Amended Final Map

A. How To File.

Please submit the application package with payment to the Planning Division at the Planning public counter, located at:

Corona City Hall
Planning & Development Department
400 S. Vicentia Avenue, Suite 120
Corona, CA 92882

B. Items Required For Filing.

The following items shall be included in the application package:

☐ 1. Complete Application Form (attached).

☐ 2. Processing fees of:
   a. **$5,317.00** – Staff Review Fee.
   b. **$67.00** – Scanning Fee.
   c. **$158.00** – Public Notice Fee.
   d. **$51.14** – County Recordation Fee.

☐ 3. Environmental Review fees (to be determined by the Planning Division):
   a. **$9,036.00** – Preparation of a Negative Declaration or Mitigated Negative Declaration.
   b. **$336.00** – Preparation of a Notice of Exemption (applicable to Projects that are exempt from CEQA).
   c. **Full Cost (Deposit Required)** – Preparation of an Environmental Impact Report.
   d. **$2,916.75** – CDFW CEQA Filing Fee for a Negative Declaration or Mitigated Negative Declaration.
   e. **$4,051.25** – CDFW CEQA Filing Fee for an EIR.
   (Notice: The CDFW CEQA filing fees are set by the California Department of Fish and Wildlife and are subject to change annually. The applicant shall pay the fee that is in effect at the time the City files this fee with the county.)

☐ 4. Completed Environmental Information Form (attached).

☐ 5. Twenty (20) copies of the amended map drawn to scale and folded to 8.5"x14".

☐ 6. One (1) copy of the amended map reduced to 11"x17" and folded in half.

☐ 7. Letter from applicant addressing the scope of the project.

☐ 8. Proof of ownership (i.e. grant deed or title report)

☐ 9.Letter of authorization from the property owner if different than applicant.

☐ 10. Notice package which includes:
   a. Separate lists of property owners' names, addresses and assessors parcel numbers within 500 feet of the project site, prepared and certified by a licensed Title Company or mapping company, prepared from the latest tax roll.
   b. List of property occupants' addresses (when owner mailing address is different than the property address) and assessors parcel numbers for properties contiguous to the project site.
   c. Assessor's maps (reduced to 8.5"x11") showing the project site and indicating the properties listed in the 500-foot radius.
   d. Two sets of gummed mailing labels for 500-foot property owner list and property occupants addresses list (when owner-mailing address is different than property address).

☐ 11. Submit (1) USB flash drive containing the items required for filing this application in PDF format.

C. Notice to Applicant.

1. This application will not be accepted for submittal until the project has been reviewed and completed plan checked through the Development Services Division.
2. Acceptance of application at the public counter **does not** represent a complete application. California Government Code Section 65943 provides for 30 days in which the City can review the application and determine its completeness. The applicant will be sent a letter during this time period stating whether the application is complete or that additional items are necessary.
3. It is recommended that the applicant, representative, or property owner(s) should be present at all hearings.
4. All correspondence and reports will be mailed to the applicant as listed on theapplication form only.

D. Attachments

1. CMC Chapter 16.34 (Amendment of Final Maps)
2. Application Form
3. Environmental Information Form

Revised: 4/2025

CMC Chapter 16.34

Amendment of Final Maps

16.34.010 Purpose.

The purpose of this chapter is to provide authority and procedure for the modification of a recorded final map or recorded parcel map, including modification of conditions. Said modifications may be made by a certificate of correction or an amending map as approved by the city.

16.34.020 Filing of application.

An application for a modification to a recorded final map or recorded parcel map shall set forth the nature and extent of the requested modification and all facts upon which the request is based.

16.34.030 Fees.

Fees shall be paid at the time of the filing of an application for modification in an amount established by resolution of the City Council.

16.34.040 Notice of public hearing.

Any such application for modification shall be set for public hearing as provided for in California Government Code Section 66451.3.

16.34.050 Public hearing — Council action.

The City Council shall hold a public hearing on the requested modification. The hearing may be continued at the Council's discretion. Upon the conclusion of the public hearing, the council may, by motion, approve or deny the application, or approve the application with modifications.

16.34.060 Findings.

The Council may not approve a proposed modification unless each of the following findings are made with supporting evidence:

(A) That there are changes in circumstances which make any or all of the conditions of the final map or parcel map no longer appropriate or necessary; and

(B) That the modifications do not impose any additional burden on the present fee owner of the property; and

(C) That the modifications do not alter any right, title, or interest in the real property reflected on the recorded map; and

(D) That none of the conditions set forth in Government Code Section 66474 applies to the map as modified.

PLANNING DIVISION MASTER APPLICATION FORM

1. General Project Description:

Project Location (General)_____

Project Address or APN:_____

General Description of Proposed Project:_____

_____

_____

2. Applicant Information:

Firm/Company Name:_____

Contact Name:_____

Address:_____

City, State, Zip Code:_____

Phone Number:_____ Email:_____

Applicant's interest in property: ☐ Own ☐ Rent ☐ Other:_____

Staff Use Only Counter Planner Initials: Case Number:	Date Stamp Received:

☐ **Agricultural Preserve Cancellation**
☐ **Alcohol Beverage Permit**
☐ **Amended Final Map**
☐ **Ancillary Smoking Lounge Permit**
☐ **Annexation**
☐ **Architectural Review**
☐ **Building Relocation**
☐ **Certificate of Compliance**
☐ **Change of Zone**
☐ **Community Facilities Plan Amendment**
☐ **Conditional Use Permit: (select one)**
- ☐ Major CUP
- ☐ Minor CUP
- ☐ Major Modification to CUP
- ☐ Minor Modification to CUP
- ☐ Extension of Time for CUP

Existing CUP Number:

_____

☐ **Cul-de-sac Waiver**
☐ **Density Bonus Agreement**
☐ **Development Agreement**
☐ **General Plan Amendment**
☐ **Low Barrier Navigation Center**
☐ **Medical Office in a Residential Zone**
☐ **Model Home Permit**
☐ **Noise Variance**
☐ **Non-Conforming Building Uses**
☐ **Parcel Map: (Select one)**
- ☐ New – PM
- ☐ Resubmitted – PM
- ☐ Waiver
- ☐ Extension of Time – PM

Existing Parcel Map Number:

_____

☐ **Parking Determination**
☐ **Precise Plan Review: (Select one)**
- ☐ New
- ☐ Major Modification to PP
- ☐ Minor Modification to PP
- ☐ Extension of Time for PP

Existing Precise Plan Number:

_____

☐ **Similar Use Finding**
☐ **Specific Plan: (select one)**
- ☐ New
- ☐ Major Amendment
- ☐ Minor Amendment

☐ **Sphere of Influence Amendment**
☐ **Substantial Conformance**
☐ **Surface Mine: (Select one)**
- ☐ Permit
- ☐ Annual Inspection

☐ **Telecommunications Facility: (select one)**
- ☐ Major Telecomm. Facility
- ☐ Minor Telecomm. Facility
- ☐ Zoning Administrator Facility
- ☐ Small Cell Facility
- ☐ Modification to existing Facility

☐ **Tentative Tract Map: (select one)**
- ☐ New – TTM
- ☐ Rephasing – TTM
- ☐ Resubmitted – TTM
- ☐ Extension of Time – TTM

Existing TTM Number:

_____

☐ **Variance: (Select one from below)**
- ☐ Major
- ☐ Minor

☐ Waiver or Modification of Subdivision Standards
☐ **Zoning Administrator Review**
☐ **Other** _____

3. Owner Information (if different from above):

Owner Name:_____

Contact name:_____

Address/City/State/Zip Code:_____

Phone Number:_____ Email:_____

4. Architect Information:

Architecture Firm:_____

Contact Name:_____

Address/City/State/Zip Code:_____

Phone Number:_____ Email:_____

5. Engineer Information:

Engineering Firm:_____

Contact Name:_____

Address/City/State/Zip Code:_____

Phone Number:_____ Email:_____

6. Subject Property Information (all types):

Assessor's Parcel #:_____ Total Acreage:_____

Assessor's Parcel #:_____ Total Acreage:_____

Assessor's Parcel #:_____ Total Acreage:_____

Assessor's Parcel #:_____ Total Acreage:_____

General Plan Designation:_____ Zone Designation:_____

Specific Plan Designation (if applicable):_____

Master Planned Community/Development Agreement (if applicable):

WQMP Required? ☐ Yes ☐ No Annex into CFD or LMD? ☐ Yes ☐ No

Current Land Use:_____Proposed Land Use:_____

Grading Requirements (CYD's): Cut:_____Fill:_____Overex:_____

7. Proposed Project

Type of use proposed: ☐ Residential ☐ Commercial ☐ Industrial ☐ Other:_____

8. Non-residential Project Summary

Gross floor area:_____ Proposed:_____ Existing:_____ Building Height:_____

Type of construction per California Building Code:_____

Occupancy:_____

Bldg	Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5	Bldg 6	Bldg 7	Bldg 8	Bldg 9	Bldg 10
GFA										
FA										

GFA = Gross Floor Area FA = Footprint Area

students/children (if applicable):_____Seating capacity (if applicable):_____

Fueling Stations (if applicable):_____

Landscape Coverage (% of Lot): _____Building Coverage (% of Lot):_____F.A.R.:_____

9. Residential Project

Name of Project:_____

Type of dwelling unit (SFR, MFR, etc):_____

Dwelling Units:	Proposed	Existing
1 Bedroom		
2 Bedroom		
3 Bedroom		
4 or more Bedroom		
Total		

Density (DU/acre):_____
Maximum building height:_____
Minimum lot size:_____
Average lot size:_____
Landscape Coverage (% of Lot): _____
Building Coverage (% of Lot):_____

Open Space Description:

☐ Private:_____ ☐ Common:_____ ☐ Other:_____

Total square footage of:

Common Open Space _____ Private Open Space _____

Affordable Housing Incentives, Waivers, Concessions and Parking Reductions – Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

☐ Yes ☐ No

Residential Dwelling Unit Count: Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	Number of Units
Market Rate	
Managers Unit(s) – Market Rate	
Extremely Low Income	
Very Low Income	
Low Income	
Moderate Income	
Total No. of Units	
Total No. of Affordable Units	
Total No. of Density Bonus Units	

Existing Site Conditions – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing			
To Be Demolished			

10. Parking (all projects)

	# of Spaces Required By CMC § 17.76.030	Provided # of Spaces
Open Spaces:		
Carports:		
Garages:		
Parking Structure Stalls:		
Total:		

11. Notice of Complete/Incomplete Applications

The approval of a development proposal requires the review of plans and technical documents. By signing below the applicant is acknowledging that a development application will be deemed incomplete if it does not include all required plans and technical documents, or includes plans and technical documents that are inaccurate or insufficient. By signing below the applicant also acknowledges that incomplete development applications will not be scheduled for public hearing until which time City staff has received and reviewed all required documents.

12. Authorization & Indemnification

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. 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.

Print Applicant name:_____

Applicant Signature:_____ Date:_____

Print Property Owner name:_____

Property Owner Signature:_____ Date:_____

<u>Notice to all applicants</u>: Separate written authorization from property owner shall be submitted if this form is not signed by the property owner.

CITY OF CORONA
ENVIRONMENTAL INFORMATION FORM
(TO BE COMPLETED BY APPLICANT)

Date Filed: _____

GENERAL INFORMATION

1.	a. Case number and type of application submitted for:		
	b. Address of project:		
	c. Assessor's Number:		
2.	Name and address of developer or project sponsor:	Name:	
		Address:	
		Telephone:	
3.	Name, address, and telephone number of person to be contacted concerning the environmental aspects of this project:	Name:	
		Address:	
		Telephone:	
4.	Proposed use of site:		
5.	Is this project a portion or phase of a larger project. If so, project name?		
6.	List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:		
7.	Is the project location listed by the California Environmental Protection Agency (CAL-EPA) as a hazardous waste or other specified site? If so, state which list and extent of involvement.		

8.	Does this project include property for which a previous Environmental review has been completed? If so, state the type of environmental determination, the name of the project for which it was prepared and attach a copy of the Department of Fish and Game receipt:	
9.	If an EIR was noted in Question 8, may this project cause significant effects on the environment that were not examined in the prior EIR? Explain:	
10.	a. Existing zone, site: b. Existing zone, surrounding: North: East: South: West:	
11.	a. Existing General Plan, site: b. Existing General Plan, surrounding: North: East: South: West:	

Project Description

Please answer all that may be applicable to your project. Use an attached sheet if necessary.

12.	Site acreage:	
13.	Square footage of proposed buildings:	
14.	Square footage of existing buildings:	
15.	Number of floors of construction:	

16.	Amount of off-street parking provided:		
17.	Amount of off-street parking required:		
18.	Maximum height and grade of manufactured slopes:		
19.	Percentage range of natural slopes:		
20.	Average natural slope:		
21.	Associated project(s):		
22.	Proposed construction scheduling:		
23.	Anticipated phasing of development:		
24.	Estimated cubic yards of grading involved:		
25.	a. If residential:	Number of units:	
		Range of unit sizes:	
		Range of sale prices or rents:	
	b. If commercial:	Indicate the type:	
		Neighborhood, city or regionally oriented:	
		Square footage of sales area:	
		Loading facilities:	
		Anticipated number of employees:	
		Estimated number of vehicle trips generated per day:	
	c. If industrial:	Indicate the type:	
		Estimated employees per shift and total:	
		Loading facilities:	

	Are any hazardous or toxic wastes used or produced in the process: If yes, type and amount:	
	Estimated number of vehicle trips generated per day:	
d. If institutional:	Indicate the major function:	
	Estimated employees per shift and total:	
	Estimated occupancy:	
	Loading facilities:	
	Community benefits to be derived from the project:	
	Estimated number of vehicle trips generated per day:	
26. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required:		

ENVIRONMENTAL SETTING

Please answer Nos. 27 & 28 on a separate attachment.

27.	Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the current use of the structures.
28.	Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.).
29.	Attach photographs of the site and vicinity (either aerial or photo in each direction) labeled for location.
30.	Attach any report of studies that may help in the environmental evaluation of your project.

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date:

_____
Signature:

_____
For:

Check attachments included:

- ☐ Geologic/Soils Report
- ☐ Seismic Report
- ☐ Traffic Report
- ☐ Hydrology/Drainage Study
- ☐ Noise Analysis
- ☐ Biological Study
- ☐ Preliminary Grading Plans
- ☐ Cultural Resource Report
- ☐ Department of Fish and Game Receipt
- ☐ Signed statement on CAL-EPA lists

CHARACTERISTICS OF THE NATURAL ENVIRONMENT

		YES	NO	MAYBE
1.	**LAND USE:** Will the proposal result in:			
	a. A change in the land use as designated on the General Plan?	☐	☐	☐
	b. Relocation of residents?	☐	☐	☐
	c. Increase in density over existing General Plan and Zoning?	☐	☐	☐
	d. Development within 1 mile of the Corona Municipal Airport or within the flight pattern?	☐	☐	☐
	e. Development within "Ag Preserve" (Williamson Act) land?	☐	☐	☐
	f. Development within a wildland fire hazard area?	☐	☐	☐
	g. Development located within 1/4 mile of a school site?	☐	☐	☐
	h. Development located within a mineral resource area?	☐	☐	☐
	i. Disturbance of any known or potential historical structures or archaeological sites?	☐	☐	☐
	j. Does the project require a permit from any other county, state or federal agency?	☐	☐	☐
2.	**GEOLOGY:**			
	a. Does the project site involve a unique landform or biological area, such as floodplains, riparian areas, prominent rock out croppings or ridgelines?	☐	☐	☐
	b. Will the project involve development or grading on natural slopes of 10% or greater?	☐	☐	☐
	c. Will the project substantially alter the natural contours?	☐	☐	☐
	d. Is the project to be located in an area of soil instability (subsidence, landslide or severe erosion)?	☐	☐	☐
	e. Will the project involve grading of more than 100 cubic yards or create fill over 1 foot in depth?	☐	☐	☐
	f. Is the project site located on, or adjacent to a known earthquake fault or within an Alquist/Priolo Study Area or within an area subject to liquification?	☐	☐	☐
	g. Alteration of any scenic views or vistas from existing residential areas or public lands or roads?	☐	☐	☐

		YES	NO	MAYBE
h.	Will the project involve removal of natural resources for commercial purposes as rock, sand, gravel, oil, etc.?	☐	☐	☐
3.	**WATER:**			
a.	Is the project located within an identified flood plain or area of shallow flooding?	☐	☐	☐
b.	Does the project involve modification to any existing channels, creeks or streams?	☐	☐	☐
c.	Does the project or flood basins encompass any drainage channels, debris basins or retention basis or agricultural reservoir?	☐	☐	☐
d.	Will the project change the ground water quality or quantity or discharge into surface water?	☐	☐	☐
4.	**GREENHOUSE GASES:**			
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	☐	☐	☐
5.	**AIR QUALITY:**			
a.	Will the project emit any hazardous air pollutants?	☐	☐	☐
b.	Will the project create any objectionable odors, fumes or dust?	☐	☐	☐
c.	Will the project contribute potentially significant mobile or stationary emissions?	☐	☐	☐
6.	**TRAFFIC/CIRCULATION:** Will the project result in:			
a.	An increase in traffic that is greater than the land use designated on the General Plan?	☐	☐	☐
b.	Alteration of present patterns of circulation or transit?	☐	☐	☐
c.	A disjointed pattern of roadway improvements?	☐	☐	☐
d.	An affect on any existing streets and/or intersections?	☐	☐	☐
e.	Affect access to adjoining properties?	☐	☐	☐

	YES	NO	MAYBE
7. **BIOLOGICAL RESOURCES:** Could the proposal result in:			
a. Change in the number of any unique, rare or endangered species of plants or their habitat including stands of trees (includes Oak woodlands, riparian areas and wetland habitants)?	☐	☐	☐
b. Change in the number of any unique, rare or endangered animals or their habitat?	☐	☐	☐
c. The potential to impact any fish, animal or plant life?	☐	☐	☐
d. Development within an area known to have intrusive plant life?	☐	☐	☐
8. **ENERGY/MINERAL RESOURCES**: Would the proposal result in:	—	—	—
a. Conflict with energy conservation plans?	☐	☐	☐
b. Develop in or result in loss of availability of a known mineral resource area as designated by the State or City General Plan?	☐	☐	☐
9. **NOISE:**			
a. Will the project result in an increase of existing noise levels or ground vibration?	☐	☐	☐
b. Will the project expose people to noise levels exceeding 65 CNEL outside and 45 CNEL inside a building?	☐	☐	☐
10. **SERVICES/PUBLIC UTILITIES:**			
a. Will the proposal impact the following beyond the capability to provide adequate levels of service or require the construction of new facilities for:			
1. Sewer?	☐	☐	☐
2. Water?	☐	☐	☐
3. Parks?	☐	☐	☐
4. Police Protection?	☐	☐	☐
5. Fire Protection?	☐	☐	☐
6. Schools?	☐	☐	☐
b. Will the project entail use of septic systems?	☐	☐	☐

		YES	NO	MAYBE
c.	Will the project result in substantial change of demand for municipal services or require service from an agency or utility that is operating at or near capacity?	☐	☐	☐
d.	Will the project result in a disjointed pattern of utility extensions?	☐	☐	☐
11.	**HAZARDS:**	☐	☐	☐
a.	Will the project involve the use, storage or disposal of potentially hazardous materials as toxic substances, pesticides, herbicides, flammables or explosives?	☐	☐	☐
b.	May the project involve construction on possible contaminated soil from fuels, pesticides or petroleum products.	☐	☐	☐