



Staff Report

File #: 22-0750

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: September 26, 2022
TO: Honorable Chair and Commissioners
FROM: Planning & Development Department

APPLICATION REQUEST:

PP2022-0001: Precise Plan application to review a proposed electric vehicle charging station with 52 charging spaces, an 8,000-square-foot market and 1,200-square-foot automated carwash, located at 1335 and 1341 W. Sixth Street in the C-3 (General Commercial) zone. (Applicant: Matt Stowe, ARG Devco, 2060 Placentia Avenue #C3, Costa Mesa, CA 92627)

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2592 GRANTING PP2022-0001 based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY:

Area of Property: 2.42 acres
Existing Zoning: C-3 (General Commercial)
Existing General Plan: GC (General Commercial)
Existing Land Use: Vacant
Proposed Land Use: Electric charging station, market and carwash
Surrounding Zoning/Land Uses:
N: R-1-7.2 / Single family residences
E: C-3 / Commercial/office buildings
S: C-3 / Commercial buildings
W: C-3 / Chuck Wagon Restaurant and R-1-7.2 / Vacant residential property

BACKGROUND

Precise Plan 2022-0001 (PP2022-0001) is for the review of a proposed full-service electric vehicle (EV) charging station that includes 52 charging spaces, an 8,000-square-foot-market, and a 1,200-square-foot automated carwash tunnel. The project site is comprised of three vacant parcels totaling approximately 2.42 acres, located on the north side of Sixth Street, approximately 450 feet west of Sherman Avenue. The applicant intends to consolidate the parcels into a single parcel through a lot

line adjustment process. The parcels are zoned C-3 (General Commercial). Per Corona Municipal Code (CMC) § 17.33.010, the zone is intended for *“higher intensity commercial uses that serve the community and subregional needs, with an emphasis on convenient automobile access, while incorporating efficient, safe and attractive on-site pedestrian circulation. The C-3 designation is generally applied to areas appropriate to serve the entire community, including shopping centers, automotive service and repair, theaters and drive-thrus.”* The proposed market and EV charging spaces are permitted by right in the C-3 zone. Carwashes require a conditional use permit. Conditional Use Permit 2022-0002 (CUP2022-0002) is proposed for the carwash, and is being reviewed concurrent with the precise plan.

The project site is surrounded by commercial properties zoned C-3 to the west, east and south. Located to the north of the project site are five single family residential properties zoned R-1-7.2. To the northwest of the project site is a vacant property zoned R-1-7.2.

The project was initially reviewed by the Development Plan Review staff on November 18, 2021 as DPR2021-0020. The applicant formally submitted the precise plan and conditional use permit applications to the City on March 22, 2022, which were reviewed by the Project and Environmental Review Committee on April 14, 2022. The applications were deemed complete by the committee and subsequently scheduled for the Planning and Housing Commission meeting of September 26, 2022.

The applicant conducted community outreach by mailing out an informational flyer to the property owners of properties that are located within a 500-foot radius of the project site. The flyer was mailed out on July 7, 2022. A copy of the flyer is attached as Exhibit 10.

PROJECT DESCRIPTION

Site Plan

The concept for the EV charging station is to provide customers a full-service experience that includes EV charging and washing services. Customers can wait in the market where they can purchase grab-and-go food and/or beverages.

The EV charging station site is designed with the market located on the southern portion of the property, near Sixth Street. The market has a patio with outdoor seating on the west side, and a fenced dog run on the east side to accommodate customers with pets. Behind the market is the parking lot, which includes 27 standard non-EV charging parking spaces and 40 EV charging spaces for passenger vehicles. Canopies with roof-mounted photovoltaic panels are proposed over the standard parking and EV passenger vehicle stalls. The rear portion of the property, to the north, contains a fenced area for electrical and charging equipment, 7 employee parking spaces, trash enclosure, a carwash tunnel, 3 “finishing” spaces for the car wash, and 12 EV charging spaces for delivery vans. The site plan for the project is attached as Exhibit 3. The market floor plan is attached as Exhibit 4.

The project has one access from Sixth Street via a 30-foot wide driveway. The entrance divides into two lanes - a self-serve lane and a valet lane that offers valet charging and washing services. The

valet lane is designed to accommodate approximately 8 vehicles, and allows customers to drop off their vehicles with the on-site staff. Customers that do not want valet service may go directly to a standard parking space, if visiting the market only, or directly into an available charging space to charge their vehicle. Customers cannot go directly to the carwash, as the carwash and detail services will be managed by the staff. A staff member will drive the vehicle through the carwash tunnel, detail the vehicle and then park it in one of the EV spaces. Customers would then pick-up the vehicle once charged. Since staff will be managing the carwash, queuing issues are not expected to occur at the entrance of the carwash.

The project complies with the development standards for the C-3 zone, including setbacks, floor area ratio, and landscape coverage. This includes a 20-foot landscape setback that is required for yards that abut a residential zone. The site is providing the 20-foot landscape setback along the north and northwest perimeters, as they abut residential zones. The code also requires carwash tunnels and detailing/finishing areas to be set back a minimum of 25 feet from residential zones. The carwash and finishing spaces proposed on the project site provide more than 25 feet of setback from the adjacent residential zones.

The applicant will construct a new six-foot high block wall along the site's north perimeter adjacent to the residential properties. A six-foot high block wall will also be constructed along the northwest perimeter of the site adjacent to the vacant residential property. A six-foot high tubular steel fence will be constructed along the site's west and east perimeters, which are adjacent to existing commercial developments.

Operations

Per the applicant, the station is designed to accommodate the charging hardware of all electric vehicles in the market. The applicant anticipates that most electric vehicles that come to the charging station can be charged in approximately 30 minutes, on average; while charging times for vans can range from approximately 30 to 60 minutes.

The anticipated hours of operation are the following:

- Charging spaces - Open 24 hours a day
- Market - Open 6:00 a.m. to 9:00 p.m.
- Carwash - Open 8:00 a.m. to 8:00 p.m.

Since the charging spaces will be available 24 hours a day, the applicant is proposing to have night security on-site from 9:00 p.m. until 6:00 a.m.

Architecture

The proposed structures have a modern and streamlined architectural design. The market has clear glass walls that are separated by a simple posts and beam frame, which will be clad in a matte black Alucobond sheet metal. The building height is 20 feet. The carwash tunnel has the same metal panel material and minimal design as the market. The canopies over the parking spaces also match the market in style and material. There are no applicable design guidelines or architectural themes in the C-3 zone. The architectural plans and renderings are attached as Exhibits 5 and 6.

Parking

The project requires a total of 42 parking spaces per the parking requirements of the Corona Municipal Code (CMC). The project site provides a total of 89 parking spaces. This number includes 34 standard (non-electric) parking spaces, including customer and employee parking; 52 electric charging spaces; and 3 finishing spaces for the car wash. Table A below provides a breakdown of the project’s parking compliance.

**Table A
Parking Summary**

Use	Parking Requirement	Required Parking	Provided Parking
Market - 8,000 s.f.	1 space per 250 s.f. of building area	32 spaces	34 non-EV spaces 52 EV Spaces
Car wash	10 spaces minimum	10 spaces	3 finishing spaces
Total Spaces:		42 spaces	89 spaces

Public Improvements

The project frontage along Sixth Street is currently improved with curb and gutter, sidewalk, two driveways and two mature street trees. The applicant is required to dedicate 5 feet of the project’s frontage to the right-of-way along Sixth Street and construct all missing public improvements along the project frontage. This includes constructing the sidewalk to a width of 12 feet to meet current city standard, as the current sidewalk width is deficient. The two driveways will be replaced with a single 30-foot-wide driveway, which will allow for full-turn movements into and out of the project site. The street trees will need to be removed in order to accommodate the construction of the new driveway and sidewalk along the project frontage. The applicant is required to coordinate with the Community Services Department for the removal and possible replacement of the street trees.

Traffic Impact Analysis

The project’s traffic impact was analyzed in a Traffic Impact Analysis (dated August 2022) prepared by TJW Engineering, a licensed traffic engineer. The project is expected to generate approximately 1,920 vehicle trips per day. All nearby street intersections and roadways evaluated in the analysis would continue to operate at an acceptable level of service. As such, no traffic related off-site improvements are warranted with development of the proposed project.

The valet queueing was analyzed and determined to be adequate by TJW Engineering. However, in the event that the valet queue exceeds the storage space provided (8 vehicles), TJW Engineering recommends that the onsite staff direct customers to park in an open charging space to prevent spillover onto Sixth Street. Planning Condition 12 of the project’s Conditions of Approval (Exhibit 11) require the tenant to maintain a management plan that mitigates congestion and stacking spillover onto Sixth Street.

ENVIRONMENTAL ANALYSIS

Pursuant to Section 15332 of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because the project qualifies as a Class 32 (Infill Development Projects) categorical exemption under CEQA. The project is consistent

with the General Plan and zoning requirements, and would not result in any significant traffic, noise, air quality, or water quality impacts.

FISCAL IMPACT:

There are no fiscal impacts to the City, as 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 report, the Planning Division staff has not received any comments from the public in response to the public notice.

STAFF ANALYSIS

The project has been analyzed for compliance with all applicable development standards and requirements. The EV parking and market are permitted uses in the C-3 zone. The carwash is allowed with approval of a conditional use permit, which is under separate review. The project as designed and conditioned meets the development standards for the C-3 zone. The project has adequate vehicular access from Sixth Street. All missing public improvements adjacent to the project site will be constructed or guaranteed with the development of the project.

Development of the proposed project would result in the consolidation and development of three underutilized and vacant parcels. The proposed uses are compatible with the surrounding commercial developments. The project provides enhanced setbacks along the perimeters that are adjacent to residential zones in addition to a new 6-foot-high perimeter block wall. The project requires 42 parking spaces, and proposed 89 parking spaces onsite, including 3 finishing spaces for the car wash.

The design, size and height of the buildings are in scale with the buildings in the neighborhood. The project's modern and simplistic architecture supports the concept of electric vehicles as being a clean transportation choice of the future. The architecture fits the eclectic character of the neighborhood, which is comprised of buildings that were built in different styles over numerous decades.

Planning and Development Department recommends approval of PP2022-0001, based on the recommended conditions of approval in Exhibit 11 and the findings of approval.

FINDINGS OF APPROVAL FOR PP2022-0001

1. A Notice of Exemption has been prepared pursuant to Section 15332 of the State Guidelines for CEQA because the project qualifies as a Class 32 (Infill Development Projects) categorical exemption under CEQA. The project, which consists of an electric vehicle charging facility, 8,000-square-foot market, 1,200-square-foot automated carwash tunnel, is less than five acres in size, is consistent with the General Plan and zoning requirements, has no value as natural habitat, has adequate utilities and public services, and would not result in any significant traffic, noise, air quality, or water quality impacts.

2. All the conditions necessary to granting a Precise Plan set for in Section 17.91.070 of the Corona Municipal Code do exist in reference to PP2022-0001 for the following reasons:
 - a. *The project is consistent with the General Commercial (GC) land use designation of the General Plan because this land use is intended to accommodate a range of commercial uses that serve local neighborhoods, the community and visitors.*
 - b. *The proposal complies with the C-3 zone because the project, which consists of a market, associated parking spaces, and carwash, is capable of meeting the development standards for the C-3 zone.*
 - c. *The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed. As justified in Finding #1, the project will not result in significant effects to the environment because the project is consistent with the General Plan and zoning requirements, and would not result in any significant traffic, noise, air quality or water quality impacts.*
 - d. *The site is of a sufficient size and configuration to accommodate the design and scale of the proposed development, including buildings and elevations, landscaping, parking, and other physical features of the proposal, as demonstrated by the applicant's site plan in Exhibit 3 of this report.*
 - e. *The design, scale and layout of the proposed development will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards and will not otherwise have a negative impact on the aesthetics, health, safety, or welfare of neighboring uses because the project complies with the city's development standards for the subject property. The building height and layout of the structures fit the scale of the neighboring developments. The adjacent roadways are capable of handling the traffic volume attributed to the project, and all missing public improvements will be constructed or guaranteed with this project.*
 - f. *The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, which is comprised of an eclectic mix of architectural designs, will enhance the visual character of the neighborhood by improving a vacant undeveloped property and will provide for harmonious, orderly and attractive development of the site.*
 - g. *The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color that is aesthetically appealing appropriate for the proposed use, and will retain a reasonably adequate level of maintenance.*
3. The proposal is consistent with the General Plan for the following reasons:
 - a. *The proposed project implements the General Plan's General Commercial designation, which allows a range of commercial uses that serve the local neighborhoods, the community and visitors.*
 - b. *The project has a Floor Area Ratio (FAR) of 0.08, which does not exceed the General Plan's FAR limit of 0.5 established for the General Plan designation.*
 - c. *General Plan Policy LU-11.1 states: Encourage a comprehensive range of retail, service, and other commercial uses in the City that provide goods and services to meet*

the diverse needs of Corona's residents and businesses, in accordance with the land use plans' designations and applicable density standards and design and development policies. The project provides a unique service that meets the intent of Policy LU-11.1.

- d. General Plan Policy LU-19.3 states: Promote the consolidation of small, underutilized lots, or irregularly spaced parcels into larger parcels that are conducive to and supportive of viable and more cohesive development. The project is consistent with Policy LU-19.3 because it consolidates three vacant underutilized parcels into a single parcel to allow for the cohesive development of an electric vehicle charging station.*
- e. General Plan Policy ER-13.4 states: Increase use of clean fuel and electric vehicles in the city through the support of the installation of electric vehicle infrastructure; explore opportunities to incentivize and/or facilitate installation of electric vehicle charging stations at convenience locations in Corona. The project fulfills Policy ER-13.4 by providing an electric vehicle charging station on Sixth Street, which is heavily traveled and conveniently located in proximity to State Route 91.*

- 4. The proposal is consistent with the C-3 zone because the proposed uses are allowed in the C-3 zone, and the project complies with the development standards for the C-3 zone.

PREPARED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: JAY EASTMAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

- 1. Resolution No. 2592
- 2. Locational and Zoning Map
- 3. Site Plan
- 4. Market Floor Plan
- 5. Conceptual Elevation Plans
- 6. Conceptual Renderings
- 7. Conceptual Landscaping Plan
- 8. Applicant's Letter Dated March 8, 2022
- 9. Applicant's Operation Overview
- 10. Applicant's Informational Flyer
- 11. Conditions of Approval
- 12. Environmental Documentation

Case Planner: Sandra Yang, Senior Planner (951) 736-2262



RESOLUTION NO. 2592

APPLICATION NUMBER: PP2022-0001

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN TO REVIEW A PROPOSED ELECTRIC VEHICLE CHARGING STATION WITH 52 CHARGING SPACES, AN 8,000-SQUARE-FOOT MARKET AND 1,200-SQUARE-FOOT AUTOMATED CARWASH, LOCATED AT 1335 AND 1341 W. SIXTH STREET IN THE C-3 (GENERAL COMMERCIAL) ZONE. (APPLICANT: MATT STOWE OF ARG DEVCO).

WHEREAS, the application to the City of Corona, California, for a Precise Plan under the provisions of Chapter 17.91 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for the review a proposed electric vehicle charging station with 52 charging spaces, an 8,000-square-foot market and 1,200-square-foot automated carwash, located at 1335 and 1341 W. Sixth Street in the C-3 (General Commercial) zone.

WHEREAS, the Planning and Housing Commission held a noticed public hearing for PP2022-0001 on September 26, 2022, as required by law; and

WHEREAS, the Planning and Housing Commission finds that this project is a Class 32 in-fill exemption under the California Environmental Quality Act (CEQA), pursuant to Sections 15332 of the State CEQA Guidelines and Section 3.27 of the City of Corona Local Guidelines for Implementing CEQA, as the project is less than 5 acres in size; is consistent with the City's general plan and zoning ordinance; has no value as habitat for endanger, rare or threatened species; is adequately served by utilities and public services; and will not result in any significant effects related to traffic, noise, air quality or water quality.

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Precise Plan as set forth in Corona Municipal Code Section 17.91.070 do exist in reference to PP2022-0001 based on the evidence presented to the Commission during said hearing; and

EXHIBIT 1

WHEREAS, the Planning and Housing Commission based its recommendation to approve the PP2022-0001 on certain conditions of approval and the findings set forth below.

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 PP2022-0001, 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 15332 of the State Guidelines and Section 3.27 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. Precise Plan Findings. Pursuant to Corona Municipal Code (“CMC”) section 17.91.070 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:

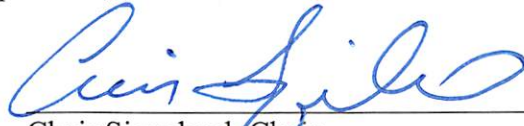
1. A Notice of Exemption has been prepared pursuant to Section 15332 of the State Guidelines for CEQA because the project qualifies as a Class 32 (Infill Development Projects) categorical exemption under CEQA. The project, which consists of an electric vehicle charging facility, 8,000-square-foot market, 1,200-square-foot automated carwash tunnel, is less than five acres in size, is consistent with the General Plan and zoning requirements, has no value as natural habitat, has adequate utilities and public services, and would not result in any significant traffic, noise, air quality, or water quality impacts.
2. All the conditions necessary to granting a Precise Plan set for in Section 17.91.070 of the Corona Municipal Code do exist in reference to PP2022-0001 for the following reasons:
 - a. *The project is consistent with the General Commercial (GC) land use designation of the General Plan because this land use is intended to accommodate a range of commercial uses that serve local neighborhoods, the community and visitors.*
 - b. *The proposal complies with the C-3 zone because the project, which consists of a market, associated parking spaces, and carwash, is capable of meeting the development standards for the C-3 zone.*
 - c. *The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed. As justified in Finding #1, the project will not result in significant effects to the environment because the project is consistent with the General Plan and zoning requirements, and would not result in any significant traffic, noise, air quality or water quality impacts.*
 - d. *The site is of a sufficient size and configuration to accommodate the design and scale of the proposed development, including buildings and elevations, landscaping, parking, and other physical features of the proposal, as demonstrated by the applicant’s site plan in Exhibit 3 of this report.*

- e. *The design, scale and layout of the proposed development will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards and will not otherwise have a negative impact on the aesthetics, health, safety, or welfare of neighboring uses because the project complies with the city's development standards for the subject property. The building height and layout of the structures fit the scale of the neighboring developments. The adjacent roadways are capable of handling the traffic volume attributed to the project, and all missing public improvements will be constructed or guaranteed with this project.*
 - f. *The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, which is comprised of an eclectic mix of architectural designs, will enhance the visual character of the neighborhood by improving a vacant undeveloped property and will provide for harmonious, orderly and attractive development of the site.*
 - g. *The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color that is aesthetically appealing appropriate for the proposed use, and will retain a reasonably adequate level of maintenance.*
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 - c. *General Plan Policy LU-11.1 states: Encourage a comprehensive range of retail, service, and other commercial uses in the City that provide goods and services to meet the diverse needs of Corona's residents and businesses, in accordance with the land use plans' designations and applicable density standards and design and development policies. The project provides a unique service that meets the intent of Policy LU-11.1.*
 - d. *General Plan Policy LU-19.3 states: Promote the consolidation of small, underutilized lots, or irregularly spaced parcels into larger parcels that are conducive to and supportive of viable and more cohesive development. The project is consistent with Policy LU-19.3 because it consolidates three vacant underutilized parcels into a single parcel to allow for the cohesive development of an electric vehicle charging station.*
 - e. *General Plan Policy ER-13.4 states: Increase use of clean fuel and electric vehicles in the city through the support of the installation of electric vehicle infrastructure; explore opportunities to incentivize and/or facilitate installation of electric vehicle charging stations at convenience locations in Corona. The project fulfills Policy ER-13.4 by providing an electric vehicle charging station on Sixth Street, which is heavily traveled and conveniently located in proximity to State Route 91.*

4. The proposal is consistent with the C-3 zone because the proposed uses are allowed in the C-3 zone, and the project complies with the development standards for the C-3 zone.

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 Precise Plan.

Adopted this 26th day of September, 2022.



Chair Siqueland, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:



Olivia Sanchez
Secretary, Planning and Housing Commission
City of Corona, California

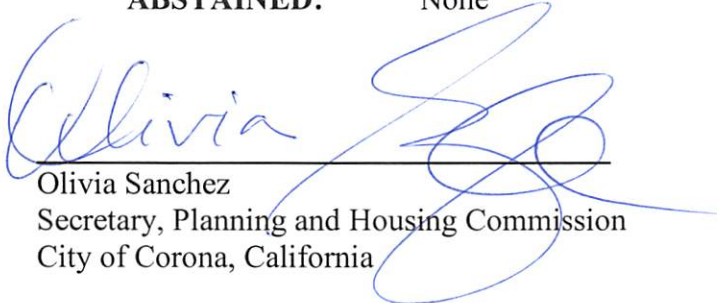
I, Olivia Sanchez, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 26th day of September, 2022, and was duly passed and adopted by the following vote, to wit:

AYES: Siqueland, Sherman, Alexander, Meza & Woody

NOES: None

ABSENT: None

ABSTAINED: None



Olivia Sanchez
Secretary, Planning and Housing Commission
City of Corona, California

LOCATIONAL & ZONING MAP



Date: 09/07/2022

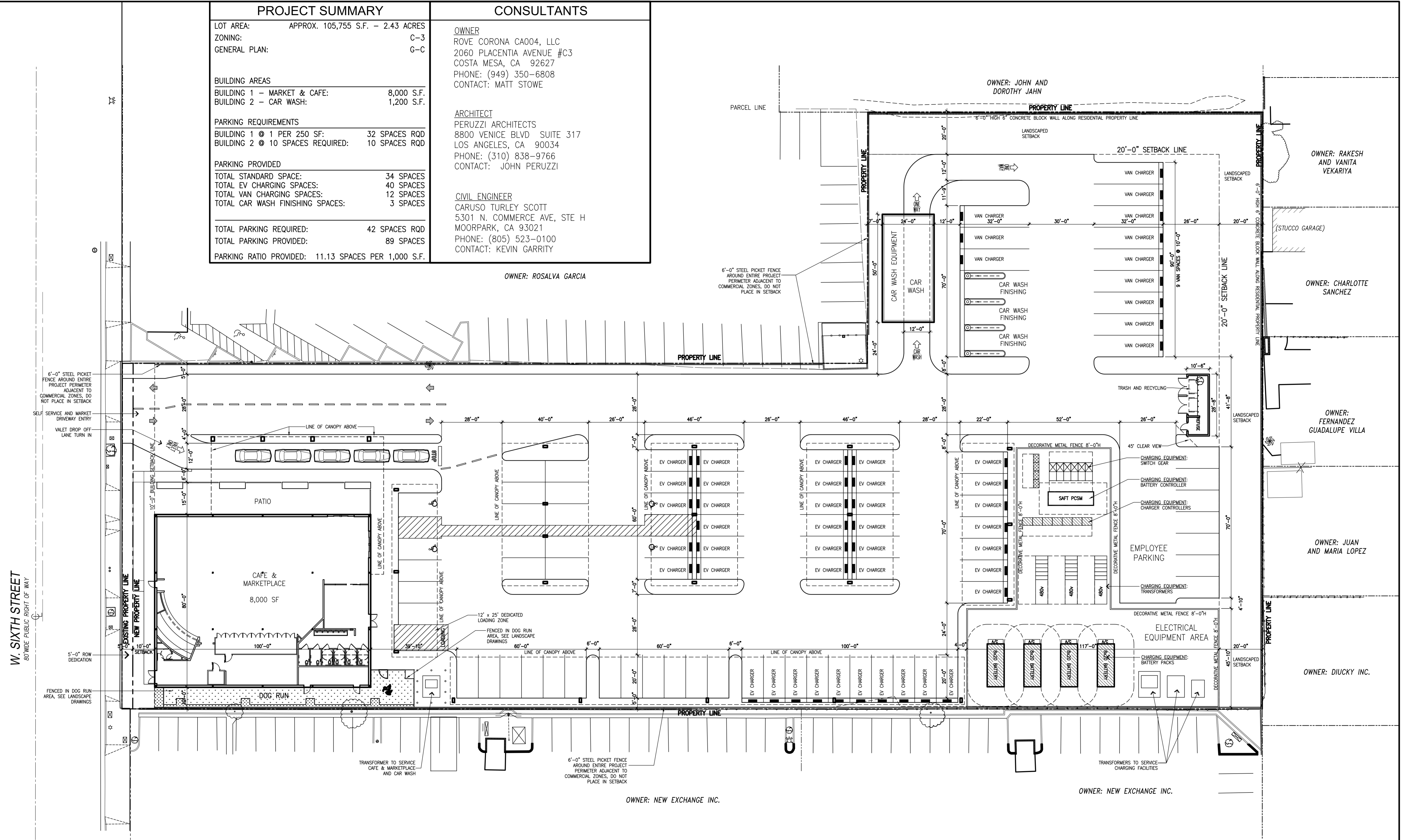
PP2022-0001 & CUP2022-0002



EXHIBIT 2

PROJECT SUMMARY	
LOT AREA:	APPROX. 105,755 S.F. - 2.43 ACRES
ZONING:	C-3
GENERAL PLAN:	G-C
BUILDING AREAS	
BUILDING 1 - MARKET & CAFE:	8,000 S.F.
BUILDING 2 - CAR WASH:	1,200 S.F.
PARKING REQUIREMENTS	
BUILDING 1 @ 1 PER 250 SF:	32 SPACES RQD
BUILDING 2 @ 10 SPACES REQUIRED:	10 SPACES RQD
PARKING PROVIDED	
TOTAL STANDARD SPACE:	34 SPACES
TOTAL EV CHARGING SPACES:	40 SPACES
TOTAL VAN CHARGING SPACES:	12 SPACES
TOTAL CAR WASH FINISHING SPACES:	3 SPACES
TOTAL PARKING REQUIRED: 42 SPACES RQD	
TOTAL PARKING PROVIDED: 89 SPACES	
PARKING RATIO PROVIDED: 11.13 SPACES PER 1,000 S.F.	

CONSULTANTS	
OWNER	
ROVE CORONA CA004, LLC 2060 PLACENTIA AVENUE #C3 COSTA MESA, CA 92627 PHONE: (949) 350-6808 CONTACT: MATT STOWE	
ARCHITECT	
PERUZZI ARCHITECTS 8800 VENICE BLVD SUITE 317 LOS ANGELES, CA 90034 PHONE: (310) 838-9766 CONTACT: JOHN PERUZZI	
CIVIL ENGINEER	
CARUSO TURLEY SCOTT 5301 N. COMMERCE AVE, STE H MOORPARK, CA 93021 PHONE: (805) 523-0100 CONTACT: KEVIN GARRITY	



W. SIXTH STREET
80' WIDE PUBLIC RIGHT OF WAY

1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

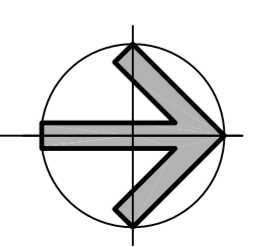


EXHIBIT 3

PERUZZI
ARCHITECTS
8800 VENICE BLVD #317
LOS ANGELES, CA 90034
TEL 310 . 838 . 9766
WWW.PERUZZIARCHITECTS.COM

ARG

ARCHITECT'S SEAL
DATE OF SEAL
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NO. DATE:	
REV. DATE:	

ROVE
1341 W 6th STREET
CORONA, CA 92882
PROJECT NUMBER: 199-003-10
DRAWING DATE: MAY . 11 . 2022
DRAWING SCALE: AS INDICATED
DRAWN BY: JP
A.101

ROVE CORONA - SITE PLAN



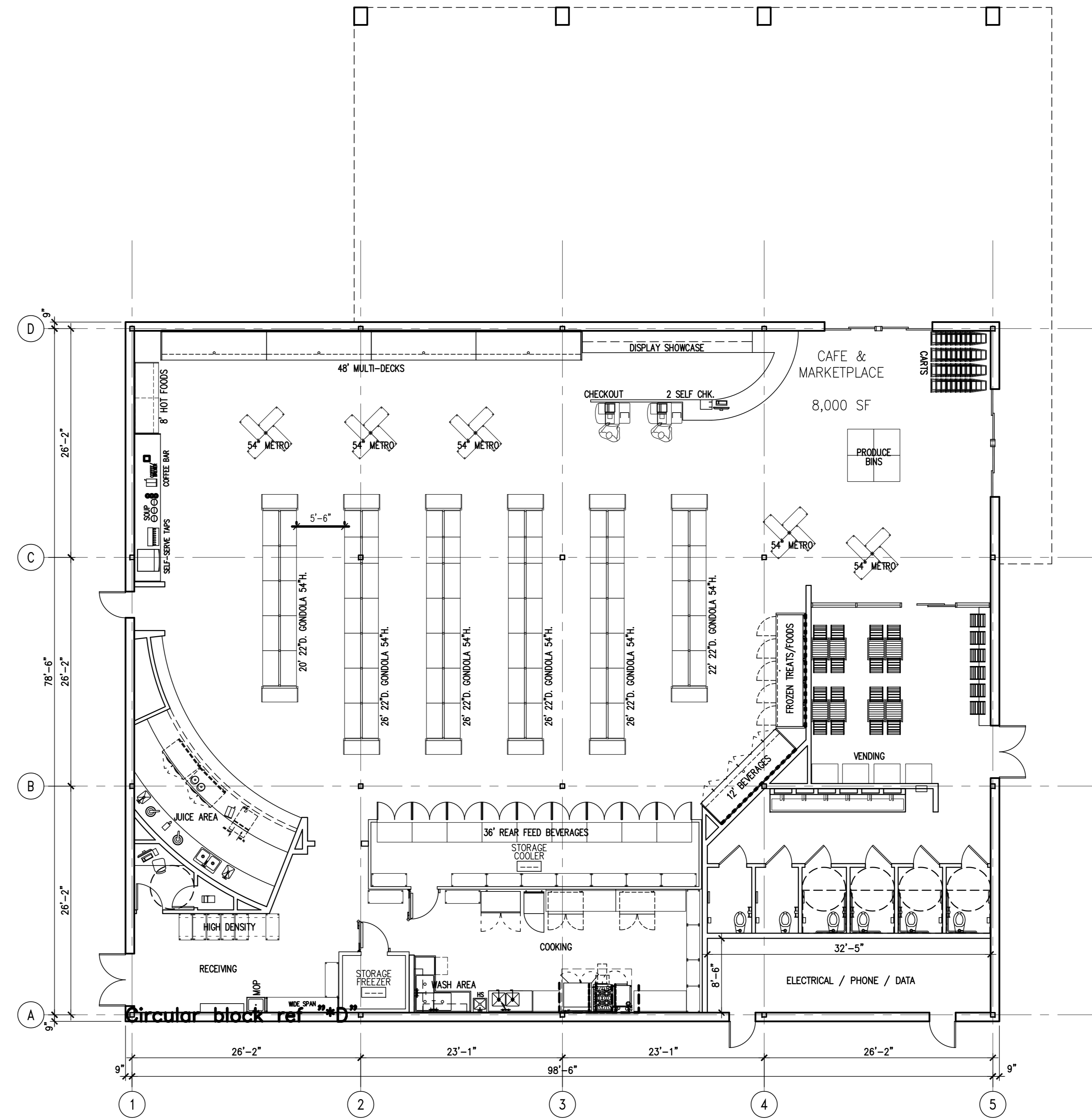
ARCHITECTS SEAL



DATE OF SEAL

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1 PROPOSED MARKET PLAN
SCALE: 1/8" = 1'-0"

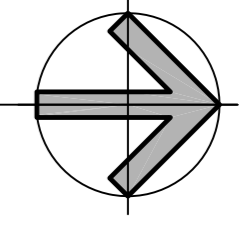


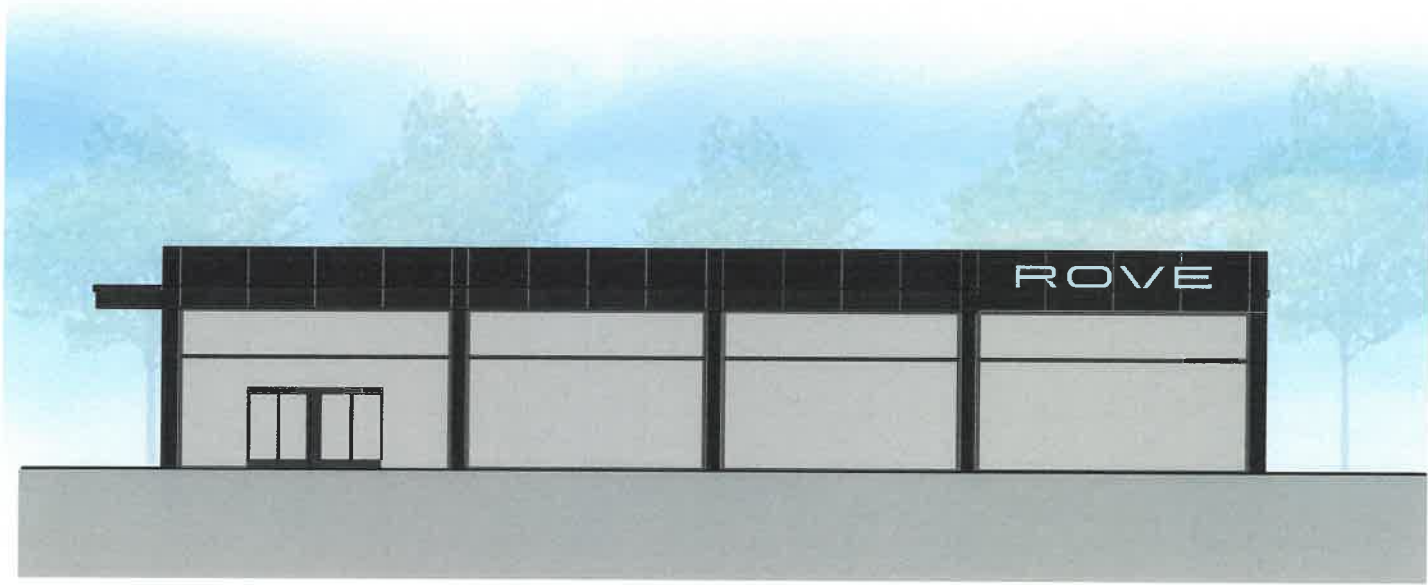
EXHIBIT 4

ROVE
1341 W 6th STREET
CORONA, CA 92882

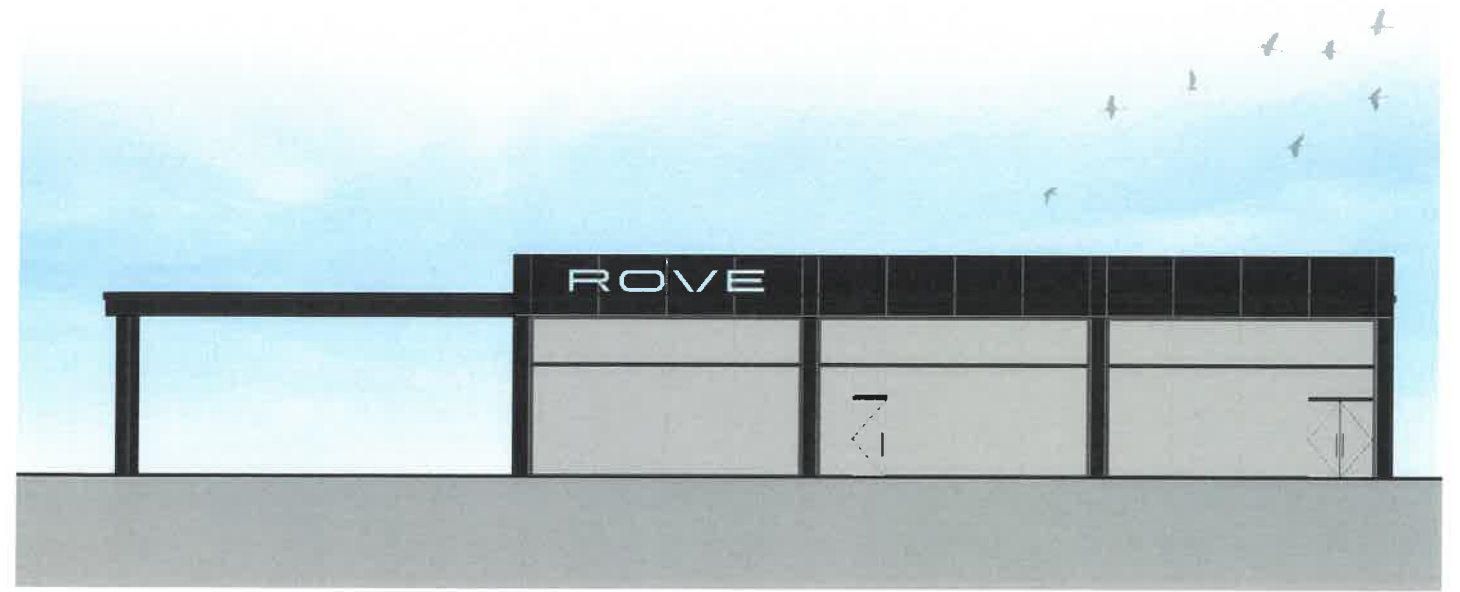
PROJECT NUMBER:
199-003-10
DRAWING DATE:
MAR . 4 . 2022
DRAWING SCALE:
AS INDICATED
DRAWN BY:
JP

ROVE CORONA - MARKET PLAN

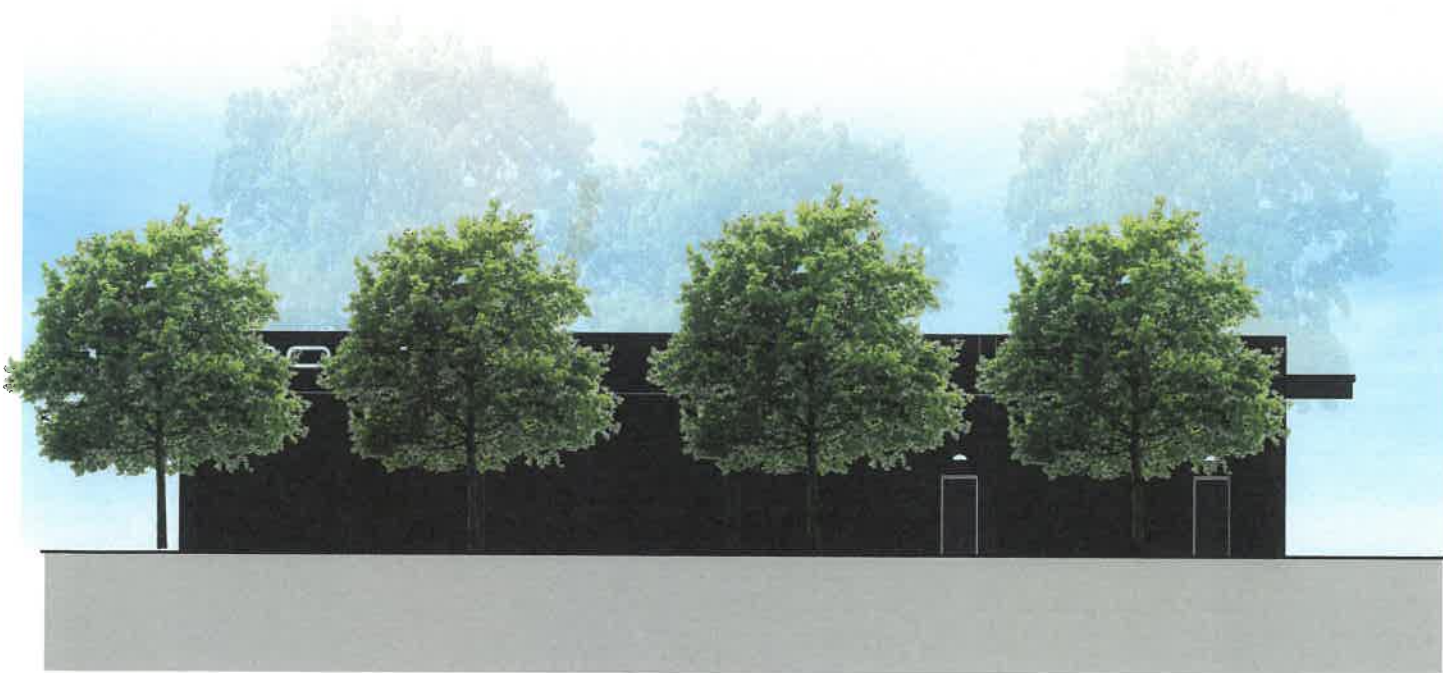
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WEST ELEVATION - VALET SERVICE



SOUTH ELEVATION - W 6TH STREET



EAST ELEVATION - DOG WALK



NORTH ELEVATION - CUSTOMER PARKING



PROPERTY LINE DECORATIVE BLOCK WALL ELEVATION



EAST ELEVATION - CAR WASH



SOUTH ELEVATION - CAR WASH



ROVE | CORONA



ARCHITECTS SEAL

DATE OF SEAL

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THIS DRAWING REPRESENTS A PRELIMINARY DESIGN UNTIL SUCH TIME AS THE ARCHITECT HAS APPLIED HIS SEAL AND SIGNATURE HEREIN.

REVISIONS

NO. DATE

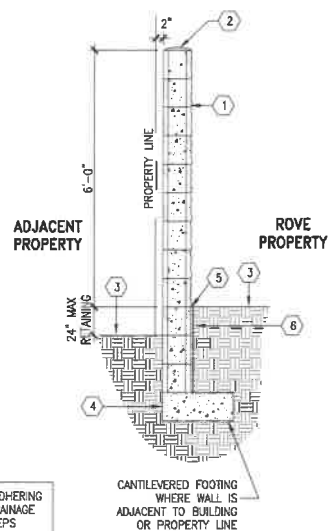
ROVE
1341 W 6th STREET
CORONA, CA 92882

ROVE CORONA - ELEVATIONS

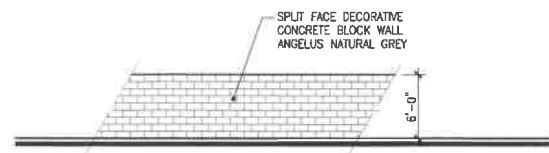
PROJECT NUMBER:
189-003-10
DRAWING DATE:
MAY . 11 . 2022
DRAWING SCALE:
AS INDICATED
DRAWN BY:
JP

A.302

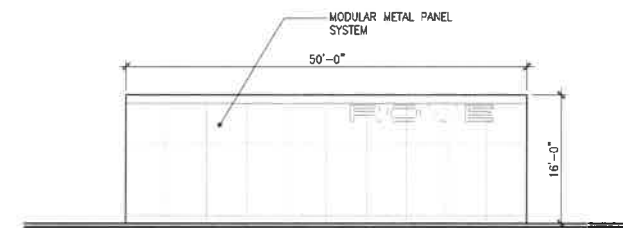
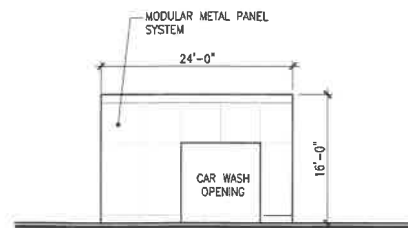
- ① 8" SINGLE SIDE SPLIT-FACE CMU - INTEGRAL COLOR PER ELEVATIONS
- ② ROUNDED WALL CAP USING HIGH STRENGTH MORTAR
- ③ ADJACENT PAVING OR GRADE
- ④ STRUCTURAL FOOTING
- ⑤ WEEP HOLES AT 4'-0" O.C. MAX - UNMORTARED HEAD JOINT MAX 12" ABOVE LOWEST ADJACENT GRADE - AFFIX 2 LAYERS OF GEOTEXTILE FABRIC TO REAR OF WALL OVER WEEP HOLES
- ⑥ SELF-ADHERING SHEET BENTONITE WATERPROOFING WITH DRAINAGE BOARDS AND FILTER FABRIC



3 SITE WALL AT ADJACENT RESIDENTIAL PROPERTY LINE
SCALE: 1/2" = 1'-0"



2 PROPERTY LINE MASONRY WALL ELEVATION
SCALE: 1/8" = 1'-0"



1 CAR WASH ELEVATIONS
SCALE: 3/32" = 1'-0"

ARCHITECTS SEAL

DATE OF SEAL

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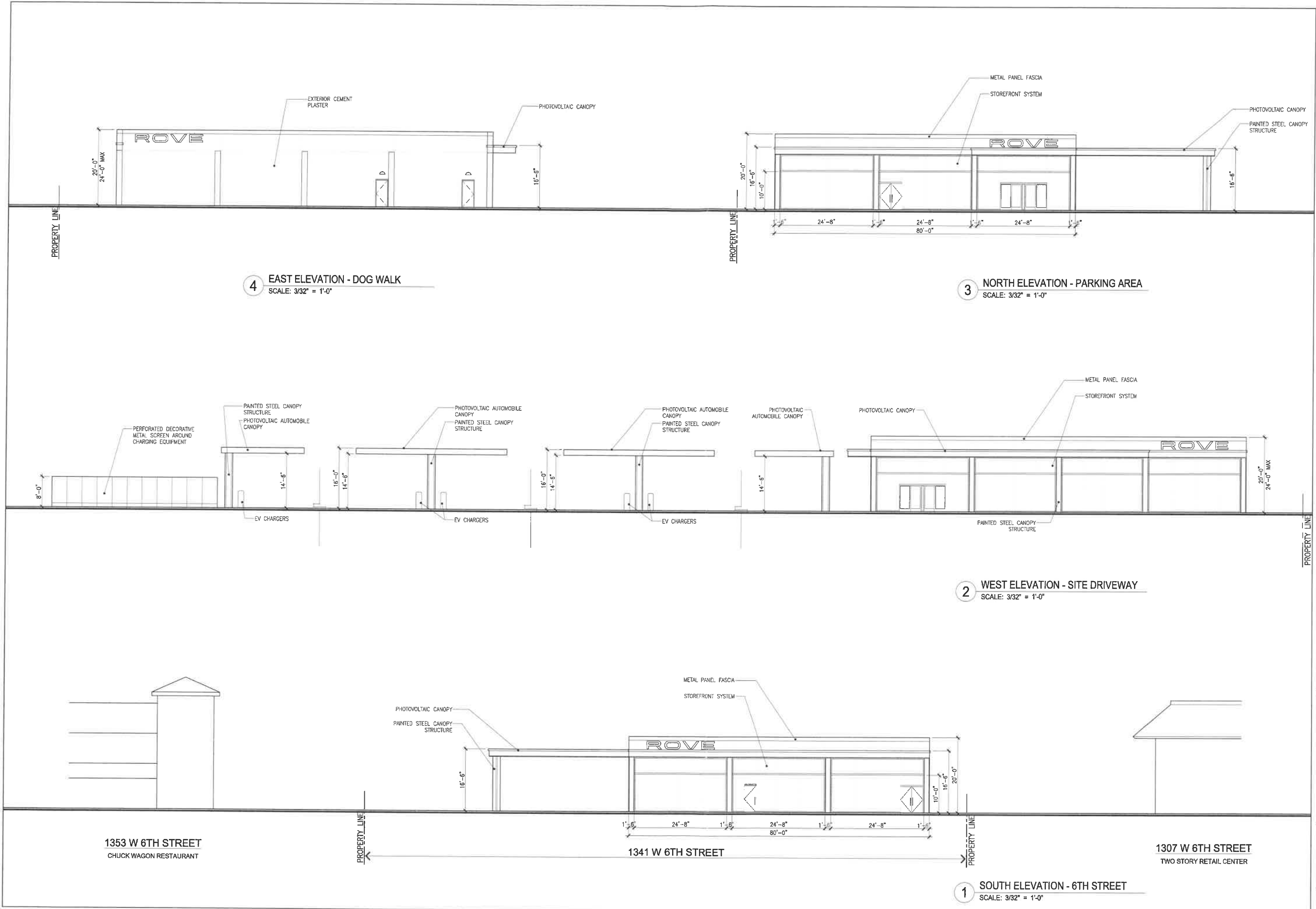
NO.	REVISIONS

ROVE
1341 W 6th STREET
CORONA, CA 92882

PROJECT NUMBER:
199-009-10
DRAWING DATE:
MAR . 4 . 2022
DRAWING SCALE:
AS INDICATED
DRAWN BY:
JP

A.301

ROVE CORONA - ELEVATIONS



4 EAST ELEVATION - DOG WALK
SCALE: 3/32" = 1'-0"

3 NORTH ELEVATION - PARKING AREA
SCALE: 3/32" = 1'-0"

2 WEST ELEVATION - SITE DRIVEWAY
SCALE: 3/32" = 1'-0"

1 SOUTH ELEVATION - 6TH STREET
SCALE: 3/32" = 1'-0"

1353 W 6TH STREET
CHUCK WAGON RESTAURANT

1341 W 6TH STREET

1307 W 6TH STREET
TWO STORY RETAIL CENTER


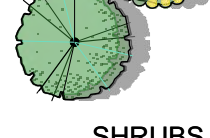






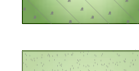


EXHIBIT 6

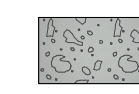
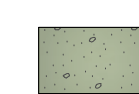


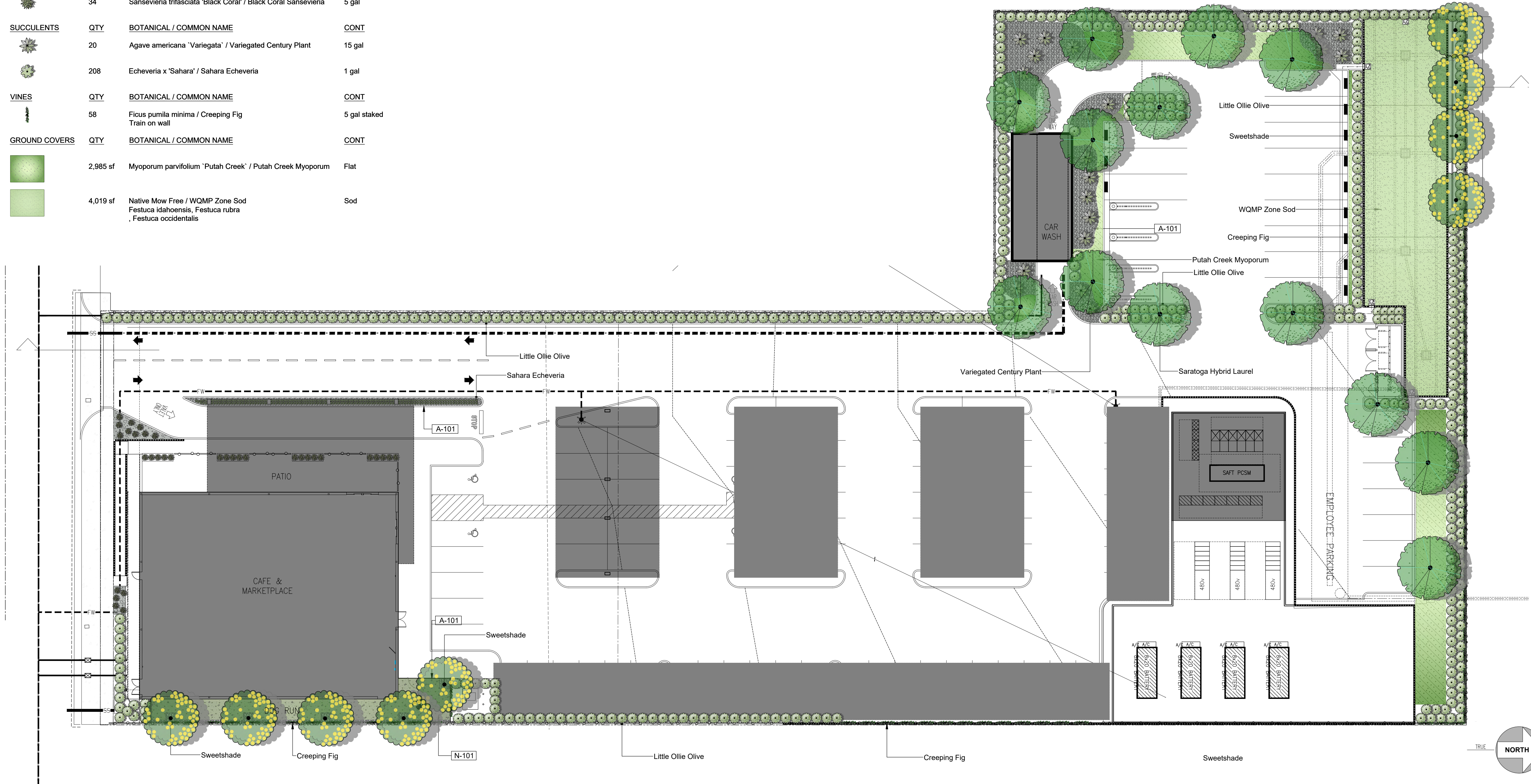


PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT
	9	Hymenosporum flavum / Sweetshade	24" Box
	13	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	24" Box Standard
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	478	Olea europaea 'Little Ollie' TM / Little Ollie Olive	5 gal
	34	Sansevieria trifasciata 'Black Coral' / Black Coral Sansevieria	5 gal
SUCCULENTS	QTY	BOTANICAL / COMMON NAME	CONT
	20	Agave americana 'Variegata' / Variegated Century Plant	15 gal
	208	Echeveria x 'Sahara' / Sahara Echeveria	1 gal
VINES	QTY	BOTANICAL / COMMON NAME	CONT
	58	Ficus pumila minima / Creeping Fig Train on wall	5 gal staked
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT
	2,985 sf	Myoporum parvifolium 'Putah Creek' / Putah Creek Myoporum	Flat
	4,019 sf	Native Mow Free / WQMP Zone Sod Festuca idahoensis, Festuca rubra , Festuca occidentalis	Sod

REFERENCE NOTES SCHEDULE

SYMBOL	MULCH & ROCK DESCRIPTION	QTY
	A-101 Black Beach Cobble 3-5"	2,290 sf
SYMBOL	Site Amenities DESCRIPTION	QTY
	N-101 K9 Grass, dog run synthetic turf	1,024 sf





8 March 2022

ROVE | Corona

To Whom it May Concern,

ARG is proposing to construct a new ROVE EV Charging Station at 1341 W 6th Street in the city of Corona. The site is approximately 2.43 acres and will be fully developed, including an 8,000 SF market, a 1,200 SF automated car wash, and fast charging for 40 passenger EV's, as well as 12 delivery van EV's.

The existing site is now vacant, therefore all improvements to the site will be new.

Uses to either side (east and west) of the subject property are commercial, as is the uses across W 6th Street (south). Bordering the north side of the property are single family residential homes.

The site is arranged for efficient arrival for EV's needing to be charged, with a self serve lane as well as a valet lane for optional valet service. The market building is placed as close to the street as the zoning ordinance will allow creating a nice urban street front with all parking in the rear of the building.

ROVE | Corona is designed in the MODERN style of architecture, which empathizes the function of a streamlined form over ornamentation. It quite simply expresses what it is in its basic form without additional material added wastefully to change the aesthetic of the structure.

As depicted in the renderings, we have designed the building and site to have an Art Moderne (also known as Streamline Moderne) appearance and emphasizes transportation & movement. The customers visual experience is that the location of their charging station is obvious, as they are met with flying canopies covered in photovoltaic panels, and underneath are the vehicle chargers which utilize internal LED lighting with a very modern technical appearance. The canopies are an extension of the building, which matches in style and material. The building is designed to be as transparent as possible, enclosed in clear glass between its simple post and beam frame, which will be clad in a matte black Alucobond sheet metal. The line of the beams at the roof level continue out seamlessly to create the flying canopies. All structures will be designed in the minimalist form in order to express itself as a place of transportation in repose.

Towards the rear portion of the site we will have any area dedicated to the equipment required to charge the vehicles which will be tastefully screened to complement the balance of the project.

The landscape follows the form and function of the Architecture and enhances the clean lines and simplicity found therein. Form and texture were of utmost importance in material selections. The upright verticality of the Cypress emphasizes the steel columns while the grasses and Agave's lend to the pedestrian scale. The dark green of the Cypress and Myoporum will play off the dark

EXHIBIT 8



colors of the building and structures while the yellow stripes of the Agave and orange blooms of the Aloe will add a playful color and contrast.

All of the plant material selections meet WOCOLS low water use classification and will meet the City and State's MELO requirements.

There will be a 6" thick 6'-0" tall slumpstone masonry wall along the entire northern property line and the portion in the rear along the western property line abutting the residential zoned properties. The rest of the site will have an ornamental picket fence of 6 foot height along all of the remaining property lines except for the property line along W 6th Street, which will remain open.

Best regards,

Nathan McDonnell

ROVE Corona - Operations Overview:

The Rove full-service charging facility is designed to provide drivers of electric vehicles (EVs) an experience that will make EV charging enjoyable. The Rove facility will comprise of 40 EV charging spots using the newest cutting-edge technology with the fastest charging speeds available on the market, allowing drivers to charge a vehicle in 15-45 minutes while providing a healthy and organic marketplace, a carwash, and detail services.

Charging:

The Rove Corona facility will be able to accommodate all EVs on the market, allowing 100% of EVs the ability to charge at Rove. The precise speed of charging depends on various factors including manufacture and vehicle-specific design and engineering, though most cars that come to Rove can be charged in 30 minutes, on average, allowing time to visit our market. Charging times for Delivery vans ranges from 30-60 minutes. The charging will be supported by large scale battery storage to supplement the electrical grid and avoid voltage sags and spikes. This will also allow Rove to remain operational during short term electrical outages, continuing to service its customers. Optional valet for charging and carwash is available with self-service options for all customers. The valet and carwash feature can be initiated through Rove's mobile app where service selections and payments can be made, but this is not a requirement to use the charging services at Rove.

Market:

The Rove Market is designed to provide fresh convenience options and grab-and-go food and beverage options. There will be a few tables in the lobby area for our customers to have a seat and enjoy a bite, while their car is charging. The food will be delivered from a central kitchen and we will only perform minimal preparation or heating of items before sale. There will not be a full kitchen onsite. The market will be open from 6:00am until 9:00pm. We expect that most market customers will also be charging customers. There will be a lobby area adjacent to the market that will be open 24 hours and provide restrooms and vending machines with items from our market. There will be overnight security onsite to ensure customer safety.

Carwash & Detail:

Rove customers will have the ability to valet-charge their vehicle and purchase optional services such as carwash, interior vacuum, tire fill, washer fluid fill and glass cleaning. The carwash and add-on features will be purchased through the Rove mobile app with the services performed by the Rove valet. If a customer wants a self-serve carwash they can purchase this through the mobile app. The car wash is intended only for EV charging customers and will be open from 8:00 am -8:00 pm. The Rove staff will manage the car wash to insure there will be no "cueing" issues.

Staffing:

The Rove station plans to initially have 2 people staffing the market during open hours, and 1- 3 people at the valet/carwash. As popularity for the Rove station increase, employee count would ramp accordingly. There will be security onsite from 9:00pm until 6am.

EXHIBIT 9

A R

G *

July 5, 2022

VIA: US MAIL

Re: Proposed EV Charging Station
1335 & 1341 W. Sixth Street, Corona CA
"Community Outreach"

To Whom It May Concern:

ARG is proposing the development of a full-service electric vehicle charging center at **1335 W Sixth St, Corona, CA 92882**. The location will include an ancillary car wash with attendant vehicle detailing, fresh marketplace and restrooms, as depicted in the attached rendering.

The City approval process requires notification of property owners within a 500 foot radius of our proposed project.

This is a separate and informal community outreach on behalf of ARG Devco to solicit any preliminary feedback that you may have. Once the Planning Commission review meeting is calendared, you will be receiving a formal notice from the City.

For the majority of Sixth Street businesses and residents, our locations will only be visible from the street, but our project will be installing a new 6 foot high decorative concrete block wall with a cap that may be visible to your property. Rather than maintain back-to-back fences or walls, we are offering to demolish and remove your fences/walls at our cost with the intent that all parties would share the benefit of our new split-face masonry wall. Enclosed is an exhibit showing the wall we are proposing.

As a part of our outreach, the City has encouraged us to actively seek any comments you may have. We trust that the attached site plan and drawings will provide a better idea of the proposed project, but if a face-to-face meeting is desired we would be happy to arrange a meeting at the City or on your street to present the project and respond to any of your questions firsthand. Feel free to reach out to us at matt@arg.energy to make arrangements.

We thank you for your time.



Matt Stowe
Development Manager
Matt@arg.energy
O: 949.350.6808

EXHIBIT 10



Project Conditions

City of Corona

Project Number: PP2022-0001

Description: **FULL SERVICE ELECTRIC VEHICLE STATION**

Applied: **3/22/2022**

Approved:

Site Address: **1335 W SIXTH ST CORONA, CA 92882**

Closed:

Expired:

Status: **RECEIVED**

Applicant:

Parent Project: **DPR2021-0020**

Details: **FULL SERVICE ELECTRIC VEHICLE STATION WITH AN 8,000 SF BUILDING TO CONTAIN MARKET SERVICES, RESTROOMS, AND LOUNGE FOR CAR CUSTOMERS.**

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Dana Andrews
<p>1. BUILDING DEPARTMENT CONDITIONS At time of plan submittal, construction documents shall be prepared in accordance with current applicable Codes & Standards (2019 Codes). Provide current list of applicable Codes & Standards. Provide full Scope of Work. Provide Building Data: Address, Fire Hazard Severity Zone, Occupancy, Type of Construction, Building Height, Stories & Area (Allowable/Actual), Sprinklered / Non-Sprinklered, Occupancy Load, Lot Data. Provide Plumbing Facilities Requirements per CPC 2019 Section 422.0 (Table 422.1)</p> <p>2. Access, sanitary facilities, and parking shall comply with Title 24 CA Building Code 11B Accessibility Requirements.</p> <p>3. Trash and recycling enclosures shall be accessible per CBC chapter 11B and meet minimum dimensions for the City's waste hauler (contact William Carraso at 951-279-3598 DWP-Waste Management). Provide enlarged plans and details for construction of trash/recycling enclosures.</p> <p>4. 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.</p> <p>5. Roofing material shall be Class A.</p> <p>6. Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department.</p> <p>7. 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.</p> <p>8. 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.</p> <p>9. Upon tenant improvement plan check submittal there may be additional Building Department requirements.</p> <p>10. Separate Permits are required for all Walls, Fences, Light Standards, Paving, Signage, Solar PV Systems & Trash Enclosures. Identify items installed under Separate Permits for the project on front of plans.</p> <p>11. Comply with the Corona Burglary Ordinance # 15.52 (see Corona Municipal Code @ https://codelibrary.amlegal.com/codes/corona/latest/overview).</p> <p>12. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.</p>	



Project Conditions

City of Corona

BUILDING	Dana Andrews
	<ol style="list-style-type: none"> 13. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department. 14. Provide accessible parking calculations indicating the required number of accessible spaces including van spaces. 15. Provide the Nonresidential Mandatory Measures as required by the California Green Building Standards Code. Include the minimum number of EV, clean air, and carpool/vanpool parking spaces; minimum shade trees, bicycle parking and other site facilities as required by the California Green Building Standards Code. 16. 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. 17. 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. 18. Provide list of Deferred Submittals for the project on front of plans w/ note: Deferred Submittals shall be submitted to Building Dept for Review & Approval before beginning installation. 19. Provide List of Required Special Inspections Per 2019 CBC Section 1705 & Required Structural Observations for the project. 20. Provide List of Required Special Inspections Per 2019 CBC Section 1705 & Required Structural Observations for the project. 21. This Project requires a Pre-Construction Meeting with your Building Inspector. Prior to requesting any inspections, contact the Building Inspection Supervisor at 951-736-2250 to determine the inspector assigned to the project and to schedule your pre-construction meeting.
FIRE	Cindi Schmitz
	<ol style="list-style-type: none"> 1. Place Fire Department DPR comments on plans as general notes. 2. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal. 3. Plans shall show a minimum drive width of 28 feet. 4. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the 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. 5. Dead end access drives shall not exceed one hundred fifty (150) feet in length. 6. Provide turn-around for access drive(s) meeting Fire Department standards/approval. 7. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer. 8. Any overhead obstruction such as the second story of a building, Porte cochere, etc., that intrudes into the required clear width of fire vehicle access drives shall provide a minimum clear height of fifteen (15) feet unless otherwise approved by the Fire Chief. 9. Modify the site plan to provide an all-weather access within 150 feet of portions of exterior walls of the first story of the building as measured by an unobstructed route around the exterior of the building. 10. A Knox Box shall be provided for this business. To apply for a Knox product visit https://www.knoxbox.com/ 11. A minimum fire flow of 3000 gallons per minute at 20 psi shall be provided for commercial structures. 12. If over 500 lineal feet the fire service waterline shall be looped and provided with two (2) separate points of connection. 13. Fire hydrants are to be spaced a maximum 250 feet apart. 14. Provide Class A roofing material on all structures per the Corona Municipal Code. 15. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.



Project Conditions

City of Corona

FIRE	Cindi Schmitz
<ol style="list-style-type: none"> 16. 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. 17. 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. 18. Storage, Use and Dispensing of hazardous materials shall be in accordance with the California Building and Fire Code. 19. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles. 20. A detailed seating plan shall be submitted to the Fire Department for review and approval. 21. Obtain a Place of Assembly permit with the Corona Fire Department. You can obtain a permit application at coronaca.gov. Along with the application provide a complete floor/seating plan and submit it to the fire department for review and approval. 	
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. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, Precise Plan permit within two (2) years after the effective date of the Precise Plan approval and if 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. 4. 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. 5. All on-site landscaping shall be installed per the approved landscape plans prior to issuance of certificate of occupancy. 6. Landscape plans shall be submitted as a separate submittal to the Building Division for plan check. At time of submittal, the developer shall submit a landscape deposit in the amount of \$2,500 to the Planning Division for landscape plan check and inspection services. This is separate from the Building Division's landscape plan check submittal fee. Any money left remaining from the deposit will be reimbursed to the developer upon project completion. 7. All signage shall comply with the sign standards under Chapter 17.74 of the Corona Municipal Code for the C-3 zone. Signs shall be submitted and permitted separately over the public counter. 8. This project is subject to applicable MSHCP fees at time of building permit issuance. 	



Project Conditions

City of Corona

PLANNING

9. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant (s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.
10. The applicant shall construct the following:
 - a) A 6-foot high decorative block wall shall be constructed along the entire length of the north perimeter and the northwest perimeter adjacent to APN 118-130-022. The block wall shall have a slumpstone or double-sided split-face finish. Pilasters having the same finish shall be constructed at the ends of each wall segment.
 - b) A 6-foot high wrought iron or tubular steel fence shall be constructed along the west and east perimeters. No fencing shall extend into the property's 8-foot front yard setback area.
11. The tenant shall maintain a management plan for the valet lane that mitigates congestion and stacking spillover onto Sixth Street
12. The trash enclosure shall be constructed of decorative block and include a cover on top.
13. Prior to issuance of a building permit, the applicant shall obtain approval of a lot line adjustment to consolidate the parcels.

PUBLIC WORKS

1. The Planning and Development Department, Public Works Department, and Utility 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 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. (REMOVED) [REVISED AT THE PLANNING AND HOUSING COMMISSION ON 9/26/2022]
4. (REMOVED) [REVISED AT THE PLANNING AND HOUSING COMMISSION ON 9/26/2022]
5. Prior to recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property.
6. 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.
7. 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.
8. 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.
9. There is a required dedication of 5' for right of way on W. Sixth St. Also, there is a need for easements for the FH and DCDA on-site sized per the Utilities Department.
10. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
11. 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 Public Works Department. 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

12. 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 Public Works Director 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.
13. Prior to issuance of a building permit, 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 on Sixth Street.
 - b) All required grading, including erosion control along Sixth St.
 - c) All required sewer and water facilities.
 - d) All required landscaping.
 - e) All under grounding of overhead utilities, except for cables greater than 32k volts.
14. The applicant shall submit an application for a lot line adjustment (LLA) and the LLA must be approved and recorded prior to the issuance of a building permit unless otherwise approved by the Planning and Development Director.
15. 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 Public Works Director.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.
22. 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.
23. 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.



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24. 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 Public Works Director.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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 Public Works Director.
30. 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- and off-site.
31. 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 project 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.
32. 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 Public Works Director.
33. Prior to issuance of a building permit, the applicant shall offer for dedication all required street rights-of-way (list streets names and the required footage). 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 Public Works Director.
34. 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) Street lights.
 - d) Sidewalks
 - e) 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 Public Works Director. 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.



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37. Prior to acceptance of improvements, the Public Works Director 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 building permit issuance the applicant shall provide all of the necessary documents and fees needed to annex this project into a City of Corona Community Facilities District (CFD) 2016-3 (Maintenance Services). 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.
39. 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.
40. 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.
41. 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 Public Works and Utility Department Directors.
42. Prior to issuance of any building permits, including model home permits, a domestic water and fire flow system shall be approved by the Public Works Department and constructed by the developer, to the satisfaction of the Public Works Director and Fire Chief.
43. Prior to building permit issuance, the developer shall construct or guarantee the installation of a new 12 inch DIP water in Sixth Street from the existing 12 inch DIP cap to the west across the project frontage, replacing the existing 2 inch steel line per City of Corona Utility Department Standard Plans and Specifications. [REVISED AT THE PLANNING AND HOUSING COMMISSION ON 9/26/2022]
44. 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.
45. 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.
46. Prior to building permit issuance, 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.
47. The applicant shall dedicate easements for all public water, sewer and electric 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 unless otherwise approved by the General Manager. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the General Manager. Structures and trees shall not be constructed or installed within a public utility easement.
48. 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.
49. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.
50. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.
51. Static pressures exceeding 80 psi require an individual pressure regulator.
52. Reclaimed water shall be used for any construction activity. 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.



Project Conditions

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PUBLIC WORKS	
53. PW-608B - DIF AND TUMF DUE	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.



NOTICE OF EXEMPTION

TO: <input type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: Name: City of Corona (Public Agency) Address: 400 S. Vicentia Avenue, # 120 Corona, CA 92882 Telephone: (951)736-2262
<input checked="" type="checkbox"/> County Clerk (Riverside) Address: 2724 Gateway Drive, Riverside, CA 92507	

1. Project Title:	PP2022-0001 and CUP2022-0002
2. Project Applicant:	Matt Stowe, ARG Devco
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):	1334 and 1341 W. Sixth Street; APNs 118-130-031, 118-130-013, and 118-130-014
4. (a) Project Location – City: Click to enter City	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	Precise Plan 2022-0001 (PP2022-0001) and Conditional Use Permit 2022-0002 (CUP2022-0002) are applications for the proposed development of an electric charging station with 52 charging spaces, an 8,000-square-foot market and 1,200-square-foot automated carwash, located at 1335 and 1341 W. Sixth Street in the C-3 (General Commercial) zone.
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:	Matt Stowe, ARC Devco 2060 Placentia Avenue #C3 Costa Mesa, CA 92627
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 32 (Infill Development Projects); State CEQA Guidelines Section 15332
(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 is exempted from CEQA because the project qualifies as a Class 32 (Infill Development Projects) categorical exemption per Section 15332 of the State CEQA Guidelines. The project, which consists of an electric vehicle charging facility, 8,000-square-foot market, 1,200-square-foot automated carwash tunnel, is consistent with the General Plan and zoning requirements, and would not result in any significant traffic, noise, air quality, or water quality impacts.
10. Lead Agency Contact Person: Telephone:	Sandra Yang, Senior Planner (951) 736-2490
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: September 26, 2022	

Signature

Date: September 26, 2022

Sandra Yang
Name

Title: Senior 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.