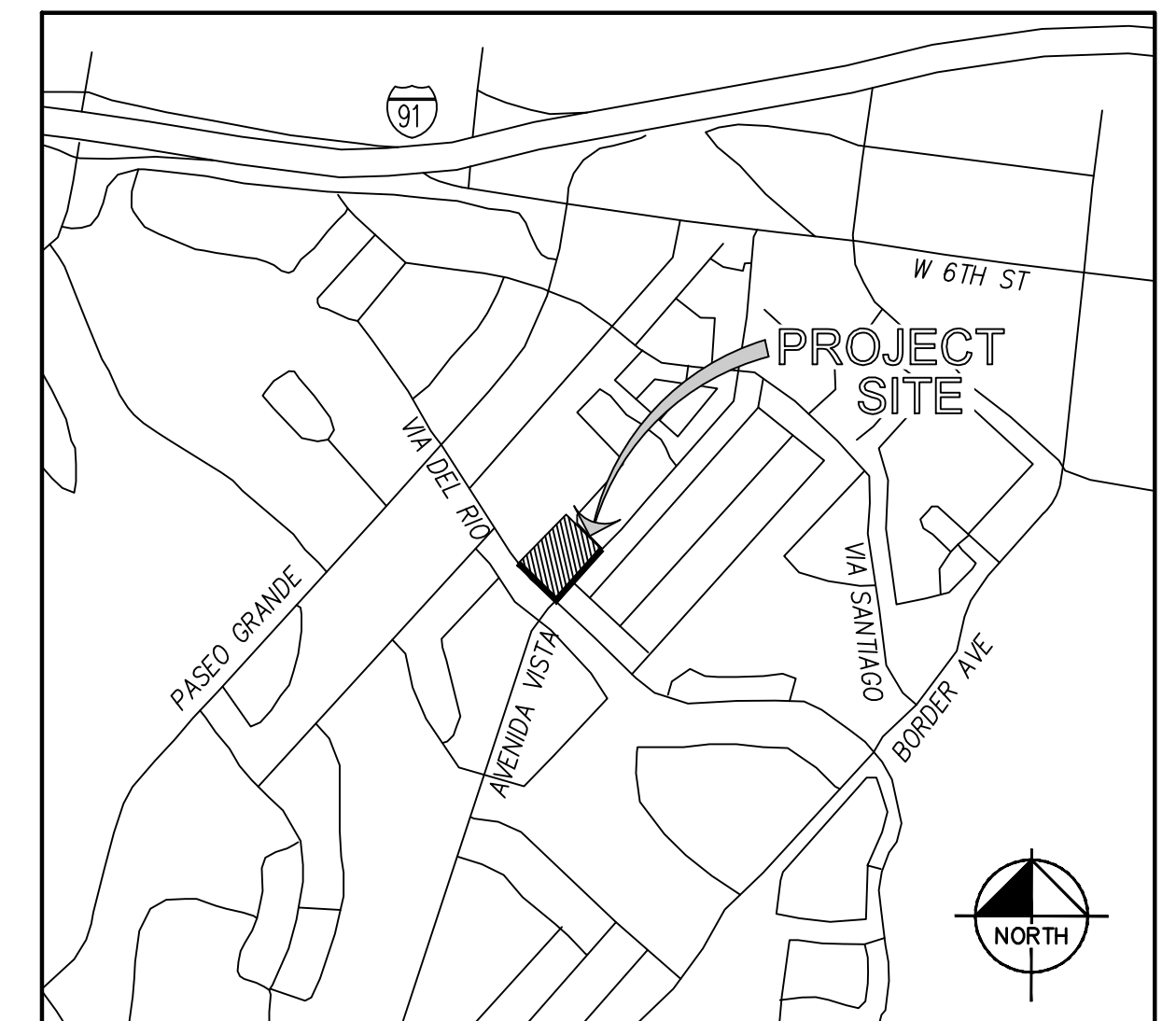
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FILL = 6,200 CY (RAW)  
NET = 3,500 CY OF FILL

## LEGEND

BOUNDARY - - - - -  
RIGHT OF WAY - - - - -  
CENTERLINE - - - - -  
EASEMENT LINE (PUE) - - - - -  
LOT LINE - - - - -  
PROPOSED EASEMENT - - - - -

## PROPOSED EASEMENT

- ① EASEMENT FOR PUBLIC UTILITY, AND INGRESS/EGRESS PURPOSES (WIDTH VARIES)
- ② PRIVATE EASEMENT FOR CELL TOWER (VAIRES)
- ③ 3' PRIVATE EASEMENT FOR LANDSCAPE MAINTENANCE (OFFSITE)



## VICINITY MAP

NOT TO SCALE

## AREA SUMMARY

TOTAL AREA: 2.87± AC (GROSS), 2.86± AC (NET)  
CONDO UNITS: 57 (ATTACHED)  
LANDSCAPING AREA: 25,778 SF  
BUILDING COVERAGE (LOT 1): 86,226 SF

NAME	AREA (SF)	AREA (AC)	LAND USE DESCRIPTION
LOT 1	-	2.82 (GROSS) 2.81 (NET)	GENERAL SITE AREA
LOT A	162	0.004	MODULAR WETLAND SYSTEM
LOT B	857	0.020	Basin ALONG VIA DEL RIO
LOT C	526	0.012	Basin AT INTERSECTION OF VIA DEL RIO AND AVENIDA DEL VISTA
LOT D	545	0.013	Basin ALONG AVENIDA DEL VISTA

## ZONING / LAND USE

GENERAL PLAN USE: HIGH DENSITY RESIDENTIAL (HDR)  
EXISTING ZONING: R3, HIGH DENSITY RESIDENTIAL (HDR)  
PROPOSED ZONING: R3, HIGH DENSITY RESIDENTIAL (HDR)  
EXISTING LAND USE: PLACE OF WORKSHIP  
PROPOSED LAND USE:  
- LOT 1: RESIDENTIAL ATTACHED CONDO RESIDENTIAL (HDR)  
- LOT A-D: WQMP FACILITIES

PROPOSED DENSITY: 19.86 UNITS/ACRE

NORTH/EAST CONDITION: APARTMENT OVER 100 UNITS (HDR)  
NORTH/WEST CONDITION: SCHOOL (S)  
SOUTH/WEST CONDITION: EXISTING SINGLE FAMILY HOMES (R1-9.6 / LDR)  
SOUTH/EAST CONDITION: EXISTING SINGLE FAMILY HOMES (R1-7.2 / LDR)

ONE PHASE AND ONE FINAL MAP IS PLANNED.

## ALLEY - LINEAR FOOTAGE

ALLEY A 118.50 L.F.  
ALLEY B 426.71 L.F.  
ALLEY C 164.76 L.F.  
ALLEY D 268.74 L.F.  
ALLEY E 164.73 L.F.  
GRAND TOTAL 1,143.44 L.F.

## UTILITY PROVIDERS

CITY OF CORONA UTILITIES DEPARTMENT  
755 PUBLIC SAFETY WAY  
CORONA, CALIFORNIA, 92880  
(951) 736-2234

SOUTHERN CALIFORNIA EDISON  
1351 E. FRANCIS ST.  
CORONA, CA 91761  
(909) 930-8495  
WWW.SCE.COM

SO. CAL. GAS COMPANY  
1775 SAMPSON AVENUE,  
CORONA, CA 92879  
(800) 427-2200  
WWW.SOCALGAS.COM

AT&T  
(800) 572-4545  
WWW.ATTINTERNETSERVICE.COM

DIGALERT  
UNDERGROUND SERVICE ALERT  
(800) 422-4133



## MAP PREPARATION DATE

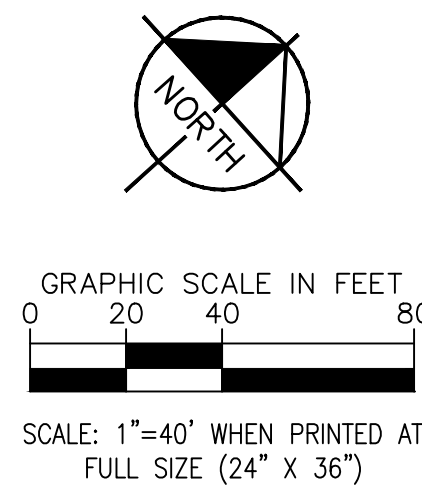
AUGUST, 2025

## MAP REVISION DATE

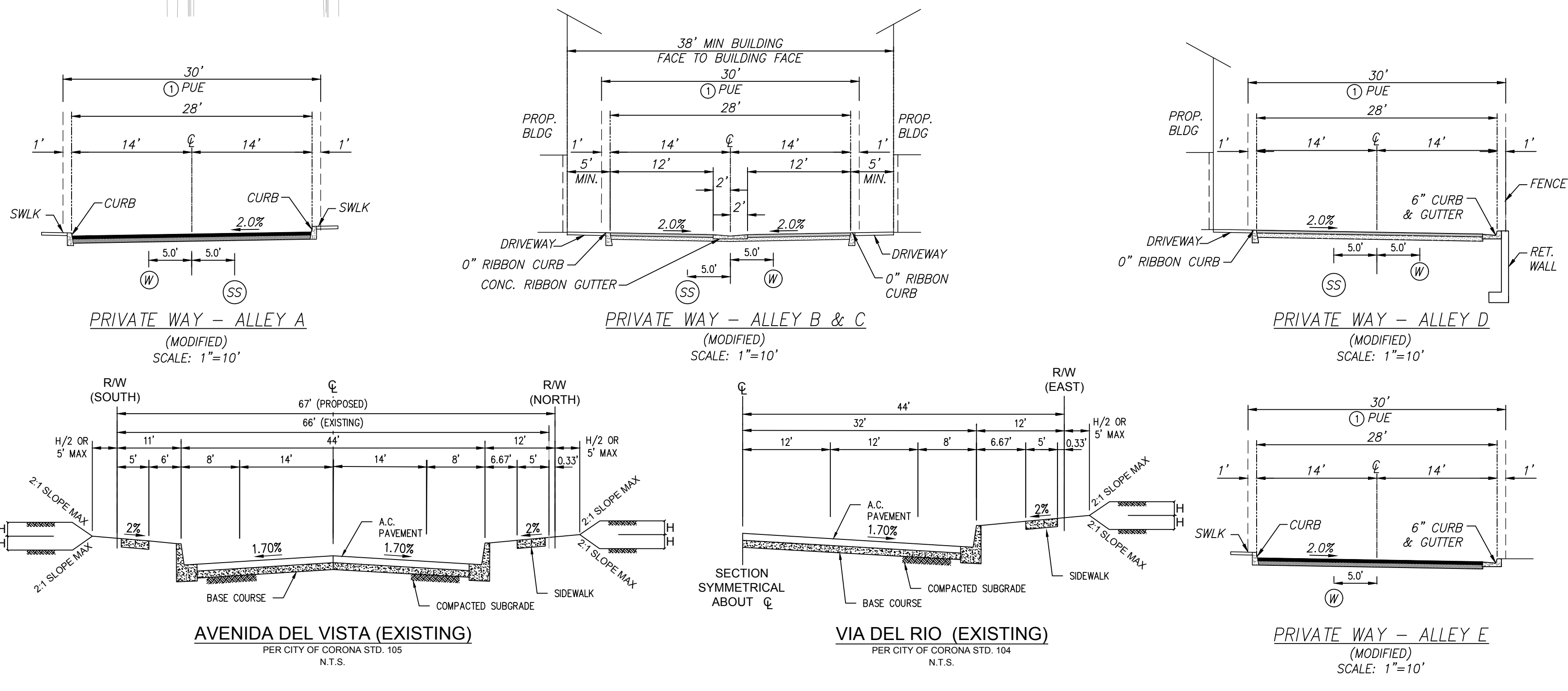
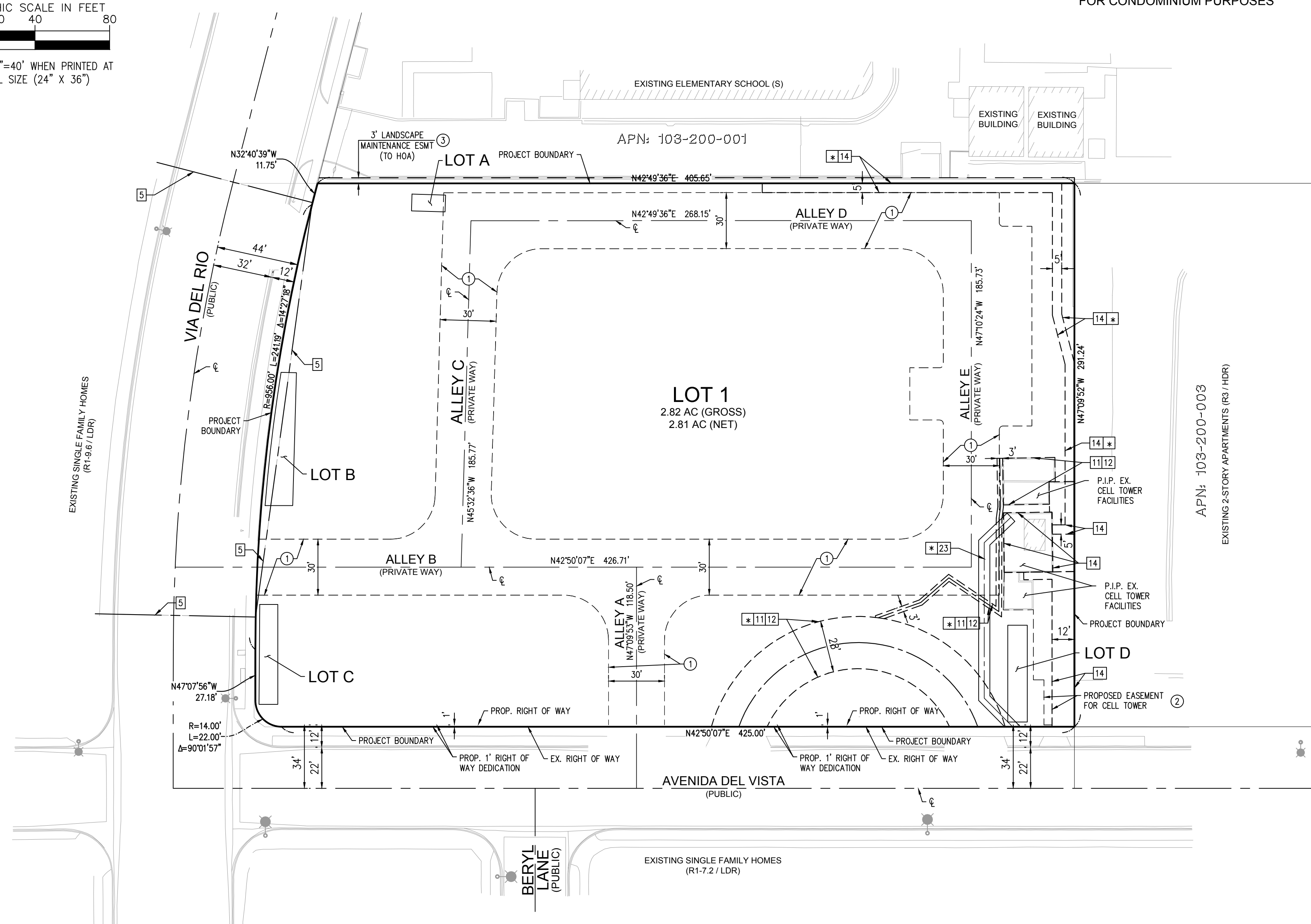
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**Kimley Horn** TTM 38934  
CUP 2024-0003  
SHEET C-2

3801 UNIT  
PHONE: **EXHIBIT 2**



GRAPHIC SCALE IN FEET  
0 20 40 80  
SCALE: 1"=40' WHEN PRINTED AT FULL SIZE (24" X 36")



K:\RVL\LD\195261016 - MLC CORONA\CAD\PRELIMINARY\TENTATIVE TRACT MAP-NO CURB.DWG 8/12/2025 1:31:36 PM



# Project Conditions

## City of Corona

**Project Number: TTM2024-0002**

Description:

Applied: **7/11/2024**

Approved:

Site Address: **1717 VIA DEL RIO CORONA, CA 91720**

Closed:

Expired:

Status: **COMPLETE**

Applicant: **Louisa Feletto**

Parent Project: **DPR2024-0004**

**230 Progress Irvine CA, 92618**

Details: **Tentative Tract Map to create one lot on 2.82 acres for residential condominium purposes, and four lettered lots totaling 0.04 acres for the construction of water quality management facilities, located at 1717 Via Del Rio (APN: 103-200-088, 103-200-089) within the R-3 (Multiple-Family Residential) Zone.**

### LIST OF CONDITIONS

DEPARTMENT	CONTACT
FIRE	Xente Baker
<ol style="list-style-type: none"> <li>1. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal.</li> <li>2. Plans shall show a minimum drive width of 28 feet.</li> <li>3. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at coronaca.gov. Projects shall have approved all weather access from two (2) directions and fire hydrants providing the required fire flow tested and accepted prior to combustible construction.</li> <li>4. 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.</li> <li>5. A minimum fire flow of 2500 gallons per minute at 20 psi shall be provided for multi-family dwellings.</li> <li>6. If over 500 lineal feet the fire service waterline shall be looped and provided with two (2) separate points of connection.</li> <li>7. Fire hydrants are to be spaced a maximum 300 feet apart, one- and two-family dwellings only.</li> <li>8. Provide Class A roofing material on all structures per the Corona Municipal Code.</li> <li>9. 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.</li> <li>10. Smoke detectors and/or carbon monoxide detectors shall be installed per the California Building, Fire, and Residential Code prior to occupancy of the dwelling units.</li> <li>11. In structures of undetermined use, the minimum fire sprinkler design density required shall be for an Ordinary Hazard, Group 2, and not be less than .20 gpm/1500 sf. Buildings intending to house high-piled combustible storage shall be provided with a fire sprinkler system designed to protect the potential hazard.</li> <li>12. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles.</li> <li>13. Multiple unit buildings shall have suite number identification assigned by the Fire Department. Submit an exhibit for review and approval to the Fire Department. A copy of the Premise Identification Standard is available at coronaca.gov/fire.</li> <li>14. Residential Fire Sprinklers shall be installed per California Fire and Residential Code, and NFPA 13.</li> </ol>	



# Project Conditions

## City of Corona

<b>PLANNING</b>	<b>Brendan Dalde</b>
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.</li> <li>4. TTM 38934 shall be recorded as a final map prior to the issuance of a building permit for the production units. Permits for the model units may be issued prior to map recordation and after final map approval with the approval of a model home permit pursuant to CMC 17.98.040.</li> <li>5. Prior to issuance of a grading permit, the developer shall provide advance notification of grading activities to the residents located in proximity to the project site. The notification shall be a flyer containing the name and contact phone number for the project manager, developer or superintendent on site. A sign shall also be placed on the project site during grading and construction with all contact information for the project.</li> <li>6. TTM 38934 is contingent upon the approval of AHDB2024-0001.</li> <li>7. Prior to the recordation of the final map for TTM 38934, the applicant shall record Affordable Housing Density Bonus Agreement 2024-0001 with the County Records Office. This agreement is required to be notarized by the applicant and executed by the City Manager prior to it being recorded.</li> <li>8. Prior to the issuance of a grading permit, the applicant shall submit to the Planning and Development Department for review a vector control program. The program shall be implemented prior to grading with continued monitoring and removal of vector during the grading and construction process. A final report upon completion shall be submitted to the Planning and Development Department.</li> </ol>	
<b>PUBLIC WORKS</b>	<b>Carolina Rodriguez</b>
<ol style="list-style-type: none"> <li>1. The Public Works, Planning and Development, and Utilities Department Conditions of Approval for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the Conditions of Approval 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.</li> <li>2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.</li> <li>3. Prior to final map recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property.</li> <li>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.</li> </ol>	



# Project Conditions

## City of Corona

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5. The submitted tentative tract map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said tentative tract map to be resubmitted for further consideration.
6. The tentative tract shall be recorded as one final tract map, and shall be developed as one tract. Financial security shall be provided for all improvements within the tract prior to final tract map approval.
7. 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.
8. All existing and new utilities on-site shall be placed underground in accordance with City of Corona ordinances.
9. 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 Planning and Development Department, 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.
10. 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 City Engineer 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.
11. Prior to map recordation or issuance of a building permit, whichever occurs first, the developer shall ensure that a homeowner's association or property owner's association is established for the purpose of maintaining all private streets, common areas and private utilities. The association documents, including any necessary Covenants, Conditions and Restrictions (CC&R's), shall be subject to the review and approval of the Planning and Development Department, Development Services Division and shall be recorded concurrently.
12. Prior to final map recordation or issuance of a building permit, whichever occurs first, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following:
  - a) All street facilities along Avenida Del Vista and Via Del Rio.
  - b) All ADA improvements at intersection of Via Del Rio and Avenida Del Vista, shall include but not limited to curb ramps, audible pedestrian warning system, and count down pedestrian signals. The applicant shall submit a Traffic Signal Modification Plan for review and approval by the City Traffic Engineer.
  - c) All drainage facilities along Avenida Del Vista and Via Del Rio.
  - d) All required grading, including erosion control.
  - e) All required sewer and water facilities.
  - f) All required landscaping and/or park facilities.
  - g) All under grounding of overhead utilities, except for cables greater than 32k volts, or as otherwise approved by Affordable Housing Density Bonus Agreement 2024-0001.
13. 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.



# Project Conditions

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14. 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.
15. 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.
16. Prior to approval of grading plans, the applicant shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WDID # shall be displayed on the title sheet of the grading plans.
17. 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.
18. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist, plant taxonomist or field biologist specializing in native plants, stating that an investigation and/or eradication of scale broom weed (*Lepidospartum Squamatum*) has been completed.
19. 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.
20. 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.
21. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.
22. 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.
23. 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. Prior to approval of the final WQMP, the applicant shall ensure that DMAs D-2, E-1, and E-2 comply with the approved guidance document.
24. 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.
25. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
26. 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.
27. 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.
28. Prior to map recordation or 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- and off-site.



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29. Prior to recordation of the final map or approval of improvement plans, the improvement plans submitted by the applicant shall address the following: The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. All residential lots shall drain toward the street or alley. Lot drainage to the street or alley shall be by side yard swales or by an underground piping system. All areas requiring treatment shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.
30. 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.
31. Prior to final map recordation or issuance of a building permit, whichever comes first, the applicant shall offer for dedication all required street right-of-way along Avenida Del Vista per the collector street standard (34-foot half width) and Via Del Rio per the secondary street standard (44-foot half width). Said dedication shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the City Engineer.
32. Prior to map recordation, the applicant shall rededicate the underlying fee ownership in Via Del Rio and Avenida Del Vista, unless otherwise approved by the City Engineer.
33. Prior to final map recordation, the applicant shall release and relinquish all vehicular access rights to the City of Corona along Avenida Del Vista and Via Del Rio, except at approved intersections.
34. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
  - a) All driveways and driveway spacing 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, other than overhead utility lines.
  - c) Installation of street lights as required per City of Corona standards and undergrounding of street light conduit.
  - d) All other public improvements shall conform to City of Corona standards.
35. 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.
36. 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.
37. 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.
38. Prior to recordation of the final map, the developer shall pay fair share of the full cost to the County of Riverside Transportation Department for the off-site improvements as defined in the Traffic Impact Analysis. These improvements shall include: new traffic signals at the following locations Via Del Rio / Paseo Grande (5.8%) this fair share amount shall be collected for the purpose of a future Riverside County Capital Improvement Project.
39. Prior to map recordation or approval of improvement plans, the developer shall comply with the approved traffic study recommendations.
40. Prior to the improvement plan approval, the applicant shall demonstrate that the proposed driveway on Via del Rio shall be limited to right-in/right-out access only.



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41. Prior to final map recordation the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) for the purpose of maintaining public services including but not limited to emergency services, and 2016-3 (Maintenance Services) for the purpose of maintaining public landscaping, curb, gutter, sidewalk, pavement, street lights, traffic signals, parks, water quality features, etc. within master planned street right-of-way and/or easements. All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.
42. Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the property is within an Assessment District, Community Facilities District and/or Landscape Maintenance District and will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Planning and Development Department, Development Services Division and shall be recorded concurrently with the final map.
43. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the tentative map or in these Conditions of Approval shall be constructed.
44. Prior to the issuance of a Certificate of Occupancy, any damage to existing landscape easement areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.
45. Prior to map recordation, issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.
46. All the potable water and sewer design criteria shall be per City of Corona Utilities Department standards and Riverside County Department of Health Services Standards unless otherwise approved by the City Engineer and Utilities Directors.
47. Prior to issuance of any building permits, including model home permits, a domestic water and fire flow system shall be approved by the Utilities Department and constructed by the developer, to the satisfaction of the Utilities Director and Fire Chief.
48. Prior to issuance of the first Certificate of Occupancy, all weather access road(s) shall be provided to all sewer manholes not located within public right-of-way.
49. 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.
50. 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.
51. Prior to final map recordation or approval of improvement plans, when applicable, the applicant shall submit detailed potable water and sewer studies, prepared by a registered civil engineer, which shall be submitted to the Planning and Development Department, Development Services Division for review and approval. The study shall analyze the existing and proposed sewer and water facilities. Results of the system analysis may require special construction for the potable water and sewer systems, such as upsizing downstream sewer lines, installing pressure regulators, booster pumps, special material for pipeline construction, backwater valves and construction of other appurtenances as necessary to serve the proposed development. Effects of the proposed development, engineering analysis and special construction requirements shall be submitted for review and approval by the Planning and Development Department, Development Services Division and the Utilities Department.
52. Prior to map recordation, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, the potable water line, sewer line, potable water services, sewer laterals, double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.
53. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of 8-inch extra strength VCP or PVC sewer in alleys A, B, C, and D and connections to street Avenida Del Vista.
54. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of 8-inch ductile iron class 350 water in alleys A, B, C, D, and E and connections to streets Via Del Rio and Avenida Del Vista.



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<p>55. 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 Director. Structures and trees shall not be constructed or installed within a public utility easement.</p> <p>56. Prior to final map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of public water systems with all public fire services to the satisfaction of the Utilities Department and Fire Chief.</p> <p>57. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.</p> <p>58. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.</p> <p>59. Static pressures exceeding 80 psi require an individual pressure regulator.</p> <p>60. 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>61. The applicant shall provide a separate irrigation water service for all HOA-CFD landscaped lots or easements.</p> <p>62. The developer shall install automatic irrigation to all street trees separated from adjacent residences by a fence or wall prior to the issuance of a Certificate of Occupancy.</p> <p>63. Decorative pavers shall not be located within the public right-of-way. Decorative pavement within utility easement limits is subject to review and approval by the Utilities Department.</p>	

# OVERHEAD WIRE EXHIBIT




PROJECT SITE  
1717 VIA DEL RIO

PROPERTY  
BOUNDARY

SOCAL POWER  
POLE LOCATIONS

EXISTING OVERHEAD LINES

OVERHEAD LINES  
TO REMAIN

-  SOCAL POWER POLES
-  OFFSITE OVERHEAD LINES TO REMAIN
-  PROJECT FRONTAGE LINES TO REMAIN

# EXHIBIT 4





July 11, 2024

Sandra Vanian, Planning Manager  
City of Corona, Planning and Development Department  
400 South Vicentia Avenue  
Corona, CA 92882

Re: Subdivision Information per CMC 16.12.060

Dear Ms. Vanian,

The information below provided the essential information requested related to Corona Municipal Code Section 16.12.060:

**a. Subdivision development plan.**

Development proposes to subdivide a portion of Lot 2 of Trinidad Yorba Tract, in the County of Riverside, State of California, into one (1) numbered lot, and four (4) lettered lots for condominium purposes. The project intends to develop six (6) R-3 buildings, with a total of 57 units. The developer is submitting a conditional use permit and tentative tract map to the City of Corona.

**b. Source, quality and estimate of available quantity of domestic water supply.**

The source of the domestic water supply will be fed from both a 12-inch water main in Avenida Del Vista and a 16-inch water main in Via Del Rio.

Per the water system analysis provided by Kimley-Horn, an 8-inch diameter fire water system and a 6-inch diameter domestic water system will be sufficient to meet the required design criteria for the on-site water system.

Based on the fire flow data provided by the City, the on-site fire hydrants and nodes will have residual pressures ranging from 22 PSI to 41 PSI during the Max Day Fire Flow condition, with maximum velocities reaching 8.35 Feet per second. Additionally, the system will maintain residual pressures of 50 PSI during peak hour demand conditions, which is within the City's acceptable range of water pressures.

**c. Type of street improvements and utilities which the subdivider proposes to install.**

Subdivider proposes 28 feet wide private alleys within the proposed subdivision with access to both Via Del Rio and Avenida Del Vista. The private alleys will also act as a public utility easement for water, sewer, and dry utilities.



**d. Proposed method of sewage disposal.**

The development is served via an 8-inch diameter sewer gravity system which generally runs from south to north to the intersection of Via Del Rio and Avenida Del Vista. The proposed sewer connects to an existing 12-inch sewer main on Avenida Del Vista with a proposed manhole. A sewer analysis was performed by Kimley-Horn to confirm adequate pipe cover throughout the Project site. The proposed sewer system will maintain at least 6-feet of cover for terminal reaches. The sewer will not be extended in the future per the City of Corona Department of Water and Power Design Policy.

The Project will connect to the existing 12-inch sewer main located in Avenida Del Vista. This study reviewed the capacity of the sewer system up to the intersection of Via Santiago and Via Del Rio, located approximately 2,000 feet northwest of the Project and found the project would marginally increase flows in the existing system. Therefore, no off-site sewer improvements will be required. The existing wastewater flows were estimated using 2012 DWP wastewater flow estimation criteria.

**e. Proposed storm drains, including grade and size.**

The proposed development will surface drain utilizing concrete gutters to direct the flow ultimately to the surrounding Via Del Rio and Avenida Del Vista Streets. The surface drainage will be treated prior to existing the development through an 8' x 16' modular wetland unit, or through one of three bio retention basins.

**f. Protective covenants to be recorded.**

The proposed development will comply will standard CC&R's provided by the City. Proposed CC&R's will be reviewed by the City and the California Department of Real Estate for approval.

Please let us know if any other information is needed at this time.

Sincerely,

Louisa Feletto  
Forward Planning Manager  
MLC Holdings, Inc.



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 &amp; 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)</p> <p>Address: 2724 Gateway Dr. Riverside, CA 92507</p>	

<p>1. Project Title:</p>	<p>Major Conditional Use Permit – CUP2024-0003 Tentative Tract Map – TTM2024-0002 (TTM38934) Affordable House Density Bonus – AHDB2024-0001</p>
<p>2. Project Applicant:</p>	<p>Louisa Feletto, Meritage Homes of California, INC., 5 Peters Canyon Road #310, Irvine, CA 92606</p>
<p>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):</p>	<p>1717 Via Del Rio, Corona, CA 92882, (APN: 103-200-088, 089)</p>
<p>4. (a) Project Location – City: Corona</p>	<p>(b) Project Location – County: Riverside</p>
<p>5. Description of nature, purpose, and beneficiaries of Project:</p>	<p>CUP2024-0003: Conditional Use Permit to allow the construction of 57 residential condominiums, including three to be dedicated as affordable, on one lot located at 1717 Via Del Rio (APN 103-200-088 and 103-200-089) within the R-3 (Multiple-Family Residential) Zone. (Applicant: Louisa Feletto, Meritage Homes of California, Inc., 5 Peters Canyon Road, No.310, Irvine, CA 92606)</p> <p>TTM2024-0002 (TTM38934): Tentative Tract Map to allow individual ownership (airspace subdivision) of 57 residential condominiums, as well as the subdivision of one lot comprising 2.87 acres in area into four lettered lots</p> <p>AHDB2024-0001: Affordable Housing Density Bonus Agreement associated with TTM 38934 and CUP2024-0003, for a 57-unit residential condominium development to include three, dedicated affordable units.</p>

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:	Louisa Feletto, Meritage Homes of California, INC., 5 Peters Canyon Road #310, Irvine, CA 92606
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:	California Environmental Quality Act (CEQA) – Per Section 15332 (Infill Development Projects) of the State Guidelines for Implementing the CEQA and Section 3.31 of the City’s Local CEQA Guidelines, a Notice of Exemption has been prepared as the project qualifies as a Class 32 Categorical Exemption, and further, that none of the six Exceptions to Exemptions cited in Guidelines Section 15300.2 are applicable.
(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:	Per Section 15332 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.31 of the City’s Local CEQA Guidelines, a Notice of Exemption has been prepared as the project qualifies as a Class 32 (Infill Development Projects) categorical exemption. The project site is less than five acres, is consistent with the site’s General Plan land use designation of HDR and applicable General Plan Policies, and the property’s R-3 zoning designation, which indicates residential development is imminent on the site. The project would not result in significant impacts relating to traffic, noise, air quality, or water quality. Moreover, none of the six exceptions to exemptions cited in Guidelines Section 15300.2 (a – f) are applicable to the proposed project.
10. Lead Agency Contact Person:  Telephone:	Brendan Dalde, Associate 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  No   
If yes, the date of the public hearing was: May 8, 2025

\_\_\_\_\_  
Signature

Date: Click to enter date

Brendan

Dalde

Name

Title: Associate 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.