



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Agenda Report

File #: 18-2359

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 12/10/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of TTM 36634 an application to create one buildable lot for residential condominium purposes and two lettered lots for streets and other improvements on 2.32 acres to facilitate the development of 11 single-family detached condominium homes (located on the east side of Hudson Avenue at Poppyseed Lane, generally west of Fullerton Avenue at Taber Street) in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5). (Applicant: Melvin Aou, Poppybend LLC)

RECOMMENDED ACTION:

That the City Council approve TTM 36634 subject to the findings and conditions as recommended by the Planning and Housing Commission and adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan regarding potential environmental impacts of the project.

ANALYSIS:

TTM 36634 is a subdivision proposal to create one buildable lot and two lettered lots for streets and other improvements on 2.32 acres for single family residential condominium purposes. The project site is located on the east side of Hudson Avenue at Poppyseed Lane, which is generally west of Fullerton Avenue at Taber Street. The property is located in the Corona Vista Specific Plan (SP90-5) and is designated Medium Density Residential (MDR).

Lot 1 will accommodate 11 single family detached condominium residential units on 66,643 square feet. Each residential unit will have its own exclusive use area (yard area) separated by fencing. The exclusive use area for the 11 units range from 1,310 square feet to 5,000 square feet. This lot also includes a landscape easement along Fullerton Avenue that totals 3,485 square feet (erroneously shown as Lot C). The map also creates two lettered lots which are shown as Lots A and B. Lot A is 10,050 square feet and located on the southeasterly end of the site and will be the location of the project's common recreational area. Lot B is the project's private street shown as Poppyseed Circle. Lots A and B will be maintained by the project's Homeowners' Association.

The development facilitated by the map results in a density of 4.74 dwelling units to the acre (du/ac). The Corona Vista Specific Plan allows a maximum target density of 7.78 du/ac for the site, whereas the General Plan allows a density range of 6 to 15 du/ac for Medium Density Residential and the South Corona Community Facilities Plan allows a target density of 7.88 du/ac. The lesser density prescribed by the development plans applicable to the project site is the maximum density allowed for the project, which in this case is 7.78 du/ac. The project's density of 4.74 du/ac is therefore consistent with the allowed density for the site.

Access & Circulation

Poppyseed Circle will provide vehicular access to the residential units. Each residential unit will have driveway access to this street. Poppyseed Circle within the project boundary will be a private street having an overall right-of-way width of 45 feet. The street will have a paved width of 36 feet, curb and gutter, and a four-foot wide sidewalk. A five-foot wide public utility easement dedicated to the city is proposed behind the street right-of-way. The overall right-of-way width of this street is the same standard as the existing width of Poppyseed Lane located to the west in the adjoining neighborhood. The street has also been designed to accommodate six parking spaces on the north side of the street located outside of the street's accessway.

The project site borders Fullerton Avenue to the east, which is a public street. There will be no access from Fullerton Avenue to the project site; however, the applicant is required to construct the missing public improvements along the westerly half-width of Fullerton Avenue adjacent to the site.

TTM 36634 is consistent with General Plan Policy 1.8.1 in that it *promotes the conservation of existing residential neighborhoods permitting the infill of housing that is compatible in density and scale with the existing uses, except where densities may be increased as depicted on the Land Use Plan, and General Plan Goal 1.9 allowing development of new residential neighborhoods that complement existing neighborhoods and assure a high level of livability for their residents.*

Background

Historically, the subject property was part of a larger four-acre property that was used for agricultural purposes. In the late 1990s, Fullerton Avenue was constructed through the middle section of the property resulting in two oddly shaped parcels that currently rest on both sides of Fullerton Avenue. On the west side is the subject property and on the east side is a vacant 1.60-acre vacant property. Both properties are within the Corona Vista Specific Plan and share the same zoning of MDR (Medium Density Residential) which permits residential developments, including condominium development. The applicant is developing both sites for residential purposes; however, the east side is being developed for single family residential on fee ownership lots.

The developer conducted three informational community meetings to bring awareness of the two projects and their site design to the residents that live in the area surrounding the sites. The initial meeting was held in April 2016 with the Monte Verde Homeowner's Association which maintains the condominium tract directly to the south of the project site. The purpose of the meeting was to discuss the potential construction of a shared perimeter privacy wall between the project site and the existing homes to the south on Ferndale Street which sit approximately 10 feet higher than the project site and separated with an existing retaining wall and tubular steel fencing. The backyards of these homes would back onto the future backyards of the new condominium homes. The applicant conducted a follow-up meeting in May 2016 which included the residences on Ferndale Street.

A third meeting was held more recently on October 15, 2018 at the Circle City Center located on the northeast corner of Main Street and Harrison Street and was for both project sites. The applicant sent invitations to residents residing within a 500-foot radius of both sites. The meeting was attended by 17 people. Questions and concerns raised by the attendees at the meeting were primarily related to the condominium development, particularly to the shared wall. Information regarding the community meetings have been included in the Planning and Housing Commission staff report.

The end result is the developer will be grading the site to create a slope along the perimeter of the site at a ratio of 2:1 and constructing a retaining wall at the toe of the slope. The perimeter fence of the existing residents will not be touched or reconstructed with this development and will be protected in place. The 2:1 slope created along the property will be landscaped with shrubs and the retaining wall on the project's side will have tubular fencing on top to separate the area from the backyards of the new homes. The project's HOA will be responsible for maintaining the landscaping in this area.

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on November 4, 2015 was provided an overview of the development plan.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all required processing fees for this request.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local CEQA Guidelines, a Mitigated Negative Declaration was prepared for the project because the initial study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the project mitigation identified in the Mitigated Negative Declaration there is no substantial evidence, in light of the whole record before the City, that the project may have a significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of November 13, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Ruscigno/Dunn) and carried unanimously, that the Planning and Housing Commission recommend approval of TTM 36634 to the City Council, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 5.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES

DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

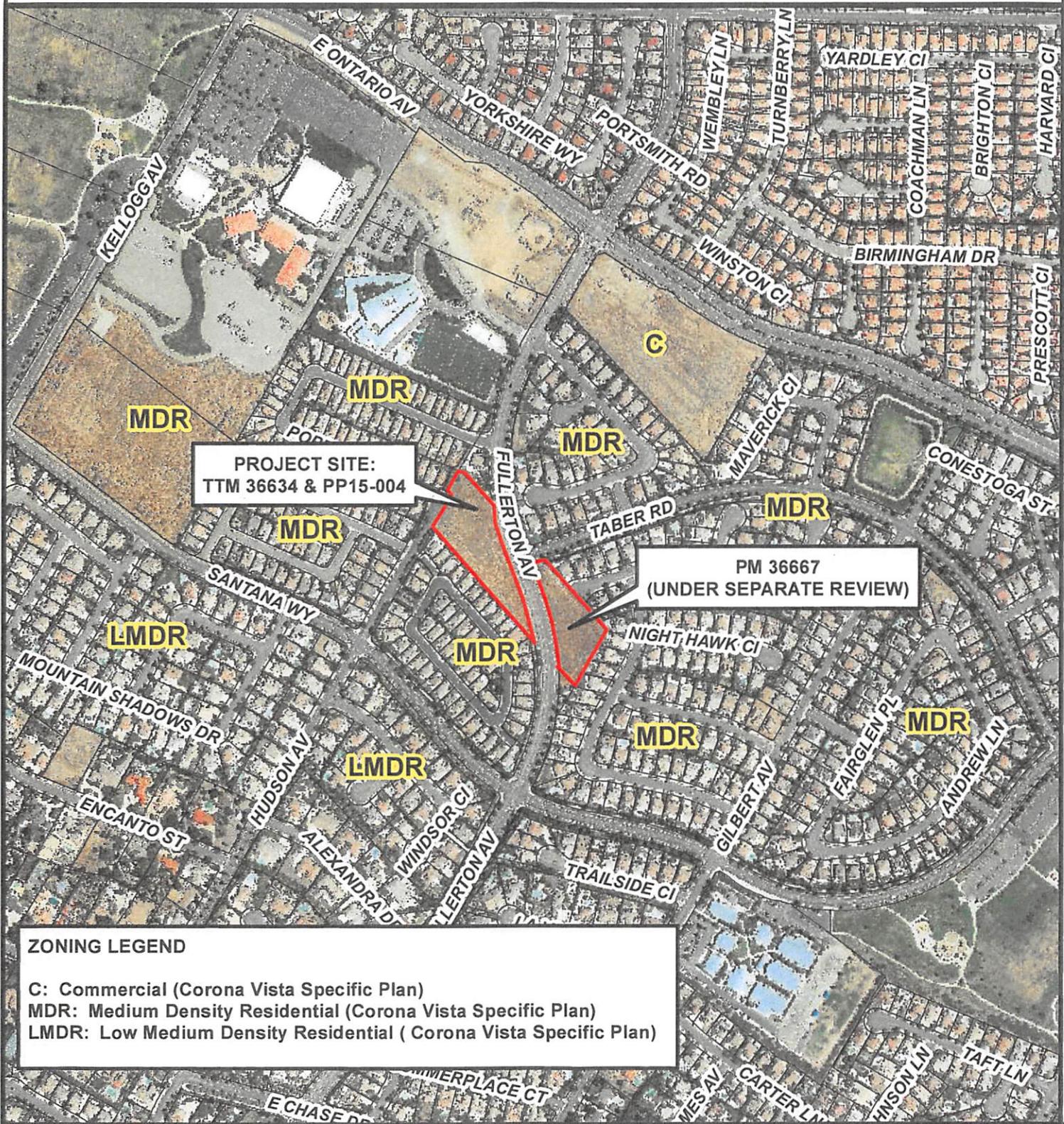
EXHIBITS:

1. Locational and Zoning Map.
2. TTM 36634.
3. Site plan for TTM 36634.
4. Planning and Housing Commission Staff Report.
5. Draft Minutes of the Planning and Housing Commission meeting of November 13, 2018.

APPLICANT INFORMATION

Melvin Aou, Poppybend LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886

LOCATIONAL & ZONING MAP



Date: 10/30/2018

TTM 36634 & PP15-004

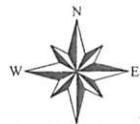


EXHIBIT 1

LEGAL DESCRIPTION

THE SOUTHERLY ONE HALF OF LOT 140 OF ORANGE HEIGHTS, AS SHOWN BY MAP ENTITLED "AMENDED MAP OF DIVISION #1 OF ORANGE HEIGHTS" ON FILE IN BOOK 2, PAGE 1 OF MAPS, RIVERSIDE COUNTY RECORDS.

TOGETHER WITH THOSE PORTIONS OF HUDSON AVE AND FULLERTON AVENUE VACATED BY RESOLUTION #95-03 OF THE CITY COUNCIL OF CORONA RECORDED JANUARY 23, 1995 # 18877 OF OFFICIAL RECORDS WHICH WOULD PASS BY OPERATION OF LAW UPON CONVEYANCE.

EXCEPTING THEREFROM THAT PORTION SET-OUT IN THAT FINAL ORDER OF CONDEMNATION, CASE NO. 229550 SUPERIOR COURT, IN THE COUNTY OF RIVERSIDE, RECORDED MAY 18, 1993 AS INSTRUMENT NO. 185144 OF OFFICIAL RECORDS.

BENCHMARK

BENCHMARK NO. C-133

A 2-1/2" BRASS DISK STAMPED "C-133" SET IN THE TOP OF CURB, LOCATED 5' WEST OF THE E.C.R. OF THE NORTHWESTERLY CURB RETURN OF THE INTERSECTION OF ONTARIO AVENUE AND FULLERTON AVENUE.

ELEVATION= 900.189 FEET

RECORD OWNER & SUBDIVIDER

A&E CONSULTANTS, INC.
263 VIKING AVENUE
BREA, CALIFORNIA 92821
(714) 671-0005

ENGINEERING

MELVIN AOU
7884 CROYDON AVENUE
LOS ANGELES, CA 90045

BASIS OF BEARING

THE BASIS OF BEARING USED ON THIS SURVEY IS THE CENTERLINE OF FULLERTON AVENUE BEARING NORTH 19°12'31" WEST AS SHOWN ON TRACT NO. 26848-R, BOOK 272 PAGE 76 RECORDS OF SAID COUNTY.

PROJECT DATA

A. ASSESSOR'S PARCEL NUMBER:

120-340-018
POPPYSEED LANE AND HUDSON WAY

B. TOTAL PROJECT AREA (GROSS, NET):

(101,494 SF, 98,009 SF)
MEDIUM DENSITY RESIDENTIAL,

C. ZONING:

PLANNING AREA 15 (CORONA VISTA
SPECIFIC PLAN)

D. GENERAL PLAN INFORMATION:

MEDIUM DENSITY
RESIDENTIAL (6-15 DU/AC)

E. MAX ALLOWABLE DENSITY:

7.78 DU/AC PER SP 90-5

F. PROPOSED DENSITY:

4.89 DU/AC

G. SETBACKS:

FRONT YARD: 20 FEET

STREET SIDE (HUDSON): 15 FEET

STREET SIDE (FULLERTON): 20 EET

SIDE YARD: 10 FEET

REAR FROM ADJ UNITS: 30 FEET

25 FEET

40%

19,485SF/98,009SF= 19.9%

SINGLE FAMILY CONDOMINIUMS

H. MAX HEIGHT:

I. MAXIMUM LOT COVERAGE:

PROPOSED LOT COVERAGE:

J. PROPOSED USE:

RECORD DATA REFERENCES

R0 - T.R. 28272 MB 265/101 PG 2-3
R1 - T.R. 26848-R MB 272/74 PG 3-5
R2 - T.R. 27883-2 MB 254/10 PG 3

PARCEL SUMMARY			
LOT	LOT AREA (SF)	LOT COVERAGE	% LOT COVERAGE
1	66,643	19,485	19.9
A	10,050	0	0
B	21,316	0	0
C	3,485	0	0

LINE DATA		
NO.	BEARING	LENGTH
L1	S39°7'53"E	94.18'
L2	N3°13'20"W	37.10'
L3	S50°47'50"E	20.50'
L4	S39°07'53"E	76.00'
L5	N50°47'50"E	24.00'
L6	S39°07'53"E	135.00'
L7	N79°06'13"E	11.00'
L8	N18°52'17"W	80.27'
L9	N19°12'31"W	180.88'
L10	N19°12'31"W	80.12'
L11	N06°51'28"E	39.49'
L12	S30°16'31"W	20.21'
L13	N74°02'23"E	25.79'

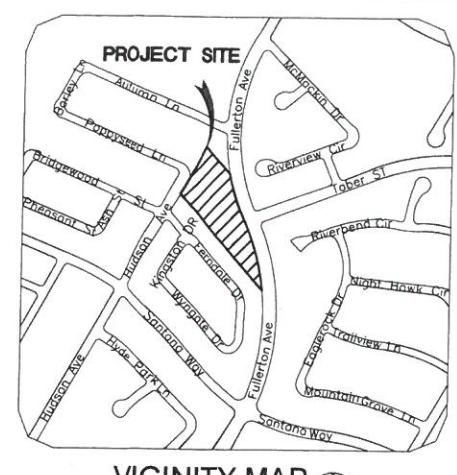
CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	3°42'53"	944'	61.20'
C2	4°45'38"	944'	78.44'
C3	49°25'34"	900'	776.38'
C4	19°12'31"	856'	132.81'
C5	18°46'10"	194.00'	63.55'
C6	30°06'01"	178.00'	93.51'
C7	34°31'35"	53.00'	31.94'
C8	18°32'10"	171.50	55.48'
C9	35°54'33"	121.00'	75.83'
C10	21°08'01"	50.00'	183.35'
C11	18°46'10"	216.50'	70.92'
C12	2°17'51"	955.00'	48.52'
C13	3°44'13"	952.00'	62.09'
C14	4°25'31"	852.00'	65.80'
C15	5°59'12"	171.50'	17.92'

BEING A PROPOSED SUBDIVISION OF THE NORTHERLY PORTION LOT 140 OF AMENDED MAPS OF ORANGE HEIGHTS AS PER MAP, RECORDED IN BOOK 2 PAGE 1, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

FOR CONDOMINIUM PURPOSES

TENTATIVE TRACT NO. 36634

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE
NORTH

EASEMENT NOTES:

▲ 15' EASEMENT FOR STORM DRAIN AND
EMERGENCY OVERFLOW PURPOSES PER
RESOLUTION NO. 95-03.
REC'D. JANUARY 23, 1995 INST. NO 019877

▲ THE SOUTH RIVERSIDE LAND AND WATER
COMPANY, HOLDER OF RIGHT OF WAY AND
WATER PIPES, DITCHES, FLUMES FOR
IRRIGATION AND DOMESTIC USE, RECORDED
JANUARY 18, 1893, AS INSTRUMENT NO. 3
IN BOOK 170 PAGE 389 OF DEEDS,
NON-PLOTTABLE.

▲ PROPOSED EASEMENT TO CITY OF CORONA
FOR SIDEWALK PURPOSE.

AREA = 183.06 SF

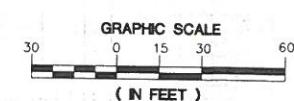
LEGEND:

AC - ASPHALT CONCRETE
CB - CATCH BASIN
CL - CENTERLINE
FF - FINISHED FLOOR
FG - FINISHED GRADE
FL - FLOW LINE
FS - FINISHED SURFACE
MH - MANHOLE
SD - STORM DRAIN
SL - STREET LIGHT
SMH - SEWER MANHOLE
TCBR - TOP OF CURB BEGIN CURB RETURN
TCCR - TOP OF CURB END CURB RETURN
U/O - UTILITY OUTLET

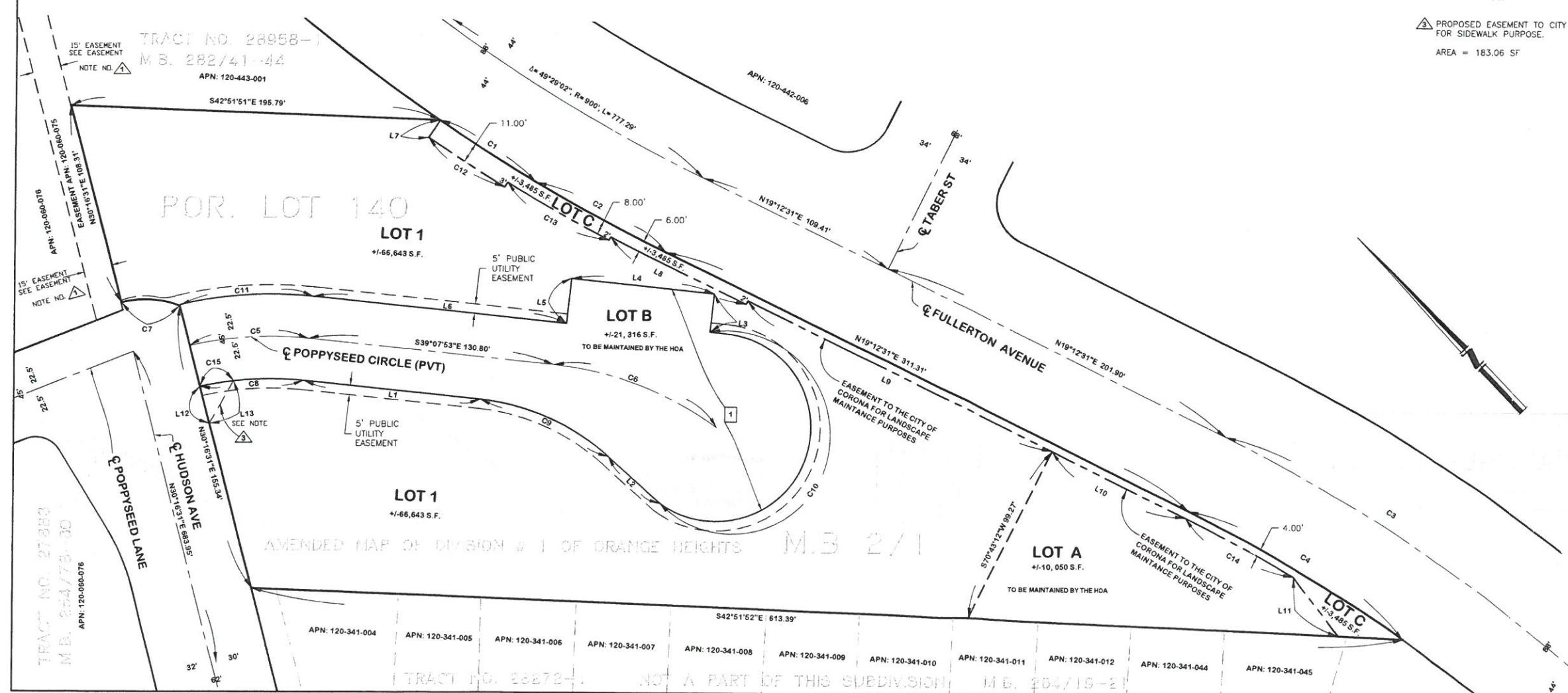
PROPOSED TACT MAP BOUNDARY

1 INGRESS/EGRESS, PUBLIC UTILITY AND
EMERGENCY ACCESS EASEMENT DEDICATED
TO THE CITY OF CORONA
AREA= 19, 959 SF

UTILITY CONTACT NUMBERS

ELECTRIC - SOUTHERN CALIFORNIA EDISON
(909) 930-8591PHONE - AT&T
(866) 243-6122GAS - SOUTHERN CALIFORNIA GAS COMPANY
(909) 335-7733CABLE - TIME WARNER CABLE
(951) 547-3830FIBER-OPTIC - CROWN CASTLE NG WEST
(626) 320-0996WATER AND SEWER - CITY OF CORONA DEPARTMENT
OF WATER AND POWER
(951) 736-2321

A&E
CONSULTANTS GROUP
EXHIBIT 2



CONCEPTUAL GRADING PLAN TTM 36634

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIABEING A PROPOSED SUBDIVISION OF THE NORTHERLY PORTION LOT 140 OF AMENDED MAPS OF ORANGE HEIGHTS AS PER MAP,
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BENCHMARK NO. C-133

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ELEVATION= 900.189 FEET

PARCEL SUMMARY				
LOT	LOT AREA (SF)	TOT BLDG. AREA (SF)	% LOT COVERAGE	PURPOSE
1	66,643	19,485	19.9	
A	10,050	0	0	PRIVATE
B	21,316	0	0	PRIVATE STREET
C	3,485	0	0	PUBLIC LANDSCAPE MAINTENANCE

RECORD OWNER & SUBDIVIDER

MELVIN AOU
7884 CROYDON AVENUE
BREA, CALIFORNIA 92821
(714) 671-0005

ENGINEERING

A&E CONSULTANTS, INC.
263 VIKING AVENUE
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BASIS OF BEARING

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RECORD DATA REFERENCES

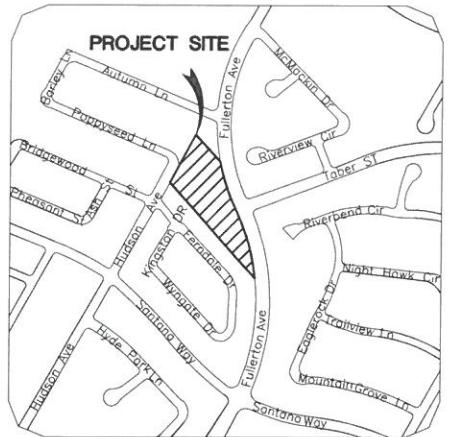
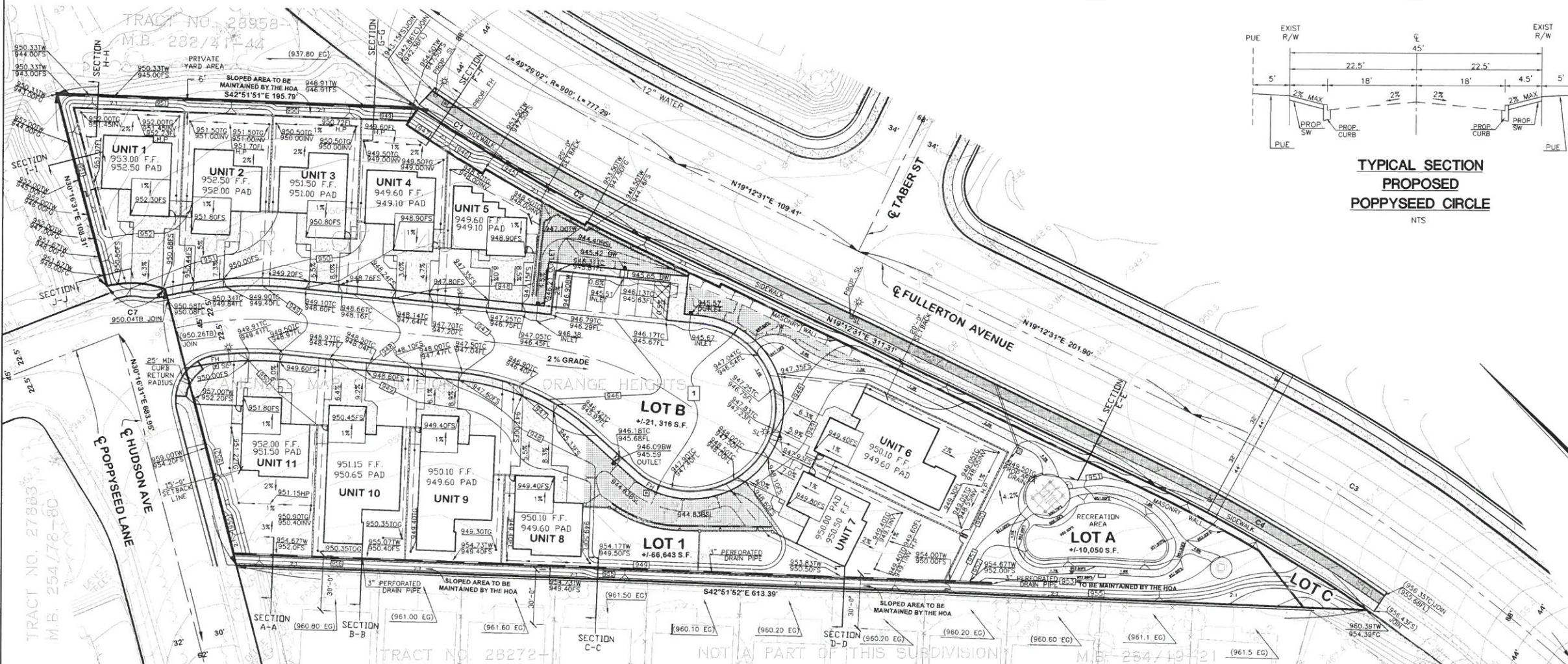
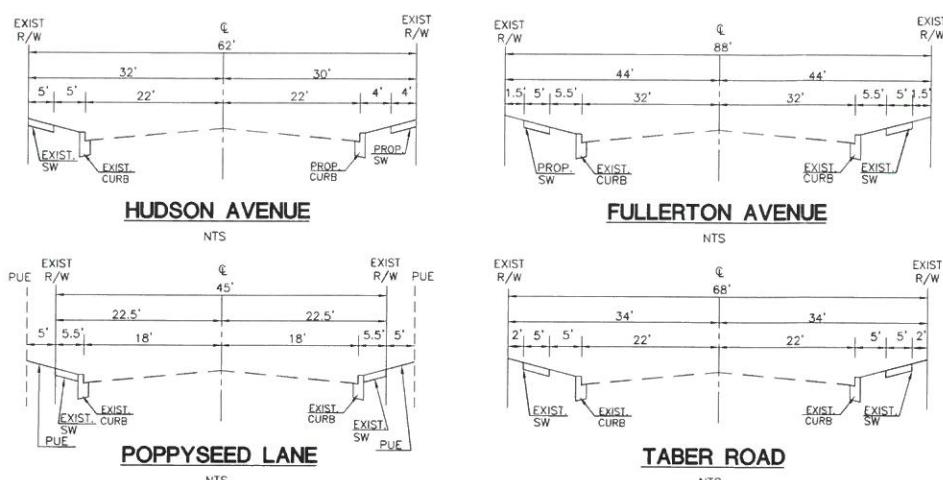
R0 - T.R. 28272 MB 265/101 PG 2-3
R1 - T.R. 26848-R MB 272/74 PG 3-5
R2 - T.R. 27883-2 MB 254/10 PG 3

PROJECT DATA

- A. ASSESSOR'S PARCEL NUMBER: 120-340-018
- B. SITE ADDRESS: POPPYSEED LANE AND HUDSON WAY
- C. TOTAL PROJECT AREA (GROSS, NET): (101,494 SF, 98,009 SF)
- D. PLANNING AREA 15 (CORONA VISTA SPECIFIC PLAN)
- E. ZONING: MEDIUM DENSITY RESIDENTIAL
- F. GENERAL PLAN INFORMATION: MEDIUM DENSITY RESIDENTIAL (6-15 DU/AC)
- G. MAX ALLOWABLE DENSITY: 7.78 DU/AC PER SP 90-5
- H. PROPOSED DENSITY: 4.89 DU/AC
- I. SETBACKS: FRONT YARD: 20 FEET
STREET SIDE (HUDSON): 15 FEET
STREET SIDE (FULLERTON): 20 EET
SIDE YARD: 10 FEET
REAR FROM ADJ UNITS: 30 FEET
25 FEET
40%
19,485SF/98,009SF = 19.9%
SINGLE FAMILY CONDOMINIUMS

- I. MAX HEIGHT: 25 FEET
- J. MAX LOT COVERAGE: 40%
- K. PROPOSED LOT COVERAGE: 19.9%
- L. PROPOSED USE: SINGLE FAMILY CONDOMINIUMS

STREET SECTIONS:

VICINITY MAP
NOT TO SCALE
NORTH

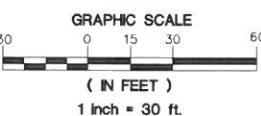
LEGEND:

AC - ASPHALT CONCRETE
BSL - BOTTOM OF SLOPE
CB - CATCH BASIN
CL - CENTERLINE
CO - CLEAN OUT
DIP - DUCTILE IRON PIPE
FF - FINISHED FLOOR
FG - FINISHED GRADE
FH - FIRE HYDRANT
FL - FLOW LINE
FS - FINISHED SURFACE
MH - MANHOLE
PUE - PUBLIC UTILITY EASEMENT
SD - STORM DRAIN
SL - STREET LIGHT
SMH - SEWER MANHOLE
TC - TOP OF CURB
TCBCR - TOP OF CURB BEGIN CURB RETURN
TCECR - TOP OF CURB END CURB RETURN
U/O - UTILITY OUTLET
WM - WATER METER

PROPOSED PARCEL MAP BOUNDARY
PROPOSED PARCEL LINE
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED BLOCK WALL
FENCE
PROPOSED RETAINING WALL
1 INGRESS/EGRESS, PUBLIC UTILITY AND
EMERGENCY ACCESS EASEMENT DEDICATED
TO THE CITY OF CORONA
AREA= 19,959 SF

UTILITY CONTACT NUMBERS

ELECTRIC - SOUTHERN CALIFORNIA EDISON (909) 930-8591
PHONE - AT&T (866) 243-6122
GAS - SOUTHERN CALIFORNIA GAS COMPANY (909) 335-7733
CABLE - TIME WARNER CABLE (951) 547-3830
FIBER-OPTIC - CROWN CASTLE NG WEST (626) 320-0996
WATER AND SEWER - CITY OF CORONA DEPARTMENT OF WATER AND POWER (951) 736-2321



CIVIL ENGINEERING
LAND SURVEYING
PLANNING/ARCHITECTURE
MUNICIPAL SERVICES
263 VIKING AVENUE
BREA, CALIFORNIA 92821
(714) 671-0005 DTF
(714) 671-1268 FAX



EXHIBIT 3



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Agenda Report

File #: 18-2253

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 11/13/2018

TO: Honorable Chair and Commissioners
FROM: Community Development Department

APPLICATION REQUEST:

TTM 36634: Tentative tract map application to create one buildable lot for residential condominium purposes and two lettered lots for streets and other improvements on 2.32 acres to facilitate the development of 11 single-family detached condominium homes located on the east side of Hudson Avenue at Poppyseed Lane, generally west of Fullerton Avenue at Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of TTM 36634, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 2.32 acres

Existing Zoning: MDR (Medium Density Residential) of Corona Vista Specific Plan

Existing General Plan: MDR (Medium Density Residential, 6 to 15 du/ac)

Existing Land Use: Vacant Residential

Proposed Land Use: Single-family detached condominium homes

Surrounding Land Uses / Zoning:

N: Single-family detached condominiums and single-family residential / MDR of Corona Vista Specific Plan

E: Single-family detached condominiums / MDR of Corona Vista Specific Plan

S: Single-family detached condominiums / MDR of Corona Vista Specific Plan

W: Single-family detached condominiums / MDR of Corona Vista Specific Plan

BACKGROUND

TTM 36634 is a proposal to create one buildable lot and two lettered lots for streets and other improvements on 2.32 acres for the development of 11 single-family detached condominium homes.

The subject property is located on the east side of Hudson Avenue at Poppyseed Lane, which is generally west of Fullerton Avenue at Taber Street. The proposal was initially reviewed by staff as DPR14-006 in July 2014 and discussed at the Infrastructure Committee meeting on November 4, 2015. There were no objections from the Infrastructure Committee.

Historically, the subject property was part of a larger four-acre property that was used for agricultural purposes. In the late 1990s, Fullerton Avenue was constructed through the middle section of the property resulting in two oddly shaped parcels that currently rest on both sides of Fullerton Avenue. On the west side is the subject property and on the east side is a vacant 1.60-acre vacant property. Both properties are within the Corona Vista Specific Plan and share the same zoning of MDR (Medium Density Residential) which permits residential developments. The applicant is developing both sites for residential purposes; however, the east side will be for the development of four single-family residential lots.

The infill location, shape, and size of the properties have posed site design challenges to the current developer and past potential developers in designing residential developments that are financially feasible to develop while also capable of complying with the development standards prescribed by the sites' zoning. The current condominium proposal on the project site is consistent with the existing condominium homes located to the northwest, west, and south. The project's site plan, architecture, landscaping, and fencing are being reviewed under Precise Plan 15-004 (PP15-004) which is being reviewed concurrently with TTM 36634. The development proposed on the east side of Fullerton Avenue is being reviewed separately under Parcel Map 36667.

Community Outreach Efforts

During the application process, the developer conducted three informational community meetings to bring awareness of the two projects and their site design to the residents that live in the area surrounding the sites. The initial meeting was held in April 2016 with the Monte Verde Homeowner's Association which maintains the condominium tract directly to the south of the project site. The purpose of the meeting was to discuss the potential construction of a shared perimeter privacy wall between the project site and the existing homes to the south on Ferndale Street which sit approximately 10 feet higher than the project site and separated with an existing retaining wall and tubular steel fencing. The backyards of these homes would back onto the future backyards of the new condominium homes. The applicant conducted a follow-up meeting in May 2016 which included the residences on Ferndale Street. Information regarding the meetings is attached as Exhibit E.

Following the meeting with the Ferndale Street residences, the Community Development Department received a letter, dated October 27, 2015, from the HOA expressing the residences' desire to have the applicant replace the existing retaining wall and tubular fence with a new full height block wall (Exhibit F).

The third meeting was held more recently on October 15, 2018 at the Circle City Center located on the northeast corner of Main Street and Harrison Street and was for both project sites. The applicant sent invitations to residents residing within a 500-foot radius of both sites. The meeting was attended by 17 people. Questions and concerns raised by the attendees at the meeting were primarily related to the condominium development, particularly to the shared wall. Information regarding the community meeting is attached as Exhibits G, H, and I.

In order to address the privacy issue for the Ferndale Street residences, the applicant explored the following options:

1. *Replace the existing retaining wall and tubular steel fence with a new combination retaining and freestanding wall.* The applicant would need to design and construct an engineered combination wall that is retaining on the bottom half and freestanding on the top half. However, this was determined to be infeasible because it would require removing the existing retaining wall, which would disrupt the existing improvements on the neighbors' side, as some of the homes have pools, patios, or landscaping that would need to be torn down.
2. *Replace the existing tubular steel fence portion.* The applicant explored the option of keeping the existing retaining wall and replacing just the tubular steel fence on top with a six-foot high block wall; however, this option could compromise the structure integrity of the retaining wall.
3. *Build a new block wall next to the existing retaining wall and tubular steel fence.* Due to the height difference between the two sites and the HOA's desire for privacy, this proposal would require the applicant to construct an approximately 15-foot high freestanding wall on the project site right next to the existing retaining wall and tubular steel fence. However, in order for the new wall to not interfere and compromise the retaining wall, the new wall would need to be placed a few inches away from the retaining wall. This would leave an undesirable gap between the two walls which could attract rodents, trash, and debris leading to maintenance issues.
4. *Incorporate a 2:1 slope behind the existing retaining wall with landscaping for privacy.* This proposal was considered the most feasible option as it would not impact the existing retaining wall, tubular steel fence, or improvements on the neighbors' side. Also, this option would allow the applicant to address the different feedback the applicant received from the residences at the meetings, as some wanted to maintain their views while others wanted privacy. The applicant is proposing to provide two different heights of shrub and plants that would provide up to two feet of coverage or five feet of coverage along the fence. The applicant sent mailers to the residences on Ferndale Street requesting input on the landscape coverage. A depiction of the slope and landscaping is shown on the mailer attached as Exhibit J. The homeowners also have the option of placing a metal screen welded to the tubular fence if they prefer an opaque screen.

PROJECT DESCRIPTION

As shown in Exhibit A, TTM 36634 would create Lot 1 for residential condominium purposes. The condominium designation will allow the 11 detached condominiums to be sold at market rate to individual buyers. A site plan depicting the layout of the homes is attached as Exhibit C. Lot 1 is 70,128 square feet which includes 66,643 square feet of area that will accommodate the homes and a 3,485 square foot landscape easement erroneously labeled as Lot C on the map. The easement is to be dedicated to the City for landscape maintenance purposes. The applicant is required to correctly identify this easement when submitting the map for plan check. This requirement is reflected in the project's conditions of approval attached as Exhibit B

TTM 36634 also creates two lettered lots which are shown on the maps as Lots A and B. Lot A is

10,050 square feet and located on the southeasterly end of the site. The lot will contain a common recreational area that is required by the Corona Vista Specific Plan for residential developments developed in the MDR designation. The applicant is required to establish a homeowner's association (HOA) to maintain Lot A. Lot B encompasses the private street within the development that will provide vehicular access to the 11 dwelling units. Lot B also contains six guest parking spaces which are required by the specific plan to serve the development. The HOA is also responsible for maintaining the private street. Table 1 summarizes the proposed lots.

Table 1
Lot Area Summary

Lot No./Letter	Use	Lot Area
1	Detached Condominiums Landscape Easement	66,643 sq. ft. 3,485 sq. ft.
A	Common Area	10,050 sq. ft.
B	Poppyseed Circle (Private Street)	21,316 sq. ft.

The Corona Vista Specific Plan which governs the project site prescribes no minimum lot area, width, or depth requirements for condominium developments in the MDR designation. The map as proposed is designed to accommodate development that will adhere to the development standards that apply to the MDR designation. Precise Plan 15-004 reviews the development for compliance with the MDR development standards.

The Corona Vista Specific Plan prescribes a maximum allowable target density of 7.78 dwelling units per acre (du/ac) for the site. The development facilitated by the map results in a density of 4.74 du/ac which does not exceed the maximum allowable target density prescribed by the specific plan. The site is designated as MDR on the General Plan and South Corona Community Facilities Plan maps. The MDR designation under the General Plan permits a density range from 6 to 15 du/ac. The MDR designation under the South Corona Community Facilities Plan permits a maximum allowable target density of 7.88 du/ac. The project's density of 4.74 du/ac does not exceed the maximum allowable densities prescribed by the General Plan and South Corona Community Facilities Plan.

ACCESS AND ROADWAY IMPROVEMENTS

Poppyseed Lane will be extended into the project site to provide vehicular access to the proposed condominium homes. The section of Poppyseed Lane that is located within the project site is designed to be a private street having an overall right-of-way width of 45 feet. The street is required to be constructed with roadway pavement, curb and gutter, and a four-foot wide sidewalk. A five-foot wide public utility easement to be dedicated to the City is proposed along the edge of the sidewalk on both sides of the street.

The project site borders Fullerton Avenue to the east, which is a public street. There will be no access from Fullerton Avenue to the project site; however, the applicant is required to construct the missing public improvements along the westerly half-width of Fullerton Avenue adjacent to the site. This includes constructing the roadway pavement with curb and gutter, a five-foot wide landscape parkway, and a five-foot wide sidewalk.

ENVIRONMENTAL ANALYSIS

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local CEQA Guidelines, a Mitigated Negative Declaration was prepared for the project because the initial study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the project mitigation identified in the Mitigated Negative Declaration there is no substantial evidence, in light of the whole record before the City, that the project may have a significant effect on the environment. The initial study and Mitigated Negative Declaration are provided as Exhibit L.

FISCAL IMPACT

The applicant has paid all the required application processing fees

PUBLIC NOTICE AND COMMENTS

A 20-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, staff received a written response from the property owner at 917 Ferndale Drive, which backs onto the southerly boundaryline of the condominium site. As shown in the owner's letter attached as Exhibit K, the letter lists five concerns pertaining to security issues, the safety and maintenance of the new slope and retaining wall that are proposed behind the owner's property, and whether the condominium units are capable of complying with the minimum rear yard setback requirement for the site. While items 1 through 3 of the letter would need clarification from the applicant, staff is able to address items 4 and 5:

4. Prior to construction, the applicant is required to submit plans for the new slope and retaining wall to be reviewed by the City's Public Works Department to ensure that the slope and retaining wall don't create additional surcharge on the existing retaining wall located between the project's southerly boundaryline and adjacent development to the south. The plan check process would also ensure that the new slope and retaining wall complies with the applicable City standards and are structurally sound. Furthermore, the applicant would be required to landscape the slope to prevent slope erosion.
5. The condominium site is regulated by the Corona Vista Specific Plan which prescribes no minimum rear yard setback requirement for condominium developments within the MDR designation. However, the southerly condominium units are providing rear yard setbacks ranging from 12 feet to 50 feet measured from the buildings to the south property line. The setbacks are not dimensioned on the site plan; however the site plan is drawn to scale which allows the setbacks to be measured. Most residential zones in the City of Corona require a minimum rear yard setback of 10 feet from building to property line. Therefore, the rear yard setbacks proposed for the project are consistent with most developments in the City.

It should also be noted that the existing developments directly to the northwest, west, and south of the project site are of the same type of development (detached condominiums) as the proposed project and were also developed under the same zoning, development standards, and density restrictions as the project site.

STAFF ANALYSIS

TTM 36634 is intended to accommodate a residential development consisting of 11 detached condominium homes. The project has been designed to comply with the development standards that apply under the MDR (Medium Density Residential) designation of the Corona Vista Specific Plan. The proposed map demonstrates orderly development of the project site with supporting infrastructure being constructed both on and off the project site. No minimum lot area, width or depth requirements are prescribed for this site by the specific plan. Furthermore, the development which TTM 36634 facilitates will result in a density of 4.74 du/ac which does not exceed the allowable densities prescribed for the MDR designation by the Corona Vista Specific Plan, General Plan, and South Corona Community Facilities Plan.

The map and proposed development will implement a number of goals and policies of the General Plan to provide a diversity of housing and supporting uses to meet the needs of Corona's residents. It also promotes the City's goals of developing underutilized in-fill sites within the City. Therefore, based on the following findings and conditions of approval, TTM 36634 is recommended for approval.

FINDINGS OF APPROVAL FOR TTM 36634

1. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The environmental assessment identifies potentially significant effects on the environment, but:
 - a. *The project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur as reflected in the Conditions of Approval attached as Exhibit B.*
 - b. *There is no substantial evidence before the City that the revised project may have a significant effect.*
2. None of the conditions provided in Section 66474 of the California Government Code exists for the following reasons:
 - a. *TTM 36634 is intended to accommodate a residential development consisting of 11 detached condominiums which is a permitted use under the site's General Plan designation of MDR. The use is also permitted under the Corona Vista Specific Plan's designation of MDR. Furthermore, the project will result in a density of 4.74 du/ac which is within the General Plan's allowable density range of 6 to 15 du/ac for the MDR designation. The project's density also complies with the Corona Vista Specific Plan's maximum allowable density of 7.78 du/ac.*
 - b. *The design or improvement of the proposed subdivision is consistent with the subdivision standards in the MDR designation of the Corona Vista Specific Plan, which prescribes no minimum lot area, width or depth requirements for newly created condominium lots.*
 - c. *The site is physically suitable for the type of development proposed and also offers adequate access from Poppyseed Circle as demonstrated by the project's plans in Exhibit A and C.*

- d. *The site is physically suitable for the proposed density of development as demonstrated by the project's associated precise plan because the project is capable of accommodating the 11 condominium homes proposed for the project.*
- e. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because the project's initial study has determined that potential environmental impacts are capable of being mitigated to less than significant levels.*
- f. *The proposed subdivision will not result in adverse impact to public health, safety or general welfare because the project has been designed to comply with the applicable development standards of the MDR designation of the Corona Vista Specific Plan and Corona Municipal Code.*
- g. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because no such easements exist on the project site, or the easements are being protected in place or relocated elsewhere on the project site.*

3. Pursuant to California Government Code Section 66473.5, consistency with applicable General Plan or Specific Plan does exist for the following reason(s):

- a. *The project will result in a density of 4.74 du/ac; therefore, it is consistent with the site's General Plan designation of MDR which allows for 6 to 15 du/ac. The project's density is also consistent with the Corona Vista Specific Plan's maximum allowable density of 7.78 du/ac established for the MDR zoning designation.*
- b. *The project consists of detached condominium homes which is consistent with the site's General Plan designation of MDR which allows for various types of residential developments including condominiums. It is also consistent with the Corona Vista Specific Plan's MDR zoning designation which permits condominium developments.*

4. Pursuant to California Government Code Section 66474.6, the discharge of waste from the proposed subdivision into existing community sewers would not result in violation of existing requirements presented by the Santa Ana Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code for the following reason:

- a. *The amount of discharge to be produced by the development does not exceed the limit established by the Santa Ana Regional Water Quality Control Board as monitored by the city's Department of Water and Power.*

5. The proposal is in conformance with the standards of the MDR designation of the Corona Vista Specific Plan for the following reasons:

- a. *The proposed residential condominium use is a permitted use within the MDR designation of the Corona Vista Specific Plan.*

- b. *The proposed development is consistent with the standards imposed by Section IV.C.5 of the Corona Vista Specific Plan.*
 - c. *The proposal will result in a density of 4.74 du/ac which does not exceed the maximum allowable density of 7.78 du/ac established by the Corona Vista Specific Plan for the MDR designation.*
- 6. The proposal is in conformance with Title 16 (Subdivisions) of the Corona Municipal Code for the following reasons:
 - a. *The proposed map meets the subdivision standards imposed by the Corona Vista Specific Plan for the MDR designation which does not prescribe a minimum lot area, width or depth requirement for condominium lots.*
 - b. *Required public improvements are guaranteed with this subdivision, as demonstrated by the Conditions of Approval attached as Exhibit B.*

PREPARED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: TERRI MANUEL, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Exhibit A - Tentative Tract Map 36634
3. Exhibit B - Conditions of Approval.
4. Exhibit C - Site Plan
5. Exhibit D - Applicant's letter, dated October 8, 2018, giving required subdivision information
6. Exhibit E - Information regarding community meetings held in April and May 2016.
7. Exhibit F - Letter from Monte Verde HOA, dated October 27, 2018.
8. Exhibit G - Mailer for community meeting held on October 15, 2018.
9. Exhibit H - Presentation for community meeting held on October 15, 2018.
10. Exhibit I - Minutes and sign-in sheet for community meeting held on October 15, 2018.
11. Exhibit J - Mailer for Ferndale Street residences.
12. Exhibit K - Public correspondence.
13. Exhibit L - Environmental Documentation.

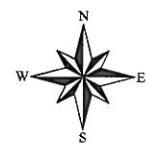
Case Planner: Sandra Yang (951) 736-2262

LOCATIONAL & ZONING MAP



Date: 11/06/2018

TTM 36634 & PP15-004



LEGAL DESCRIPTION

THE SOUTHERLY ONE HALF OF LOT 140 OF ORANGE HEIGHTS, AS SHOWN BY MAP ENTITLED "AMENDED MAP OF DIVISION #1 OF ORANGE HEIGHTS" ON FILE IN BOOK 2, PAGE 1 OF MAPS, RIVERSIDE COUNTY RECORDS.

TOGETHER WITH THOSE PORTIONS OF HUDSON AVE AND FULLERTON AVENUE VACATED BY RESOLUTION #95-03 OF THE CITY COUNCIL OF CORONA RECORDED JANUARY 23, 1995 # 19877 OF OFFICIAL RECORDS WHICH WOULD PASS BY OPERATION OF LAW UPON CONVEYANCE.

EXCEPTING THEREFROM THAT PORTION SET-OUT IN THAT FINAL ORDER OF CONDEMNATION, CASE NO. 229550 SUPERIOR COURT, IN THE COUNTY OF RIVERSIDE, RECORDED MAY 18, 1993 AS INSTRUMENT NO. 185144 OF OFFICIAL RECORDS.

BENCHMARK

BENCHMARK NO. C-133

A 2-1/2" BRASS DISK STAMPED "C-133" SET IN THE TOP OF CURB, LOCATED 5' WEST OF THE E.C.R OF THE NORTHWESTERLY CURB RETURN OF THE INTERSECTION OF ONTARIO AVENUE AND FULLERTON AVENUE.

ELEVATION= 900.189 FEET

RECORD OWNER & SUBDIVIDER

A&E CONSULTANTS, INC.
263 VIKING AVENUE
BREA, CALIFORNIA 92821
(714) 671-0005

ENGINEERING

& SUBDIVIDER

THE BASIS OF BEARING USED ON THIS SURVEY IS THE CENTERLINE OF FULLERTON AVENUE BEARING NORTH 19°12'31" WEST AS SHOWN ON TRACT NO. 26848-R BOOK 272 PAGE 76 RECORDS OF SAID COUNTY.

PROJECT DATA

A. ASSESSOR'S PARCEL NUMBER:

B. SITE ADDRESS:

C. TOTAL PROJECT AREA (GROSS, NET):

D. C. ZONING:

E. GENERAL PLAN INFORMATION:

F. MAX ALLOWABLE DENSITY:

G. PROPOSED DENSITY:

H. SETBACKS:

I. MAX HEIGHT:
I. MAXIMUM LOT COVERAGE:
PROPOSED LOT COVERAGE:
J. PROPOSED USE:

120-340-018
POPPYSEED LANE AND HUDSON WAY

(101,494 SF, 98,009 SF)

MEDIUM DENSITY RESIDENTIAL,
PLANNING AREA 15 (CORONA VISTA
SPECIFIC PLAN)

MEDIUM DENSITY

RESIDENTIAL (6-15 DU/AC)

7.78 DU/AC PER SP 90-5

4.89 DU/AC

FRONT YARD: 20 FEET

STREET SIDE (HUDSON): 15 FEET

STREET SIDE (FULLERTON): 20 FEET

SIDE YARD: 10 FEET

REAR FROM ADJ UNITS: 30 FEET

25 FEET

40%

19,485SF/98,009SF= 19.9%

SINGLE FAMILY CONDOMINIUMS

RECORD DATA REFERENCES

R0 - T.R. 28272 MB 265/101 PG 2-3
R1 - T.R. 26848-R MB 272/74 PG 3-5
R2 - T.R. 27883-2 MB 254/10 PG 3

PROJECT SITE

PROJECT DATA

TO BE MAINTAINED BY THE HOA



Project Conditions

City of Corona

Project Number: TTM 36634

Description: 11 DETACHE CONDOMINIUMS ON 2.33 ACRES.

Applied: 7/23/2015

Approved:

Site APN: 117252025

Closed:

Expired:

Status: INCOMPLETE

Applicant: POPPYBEND, LCC

Parent Project:

18340 YORBA LINDA BLVD. SUITE 107-200 ORANGE , 92886

Details: FULL DESCRIPTION: 11 DETACHE CONDOMINIUMS ON 2.33 ACRES.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
FIRE	Cindi Schmitz
<ol style="list-style-type: none">1. A minimum fire flow of 1500 gpm shall be provided for one and two family dwellings.2. A fire facilities fee of \$231.00 per acre is required per Corona Municipal Code and must be paid prior to building permit issuance.3. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.4. Fire hydrants are to be spaced a maximum 300 feet apart.	
PLANNING	<ol style="list-style-type: none">1. 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.2. The applicant or his successor in interest shall comply with the mitigation measures in the Mitigated Negative Declaration for the project.3. 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.4. 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.



Project Conditions

City of Corona

PLANNING	
5. 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. 6. The project is subject to Riverside County's MSHCP (Multi-Species Habitat Conservation Plan) fee for residential developments with a density less than 8.0 du/ac. This fee is payable at the time of building permit issuance. 7. The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval (Exhibit B), as well as be in substantial conformance with the respective application materials presented before the Board or Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc. 8. TTM 36634 shall be recorded prior to the issuance of any building permits associated with this project. 9. Prior to submittal for plan check, the tentative tract map shall be revised to show Lot C as an easement to be dedicated to the City for landscape maintenance purposes. Lot C shall be removed from the Parcel Summary table and the Lot 1 area shall be adjusted to include the landscape easement that is erroneously identified as Lot C. 10. Construction traffic shall access the project site through Hudson Avenue from Santana Way. Access is prohibited through Hidden Creek Street, Bridgewood Street, Autumn Lane, and Poppyseed Lane. Additionally, no construction parking shall be allowed on Hudson Avenue. All construction parking must be on site. 11. Prior to the start of construction, the applicant shall notify the residents in the adjacent neighborhoods on the west side and east side of Hudson Avenue of the construction dates. The notifications shall also provide a point of contact concerning dust and after hours noise complaints. The Community Development Department and Public Works Department shall also be provided a copy of the notice. 12. If grading is to occur within the burrowing owl nesting season (March through August), the applicant shall submit a pre-construction survey for the burrowing owl to the Community Development Department for review. The survey shall be conducted and submitted for review within 30 days prior to the issuance of a grading permit. 13. The street trees to be installed within the parkway along Hudson Avenue and Fullerton Avenue adjacent to the project site shall be 36-inch box in size at time of installation. [Added at the Planning and Housing Commission meeting on November 13, 2018.]	
PUBLIC WORKS	
1. The Public Works and the Departments of Water and Power, Maintenance and Parks and Landscaping 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 Public Works Department Land Development Section. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail. 2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions. 3. Prior to 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. 4. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required. 5. The submitted tentative tract map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said tentative tract map to be resubmitted for further consideration. 6. The tentative tract shall be recorded as one final tract map, and shall be developed as one tract. Financial security shall be provided for all improvements within the tract prior to final tract map approval.	



Project Conditions

City of Corona

PUBLIC WORKS

7. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City.
8. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
9. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the 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.
10. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
 - (a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.
 - (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the 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.

11. Prior to map recordation or issuance of a building permit, whichever occurs first, the developer shall ensure that a homeowner's association is established for the purpose of maintaining all private streets, common areas and private utilities. The association documents, including any necessary Covenants, Conditions and Restrictions (CC&R's), shall also address common water quality basin maintenance, slope maintenance between the rear unit walls and project boundary, and access to Lot A through Lot 1 and shall be subject to the review and approval of the Public Works Department and shall be recorded concurrently.
12. Prior to building permit issuance, an approved condo map shall be submitted to the City of Corona, unless otherwise approved by the Public Works Director.
13. Prior to map recordation or issuance of a building permit, whichever occurs first, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following:
 - a) All missing or deficient street facilities fronting Fullerton Avenue and Hudson Avenue
 - b) All drainage facilities within Fullerton Avenue
 - c) All required grading, including erosion control.
 - d) All required sewer, water and reclaimed water facilities.
 - e) All required landscaping along Fullerton Avenue.
 - f) All under grounding of overhead utilities, except for cables greater than 32k volts.
14. 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.
15. 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 Public Works Department Land Development Section. 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.



Project Conditions

City of Corona

PUBLIC WORKS

16. Prior to approval of grading plans, erosion control plans shall be submitted and approved by the Public Works Department Land Development Section.
17. 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.
18. 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.
19. 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 (*Lepidospartium Squamatum*) has been completed.
20. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.
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.
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 Public Works Land Development Section 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 recordation or approval of any improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site.



Project Conditions

City of Corona

PUBLIC WORKS

31. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall address the following:
 - a) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site.
 - b) 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.
 - c) All residential lots shall drain toward the street. Lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system. Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks. All non-residential lots 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 map recordation or issuance of a building permit, whichever comes first, the applicant shall offer for dedication all required street rights-of-way along Hudson Avenue and Poppyseed Circle to provide for the minimum corner cutoff for pedestrian access in accordance with City Standard 146. 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 map recordation, the applicant shall release and relinquish all vehicular access rights to the City of Corona along Fullerton Avenue and Hudson Avenue, except at approved intersections.
35. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
 - a) All local street vertical and horizontal alignments shall be approved by the Director of the Public Works Department.
 - b) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans.
 - c) All street intersections shall be at ninety (90) degrees or as approved by the Public Works Director.
 - d) All reverse curves shall have a minimum tangent of fifty (50) feet in length.
 - e) Under grounding of existing and proposed utility lines.
 - f) Street lights.
 - g) A NOT A THROUGH STREET sign on the southerly side of proposed Poppyseed Circle Near Hudson Way, or as otherwise approved by the City Traffic Engineer.
 - h) Striping modifications for the proposed T - Intersection.
 - i) All other public improvements shall conform to City of Corona standards
36. Prior to approval of improvement plans, the improvement plans shall show all the streets fronting the project, including Fullerton Avenue and Hudson Avenue, 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 may be 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.
37. Prior to map recordation, the developer shall construct or guarantee the construction of all required improvements per the South Corona Community Facilities Plan along Fullerton Avenue fronting the project.
38. Prior to issuance of the first certificate of occupancy, the developer shall complete construction of Fullerton Avenue per the South Corona Community Facilities Master Plan fronting the project.
39. 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 Public Works Department.
40. 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.



Project Conditions

City of Corona

PUBLIC WORKS

41. Prior to recordation of the final map, all street names shall be approved by the Public Works Director.
42. The developer shall comply with the approved traffic study recommendations.
43. Prior to map recordation the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-3 (Maintenance Services) for the purpose of maintaining public streets, curb & gutter, street lights, storm drain, parks, and landscaping within master planned street right-of-way and/or CFD easements. All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.
44. Prior to map recordation the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) for the purpose of maintaining public services including but not limited to emergency services. 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.
45. Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the property is within a Community Facilities District and will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Public Works Department and shall be recorded concurrently with the final map.
46. Prior to recordation, the applicant shall submit for approval all proposed parkway, slope maintenance, and/or landscaping easements to be granted to the Community Facilities District, as specified on the tentative map or Conditions of Approval. All down slopes toward Fullerton Avenue shall be included within a separate CFD lot or dedicated easement. Said information shall be submitted to the Public Works Department Land Development Section for approval. The street trees to be installed within the parkway along Hudson Avenue and Fullerton Avenue adjacent to the project site shall be 36-inch box in size at time of installation. [Added at the Planning and Housing Commission meeting on November 13, 2018.]
47. 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. Landscape improvements shall conform with the South Corona Community Facilities Plan, or as otherwise approved by the Public Works Director.
48. Prior to the issuance of a Certificate of Occupancy, any damage to existing landscape easement areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.
49. Prior to map recordation, issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.
50. Prior to issuance of building permits, the developer shall pay the sewer reimbursement fee for the El Sobrante trunk line.
51. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Department of Water and Power standards and Riverside County Department of Health Services Standards unless otherwise approved by the Public Works and Department of Water and Power Directors.
52. Prior to recordation or approval of improvement plans, the applicant shall obtain all necessary easements for any required offsite water and sewer facilities.
53. 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.
54. Prior to issuance of the first Certificate of Occupancy, all weather access road(s) shall be provided to all sewer manholes not located within public right-of-way.
55. 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.
56. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.

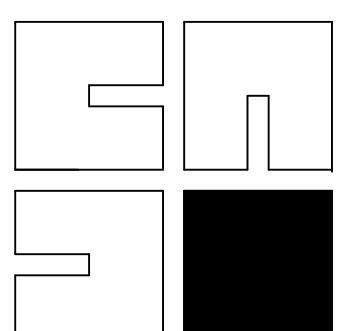
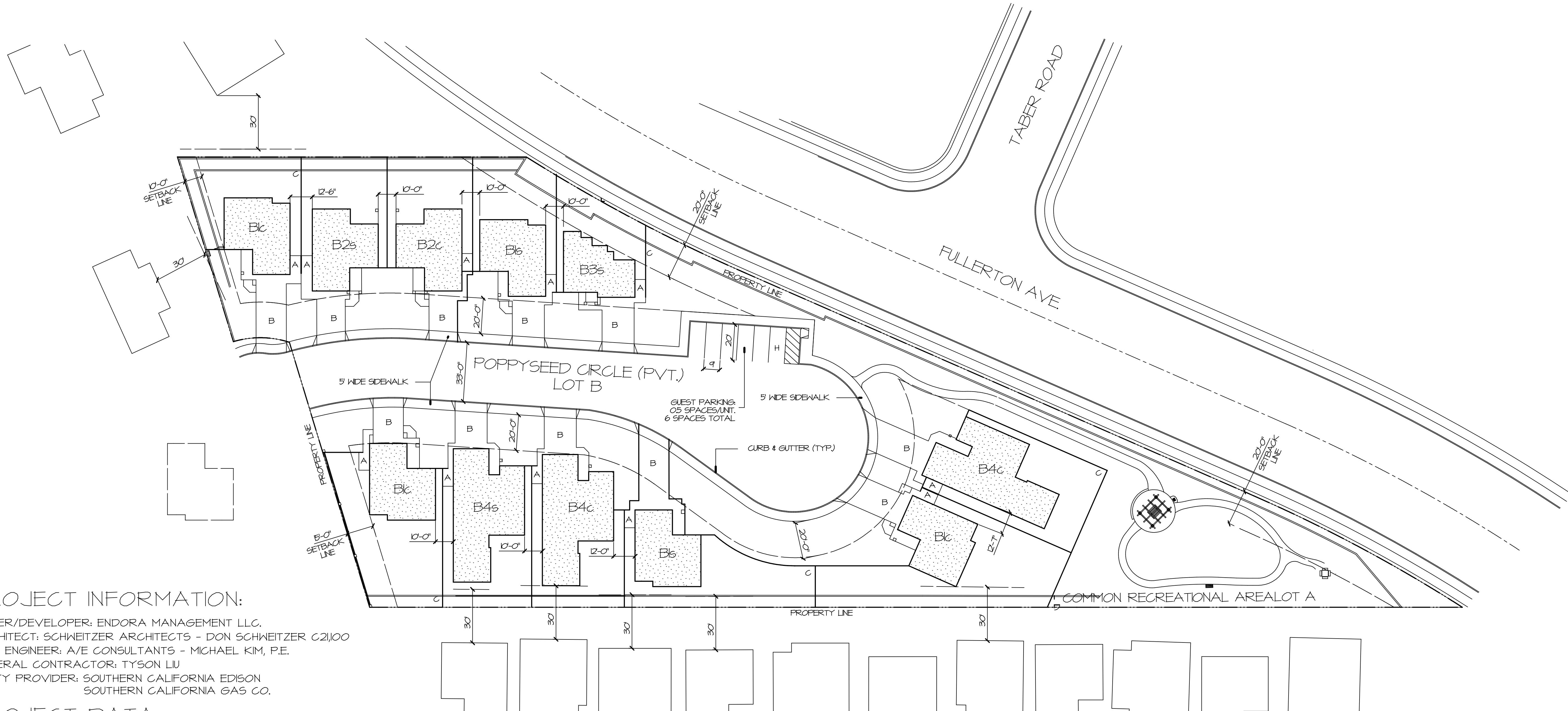


Project Conditions

City of Corona

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57. Prior to recordation or approval of improvement plans, when applicable, the applicant shall submit detailed potable water, reclaimed water and sewer studies, prepared by a registered civil engineer, which shall be submitted to the Public Works Department Land Development Section for review and approval. The study shall analyze the existing and proposed sewer and water facilities. Results of the system analysis may require special construction for the potable water, reclaimed water and sewer systems, such as upsizing downstream sewer lines, installing pressure regulators, booster pumps, special material for pipeline construction, backwater valves and construction of other appurtenances as necessary to serve the proposed development. Effects of the proposed development, engineering analysis and special construction requirements shall be submitted for review and approval by the Public Works Department and the Department of Water and Power.
58. 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, reclaimed water line, potable water services, sewer laterals, reclaimed water services, double detector check assemblies and reduced pressure principle assemblies within the public right of way and/or easements.
59. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of a new on-site public minimum 8-inch ductile iron waterline in Lot B to serve the project.
60. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of a new on-site 8-inch VCP sewer line in Lot B to serve the project.
61. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of a reclaimed water irrigation service for the designated Community Facilities District landscaped lots or easements.
62. The applicant shall dedicate easements for all public water, reclaimed water, sewer and electric facilities needed to serve the project in accordance the Department of Water and Power standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the General Manager. Structures and trees shall not be constructed or installed within a public utility easement.
63. Fire Hydrants shall be a maximum 300 feet apart or as directed by the Fire Department.
64. Manhole rim elevations shall be lower than all pad elevations immediately downstream; otherwise a back flow prevention valve will be required.
65. Static pressures exceeding 80 psi require an individual pressure regulator.
66. 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.
67. Prior to issuance of a grading permit or approval of building plans, whichever occurs first, the developer shall provide video inspection of all sewer facilities located adjacent to or on-site where construction activity is proposed. Prior to Certificate of Occupancy, the developer shall provide video inspection of all sewer facilities located adjacent to the project or on-site, and will be responsible for any damage caused by the development.
68. The applicant shall provide a separate irrigation water service for all HOA/ CFD landscaped lots or easements.
69. The landscape plans of all parkway and Landscape Maintenance District (LMD) and Community Facilities District (CFD) lots shall be prepared by a licensed Landscape Architect and shall be submitted to the City for review and approval.
70. The developer shall install automatic irrigation to all street trees separated from adjacent residences by a fence or wall prior to the issuance of a Certificate of Occupancy.
71. All common area landscaping shall be planted with California friendly plant pallet.

SCHWEITZER
ARCHITECTS

A1

October 8, 2018

City of Corona
Community Development Department
400 S. Vincentia Avenue
Corona, CA 92882

Subject: Tentative Tract No. 36634; PP15-004; DPR14-013

Mr. Chairman, Members of the Planning Commission:

We would like to take this opportunity to present our proposed subdivision development plan for this residential condominium project for your review and consideration. The presentation of subdivision information is as follows:

Subdivision Development Plan:

The proposed project consists of subdividing the existing vacant 2.3 acre for 11 detached single family residential condominium development. The proposed subdivision will result in Lot 1 for 11 detached condominium units, Lot A, consisting of open recreational area, and Lot B, consisting of private cul-de-sac street serving the subject subdivision development and Lot C along the southwest side of Fullerton Avenue for landscaped street slope area.

The project site is a flat triangularly shaped parcel located between Hudson Avenue and Fullerton Avenue. The subject site has General Plan designation of Medium Density Residential (M14-15) and is located within the Planning Area of Corona Vista Specific Plan of Land Use (SP-90-05). The entire project will be developed in one phase

In conjunction with the Tentative Tract Map application, a Precise Plan application PP15-004 is also being processed.

Availability of Domestic Water:

This project will be by a looped system connected to existing 8" water main on Hudson Avenue and connection to 12" water main on Fullerton Avenue. The looped water system which will provide adequate domestic and fire water supply.

Onsite public water main, fire hydrants, check valves and other appurtenant water facilities will be located in the Private Street (Lot B) and easements for access and maintenance will be dedicated to the City of Corona per City

SUBDIVISION DEVELOPMENT PLAN

TENTATIVE TRACT NO. 36634

Page 2 of 3

requirements. Each detached condominium units will be served separately by a separate meter and service.

Reclaimed Water:

The onsite landscaping in the common areas and on Lot A will be served by new 8" reclaimed water system connected to 12" existing reclaimed water source on Fullerton Avenue.

Street and Utilities:

The primary access to the project site will be by an extension of Poppyseed Lane at Hudson Avenue to new private cul-de-sac street that will serve the site. There will be no access to the project site from Fullerton Avenue.

Lot B, the private cul-de-sac street (Poppyseed Circle) will be 44 feet wide at the right of way with 34 feet wide roadway and 5 feet wide concrete sidewalk all round. The private Poppyseed Lane will serve to deliver all necessary utilities to the Project including water main, sewer main and laterals, gas, cable, reclaimed water, and other utilities. In addition, there will be addition 5' Public Utilities Easement will be granted adjacent to Lot B. Necessary easements for access and maintenance will be granted to City of Corona and other utility purveyors.,

Sanitary Sewer System:

Sanitary sewer system for this project will be provided by a 8" VCP sewer main will be connected to existing 10" VCP sewer in Fullerton Avenue between Manhole No. 4 and Manhole No. 5 with a 8" VCP sewer main connected to proposed new manhole on the existing 10" VCP. The sanitary sewer main will be extended across Fullerton Avenue to proposed Poppyseed Circle. The new 8" sewer main will extend approximately 281 lineal feet southeasterly toward the center of cul-de-sac.

Storm Drain System:

The surface runoff from the Project site will be directed on to private Poppyseed Circle (Lot B) and conveyed to 2,200 s.f. Bioretention area located at the southwest end of Poppy Seed Circle and to 957 s.f Bioretention area located at the northeast end of Poppyseed Circle for natural filtration and infiltration. Filtered overflow runoff from the Bioretention areas will be conveyed to the existing catch basin located at the southwest sides of Fullerton Avenue. The subject catch basin is connected to 18" RCP laterals which will convey the runoff to existing 84" RCP storm drain in the Fullerton Avenue.

SUBDIVISION DEVELOPMENT PLAN

TENTATIVE TRACT NO. 36634

Page 3 of 3

Relation to Existing Adjacent Developments:

The proposed Tentative Tract No. 36634 detached condominium project is contiguously adjacent along its southwest property line with similarly developed existing detached single family condominiums. The existing development is separated from proposed Tentative Tract No. 36634 by an existing 5' high retaining wall. The proposed Tentative Tract No. 36634 is approximately 8 feet to 10 feet lower than the existing adjacent development along the southwest property line of proposed project. The proposed project posed no impacts to the existing project as it does not affect the view shed of existing development and the grading of the proposed project will have no impacts to the existing development. The proposed project is designed to harmoniously assimilate to excising surroundings and be a enhancing complement to the neighborhood.

Protective Covenants:

The proposed project is to be a residential condominium complex. Homeowner Association will be incorporated to manage the common areas, and appropriate Covenants, Conditions and Restrictions (CC&R) approved by the City of Corona and the Homeowner Association will be recorded to properly govern the complex.

We appreciate your attention and consideration of our proposed project, and we look forward to becoming a part of City of Corona community. Should you have any questions, please contact our office.

Very truly yours,
A&E CONSULTANTS GROUP



Michael M. Kim, P.E.
Principal Engineer

cc: Applicant

March 23, 2018

To: City of Corona Planning & Building Departments

From: Poppybend LLC

The following is an overview of the prior and current efforts we have taken and are undertaking in reaching out to the neighbors concerning our project

April 2016: We discussed the overall project with the HOA association of Monte Verde and expressed our desire to meet with the property owners.

May 2016: We met with the homeowners of the homes, on Ferndale Drive, which were adjacent to our development. The meeting took place by some picnic tables of the HOA near their homes. In our meeting we brought preliminary drawings of the development and discussed with them concerns they had on the project's impact to their existing property and the wall between our properties. We explained that the common wall between our properties will be maintained by both HOAs' (HOA of both sides). We also discussed with them their concerns of a home blocking their view. Even though the neighbor's homes are not view lots, we explained to them that some of the homes that will be built adjacent to their home are single story homes. Additionally, even if a home may be a two story home, the natural elevation of our home is already 5 feet lower, so any impact on the views would not be as significant as if it were on the same level.

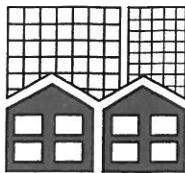
Given that the previous meeting was over a year and a half ago, and there have been changes to the project, we will once again reach out to the neighbors and update them on the development. When we're closer to determining an approximate timeframe of a public hearing we will schedule a meeting with the neighbors who are directly adjacent to our project (homeowners on Ferndale Drive).

For the meeting we will discuss with them: 1) the direct impact of the project on their homes 2) the various options we analyzed for a wall / border between the homes 3) concerns of privacy on both sides and 4) the differences in elevation between our home and theirs. In addition to drawings of the development, we will also have a cutout drawing showing their home, our home and the landscaping between the properties which will provide privacy for both homes. We will meet with them at a local community center and address these and any other concerns they may express.

For neighbors that are not directly adjacent to our property, we will mail out a notification about the development and provide a contact number for them to contact should they have any questions on the development.

Regards,

Poppybend LLC



WHEELER STEFFEN Property Management

1420 N. Claremont Blvd. Suite 205-D ■ Claremont, California 91711 ■ Office (909) 621-5941 ■ Fax (909) 621-3894

October 27, 2015

City of Corona
Community Development Dept.
400 S. Vicentia Avenue
Corona, CA 92882

Received
OCT 30 2015
Community Development Dept.

Attention: Ms. Sandra Yang, Associate Planner
Subject: Tentative Tract No. 36634-Perimeter Wall on Southeast Boundary

Dear Ms. Yang:

We represent the Monte Verde Homeowners Association of the residents residing at the neighborhood located contiguously (Tract No. 28272-1) to the southeast boundary of the proposed Project. As we welcome the proposed development of Tentative Tract No. 36634, we wish to convey our homeowner member's preference to have the existing wall removed and a new full height wall be placed at our adjoining tract boundary.

As the project moves forward, we request that we be informed of all pertinent developments that may affect our neighborhood, such as, development schedule, wall design, and proper advance notifications.

Very truly yours,

Bernadette M. Subia
Representing Monte Verde HOA
WHEELER STEFFEN Property Management

TO: NEIGHBORHOOD RESIDENTS

RE: Invitation to learn about proposed project along Fullerton Road.

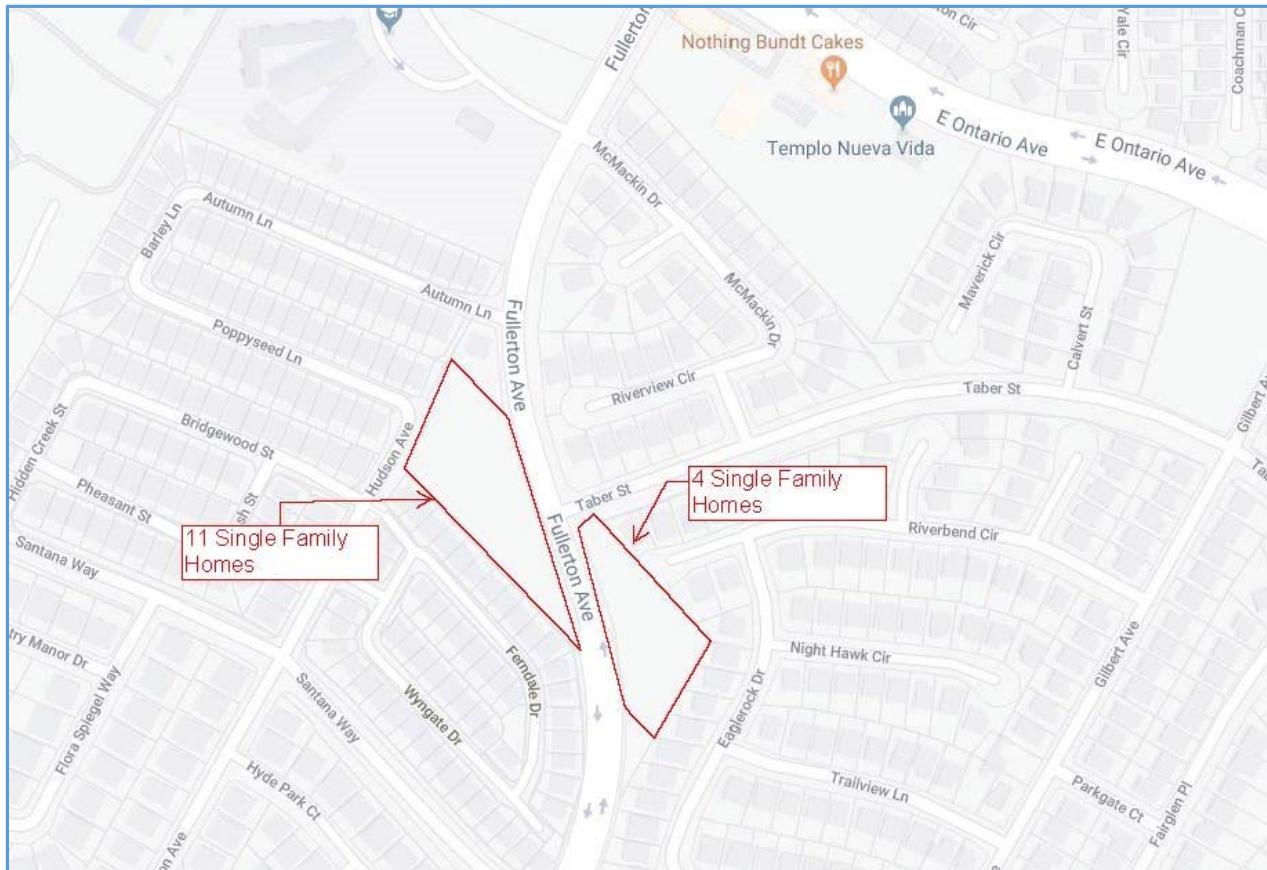
Please come learn about the proposed developments along Fullerton Road (see below). We will be meeting at the following location:

Date: October 15, 2018

Time & Place: Circle City Center
365 N. Main St., Corona CA 92880

We look forward to meeting with you.

A&E Consultants
(714-671-0005)



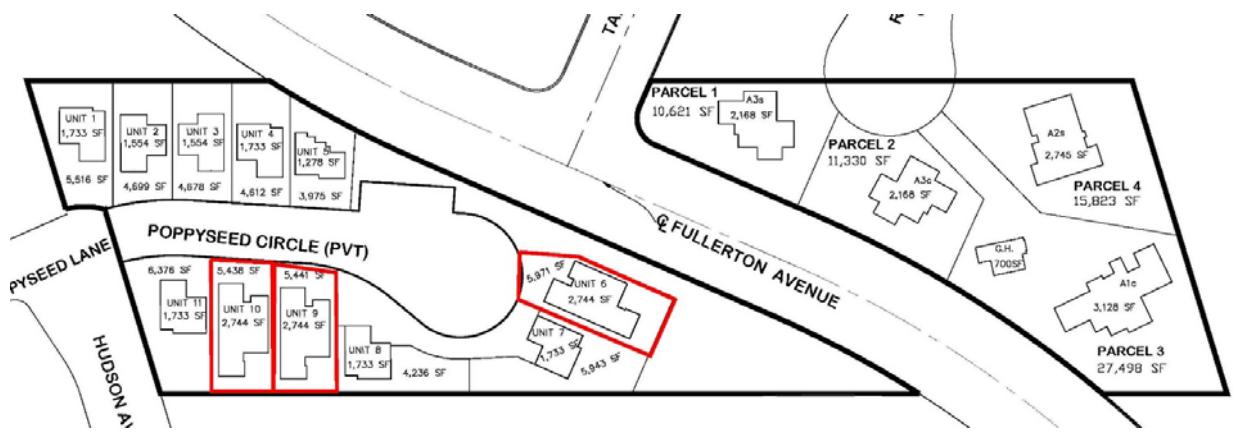
POPPYSEED & RIVERBEND DEVELOPMENTS

By Poppybend LLC

Project Overview: Poppyseed & Riverbend

- Riverbend (4 Homes):
SF: Approx. 3,000+
4 – 5 Bedrooms
Lot Size: 10,621 – 27,498 sf

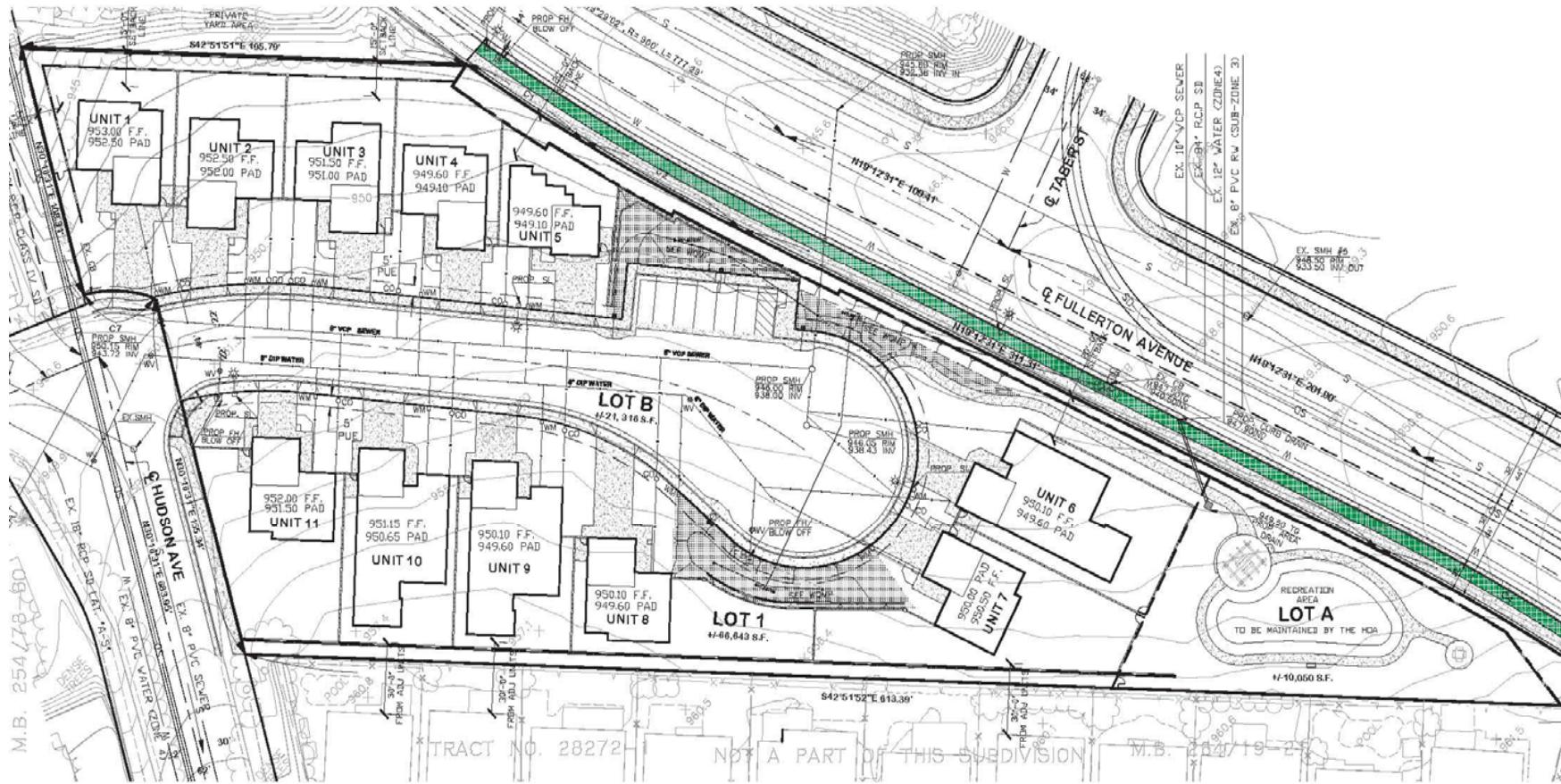
- Poppyseed (11 Homes)
Single Family Condos w/
HOA
3 One-Story Bldgs (in red)
SF: Approx. 1,600 – 2,100
3 – 4 Bedrooms
Community Green Space



Riverbend Development



Poppyseed Development



Poppyseed Elevations: North side of Poppyseed

Units
1 & 11



FRONT ELEVATION

MODEL: B1c - 2

Unit 2



FRONT ELEVATION

MODEL: B2s - 8

Unit 3



FRONT ELEVATION

MODEL: B2c - 9

Unit 4



FRONT ELEVATION

MODEL: B1s - 10

Unit 5



FRONT ELEVATION

MODEL: B3s - 11

Poppyseed Elevations: South side of Poppyseed

Unit 6



FRONT ELEVATION

MODEL: B4c - 1

Unit 7



FRONT ELEVATION

MODEL: B1c - 7

Unit 8



FRONT ELEVATION

MODEL: B1S - 3

Units
9 & 10



FRONT ELEVATION

MODEL: B4c - 4

Units
9 & 10



FRONT ELEVATION

MODEL: B4s - 5

Units 1
& 11



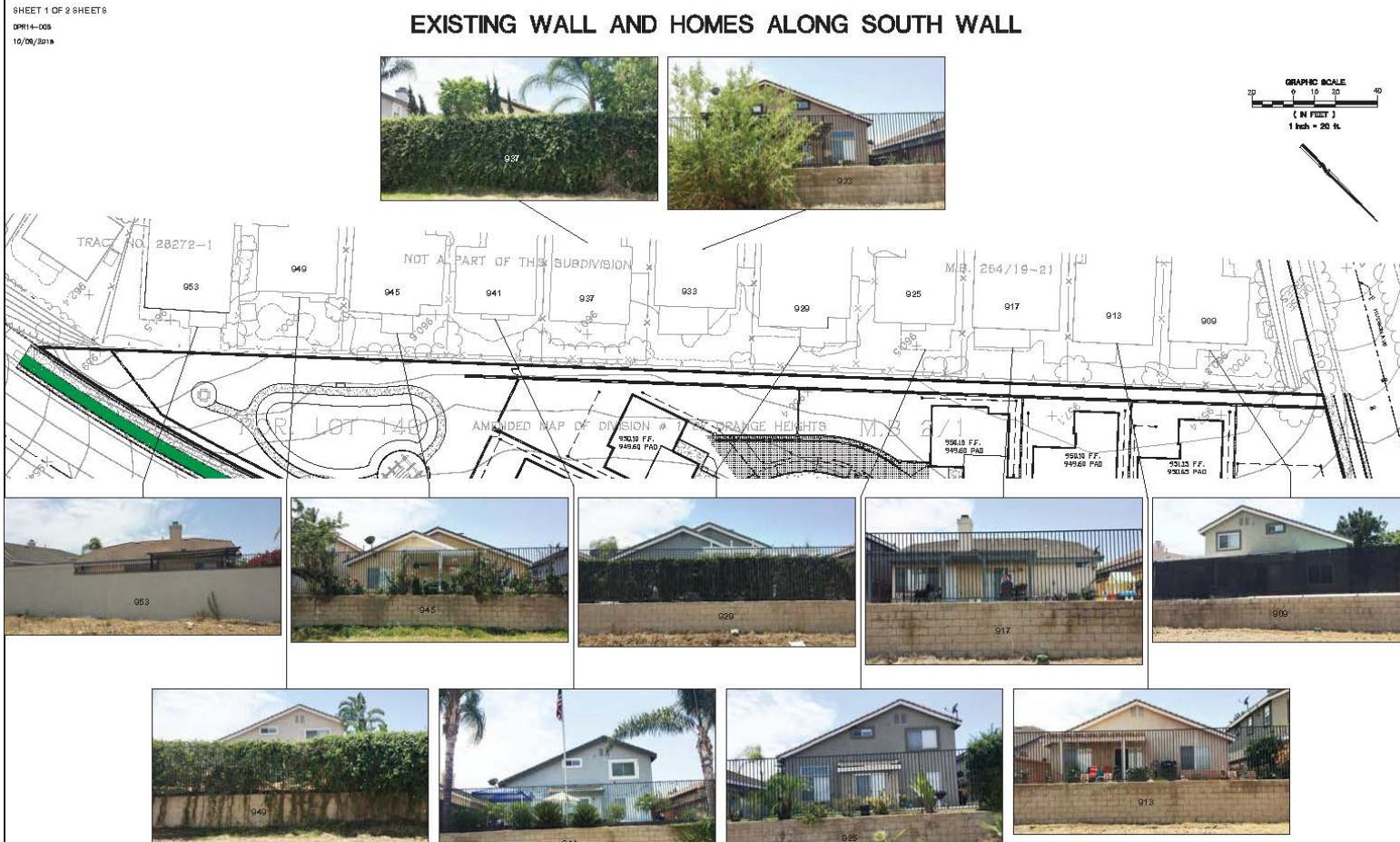
FRONT ELEVATION

MODEL: B1c - 6

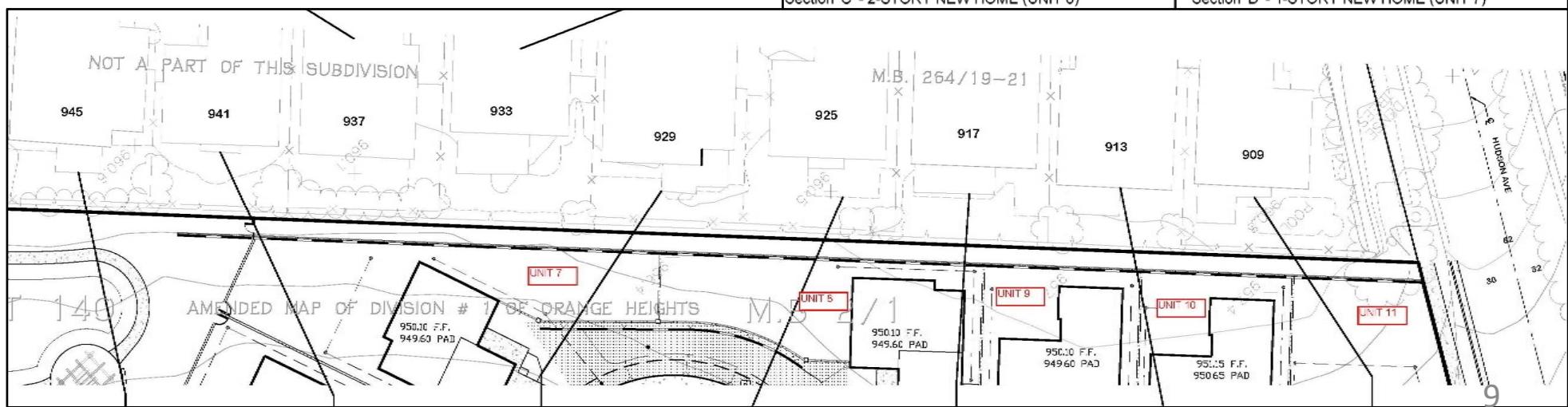
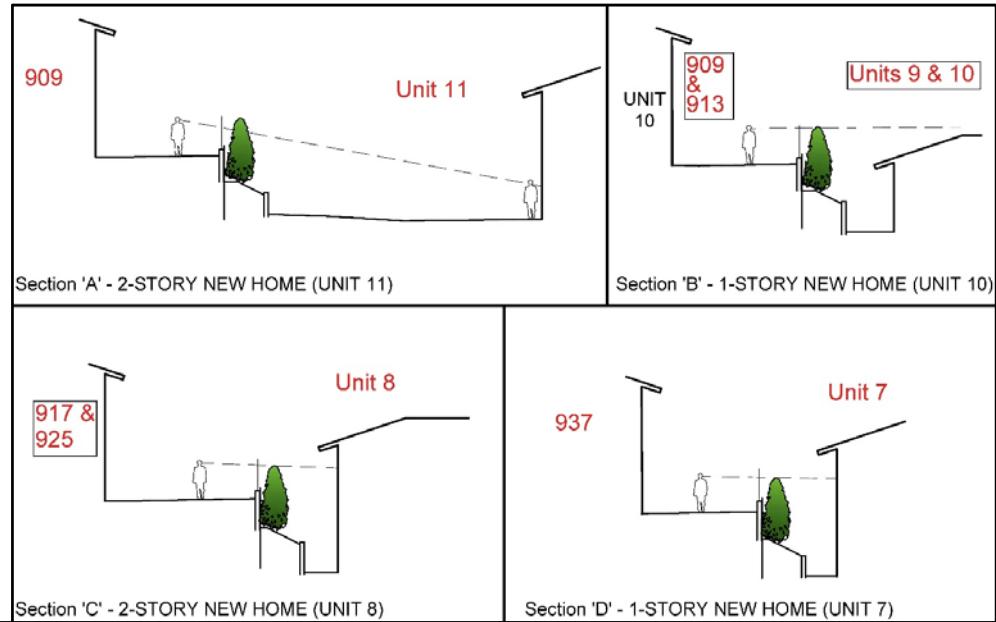
Poppyseed Development: South Wall

Concern	Comment
Privacy of homeowners on both sides	Privacy trees / shrubs will be part of the landscaping plan (see later slides)
Proximity of homes to existing homes	Along the south border there are 11 existing homes, we will only have 5 along the same border. Of those 5 2 are single story. The development lot is about 8 – 10 feet lower than existing homes.
Maintenance of shared wall	An HOA will be established as part of the development process and will share the costs of wall maintenance.
Any other options considered?	<u>Remove Wrought Iron & Build on Top:</u> Structurally unsound. City opposes. <u>New Wall Next to Existing Wall:</u> City opposes. Aesthetically undesirable. Space between walls difficult to maintain.

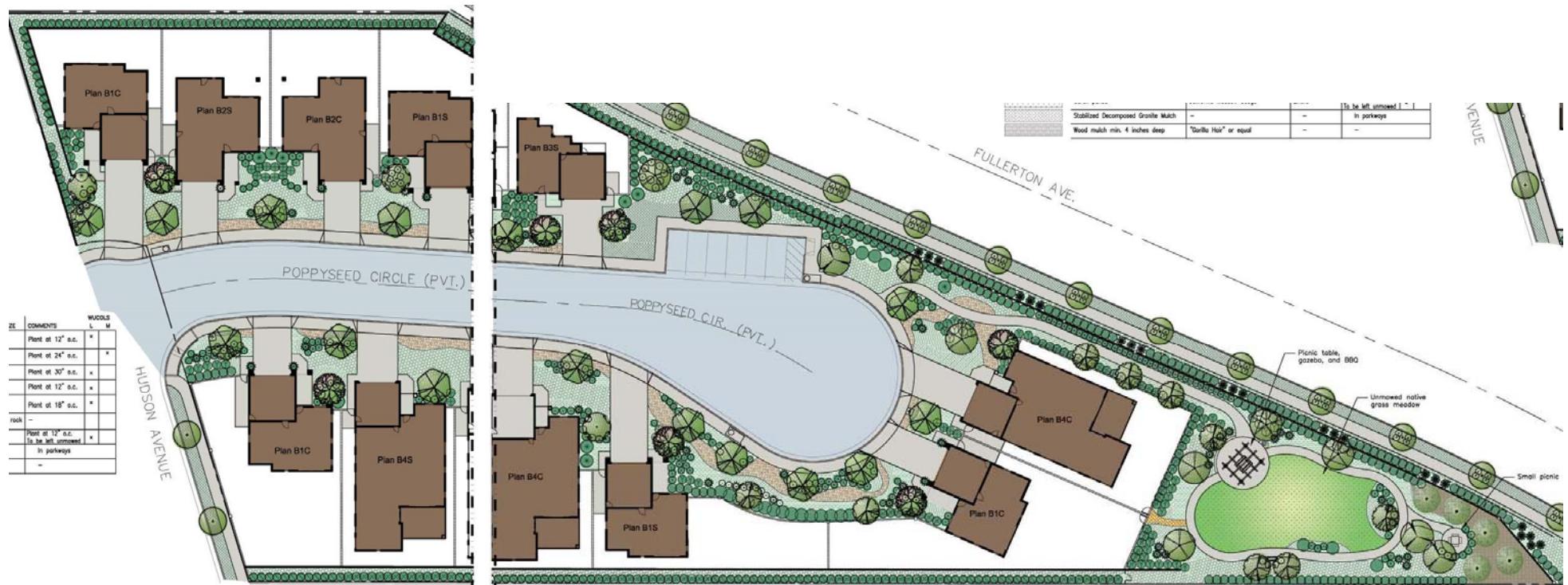
Poppyseed: South Wall - Existing



Poppyseed Development: Cross - Section



Poppyseed Development: Landscaping



Poppyseed Development: Landscaping – South Wall

Coast Rosemary



Jeffers Weeping Bottlebrush



Questions?

MINUTES OF MEETING:

Time and Place: 7:00 PM in Room B, Circle City Center

Those Present: Mr. Mel Aou, Developer

Mr. Michael Kim, P.E., Engineer of Record

Mr. Don Schweitzer, AIA, Architect of Record

Distribution: Ms. Sandra Yang, Senior Planner, City of Corona

Subject: Community Information Meeting for Tract 36634 and PM 36667

The purpose of the meeting was to introduce and inform the surrounding neighbors regarding propose development of 11-unit detached residential condominiums (Tract No. 36634) and 4-parcel subdivision and development of 4 single family residences (Parcel Map No. 36667), located on each side of Fullerton Avenue at Tabor Street.

Meeting was attended by 17 residents near the proposed projects. Notice of the meeting was sent to all residents within 500' radius of the proposed projects. All those attending were asked to sign and provide their contact information.

Mr. Mel Aou, Developer, began the meeting and introduced the Projects. Mr. Aou provided detailed information as to the type of development projects, number of proposed homes, mixture of one story and two story homes architectural styles of homes, landscaping and visual impacts to existing homes. In answer to resident's questions, Mr. Aou pointed out that the proposed project will be sited 8-10 feet below the existing homes to the southwest. Discussed that the existing retaining wall along the southwest property line will not be disturbed and there is no plan to build on the existing wall.

Attendees asked if there will be another wall built next to existing retaining wall.

Mr. Michael Kim, Engineer, explained that it is undesirable to build another wall right next to existing wall as it will be difficult to build and could cause nuisance. Mr. Kim said another retaining wall will be built 6 feet away from the existing retaining wall in an terraced manner, and the slope in between the walls will be landscaped

Attendee asked about traffic impacts at Hudson and Poppyseed. Mr. Klm explained that a comprehensive traffic study was performed for this project. Conclusion of the study was that the proposed project can be accommodated within existing circulation system without impact.

Attendee asked if any mitigations were being considered to during construction in regards to disbursement of rodent population, dust, runoff during rain. Mr. Kim explained that detailed Erosion Control Plan will be prepared to deal with runoff and

pollution during construction. Also dust will be controlled by watering. Rodent problem, if identified, will be professionally mitigated.\

Attendee asked about the roof color and architectural style. Mr. Schweitzer explained that the architectural styles will be generally Spanish and Craftsman style per City master plan. Roof styles will vary respectively.

Mr. Howard Lombardi from HOA ask about next meeting. Mr. Kim explained that the Projects are tentatively scheduled for Planning Commission hearing. Mr. Kim offered to meet with the members of HOA to resolve any questions or issues.

Meeting adjourned 8:11 pm

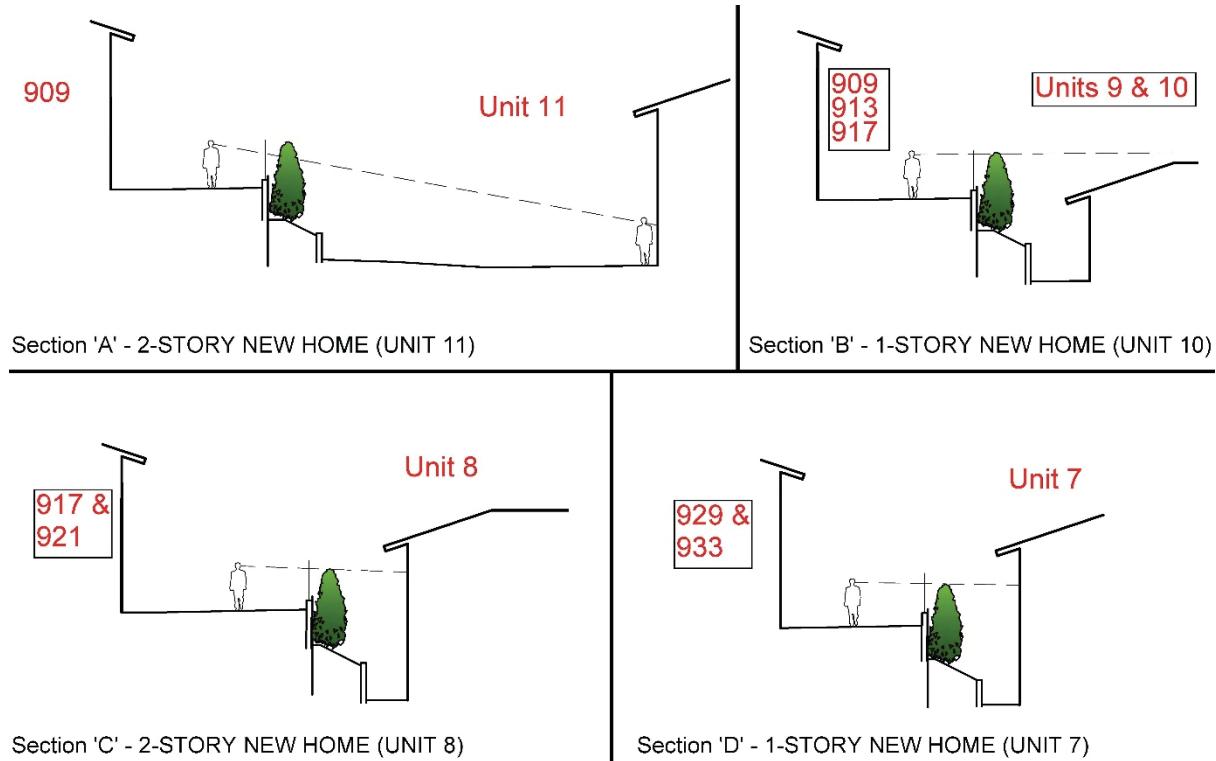
SIGN IN SHEET
COMMUNITY MEETING FOR TRACT NO. 36634 AND PM 36667
October 15, 2018, Room A

To: Neighbors on Ferndale Dr & Ferndale Ct. along South Wall

From: A&E Consultants & Poppybend LLC

Re: Landscaping Along Common Border

We would like to get some input from you on your preference of the kind of landscaping you would prefer along our common border (behind the wrought iron fence on our property). We will try to accommodate your preference where we can. Below is a depiction of the landscaping and cross-section of both homes.



For the type of landscaping, we are currently planning to have 2 different heights of plants / shrubs. One kind will grow so that there's about 2 feet of coverage on the wrought iron fence and the other kind will have about 5 feet of coverage. The 2nd page provides guidance on where your home is situated in relation to the new homes to be developed. Please let us know if you have any questions (mkim@a-econsultants.com Phone: 714-671-0005).

Detach below and mail back in pre-stamped envelope

Name: _____

Address: _____ Ferndale Dr

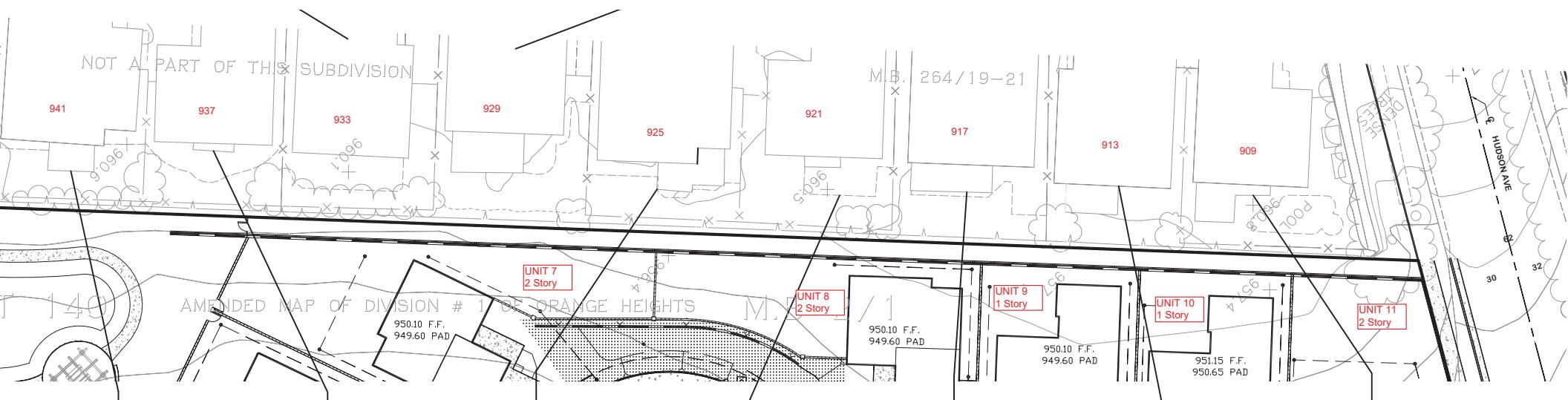
Preference (Please mark with X):

1) Plant / Shrub (Approx. 2' coverage): _____

2) Plant / Shrub (Approx. 5' coverage): _____

3) No Preference" _____

Comments:



November 5, 2018

Re: Proposed Project/Poppybend

Dear Members of the Corona Planning Commission,

I am writing in regard to the proposed project TTM 36634/PP15-004 which would be located immediately behind my home at 917 Ferndale Drive.

I have a number of concerns which are listed below:

(All indicated statements by developer were made at the meeting held on 10/15/18).

1. The developer states that there would be a 6' gap between our property and the proposed block wall. This creates security issues as it is an easily accessible open space with access to our homes.
This "gap" area is primarily visible from our backyards (their view being blocked by block wall), thus we would suffer the consequences of lack of or poor maintenance
2. The developer states that this "gap" area would be maintained by the Poppybend HOA. There are only 11 potential homeowners in this HOA. This is a very small number of people to be responsible for costs and action. How will compliance be ensured?
3. The developer states that the Poppybend HOA will share the cost of the maintenance and upkeep of our fence. Is there a legal precedent for an HOA to be responsible and held accountable for the maintenance of the property of another HOA? How will compliance be ensured?
4. The developer states that he will excavate 8' to 10' behind our property for the new property levels. The Mitigated Negative Declaration does not address potential negative impact to our existing retaining walls. How can we be sure that there will be no damage to our existing walls?
5. According to Corona building Code 17.18.100, "each lot shall have a rear yard of not less than 10'.... The site map does not specify the size of the backyard. Is this project in compliance?

I am deeply concerned about the loss of privacy due to the proposed building of a 2 story house behind my 1 story home.

Thank you for your consideration and any assistance you can provide with these matters.

Best regards,

Catherine Hallett
949-463-0055
cathhallett@gmail.com



CITY OF CORONA

MITIGATED NEGATIVE DECLARATION

NAME, DESCRIPTION AND LOCATION OF PROJECT:

TTM 36634

A tentative tract map application to create one lot for residential condominium purposes on 2.32 acres to facilitate the development of 11 single family detached condominiums located on the east side of Hudson Avenue at Poppyseed Lane, generally west of Fullerton Avenue at Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-05).

PP15-004

A precise plan application to review the site design, architecture, and conceptual landscaping associated with the development of 11 single family detached condominiums on 2.32 acres located on the east side of Hudson Avenue at Poppyseed Lane, generally west of Fullerton Avenue at Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-05).

ENTITY OR PERSON UNDERTAKING PROJECT:

Melvin Aou, Poppybend LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886

The City Council, having reviewed the initial study of this proposed project and the written comments received prior to the public meeting of the City Council, and having heard, at a public meeting of the Council, the comments of any and all concerned persons or entities, including the recommendation of the City's staff, does hereby find that the proposed project may have potentially significant effects on the environment, but mitigation measures or revisions in the project plans or proposals made by or agreed to by the applicant would avoid or mitigate the effects to a point where clearly no significant effects will occur. **Therefore, the City Council hereby finds that the Mitigated Negative Declaration reflects its independent judgment and shall be adopted.**

The Initial Study and other materials which constitute the records of proceedings, are available at the office of the City Clerk, City of Corona City Hall, 400 South Vicentia Avenue, Corona, CA 92882.

Date: _____

Mayor
City of Corona

Date filed with County Clerk: _____

CITY OF CORONA INITIAL STUDY / ENVIRONMENTAL CHECKLIST

PROJECT TITLE:

TTM 36634

A tentative tract map application to create one lot for residential condominium purposes on 2.32 acres to facilitate the development of 11 single family detached condominiums located in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-05).

PP15-004

A precise plan application to review the site design, architecture, and conceptual landscaping associated with the development of 11 single family detached condominiums on 2.32 acres located in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-05).

PROJECT LOCATION:

East side of Hudson Avenue at Poppyseed Lane, generally west of Fullerton Avenue at Taber Street
City of Corona, County of Riverside
APN 120-340-018

PROJECT PROPONENT:

Melvin Aou
Poppybend, LLC
18340 Yorba Linda Blvd., Suite 107-200
Yorba Linda, CA 92886

PROJECT DESCRIPTION:

The project entails the development of 11 detached single family residential condominium homes proposed on a vacant 2.3-acre parcel located on the east side of Hudson Avenue at Poppyseed Lane, generally west of Fullerton Avenue at Taber Street. The subject site is within the boundaries of the Corona Vista Specific Plan (SP90-05) and designated as Medium Density Residential (MDR). In order to develop the site as proposed, the applicant is processing two applications for approval, which are TTM 36634 and PP15-004. The purpose of each application is described above under the Project Title section of this document.

ENVIRONMENTAL SETTING:

The area surrounding the project site consists primarily of single-family residential land uses. Immediately to the north and south are residential developments, and to the west and east are roadways with residential developments located beyond. The property was used for agricultural purposes from approximately 1938 through 1990 and was graded by 1995. Presently, the property is vacant and covered by annual grasses, flowering plants, and invasive weeds. The property is situated at an elevation of about 920 feet above mean sea level. Topographically, the property slopes very gently from the southwest. The soils found on the site are Garretson gravelly very fine sandy loam.

GENERAL PLAN \ ZONING:

The property is designated as Medium Density Residential (MDR) on the city's General Plan map which permits residential developments to occur at a density from 6 to 15 du/ac (dwelling units per acre). The property is also designated as MDR on the South Corona Community Facilities Plan which has a maximum allowable density of 7.88 dwelling units per acre. The proposal is a residential condominium development which yields a density of 4.74 du/ac and therefore, does not exceed the maximum allowable densities established by the General Plan and South Corona Community Facilities Plan for the MDR designation.

The property is within the Corona Vista Specific Plan and designated as MDR within said specific plan. The property is also designated as Planning Area 15 within the specific plan. The MDR designation permits residential condominiums at a maximum density of 7.78 du/ac. The project's density of 4.89 dwelling units per acre is below 7.78 du/ac and therefore, complies with the MDR designation of the specific plan.

STAFF RECOMMENDATION:

The City's Staff, having undertaken and completed an initial study of this project in accordance with the City's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)", has concluded and recommends the following:

- The proposed project could not have a significant effect on the environment. **Therefore, a NEGATIVE DECLARATION will be prepared.**
- The proposed project could have a significant effect on the environment, however, the potentially significant effects have been analyzed and mitigated to below a level of significance pursuant to a previous EIR as identified in the Environmental Checklist attached. **Therefore, a NEGATIVE DECLARATION WILL BE PREPARED.**
- XX The Initial Study identified potentially significant effects on the environment but revisions in the project plans or proposals made by or agreed to by the applicant would avoid or mitigate the effects to below a level of significance. **Therefore, a MITIGATED NEGATIVE DECLARATION will be prepared.**
- The proposed project may have a significant effect on the environment. **Therefore, an ENVIRONMENTAL IMPACT REPORT is required.**
- The proposed project may have a significant effect on the environment, however, a previous EIR has addressed only a portion of the effects identified as described in the Environmental Checklist discussion. As there are potentially significant effects that have not been mitigated to below significant levels, a **FOCUSED EIR will be prepared to evaluate only these effects.**
- There is no evidence that the proposed project will have the potential for adverse effect on fish and wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The following indicates the areas of concern that have been identified as "Potentially Significant Impact" or for which mitigation measures are proposed to reduce the impact to less than significant.

<input type="checkbox"/> Land Use Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Agricultural Resources
<input type="checkbox"/> Population and Housing	<input type="checkbox"/> Hazards / Hazardous Materials	<input type="checkbox"/> Greenhouse Gases
<input type="checkbox"/> Geologic Problems	<input type="checkbox"/> Noise	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Hydrology and Water Quality	<input type="checkbox"/> Public Services	<input type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Utilities	
<input type="checkbox"/> Transportation / Traffic	<input type="checkbox"/> Aesthetics	
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	

Date Prepared: October 4, 2018

Prepared By: Sandra Yang, Senior Planner

Contact Person: Sandra Yang

Phone: (951) 736-2434

AGENCY DISTRIBUTION

(check all that apply)

Responsible Agencies

Trustee Agencies (CDFG, SLC, CDPR, UC)

State Clearinghouse (CDFG, USFWS, Redev. Projects)

SCAQMD (Includes technical studies)

Pechanga

Soboba

WQCB

Other: _____

UTILITY DISTRIBUTION

Southern California Edison

Southern California Edison Adriana Mendoza-Ramos, Esq. Region Manager, Local Public Affairs 1351 E. Francis St. Ontario, CA 91761
Southern California Edison Karen Cadavona Third Party Environmental Review 2244 Walnut Grove Ave. Quad 4C 472A

Environmental: TTM 36634 and PP15-004

Note: This form represents an abbreviation of the complete Environmental Checklist found in the City of Corona CEQA Guidelines. Sources of reference information used to produce this checklist may be found in the City of Corona Community Development Department, 400 S. Vicentia Avenue, Corona, CA.

1. LAND USE AND PLANNING:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with any land use plan/policy or agency regulation (general plan, specific plan, zoning)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with surrounding land uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Physically divide established community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is designated as Medium Density Residential (MDR) on the General Plan land use map which permits residential development to occur at a density from 6 to 15 du/ac. The site is also designated as MDR on the South Corona Community Facilities Plan which has a maximum allowable density of 7.88 du/ac. The proposed project yields a density of 4.74 du/ac which is within the allowable density range of 6 to 15 du/ac established by the General Plan for the MDR designation. The project's density is also below the maximum allowable density of 7.88 du/ac established by the South Corona Community Facilities Plan for the MDR designation. Therefore, the project would not conflict with the General Plan or South Corona Community Facilities Plan and no mitigation is warranted.

The project site is designated as MDR within the Corona Vista Specific Plan. The MDR designation permits residential condominium developments at a maximum allowable density of 7.78 du/ac. Since the project's density is 4.89 du/ac, the project would not conflict with the MDR designation of the specific plan and therefore, no mitigation is warranted.

The project site is an infill property located in a predominantly residential area. Bordering the project site to the north and south are residential properties. To the west and east are roadways with residential properties beyond. The surrounding properties are within the same specific plan and share the same MDR designation as the project site. Thus, they are also developed at a similar density as the proposed project. Therefore, development of the proposed project on the project site would not conflict with the surrounding land uses or physically divide the established community. The project would be compatible with the surrounding land uses and would not physically divide the community. As such, mitigation would not be required.

2. POPULATION AND HOUSING:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial growth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing or people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Medium density residential development is proposed on the 2.32-acre project site. The MDR designation of the General Plan enables 6 to 15 du/ac which this project proposal does not exceed. The project proposes only 11 dwelling units which yields a density of 4.74 du/ac. The project will not induce substantial growth or exceed the city's population projections established in the 2004 General Plan for build-out Year 2025. Therefore, no impact would occur and no mitigation would be required.

Development of the proposed project will not result in the displacement of substantial numbers of existing housing or people because the project site is vacant. Therefore, no mitigation is warranted.

3. GEOLOGIC PROBLEMS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fault /seismic failures (Alquist-Priolo zone) /Landslide/Liquefaction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Grading of more than 100 cubic yards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Grading in areas over 10% slope	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantial erosion or loss of topsoil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Unstable soil conditions from grading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Expansive soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A geotechnical investigation report was prepared for the project by Coleman Geotechnical (November 30, 2005). Per the report, there are no known active faults crossing or projecting through the site. The site is not located in an Alquist-Priolo Earthquake Fault Zone and thus, ground rupture due to faulting is considered unlikely at this site. The project will be subject to city and county local codes, the latest California Building Code (CBC), and the engineering recommendations in the project's geotechnical investigation report. Therefore, any potential impacts related to fault/seismic failures would be reduced to a less than significant impact and no further mitigation would be necessary.

The site is underlain by a thin layer of loose fill, which is underlain by a thick deposit of older alluvium that was found to be generally dense. Ground water was not encountered in test pits conducted by Coleman Geotechnical for the geotechnical investigation report. The potential for liquefaction to occur at the site is negligible based on the lack of ground water and relatively dense nature of the underlying older alluvium below the site. The potential for landsliding is also negligible based on the lack of topographic relief on or near the site. The soils at the site have a very low to low expansion potential thereby requiring no special construction requirements other than those as recommended in the geotechnical investigation report. Therefore, no mitigation is required.

Development of the site would involve grading of more than 100 cubic yards. There would also be grading in areas with greater than 10 percent slopes. Adherence to the city's grading regulations and the grading specifications identified in the geotechnical investigation report would ensure a less than significant impact would occur and no further investigation would be required.

Development of the project would require the movement of on-site soils. Prior to the issuance of grading permits, the project applicant would be required to submit detailed grading plans for the project site, and would be required to comply with applicable City's grading regulations established in the Corona Municipal Code. Furthermore, development of the site would involve more than one acre; therefore, the proposed project is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. A Storm Water Pollution Prevention Plan (SWPPP) would also be required to address erosion and discharge impacts associated with the proposed on-site grading. Additionally, the project is required to submit a final Water Quality Management Plan (WQMP) which would identify measures to treat and/or limit the entry of contaminants into the storm drain system. Since the project is required to adhere to the City's grading regulations, obtain an NPDES Permit, and prepare an SWPPP and WQMP, impacts associated with soil erosion hazards are less than significant and no mitigation is required.

4. HYDROLOGY AND WATER QUALITY:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than significant Impact	No Impact
a. Violate water quality standards/waste discharge requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Deplete groundwater supplies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Alter existing drainage pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Increase flooding hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Degrade surface or ground water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Within 100-year flood hazard area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase exposure to flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Exceed capacity of storm water drainage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Development of the project site would increase the area of impermeable surface paving which will result in an increase in surface runoff. The applicant has submitted a preliminary Water Quality Management Plan (WQMP) prepared by A&E Consultants (August 2018) to ensure that the project addresses potential water quality impacts. The applicant will be required to implement on site the Best Management Practices (BMPs) identified in the preliminary WQMP to minimize pollutant runoff into the City's storm water drainage system. These include maintaining and repairing the on-site storm drain inlets periodically, providing regular maintenance of the landscaping, and sweeping sidewalks and parking areas regularly and to prevent accumulation of litter and debris. Three bio-retention areas will also be constructed on the site to treat potential pollutants in runoff. Prior to issuance of a grading permit, the applicant will be required to submit a final WQMP to be reviewed by the Corona Public Works Department. This will result in a less than significant impact to water quality and therefore, no further mitigation is required.

According to the California Department of Water Resources, the project site is located in the northwestern portion of the Temescal Groundwater Basin of the Upper Santa Ana River Valley (http://www.water.ca.gov/pubs/groundwater/bulletin_118/basindescriptions/8-2.09.pdf). The Temescal Groundwater Basin encompasses a surface area of 23,500 acres (37 square miles) with recharge predominantly occurring from percolation of precipitation on the valley floor and infiltration of stream flow within tributaries exiting the surrounding mountains and hills. The proposed project's ability to interfere substantially with groundwater recharge lies within the installation of impermeable surfaces, which would reduce the amount of land available for groundwater recharge. Although the development of the proposed project would result in the installation of impermeable surfaces and infrastructure, the amount of land rendered impermeable by implementation of the proposed project is less than one percent of the total area of 23,500 acres of the groundwater basin's total recharge area. Since the project presents a negligible loss of permeable surface area for the Temescal Groundwater Basin, impacts associated with this topic are considered to be less than significant and no mitigation would be required. Furthermore, the project does not propose construction of wells or direct pumping of groundwater.

Development of the proposed project would result in an increase in the amount of impervious surfaces in the form of walkways, buildings, and a private street, and would alter the site's existing drainage patterns. As such, the project is designed so that surface runoff will be collected within three bio-retention areas that will be incorporated into landscaped areas on the site. Appropriate collection and conveyance of storm water includes ensuring proposed flows and capacities generated by the new development do not exceed the capacity of the existing storm water system and do not increase the potential for onsite or offsite flooding. Therefore, impacts related to drainage would be less than significant and no mitigation is required.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate maps (FIRMS), the project site is not located within the 100-year flood hazard area. Development of the project site will not result in a flooding hazard nor will it expose the site and surrounding area to flooding. Therefore, no impacts are anticipated with respect to flooding and no mitigation is required.

5. AIR QUALITY:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with air quality plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate air quality standard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Net increase of any criteria pollutant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to pollutants	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

An air quality impact analysis was prepared for the project by Rincon Consultants (April 2015) to analyze potential air impacts associated with the proposed project. Emissions were calculated using the California Emission Estimator Model (CalEEMod) Version 2013.2.2, which was the latest version available at the time of the preparation of the report. The CalEEMod is a computer model approved by the South Coast Air Quality Management District (SCAQMD) to calculate criteria pollutant emissions. The following discusses the project's compliance to air quality plans and potential short-term and long-term air quality impacts.

The project site is located within the South Coast Air Basin, an area covering approximately 6,745 square miles and bounded by the Pacific Ocean to the west and south and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. Air quality within the Basin is regulated by the SCAQMD which is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in nonattainment. The project would be subject to SCAQMD's Air Quality Management Plan (AQMP), which contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. The AQMP is based on projections originating with county and city general plans. Since the proposed project is required to be consistent with the City of Corona General Plan, the project would be consistent with the AQMP. Therefore, no impacts would occur with respect to AQMP implementation, and no mitigation measures are required.

Short-Term (Construction) Impacts

Short-term air impacts include construction related activities associated with the proposed project. These activities would result in emissions of ROG, NO_x, CO, PM₁₀, and PM_{2.5} which have regional significance thresholds established by the SCAQMD. Any project with daily regional emissions that exceed any of the regulated thresholds should be considered as having an individually and cumulatively significant air quality impact. It is anticipated that construction of the project would be completed in approximately 11 months. During construction, the project is expected to comply with the regulatory construction requirements under the SCAQMD Rules which include but are not limited to Rule 1403 (Asbestos), Rule 1113 (Architectural Coatings), and Rule 403 (Fugitive Dust). The project's estimated maximum daily construction emissions are summarized below in Table 5-A. As shown, emissions resulting from project construction would not exceed the SCAQMD regional thresholds of significance for regulated pollutants. Therefore, a less than significant impact would occur and no mitigation is required.

TABLE 5-A
Estimated Construction Maximum Daily Air Pollutant Emissions Without Mitigation (lbs/day)

Construction Phase	Maximum Emissions (lbs/day)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum lbs/day	10.8	30.9	20.3	8.2	4.9
SCAQMD Thresholds	75	100	550	150	55
Threshold Exceeded?	No	No	No	No	No

Localized Significance Thresholds Impacts

The project's air quality study also included a localized impacts analysis. The SCAQMD established Localized Significance Thresholds (LSTs) to show whether a proposed project would cause or contribute to localized air quality impacts at the nearest sensitive receptor. Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. For this project, the nearest sensitive receptors include residential properties directly to the north,

Environmental: TTM 36634 and PP15-004

west, south, and east. LSTs take into account the size of the project and a project's distance to the sensitive receptor, and apply only to NO_x, CO, PM₁₀, and PM_{2.5}. Table 5-B shows that the project's construction emission rates would not exceed the SCAQMD's Localized Significance Thresholds (LSTs) established for sensitive receptors located 25 meters from the project site. Therefore, no mitigation is warranted.

TABLE 5-B
Construction LST Impacts

Construction Phase	Maximum Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum On-site lbs/day	30.8	19.6	4.6	3.0
Local Significance Thresholds (LSTs) (On-site only)	181	1,083	7	5
Threshold Exceeded?	No	No	No	No

Long-Term (Operational) Impacts

Long-term operational activities associated with the proposed project will result in emissions of VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}. Operational emissions would be expected from energy sources (electricity consumption), mobile sources (vehicle trips), and area sources (landscape equipment and architectural coating emissions). As shown in Table 5-C, the project's expected daily long-term emissions would not exceed the SCAQMD thresholds for VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}. Therefore, this would be less than significant and no mitigation is required.

TABLE 5-C
Project Operational Emissions

Emissions Source	Estimated Emissions (lbs/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Maximum lbs/day	0.6	0.9	4.2	<0.1	0.6	0.2
SCAQMD Thresholds	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Odors

Land uses generally associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, fiberglass molding facilities. The project does not contain land uses associated with emitting objectionable odors. Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. However, these activities would be temporary, short-term, and intermittent in nature and would cease upon completion of the project's construction phase. Other potential odor sources associated with the project include the temporary storage of typical solid waste (refuse) associated with the project's long-term operational uses. However, it is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the project's construction and operations would be less than significant and no mitigation would be required.

6. TRANSPORTATION/TRAFFIC:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Change in air traffic patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Traffic hazards from design features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Emergency access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with alternative transportation policies (adopted policies, plans or programs for public transit, bicycle or pedestrian facilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A focused traffic impact analysis (TIA) was prepared for the project by Albert A. Webb Associates (December 3, 2015). The project is forecast to generate 105 daily trips, with 8 trips produced in the AM peak hour and 11 trips produced in the PM peak hour. Three study intersections were analyzed.

1. Fullerton Avenue/Autumn Lane
2. Hudson Avenue/Santana Way
3. Hudson Avenue/Poppyseed Lane

As shown in Table 6-A under the *Existing Traffic Conditions* scenario, the first two study intersections are currently operating at an acceptable Level of Service (LOS) B or above. The City of Corona considers LOS D and above to be acceptable for all intersections consisting of collector and arterial roadways and LOS C and above for all local intersections in residential/industrial areas. The intersection at Hudson Avenue and Poppyseed Lane was not evaluated for its level of service since this intersection is currently not signalized or controlled by stop signs. However, as part of the project requirements, the developer is required to modify this intersection into a one-way stop controlled intersection which is reflected under the *Future Traffic Conditions With Project Traffic* scenario. Under the future scenario, all three intersections are expected to operate at an acceptable LOS B or above. Therefore, mitigation pertaining to traffic was not warranted.

Table 6-A
Intersection Capacity Analysis Summary¹

Key Intersection	Time Period	Existing Traffic Conditions (LOS)	Future Traffic Conditions With Project Traffic (LOS)	Significant Impact?
1. Fullerton Ave @ Autumn Ln	AM	A	A	NO NO
	PM	B	B	
2. Hudson Ave @ Santana Wy	AM	A	B	
	PM	A	A	
3. Hudson Ave @ Poppyseed Ln	AM PM	Not Applicable	A A	

1. Includes a two percent ambient growth rate per year plus cumulative traffic from two residential projects located within the study area.

7. BIOLOGICAL RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Endangered or threatened species/habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Riparian habitat or sensitive natural community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Adversely affects federally protected wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interferes with wildlife corridors or migratory species	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflicts with local biological resource policies or ordinances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflicts with any habitat conservation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The City of Corona participates in the Multiple Species Habitat Conservation Plan (MSHCP) which is a habitat conservation plan for Western Riverside County that identifies land to be preserved for habitat for threatened, endangered or key sensitive populations of plant and wildlife species. The site is located within the boundaries of the MSHCP; however, it is not located within a cell group or criteria cell of the MSHCP. It is also not located within an amphibian survey area, criteria area species survey area, mammal survey area, or narrow endemic plants survey area. The site is, however, located in a burrowing owl survey area. The burrowing owl is a California Department of Fish and Wildlife species of concern. They are typically found in open, dry grasslands, agricultural and range lands, and desert habitats. They nest in abandoned burrows or ground squirrels or the animals, in pipes, under piles of rock or debris, and in other similar features. Nesting occurs from March through August. A burrowing owl study was prepared by Rincon Consultants (April 2015) for the project site. A field visit

was conducted by a biologist from Rincon Consultants on March 27, 2015. The site was found to be significantly disturbed due to evident previous grading. The site was covered by annual grasses, flowering plants, and invasive weeds, interspersed with patches of bare ground and rocks. No burrowing owls or signs of the species were found during the field visit. Although ground squirrel borrows were found on the site, the project site is considered too small and fragmented to be able to support one pair of burrowing owl, or an individual. Burrowing owls are known to require at a minimum of 6.5 acres of suitable foraging habitat per the Burrowing Owl Survey Protocol and Mitigation Guidelines (Burrowing Owl Consortium, 1992). The study area is surrounded by developed residential areas and therefore, is not suitable habitat. The burrowing owl study further indicated that development of the proposed project on the site is not expected to impact burrowing owl and did not recommend additional surveys to be conducted. However, since it has been over two years since the burrowing owl survey was conducted on the site, a 30-day pre-construction burrowing owl survey would be necessary if grading is to occur within the nesting season to ensure that development on the site would not result in adverse impacts to the burrowing owl. This would reduce impacts to less than significant. (**Mitigation Measure 1**)

The project site does not contain jurisdictional drainage features, ponded areas, or riparian habitat subject to the regulatory authority of the California Department of Fish and Wildlife (CDFW), United States Army Corps of Engineers (USACE), and/or Regional Water Quality Control Board (RWQCB). As previously stated, a field visit conducted by the project biologist found the site to be significantly disturbed due to evident previous grading and covered by annual grasses, flowering plants, and invasive weeds, interspersed with patches of bare ground and rocks.

The applicant is required to pay applicable fees related to Riverside County's Multiple Species Habitat Conservation Plan, or MSHCP. The MSHCP is a habitat conservation plan implemented by the Western Riverside County Regional Conservation Authority (RCA) for Western Riverside County that identifies land to be preserved for habitat for threatened, endangered or key sensitive populations of plant and wildlife species. The applicant is subject to the MSHCP mitigation fee for development. This fee will be used to acquire and preserve vegetation communities and natural areas, which are known to support these sensitive species. Therefore, no further mitigation pertaining to biological resources is required.

Mitigation Measures

1. If grading is to occur within the burrowing owl nesting season (March through August), the applicant shall submit a pre-construction survey for the burrowing owl to the Community Development Department for review. The survey shall be conducted and submitted for review within 30 days prior to the issuance of a grading permit.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
8. MINERAL RESOURCES:				
a. Loss of mineral resource or recovery site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Per Figure 4.5-7 of the General Plan Technical Background Report, the project site does not contain mineral resources. Therefore, the project does not impact mineral resources, and no mitigation is warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
9. HAZARDS AND HAZARDOUS MATERIALS:				
a. Transport, use or disposal of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Risk of accidental release of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Hazardous materials/emissions within ¼ mile of existing or proposed school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Located on hazardous materials site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with Airport land use plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair emergency response plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase risk of wildland fires	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A Phase I Environmental Site Assessment (ESA) was conducted for the project by Rincon Consultants (April 3, 2015) to evaluate the physical conditions of the project site and to uncover any hazardous wastes that may have previously been used, treated, stored, or disposed on the project site. The assessment included a site reconnaissance held on March 27, 2015. The use, storage, or disposal of hazardous materials on the subject property was not observed during the site reconnaissance. Environmental Data Resources, Inc. (EDR) was contracted to provide a database search of public lists of sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The subject property and adjacent properties were not listed in any of the databases searched by EDR. Historic sources reviewed by Rincon Consultants included aerial photographs and topographic maps. The photos and maps reviewed indicated that the subject property was used for agricultural purposes from at least 1938 through 1990. By 1995, the property was graded. Presently, the property remains undeveloped. Based on the site's prior use, Rincon Consultants conducted a Phase II ESA (September 26, 2017) to test and evaluate the soils onsite. Eight soil samples were taken from the site on September 14, 2017. The soils were analyzed by enthalpy Analytical, LLC, a state-certified laboratory, for organochlorine pesticides. The results were compared to the California environmental Protection agency's Office of environmental Health Hazard Assessment California Human Health Screening Levels (CHHSL) for residential soil. The following summarizes the results of the soil testings:

- DDD was detected in two of the soil samples analyzed, but the levels were below its respective residential CHHSL of 2.3 mg/kg.
- DDE was detected in four of the soil samples analyzed, but the levels were below its respective residential CHHSL of 1.6 mg/kg.
- DDT was detected in four of the soil samples analyzed, but the levels were below its respective residential CHHSL of 1.6 mg/kg.

No other organochlorine pesticides were detected in any of the soil samples analyzed. Based on the results of the testings, none of the organochlorine pesticides detected exceeded their respective residential CHHSLs. Therefore, no additional assessment was recommended and no mitigation is warranted.

The nearest school to the project site is Crossroads Christian School which is located approximately 330 feet north of the project site. Also located near the project site are Susan B. Anthony Elementary, Stallings Elementary, Lee Pollard High School, and Centennial High School which are all less than one mile from the site. Crossroads Christian School is separated from the site by developed residential properties. The other schools are separated from the site by various existing developments including residential neighborhoods, commercial developments, parks, and roadways. Development of the proposed project on the site would not include any activities that would result in hazardous emissions. It also does not include the handling of hazardous materials, substances, or waste in a manner that could result in toxic emissions. Therefore, this would be a non-issue and no mitigation would be required.

The project site is not located in proximity to the Cleveland National Forest nor is it considered an area that can be described as a wildland area. The project site is an infill site located within an urbanized area. Due to the urbanized nature of the surrounding area, the proposed development would not be considered at high risk for fire hazards. Furthermore, all development within the City of Corona is required to comply with all fire code requirements associated with adequate fire access, fire flows, and number of hydrants. Therefore, the project would have no impact and no mitigation is required.

The nearest airport to the project site is the Corona Municipal Airport, located approximately 4.11 miles northwest of the project site. Based on the Riverside County Airport Land Use Compatibility Plan (ALUCP), the project site is not within any identified safety or compatibility zone and therefore, does not conflict with the ALUCP and no mitigation is warranted.

10. NOISE:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exceed noise level standards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure to excessive noise levels/vibrations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Permanent increase in ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Temporary increase in ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with Airport Land Use Plan noise contours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A noise analysis was prepared for the project by Rincon Consultants (April 22, 2015) to evaluate the potential noise impacts associated with the project. The following discusses the project's short-term and long-term potential noise impacts.

Short-term Noise Exposure

Short-term noise exposure would include noise during construction. This would come from using heavy machinery during grading and clearing of the site as well as during construction and paving of the project. The average noise levels associated with the use of heavy equipment at construction sites can range from about 70 to 89 dBA at 50 feet from the source, depending upon the types of equipment in operation at any given time and phase of construction.

Noise-sensitive uses near the project site are existing single family residences located immediately 25 feet south, 35 feet west, and 25 feet north of the project site, as well as single-family residential units located to the west across Hudson Avenue (85 feet from the project site boundary) and to the east across Fullerton Avenue (120 feet from the project site boundary). Classrooms at Crossroads Christian School are located approximately 600 feet northwest of the project site. These noise-sensitive uses may be exposed to temporary noise levels during construction activity on the project site. However, per Chapter 17.84 of the Corona Municipal Code, construction noise is allowed between the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday, and 10:00 a.m. to 6:00 p.m. on Sundays and federal holidays. Assuming all construction will occur within this window, no mitigation would be required to reduce noise levels.

Long-term Exterior Noise Exposure

Long-term operation of the proposed project was evaluated for potential exterior traffic related impacts caused by increased traffic volumes associated with the project as well as interior noise levels caused by traffic. Existing noise levels do not exceed the City's residential exterior noise standard of 65 dBA; thus, whether a traffic-related noise impact would occur is based on whether project traffic, when added to the existing traffic, would cause noise to noticeably increase over ambient conditions and/or exceed the 65 dBA standard.

The primary existing sources of noise in the project vicinity are motor vehicles along Fullerton Avenue. Additionally, vehicle traffic is present on adjacent residential roadways (Hudson Avenue and Poppyseed Lane), but is substantially lower than traffic along Fullerton Avenue. Noise-sensitive receptors would include the new dwelling units proposed on the project site. Noise levels associated with the project were derived from traffic counts performed by Rincon Consultants during noise measurements taken in March 2015. Noise levels were measured at eight different locations within the project site. Peak hour noise at the eight noise receptors would range from 43 dBA Leq to 56 dBA Leq. Project traffic will cause an increase of 1 dBA or less over baseline conditions. This is not a perceptible change and noise levels would not exceed the 65 dBA standard. Therefore, no mitigation would be required as long-term exterior impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
11. PUBLIC SERVICES:				
a. Fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks & recreation facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities or services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Development of the project site will potentially impact existing schools and city services, such as streets, police and fire services, parks and library services. Therefore, in order to upgrade and finance existing and proposed public facilities, the developer is required to pay the applicable adopted development impact fees that are in effect at the time of issuance of building permits, and construct necessary facilities, if any. This is enforced by city ordinance (CMC Chapter 16.23); therefore, no additional mitigation is warranted with respect to impacts on city and public services.

12. UTILITIES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exceed wastewater treatment requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Involve construction/expansion of water or wastewater treatment facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve construction/expansion of storm drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Sufficient water supplies/compliance with Urban Water Management Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Adequate wastewater treatment capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Adequate landfill capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with solid waste regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

As required for all projects by the City's Department of Water and Power (DWP), the project is required to construct or guarantee the construction of all necessary public water and sewer facilities needed to serve the project. All water and sewer facilities are required to be designed per the standards of the DWP and Riverside County Department of Health Services and will be reviewed by the DWP during the plan check process. This would reduce the impacts to less than a significant level and therefore, no further mitigation would be required.

The installation of impermeable surfaces, such as buildings and pavement, generally increases the velocity and volume of surface runoff. As runoff flows over lawns, gardens, sidewalks, and streets, it carries off pollutants such as automobile oil and antifreeze, pesticides, pet waste, and litter into the storm drain system. The storm drain system collects water from the streets and transports it directly or indirectly to local water supplies and nearby waterways where it is typically not filtered or treated. The project will be designed to include retention areas for additional runoff created by the proposed project. The project is required to adhere to storm drainage requirements found within the NPDES permit process as well as provisions required by the Public Works Department. Since the proposed project would be required to adhere to NPDES permit requirements and City of Corona storm water provisions, impacts associated with this issue are considered to be less than significant and no mitigation would be required.

Waste Management (WM) is contracted by the City of Corona as the sole hauler of solid waste and provider of recycling services. WM provides refuse collection to residential, commercial, and industrial customers. Based on the solid waste generation identified in Table 12-A, the proposed commercial project would generate approximately 0.03 tons/day of solid waste. Solid waste from the project would be transported to the El Sobrante landfill located at 10910 Dawson Canyon in Corona. The El Sobrante landfill accepts a maximum 16,054 tons of waste per day and has a remaining capacity of 145,530,000 tons and an estimated closure date of 2045 (<http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0217/Detail/>).

TABLE 12-A
Project Solid Waste Projections

Proposed use	Square foot or dwelling unit	Solid Waste Generation Factor	Project Solid Waste Generated (tons/year)
Residential	11	0.41 tons/sf/year ¹	4.51
		TOTAL (tons/year)	4.51
		TOTAL (tons/day)	0.01

1. Source: Table 4.5-5 Generation of Solid Waste at General Plan buildout within the City, City of Corona General Plan Final Environmental Impact Report, March 2004

Development of the proposed project would not significantly impact current operation of or the expected lifetime of the El Sobrante Landfill because solid waste generated by the proposed project represents substantially less than one percent of the landfill's maximum allowable daily capacity. Additionally, solid waste service fees would be charged to individual property owners when services is initiated to offset operation costs associated with solid waste collection and disposal. Therefore, the project is anticipated to create a less than significant impact to landfill capacity and no mitigation would be required.

13 AESTHETICS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Scenic vista or highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Degrade visual character of site & surroundings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Light or glare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Scenic resources (forest land, historic buildings within state scenic highway)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Per Figure 4.4.2 of the City of Corona General Plan Technical Background Report, none of the streets adjacent to the project site are designated as scenic vistas or highways. Therefore, the project would not result in impacts to a scenic vista or highway.

Implementation of the proposed project would result in the development of residential use on the project site which would be consistent with the residential uses that already exist in the surrounding area. The Corona Vista Specific Plan which the project site is located within prescribes a Spanish architectural style for residential buildings proposed within the specific plan area. Variation is permitted in the architecture to include influences from other Mediterranean countries such as Spain, Italy, and France. The project proposes two architectural styles, Spanish and Craftsman, which vary in materials and colors among the four different types of floor plans proposed. The Craftsman architecture has stucco walls, flat concrete roof tiles, siding, window trims, and decorative stone or elements. The Spanish architecture has stucco walls, S-shaped roof tiles, window shutters, and decorative metal or tile elements. The styles and materials are consistent and compatible with the architectural themes prescribed by the specific plan. The buildings are also designed to comply with the development standards established by the specific plan for the site with respect to building setbacks and building height. The project is also required to comply with all other applicable development standards such as landscaping and fencing to ensure that the project is well designed and compatible with the existing nearby residential developments and not degrade the visual character of the site and surroundings. Therefore, impacts related to this issue are expected to be less than significant and no mitigation is required.

Development of the proposed use would necessitate the installation of outdoor lighting necessary for the maintenance of public safety and security. The City of Corona is nearing buildout and a significant amount of ambient light from urban uses already exists. The project site is located in a developed area with existing ambient lighting, thus, implementation of the proposed project would not result in a significant change in the existing ambient lighting. Furthermore, the Corona Municipal Code requires exterior lighting to be directed downward with minimal spillover onto adjacent properties. As such, impacts associated with light and glare effects resulting from the project would be less than significant and mitigation is required.

The project site is not located immediately adjacent to any forest lands. No State-designated scenic highway is located within the vicinity of the project site. Therefore, the project would not impact scenic resources and no mitigation is required.

14. CULTURAL RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Historical resource	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Archaeological resource	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Paleontological resource or unique geologic feature	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Disturb human remains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project is subject to tribal consultation under AB 52. The Community Development Department initiated the process by notifying five local Native American tribes of the proposed project through the city's Letter of Transmittal dated August 7, 2015. The Department received written a request from the Pechanga tribe in September of 2017 requesting consultation on the project. Consultation with Pechanga was held on September 29, 2015. Mitigation measures were agreed upon

Mitigation Measures:

2. At least 30 days prior to issuance of the grading permits, site clearance and ground disturbance, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement, which shall be executed and copies supplied to the City prior to site clearance and issuance of grading permits. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist, when appropriate.
3. Prior to site clearance and grading, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation, in consultation with the Pechanga Tribe. Archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the Pechanga Tribe, when appropriate.
4. Prior to site clearance or grading for project construction, the Project Archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation. At a minimum, the report will document the proposed methodology for inadvertent finds, the state law process should human remains be identified, the grading activity observation process, roles and responsibilities of the monitors, and the mitigation measures and conditions of approval for the Project.

The Project Archeologist and a designated Pechanga Tribe representative shall attend a pre-grading meeting with the Project Construction Manager and any Project contractors. At the pre-grading meeting, the Project Archeologist and Pechanga Tribe representative shall conduct a Cultural Resources Worker Sensitivity Training ("Training") for those in attendance. The Training shall include the following: a brief review of the cultural sensitivity of the Project and the surrounding area; the resources that could potentially be identified during earthmoving activities; the requirements of the Mitigation Monitoring and Reporting Program; the protocols applicable to inadvertent discoveries of cultural resources, including who to contact and appropriate avoidance measures during cultural resource evaluation; and, any other appropriate protocols. All new construction personnel that begin work on the Project shall take the Training prior to beginning work, and the Project Archaeologist and Pechanga Tribe representative shall make themselves available to provide the Training on an as-needed basis.

5. 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 and the Treatment Agreement described in Mitigation Measure 1.
6. The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.
7. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
8. If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. Once consultation has occurred, the project archaeologist shall provide the final determination for the cultural resource(s) and mitigation for such resources. The archaeologist shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and the religious beliefs, customs, and practices of the Pechanga Tribe.

9. The Project Archeologist shall prepare a final archaeological report within 60 days of completion of the Project. The report shall follow ARMR Guidelines and City requirements and shall include at a minimum: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any resources recovered; updated DPR forms for site(s) identified; final disposition of the resources; and any additional recommendations. A final copy shall be submitted to the City, Project Applicant, the Eastern Information Center (EIC) and the Pechanga Tribe.

10. In the event fossils are inadvertently discovered during the course of grading for the project, the applicant shall cease operation and retain a qualified and trained paleontologist. The following procedures shall be carried out:

- a. The paleontologist shall salvage all fossils in the area and provide additional field staff in accordance with modern paleontological techniques.
- b. All fossils collected during the project will be prepared to a reasonable point of identification. Excess sediment or matrix will be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified will be provided to the museum repository along with the specimens.
- c. A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
15. AGRICULTURE RESOURCES:				
a. Williamson Act contract	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conversion of farmland to nonagricultural use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The purpose of the Act is to encourage property owners to continue to farm their land, and to prevent the premature conversion of farmland to urban uses. The project site is not located within a Williamson Act contract area. Therefore, no impact to Williamson Act lands will result from the proposed development and no mitigation is required.

The project site is not a designated farmland per the farmland maps compiled by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP). For this reason, development of the project site would not result in the conversion of farmland to nonagricultural uses; therefore, there would be no impacts and no mitigation would be required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
16. GREENHOUSE GAS:				
a. Generate greenhouse gases	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with a plan, policy or regulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The City of Corona adopted the City of Corona Climate Action Plan (CAP) in 2012 which utilizes the *Greenhouse Gas Emissions CEQA Thresholds and Screening Tables* to determine whether or not a project would have a significant impact on greenhouse gas emissions. The screening tables are to provide guidance in measuring GHG reductions attributable to certain design and construction measures incorporated into development projects. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the City's CAP and would thus be considered less than significant. Utilizing the screening tables would also allow the City to meet its GHG emissions target for year 2020.

Per the CAP, small projects that are expected to emit GHG emissions that are less than 3,000 MtCO₂e (metric tons of CO₂e equivalent) are not required to utilize the screening tables as they would be expected to have a less than significant individual and cumulative impact for GHG emissions. To demonstrate that the applicant's project is a "small project" a greenhouse gas analysis was prepared for the project by Rincon Consultants (April 22, 2015). The annual greenhouse gas emissions associated with the construction of the project is estimated to be approximately 267 MtCO₂e. Amortized over 30 years (the anticipated lifetime of residential projects), the project would generate approximately nine MtCO₂e. These emissions would not exceed the threshold of 3,000 MtCO₂e per year for small land use projects and thus, the project was not required to use the screening tables which demonstrates the project's compliance with the CAP. Therefore, the project would result in a less than significant impact and no mitigation is warranted.

17. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is not listed on the California Register of Historical Resources or on the City's register of historic resources.

See 14 above for a detailed discussion and mitigation measures that apply to Tribal Cultural Resources.

18. MANDATORY FINDING OF SIGNIFICANCE:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fish/ wildlife population or habitat or important historical sites	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cumulatively considerable impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantial adverse effects on humans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Short-term vs. long-term goals	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Based on the Initial study, the project has the potential to result in significant impacts to the following environmental topic:

- Biological Resources
- Cultural Resources

However, appropriate mitigation measures have been developed. Mitigation Measures 1-10 successfully mitigate all identified potential impacts to less than significant levels. Therefore, project impacts to fish/wildlife population or habitat, important historical sites, cumulatively considerable impacts, substantial adverse effects on humans, or short-term vs. long-term goals are considered less than significant.

19. PREVIOUS ENVIRONMENTAL ANALYSIS:

Earlier analysis may be used when one or more of the environmental effects have been adequately analyzed in an earlier EIR or Negative Declaration (Section 15063).

DOCUMENTS INCORPORATED BY REFERENCE:

1. City of Corona General Plan, March 17, 2004
2. Phase I Environmental Site Assessment, prepared by Rincon Consultants, April 3, 2015
3. Phase II Environmental Site Assessment, prepared by Rincon Consultants, September 6, 2017
4. Focused Traffic Analysis, prepared by Albert A. Webb Associates, December 3, 2015
5. Preliminary Water Quality Management Plan, prepared by A&E Consultants, May 2018
6. Hydrology and Hydraulic Study, prepared by A&E Consultants, November 2017
7. Geotechnical Investigation, prepared by November 30, 2005
8. Noise Study, prepared by Rincon Consultants, April 22, 2015
9. Burrowing Owl Study, prepared by Rincon Consultants, April 2015
10. Air Quality & Greenhouse Gas Emissions Study, prepared by Rincon Consultants, April 22, 2015



**MITIGATION MONITORING AND REPORTING PROGRAM
CITY OF CORONA**

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	BIOLOGICAL RESOURCES					
1	If grading is to occur within the burrowing owl nesting season (March through August), the applicant shall submit a pre-construction survey for the burrowing owl to the Community Development Department for review. The survey shall be conducted and submitted for review within 30 days prior to the issuance of a grading permit.	Condition of Approval	Submittal of pre-construction survey	Prior to issuance of a grading permit	Planning Division	
	CULTURAL RESOURCES					
2	At least 30 days prior to issuance of the grading permits, site clearance and ground disturbance, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement, which shall be executed and copies supplied to the City prior to site clearance and issuance of grading permits. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project	Condition of Approval	Submittal of report or documentation	30 days prior to issuance of a grading permit	Planning Division	

	grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist, when appropriate.				
3	Prior to site clearance and grading, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation, in consultation with the Pechanga Tribe. Archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the Pechanga Tribe, when appropriate.	Condition of Approval	Submittal of contract	Prior to issuance of a grading permit	Planning Division
4	Prior to site clearance or grading for project construction, the Project Archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation. At a minimum, the report will document the proposed methodology for inadvertent finds, the state law process should human remains be identified, the grading activity observation process, roles and responsibilities of the monitors, and the mitigation measures and conditions of approval for the Project. The Project Archeologist and a designated Pechanga Tribe representative shall attend a pre-grading meeting with the Project Construction Manager and any Project contractors. At the pre-grading meeting, the Project Archeologist and Pechanga Tribe	Condition of Approval	Submittal of pre-grading report	Prior to issuance of a grading permit	Planning Division

	representative shall conduct a Cultural Resources Worker Sensitivity Training ("Training") for those in attendance. The Training shall include the following: a brief review of the cultural sensitivity of the Project and the surrounding area; the resources that could potentially be identified during earthmoving activities; the requirements of the Mitigation Monitoring and Reporting Program; the protocols applicable to inadvertent discoveries of cultural resources, including who to contact and appropriate avoidance measures during cultural resource evaluation; and, any other appropriate protocols. All new construction personnel that begin work on the Project shall take the Training prior to beginning work, and the Project Archaeologist and Pechanga Tribe representative shall make themselves available to provide the Training on an as-needed basis.					
5	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 and the Treatment Agreement described in Mitigation Measure 1.	Condition of Approval	Submittal of report or documentation	Within 60 days of completion of grading; otherwise, report shall be submitted prior to issuance of a Certificate of Occupancy.	Planning Division	

6	The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.	Condition of Approval	Submittal of report or documentation	Within 60 days of completion of grading; otherwise, report shall be submitted prior to issuance of a Certificate of Occupancy.	Planning Division	
7	All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible. Condition of Approval	Condition of Approval	Submittal of report or documentation	Within 60 days of completion of grading; otherwise, report shall be submitted prior to issuance of a Certificate of Occupancy.	Planning Division	
8	If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. Once consultation has occurred, the project archaeologist shall provide the final determination for the cultural resource(s) and mitigation for such resources. The archeologist shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and the religious beliefs, customs, and practices of the Pechanga Tribe.	Condition of Approval	Submittal of report or documentation	Within 60 days of completion of grading; otherwise, report shall be submitted prior to issuance of a Certificate of Occupancy.	Planning Division	
9	The Project Archeologist shall prepare a final archaeological report within 60 days of completion of the Project. The report shall follow ARMR Guidelines and City requirements and shall include at a minimum: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any	Condition of Approval	Submittal of report or documentation	Within 60 days of completion of grading; otherwise, report shall be submitted prior to issuance of a Certificate of	Planning Division	

	resources recovered; updated DPR forms for site(s) identified; final disposition of the resources; and any additional recommendations. A final copy shall be submitted to the City, Project Applicant, the Eastern Information Center (EIC) and the Pechanga Tribe.			Occupancy.		
10	<p>In the event fossils are inadvertently discovered during the course of grading for the project, the applicant shall cease operation and retain a qualified and trained paleontologist. The following procedures shall be carried out:</p> <ul style="list-style-type: none"> a. The paleontologist shall salvage all fossils in the area and provide additional field staff in accordance with modern paleontological techniques. b. All fossils collected during the project will be prepared to a reasonable point of identification. Excess sediment or matrix will be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified will be provided to the museum repository along with the specimens. c. A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared. 	Condition of Approval	Submittal of report or documentation	Within 60 days of completion of grading; otherwise, report shall be submitted prior to issuance of a Certificate of Occupancy.	Planning Division	

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Tuesday, November 13, 2018

6:00 PM

Council Chambers

Planning and Housing Commission

Mitchell Norton, Chair
Timothy Jones, Vice Chair
Tony Dunn, Commissioner
Jeff Ruscigno, Commissioner
Vacant, Commissioner

EXHIBIT 5

ROLLCALL

Present 4 - Tim Jones, Mitchell Norton, Jeff Ruscigno, and Tony Dunn

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE**

Commissioner Ruscigno led the Pledge of Allegiance.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

JOE MORGAN, RESIDENT, addressed his concern regarding All American Asphalt and the monitoring of certain issues that were presented by the residents at the October 22, 2018 Planning and Housing Commission meeting. The project was approved by City Council on November 7, 2018; however, Mr. Morgan stated the agreement to monitor the issues raised by residents was not in official writing.

JOANNE COLETTA, DIRECTOR, stated for clarification, a condition of approval was added to the Surface Mining Permit, and it is part of the public record.

4. MEETING MINUTES

18-2162 Approval of minutes for the Planning and Housing Commission meeting of September 24, 2018.

Attachments: [20180924-P&H Minutes - DRAFT](#)

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of September 24, 2018. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

18-2252 Approval of minutes for the Planning and Housing Commission meeting of October 22, 2018.

Attachments: [20181022-P&H Minutes - DRAFT](#)

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of October 22, 2018. The motion carried by the following vote:

5. CONSENT ITEMS

None.

6. PUBLIC HEARINGS

[18-2255](#)

GPA2018-0001: Application to amend the General Plan designation on approximately 31 acres from Agriculture to MDR (Medium Density Residential, 6-15 du/ac) on 17.4 acres and OS (Open Space) on 11.2 acres plus 2.6 acres of street right-of-way associated with the extension of the southerly boundary of the Arantine Hills Specific Plan (SP09-001) and further amend the General Plan designations within the boundary of the specific plan to increase Open Space (OS) from 56.8 to 77.4 acres; increase Parks (P) from 8.7 to 9.9 acres; reduce Low Density Residential (LDR, 3-5 du/ac) from 75.6 to 42.5 acres; increase Medium Density Residential (MDR, 6-15 du/ac) from 74.3 to 110.1 acres; and increase High Density Residential (HDR, 15-36 du/ac) from 34.3 to 39.0 acres for the project located west of Interstate 15, south of Eagle Glen Parkway in the Arantine Hills Specific Plan. (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

Attachments: [Staff Report](#)

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

[18-2256](#)

DA15-001 Amendment: First amendment to the Arantine Hills Development Agreement (DA15-001) to include and extend the development rights and obligations of the original development agreement to the 31.2 acres proposed to be added to the project area by SPA2018-0001, an application to amend the Arantine Hills Specific Plan (SP09-001) located west of Interstate 15, south of Eagle Glen Parkway, (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

Attachments: [Staff Report](#)

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

[18-2257](#)

SPA2018-0001: Application to amend the Arantine Hills Specific Plan (SP09-001) located west of Interstate 15, south of Eagle Glen Parkway, to: **1)** re-allocate units among the planning areas *with no additional units being added* and distribute the allowable units across a wider area by including 31.2 acres into the specific plan boundary along the southerly perimeter establishing new Planning Area 17 with an MDR (Medium Density Residential) designation (17.4 acres) and Planning Area 16A with an OS (Open Space) designation (11.1 acres) plus 2.6 acres of street right-of-way; **2)** amend Planning Area 1 from Low Density Residential (LDR, 27.6 acres) to Medium Density Residential (MDR, 33.4 acres); Planning Area 2 from Medium Density Residential (MDR, 23.2 acres) to High Density Residential (HDR, 17.4 acres); Planning Area 6 from High Density Residential (HDR, 17.4 acres) to Medium Density Residential

(MDR, 17.4 acres); Planning Area 8, Low Density Residential (LDR) from 48 to 42.5 acres; Planning Area 9, Medium Density Residential (MDR) from 10.2 to 10.5 acres; Planning Area 10, High Density Residential (HDR) from 16.9 to 21.6 acres; Planning Area 12 from Medium Density Residential (MDR, 9.5 acres) to Open Space (OS, 9.5 acres); **3**) amend Planning Area 14 (MDR, 25.9 acres) reducing 167 units to 154 units; **4**) add a new Planning Area 18 for 1.2 acres of additional Park (P); and **5**) commensurate conforming revisions to the specific plan document (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

Attachments: [Staff Report](#)

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

[18-2258](#)

PM 37036: Application to subdivide approximately 159+ acres into two parcels for conveyance purposes along the southerly boundary of the Arantine Hills Specific Plan (SP09-001), located west of Interstate 15, south of Eagle Glen Parkway (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

Attachments: [Staff Report](#)

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

Chair Norton stated that the applicant requested a continuance to the Planning and Housing Commission meeting of November 26, 2018. Chair Norton asked if there is anyone from the public that wants to comment on these applications at this time.

FRED MYERS, RIVERSIDE COUNTY RESIDENT, thanked staff for taking action on certain items he presented at the October 22, 2018 Planning and Housing Commission meeting. Mr. Myers spoke on a Memorandum of Sale Agreement from 2016 and stated he will address his other concerns at the November 26, 2018 Planning and Housing Commission meeting.

A motion was made by Ruscigno seconded by Dunn, that the Planning and Housing Commission CONTINUE items GPA2018-0001, SPA2018-0001, DA15-001, and PM 37036 to the Planning and Housing Commission meeting of November 26, 2018. The motion carried by the following vote:

[18-2233](#)

SUF2018-0001: Request for a similar use finding that metal punching and pressing of small components is considered similar to uses permitted in the M-1 (Light Manufacturing) Zone, such as the use machine shop, the manufacturing of goods made from metal, and the manufacturing of electronic equipment, components, and products. (Applicant: Nicholas Ravlich of Ravlich Enterprises, LLC 10550 Lawson River Avenue Fountain Valley, CA 92708).

Attachments: [Staff Report](#)[Resolution No. 2526](#)[Exhibit A - Corona Municipal Code Chapter 17.44.030 Permitted Uses](#)[Exhibit B - Applicant's letter dated October 3, 2018 describing the use and operations of the business](#)[Exhibit C - Environmental Documentation](#)[PPT for SUF2018-0001](#)

Commissioner Ruscigno recused himself due to a conflict of interest.

At the request of Chair Norton, Lupita Garcia, Assistant Planner, reviewed the staff report for SUF2018-0001. At the conclusion of her presentation, Ms. Garcia offered to answer any questions of the Commission.

ADAM HILL, REPRESENTING RAVLICH ENTERPRISES, LLC, provided a brief overview of the project and why there is a need for it.

Commissioner Jones asked about the decibel level and how that was determined.

Ms. Garcia said the decibel reading was taken at their existing location, while the press machines were being used.

Chair Norton opened the public hearing.

BRIAN TRESSEN, RESIDENT, spoke in favor of the project.

JOE MORGAN, RESIDENT, spoke in favor of the project. He suggested possibly changing the ordinance.

Chair Norton closed the public hearing.

Discussion ensued between the Commission and staff regarding the threshold between small and larger pieces of metal.

A motion was made by Dunn, seconded by Jones, that the Planning and Housing Commission GRANT SUF2018-0001, and adopt Resolution No. 2526 based on the analysis and findings made pursuant of Section 17.88.050 of the Corona Municipal Code that metal punching and pressing of small components is permitted in the M-1 (Light Manufacturing) Zone and similar to the use machine shop, the manufacturing of goods made from metal and the manufacturing of electronic equipment, components, and products. The motion carried by the following vote:

Aye: 3 - Jones, Norton, and Dunn

Recused: 1 - Ruscigno

18-2220

PM 36667: Parcel map application to subdivide 1.60 acres into four parcels for single-family residential purposes located at the terminus of Riverbend Circle, generally on the east side of Fullerton Avenue and south of Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend, LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

Attachments: [Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A - Parcel Map 36667](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Applicant's letter, dated October 8, 2018, providing essential subdivision information](#)

[Exhibit D - Information regarding community meetings held in April and May 2016](#)

[Exhibit E - Flyer for community meeting held on October 15, 2018](#)

[Exhibit F - Presentation for community meeting held on October 15, 2018](#)

[Exhibit G - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)

[Exhibit H - Environmental Documentation](#)

[PM 36667, TTM 36634, PP15-004 PP Presentation](#)

At the request of Chair Norton, Sandra Yang, Senior Planner, reviewed the staff report and exhibits for the three related public hearing items PM 36667, TTM 36634, and PP15-004. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

MICHAEL KIM, PROJECT ENGINEER REPRESENTING POPPYBEND LLC., thanked staff for hearing the proposal.

MELVIN AOU, REPRESENTING POPPYBEND LLC, stated he is available to answer any questions.

CATHERINE HALLETT, RESIDENT, spoke on her concern regarding the fact that the largest home proposed in the project will be located right behind her home. Her request is that a smaller home be built behind her home and that the setbacks be similar. Ms. Hallett also mentioned her concern about the maintenance and upkeep to the proposed landscape area. Ms. Hallett stated she is also speaking on behalf of one of her neighbors who has the same concerns.

HOWARD LOMBARDI, RESIDENT, spoke on his concern regarding the stability of the existing block wall once the grading begins, the ability to maintain the area by the 11 residents, and the accessibility of the area from the street.

KATHY HUMPHRY, RESIDENT, spoke on her concerns regarding the maintenance of the slope and the maintenance of the existing iron fencing.

AMIT CHANDRA, RESIDENT, spoken on his concern regarding additional traffic.

Chair Norton closed the public hearing.

DON SCHWEITZER, ARCHITECT FOR THE PROJECT, addressed the concerns regarding the setbacks and size of the properties.

Mr. Aou addressed the concerns regarding the maintenance of the landscape areas, the stability of the existing retaining wall, and traffic concerns.

Mr. Kim addressed the concern regarding accessibility of the area from the street and the placement of other single story homes.

TOM KOPER, ASSISTANT PUBLIC WORKS DIRECTOR, provided information on the traffic study and on the proposed wall. Mr. Koper recommended that the current homeowners photo-document the condition of the existing retaining wall and their swimming pools. Mr. Koper also spoke on the CC and Rs that will directly effect each property owner.

Commissioner Dunn asked for clarification on the block wall that was mentioned earlier.

Mr. Koper provided an explanation between the existing wall and the new proposed wall.

Discussion ensued between Vice Chair Jones, staff and the applicant on the type of shrubbery that will be planted and the height of the shrubbery. Mr. Koper indicated only shrubs will be planted in this area, but no trees. Trees could potentially undermine the retaining wall.

Discussion ensued between Commissioner Ruscigno, staff and the applicant regarding the protective guard rail, shrubbery and landscape, parking options and clarification on the Homeowners Association.

Commissioner Ruscigno stated he would like to add a condition that the street trees to be installed within the parkway along Hudson Avenue and Fullerton Avenue adjacent to the project site be 36-inch box in size at the time of installation.

Chair Norton reopened the public hearing.

TOM RICHINS, RESIDENT, applauded the Planning and Housing Commissioners for their well thought-out questions. He is in favor of this project.

Chair Norton closed the public hearing.

A motion was made by Jones, seconded by Ruscigno, that the Planning and Housing Commission recommend APPROVAL of PM 36667 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

18-2253

TTM 36634: Tentative tract map application to create one buildable lot for residential condominium purposes and two lettered lots for streets and other improvements on 2.32 acres to facilitate the development of 11 single-family detached condominium homes located on the east side of Hudson Avenue at Poppyseed Lane, generally west of Fullerton Avenue at Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

Attachments: [Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A - Tentative Tract Map 36634](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Site Plan](#)

[Exhibit D - Applicant's letter, dated October 8, 2018, giving required subdivision information](#)

[Exhibit E - Information regarding community meetings held in April and May 2016](#)

[Exhibit F - Letter from Monte Verde HOA, dated October 27, 2018](#)

[Exhibit G - Mailer for community meeting held on October 15, 2018](#)

[Exhibit H - Presentation for community meeting held on October 15, 2018](#)

[Exhibit I - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)

[Exhibit J - Mailer for Ferndale Street residences](#)

[Exhibit K - Public correspondence](#)

[Exhibit L - Environmental Documentation](#)

A motion was made by Ruscigno, seconded by Dunn, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of TTM 36634, based on the findings contained in the staff report and conditions of approval. The motion

carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

18-2260

PP15-004: Precise plan application to review the site design, architecture, fencing, and landscaping associated with the development of 11 single-family detached condominium homes on 2.32 acres located on the east side of Hudson Avenue at Poppyseed Lane and four single-family homes on 1.60 acres located at the terminus of Riverbend Circle, generally on the west and east sides of Fullerton Avenue near Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

Attachments: Staff Report[Resolution No. 2525](#)[Locational and Zoning Map](#)[Exhibit A-1 - Site Plan for Condominium Development](#)[Exhibit A-2 - Site Plan for Single-Family Development](#)[Exhibit B - Conditions of Approval](#)[Exhibit D - Floor Plans for Single-Family Development](#)[Exhibit E-1 - Colored Elevations for Condominium Development](#)[Exhibit E-2 - Colored Elevations for Single-Family Development](#)[Exhibit F-1 - Detailed Elevations for Condominium Development](#)[Exhibit F-2 - Detailed Elevations for Single-Family Development](#)[Exhibit G - Landscape Plan for Condominium Development](#)[Exhibit H - Landscape Plan for Single-Family Development](#)[Exhibit I - Open Space Plan](#)[Exhibit J - Fences and Walls for Condominium Development](#)[Exhibit K - Fences and Walls for Single-Family Development](#)[Exhibit L - Photos of the South Retaining Wall and Tubular Steel Fence](#)[Exhibit M - Cross-sectin Details of the South Project Boundaryline](#)[Exhibit N - Conceptual Grading Plan for Condominium Development](#)[Exhibit O - Applicant's letter dated July 17, 2017, addressing criteria for Precise Plan](#)[Exhibit P - Information regarding community meetings held in April and May 2016](#)[Exhibit Q - Letter from Monte Verde HOA, dated October 27, 2018](#)[Exhibit R - Flyer for community meeting held on October 15, 2018](#)[Exhibit S - Presentation for community meeting held on October 15, 2018](#)[Exhibit T - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)[Exhibit U - Mailer for Ferndale Street residences](#)[Exhibit V - Public correspondence](#)[Exhibit W - Environmental Documentation for Condominium Development](#)[Exhibit X - Environmental Documentation](#)

A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and the Mitigation Monitoring Plan and adopt Resolution No. 2525 GRANTING PP15-004, with an added condition that the street trees to be installed within the parkway along Hudson Avenue and Fullerton Avenue adjacent to the project site shall be 36-inch box in size at time of installation and based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

18-2254

V2017-0101: Application for a variance from Sections 17.70.060 (A) and 17.70.060 (F) (1) of the Corona Municipal Code to increase the height of a perimeter tube steel fence from five feet to eight feet within the front yard and from seven feet to eight feet within the side and rear yards for a new city water reservoir site located on the southeast corner of Nelson Street and Keith Street (3985 Nelson Street) in the R-1A (Single-Family Residential, 40,000 square-foot minimum lot size) Zone (Applicant: Vernon Weisman, District Engineer, City of Corona, Department of Water and Power, 755 Public Safety Way, Corona, CA 92880).

Attachments: [Staff Report](#)

[Resolution No. 2524](#)

[Locational and Zoning Map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C1 - C2 - Fence Plan and Details](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - Applicant's letter, dated October 12, 2018](#)

[Exhibit F - Environmental Documentation](#)

[Exhibit G - Letter of objection, dated June 22, 2018](#)

[CUP17-002 V2017-0101 PP Presentation](#)

At the request of Chair Norton, Harald Luna, Associate Planner, reviewed the staff report and exhibits for the two related public hearing items V2017-0101 and CUP17-002. At the conclusion of his presentation, Mr. Luna offered to answer any questions of the Commission.

MAYRA CABRERA, UTILITY ENGINEER, stated she is available to answer any questions.

Commissioner Ruscigno asked what the height is of the reservoir on the north side of Nelson from Masters Drive.

TOM MOODY, DWP GENERAL MANAGER, stated it is 24 feet above grade.

Chair Norton opened the public hearing.

RUSSELL TULL, RESIDENT, spoke on his concern regarding the structural integrity of the water tower and the possibility of flooding due to a crack or a leak. Mr. Tull also spoke on his concern regarding the empty lot adjacent to the proposed water tower and the potential fire hazard that exists due to the weeds.

JOE MORGAN, RESIDENT, asked what the funding source is for this

project. Mr. Morgan stated he is also interested in hearing about the steps the City will take if there is a flood or leak due to the water tower.

Chair Norton closed the public hearing.

Mr. Moody stated that the project will partially be funded by the developer of Arantine Hills, which is their fair share, and partially funded by the current rate-payer. Mr. Moody stated that most of the piping for this project is underground. In addition, inside the piping are check valves. For example, if there is an earthquake, the check valves would automatically shut down. Also, staff would have the ability to control the valves if needed.

Vice Chair Jones spoke on his concern regarding potential graffiti to the water tower. He would like to see more mature landscape planted around the tower. He would like all trees to be planted at the project site to be a minimum of 36-inch box in size at time of installation.

Mr. Moody stated staff is willing to use mature landscaping and the department is aware of potential graffiti and will address any graffiti in a timely manner.

Discussion ensued between Commissioner Ruscigno and staff regarding the ground level placement of the water tower.

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2524 GRANTING V2017-0101, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

18-2234

CUP17-002: Conditional Use Permit application to establish a 2.5 million-gallon potable water reservoir on 0.90-acres located at 3985 Nelson Street in the R-1A (Single-Family Residential, 40,000 square-foot minimum lot size) Zone. (Applicant: Vernon Weisman, District Engineer, City of Corona, Department of Water and Power, 755 Public Safety Way, Corona, CA 92880).

Attachments: [Staff Report](#)[Resolution No. 2523](#)[Locational and Zoning Map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Conceptual rendering of reservoir](#)[Exhibit D - Potable Water Storage Reservoir Cross Sections](#)[Exhibit E - Landscape Plan](#)[Exhibit F1 - F2 - Fence Plan and Details](#)[Exhibit G - Letter of Objection, dated June 22, 2016](#)[Exhibit H - Environmental Documentation](#)[Exhibit I - Applicant's letter, dated December 14, 2016](#)

A motion was made by Dunn, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2523 GRANTING CUP17-002, adding a condition that all trees to be planted at the project site shall be a minimum of 36-inch box in size at time of installation and based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

[18-2231](#)

ZTA2018-0001: Proposal to amend various sections of, and add a new subsection to, Title 17 pertaining to: 1) lot coverage for legal non-conforming smaller lots in residential zones with larger minimum lot size standards (CMC Sections 17.06.120; 17.08.120; 17.10.120; 17.11.120; 17.12.120; 17.20.120; 17.64.010[E] (new); and 2) amend Sections 17.85.040(B)(2) and (C)(3) pertaining to parking requirements for accessory dwelling units in order to conform with recent state legislation (Applicant: City of Corona).

Attachments: [Staff Report](#)[Exhibit A - Proposed zone text amendment to CMC Chapter 17.64 \(Lots and Yards\)](#)[Exhibit B - Proposed zone text amendment to CMC Chapters 17.06, 17.08, 17.10, 17.11, 17.12 and 17.20 \(Agriculture and Single Family Zones\)](#)[Exhibit C - Proposed zone text amendment to Chapter 17.85 \(Accessory Dwelling Units\)](#)[Exhibit D - Aerial depicting small lot development in the Overlook](#)[Addition](#)[Exhibit E - Environmental documentation](#)[Exhibit F - Letter of support from Ms. Melissa Hendrickson](#)[PPT for ZTA2018-0001](#)

At the request of Chair Norton, Terri Manuel, Planning Manager, reviewed

the staff report and exhibits for public hearing item ZTA2018-0001. At the conclusion of her presentation, Ms. Manuel offered to answer any questions of the Commission.

Commissioner Ruscigno asked if this was part of the annexation that took place years back.

Mr. Koper stated part of the area was within the City jurisdiction, the other was part of Riverside County.

Commissioner Ruscigno asked for clarification on the location of the accessory dwelling units.

Ms. Manuel explained the ZTA deals with two separate topics neither of which affects the other.

Discussion ensued regarding the accessory dwelling units.

Chair Norton opened the public hearing.

MELISSA HENDRICKSON, RESIDENT, thanked staff for all their hard work. Her main goal in the design was to place the master bedroom downstairs.

WES SPEAKE, RESIDENT, spoke on his concerns regarding future larger lots being converted to smaller lots and parking standards.

JOE MORGAN, RESIDENT, stated the zone text amendment should be two separate applications and not combined and these types of situations should be approved on a case by case basis.

Ms. Manuel provided responses to Mr. Speake and Mr. Morgan's concerns. Ms. Manuel also stated that it is acceptable to combine a zone text amendment.

Ms. Coletta provided additional information on the lot coverage regulations.

Commissioner Ruscigno asked for clarification on the minimum of the small lot size on single family homes.

Ms. Coletta provided a response confirming that the minimum lot size for a fee simple (ownership) lot is 7,200 square feet.

A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission recommend APPROVAL of ZTA2018-0001 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

7. WRITTEN COMMUNICATIONS

None.

8. ADMINISTRATIVE REPORTS

Ms. Coletta stated there will be a Study Session on Wednesday, November 14, 2018 at 3:30 p.m.

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

10. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

18-2266 Report by Commissioner Ruscigno on the November 7, 2018 Infrastructure Committee meeting.

Attachments: [20181107-Infrastructure Committee agenda](#)

Mr. Ruscigno stated there was discussion and review of the Mangular Blend Station from the Public Works Department.

11. ADJOURNMENT

Chair Norton adjourned the meeting at 8:15 p.m. to the Planning and Housing Commission meeting of Monday, November 26, 2018, commencing at 6:00 p.m. in the City Hall Council Chambers.