

City of Corona

*400 S. Vicentia Ave.
Corona, CA 92882*

Planning and Housing Commission Meeting Final Agenda

Monday, March 11, 2024

Council Chambers - 6:00 p.m.



**Chair Matt Woody
Vice Chair Marie Vernon
Commissioner Karen Alexander
Commissioner Sarah Longwell
Commissioner Craig Siqueland**

The Planning and Housing Commission meeting of March 11, 2024 will be conducted in person. You may attend in person or remotely. To participate remotely, please use the following link: <https://coronaca-gov.zoom.us/j/82275418096>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

COMMUNICATIONS FROM THE PUBLIC

Persons wishing to address the Planning and Housing Commission are requested to state their name for the record. This portion of the agenda is intended for public comment. State law prohibits the Planning and Housing Commission from discussing or taking action on items not listed on the agenda. The Planning and Housing Commission will appreciate your cooperation in keeping your comments brief. Please observe a three minute limit to communications.

MEETING MINUTES

- 1. MINUTES** - [Approval of minutes for the Planning and Housing Commission meeting of February 26, 2024.](#)

Attachments: [022624 - P&H Minutes - DRAFT](#)

CONSENT ITEMS

(Items listed below are not advertised as public hearings.)

PUBLIC HEARINGS

(Items listed below are advertised as public hearings requiring review by the Planning and Housing Commission.)

- 2. PUBLIC HEARING** - [SPA2023-0001: Specific Plan Amendment to the El Cerrito Specific Plan \(SP91-2\), Section 12.8, to allow educational schools in the Commercial \(C\) District by a conditional use permit. \(Applicant: River Springs Charter Schools\)](#)

That the Planning and Housing Commission recommend to the City Council APPROVAL OF SPA2023-0001, based on the findings contained in the staff report and conditions of approval, and that SPA2023-0001 be exempted from the California Environmental Quality (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3).

Attachments: [Staff Report](#)
[Exhibit 1 - Land Use Plan for El Cerrito Specific Plan](#)
[Exhibit 2 - Proposed Amendment](#)
[Exhibit 3 - Conditions of Approval](#)
[Exhibit 4 - Environmental Documentation](#)
[Powerpoint.pdf](#)

3. **PUBLIC HEARING** - [CUP2023-0017: Conditional Use Permit application to establish a charter school within an existing 44,800 square foot commercial building located at 2115 Compton Avenue \(APN: 278-060-035\) in the Commercial \(C\) District of the El Cerrito Specific Plan. \(Applicant: River Springs Charter Schools\)](#)

That the Planning and Housing Commission adopt Resolution No. 2627 GRANTING CUP2023-0017, based on the findings contained in the staff report and conditions of approval, and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301.

- Attachments:**
- [Staff Report](#)
 - [Exhibit 1 - Resolution No. 2627](#)
 - [Exhibit 2 - Locational and Zoning Map](#)
 - [Exhibit 3 - Site Plan](#)
 - [Exhibit 4 - Existing Building Elevations](#)
 - [Exhibit 5 - Queuing Lane Diagram](#)
 - [Exhibit 6 - Conditions of Approval](#)
 - [Exhibit 7 - Community Outreach Notice](#)
 - [Exhibit 8 - Operation Plan](#)
 - [Exhibit 9 - Floor Plans](#)
 - [Exhibit 10 - Traffic Management Information](#)
 - [Exhibit 11 - Environmental documentation](#)

WRITTEN COMMUNICATIONS

ADMINISTRATIVE REPORTS

Report by Director, Joanne Coletta.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

FUTURE AGENDA ITEMS

No immediate action is taken on Future Agenda items; this section serves to highlight items that will be considered at upcoming Planning and Housing Commission meetings. Items that appear in this section will take place under the appropriate section of the agenda and will be accompanied by a staff report.

March 25, 2024

TTM 38572: A tentative tract map application to subdivide 85.51 acres into 47 numbered lots for the development of 546 residential condominium units and 50 lettered lots for the construction of private streets, open space, a private park, and other improvements associated with the development in the Low Density Residential (Planning Areas 1 and 17), Medium Density Residential (Planning Areas 2 and 17A), High Density Residential (Planning Area 2A), and Park (Planning Area 3) designations of the Arantine Hills Specific Plan, located southwest of Clementine Way and Hudson House Drive.

PP2023-0004: A precise plan application for the review of the site plan, architecture, landscaping, and fence and wall design associated with the development of 546 residential condominium units and private parks in the Low Density Residential (Planning Areas 1 and 17), Medium Density Residential (Planning Areas 2 and 17A), High Density Residential (Planning Area 2A), and Park (Planning Area 3) designations of the Arantine Hills Specific Plan, located southwest of Clementine Way and Hudson House Drive.

GPA2023-0005: Amendment to the General Plan Land Use Element to add high-density residential associated with an Affordable Housing Overlay zone as part of the general description for the General Commercial land use designation and to change 1.33 acres generally located on the south side of East Grand Boulevard, on Victoria Avenue from General Commercial to High Density Residential.

CZ2023-0007: Change of zone to include an Affordable Housing Overlay (AHO) zone to the existing zoning on certain properties.

SPA2023-0008: Amendment to the Northeast Corona Specific Plan and El Cerrito Specific Plan to include an Affordable Housing Overlay (AHO) zone on certain properties, and an amendment to the Downtown Revitalization Specific Plan to change the zoning of 1.33 acres from Gateway Business to Multiple Family Residential generally located on the south side of East Grand Boulevard, on Victoria Avenue.

ADJOURNMENT

The next meeting of the Planning and Housing Commission is scheduled for Monday, March 25, 2024, commencing at 6:00 p.m. in the City Council Chambers, 400 S. Vicentia Avenue.

Corona City Hall - Online, All the Time - www.CoronaCA.gov

NOTICE TO THE PUBLIC:

If you challenge any items on the agendas in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Housing Commission at or prior to this public hearing.

Agendas for all Planning and Housing Commission meetings are posted at least 72 hours prior to the meeting in the entry way at City Hall. A complete agenda packet is available for public inspection during business hours at the Planning & Development Department. Any materials relating to an item on the agenda which are distributed to all, or majority of all, members of the Planning and Housing Commission after the posting of the agenda will also be available at the same time for public inspection during business hours at the Planning & Development Department.

Written communications from the public for the agenda must be received by the Planning & Development Department seven (7) days prior to the Planning and Housing Commission meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (951) 736-2235. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

MEETING IS BEING RECORDED

City of Corona

*400 S. Vicentia Ave.
Corona, CA 92882*

Planning and Housing Commission Minutes - Draft

Monday, February 26, 2024

Council Chambers - 6:00 PM



**Chair Matt Woody
Vice Chair Marie Vernon
Commissioner Karen Alexander
Commissioner Sarah Longwell
Commissioner Craig Siqueland**

ROLLCALL

Present 5 - Chair Matt Woody, Vice Chair Marie Vernon, Commissioner Karen Alexander, Commissioner Sarah Longwell, and Commissioner Craig Siqueland

CALL TO ORDER

Chair Woody called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Siqueland led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of February 12, 2024.

A motion was made by Commissioner Longwell, seconded by Commissioner Alexander, that these Minutes be approved. The motion carried by the following vote:

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

CONSENT ITEMS

2. GPCD2024-0001: Request for a General Plan Consistency Determination regarding the acquisition of 0.13 acres of property located at 402 Corona Mall. (Applicant: Jessica Gonzales, City of Corona Economic Development Department)

The consent item was not pulled for discussion by the Commission.

A motion was made by Chair Woody, seconded by Commissioner Longwell, that the Planning and Housing Commission adopt Resolution No. 2628 determining that the acquisition of 0.13 acres of property located at 402 Corona Mall is in conformance with the City's General Plan. The motion carried by the following vote:

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

PUBLIC HEARINGS

3. ZTA2024-0001: Zone text amendment to Title 17 of the Corona Municipal Code to add Chapter 17.67 for Low Barrier Navigation Center, and amendments to Chapter 17.87 (Density Bonus Agreements) to update regulations applied to density bonus agreements, and to Chapters 17.91 (Precise Plan) and 17.100 (Architectural Review) to update outdated language. (Applicant: City of Corona)

Discussion ensued between the Commission and staff regarding this item's details.

Chair Woody opened the public hearing.

Joe Morgan, resident, addressed the Commission on the Vista Dorada Permanent Supportive Housing project.

Chair Woody closed the public hearing.

The Commission thanked staff for the presentation of this technical amendment and expressed the importance of the City aligning with the State government code.

A motion was made by Commissioner Siqueland, seconded by Vice Chair Vernon, that the Planning and Housing Commission recommend for APPROVAL of ZTA2024-0001 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

4. ZTA2024-0002: Zone text amendment to Title 17 of the Corona Municipal Code to amend the Sign Ordinance in Chapter 17.74 to prohibit temporary signs in the public rights-of-way. (Applicant: City of Corona)

Joanne Coletta, Planning and Development Director, reviewed the staff report and exhibits for ZTA2023-0002, and made reference to additional correspondence received after agenda's posting.

Discussion ensued between the Commission and staff regarding this item's details.

Chair Woody opened the public hearing.

Jeannie Hallgrimson, resident/realtor representing The Inland Gateway Association of Realtors (TIGAR), spoke in opposition to the zone text amendment (ZTA).

John Valdez, realtor, spoke in opposition to the ZTA.

Mike Killam, resident/realtor, spoke in favor of the ZTA.

David Eaglin, resident/realtor, spoke in opposition to the ZTA.

Sarah Oswald, realtor, spoke in opposition to the ZTA.

Rob Arrietta, realtor, spoke in opposition to the ZTA.

David Carson, resident/realtor, spoke in favor of the ZTA.

Heidi Franklin, realtor, spoke in opposition to the ZTA.

Joe Morgan, resident, spoke in favor of the ZTA.

Joe Finaldi, resident, spoke in favor of the ZTA.

Alyse Freeland, realtor, spoke in opposition to the ZTA.

Charlene Gramling, realtor, spoke via Zoom in opposition to the ZTA.

Chair Woody closed the public hearing.

The Commission discussed the speakers' comments and other realtors' input, observations made in the community with respect to the sign issue in the City, alternatives to this proposed zone text amendment; and the effects of approving or denying this item.

A motion was made by Commissioner Siqueland, seconded by Commissioner Longwell, that the Planning and Housing Commission recommend for APPROVAL of ZTA2024-0002 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 4 - Chair Woody, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

Nay: 1 - Vice Chair Vernon

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

None.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

FUTURE AGENDA ITEMS

Future agenda items are scheduled for the Planning Commission meetings of March 11 and March 25, 2024.

ADJOURNMENT

Chair Woody adjourned the meeting at 8:24 p.m. to the Planning and Housing Commission meeting of Monday, March 11, 2024, commencing at 6:00 p.m. in the City Hall Council Chambers.



Staff Report

File #: 24-0160

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 03/11/2024

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

SPA2023-0001: Specific Plan Amendment to the El Cerrito Specific Plan (SP91-2), Section 12.8, to allow educational schools in the Commercial (C) District by a conditional use permit. (Applicant: River Springs Charter Schools, 2774 Jefferson Avenue, Temecula, CA 92590)

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend to the City Council APPROVAL OF SPA2023-0001, based on the findings contained in the staff report and conditions of approval, and that SPA2023-0001 be exempted from the California Environmental Quality (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3).

BACKGROUND

The El Cerrito Specific Plan (SP91-2) includes various residential and commercial land use districts and corresponding development standards. The Commercial (C) District in the specific plan permits various commercial services and retail uses listed in Section 12.8.2 and additional uses allowed by a Conditional Use Permit (CUP) listed in Section 12.8.3. SP91-2 permits schools for business and professional development including art, barber, beauty, dance, drama, music and swimming but does not specifically list schools for general education. Dance academies and halls are also permitted but require a CUP.

The applicant, River Springs Charter Schools, is proposing to amend SP91-2 to establish a school for general education as a use permitted by a CUP in the C District, which is the reason for SPA2023-0001. Additionally, the applicant is concurrently processing a CUP to occupy an existing building located at 2115 Compton Avenue in the C District to operate a charter school.

A CUP is governed by Chapter 17.92 of the Corona Municipal Code (CMC). The CUP is a discretionary permit reviewed by the Planning Commission for certain land uses in certain zones that may require specific conditions associated with the operation of the use to minimize certain impacts

to the adjacent or surrounding area.

Staff reviewed the initial request for the specific plan amendment at the Development Plan Review on October 20, 2022. An official application was submitted by the applicant on March 7, 2023, and reviewed by the city's Project and Environmental Review Committee meeting on March 30, 2023. The applicant's CUP application was submitted on September 13, 2023, after SPA2023-0001. The specific plan amendment application was cleared for review on February 6, 2024, at the same time as the CUP application and scheduled for the Planning and Housing Commission meeting on March 11, 2024.

CODE REQUIREMENTS

The authority for amendment of Specific Plans is embodied in Section 65453 of the California Government Code, Corona Municipal Code Section 17.53.110, and in Section 14.5 of the El Cerrito Specific Plan. Section 14.5 reads, in part:

It should be understood that while this document attempts to be comprehensive, not all things can be envisioned in its preparation. Applications for specific plan amendments shall be made to the Community Development Director pursuant to Corona Municipal Code Section 17.53.110. Applications shall be considered by the Planning Commission and City Council.

PROPOSED SPECIFIC PLAN AMENDMENT

SPA2023-0001 proposes to amend Section 12.8.3 of the El Cerrito Specific Plan to allow educational schools in the C District by a major CUP pursuant to Chapter 17.92 of the Corona Municipal Code.

Exhibit 2 contains the proposed amendment to Section 12.8.3, with new text shown as redline edits as follows:

"SEC. 12.8.3 *CONDITIONALLY PERMITTED USES:*

- A. Major conditional use permit (CUP)
 - Animal hospitals.
 - Automobile, marine and recreational vehicle repair garages, body shops, spray painting shops.
 - Bakery goods, wholesale and distribution.
 - Car washes.
 - Ceramic sales and manufacturing for on-site sales, provided the total volume of the kiln does not exceed 16 cubic feet.
 - Churches.
 - Commercial Recreation uses and facilities
 - Congregate care residential facilities per Corona Municipal Code Section 17.04.148.
 - Convenience stores, including the sale of motor vehicle fuel.
 - Dance academies and halls.
 - Drive-thru restaurants.
 - Educational Schools.
 - Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption. and accessory uses pursuant to C.M.C. Chapter

17.72.030, and Section G of this Chapter.
Health care facilities pursuant to Corona Municipal Code Chapter 17.73.
Mixed-Use Commercial/Office and Residential projects (subject to the development standards in Chapter 12.13, Mixed Use)
Senior Citizen Housing (subject to the development standards of Chapter 17.24 of the C.M.C.).
Small equipment rental services.
Tire sales and services (no outdoor storage).”

ENVIRONMENTAL ANALYSIS:

A Notice of Exemption has been prepared for the project pursuant to Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (Common Sense Exemption). This amendment is solely a text revision to allow educational schools by a conditional use permit. The proposed text revision will not result in a significant effect on the environment. The Notice of Exemption is attached as Exhibit 5.

FISCAL IMPACT

The applicant has paid the applicable application processing fees to cover the cost of the Specific Plan Amendment application.

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the preparation of this report, the Planning and Development Department has not received any responses from the public regarding the proposed specific plan amendment.

STAFF ANALYSIS:

The amendment provides a path for the adaptive re-use of traditional office and commercial retail buildings or other underutilized buildings that no longer serve the need of an on-site workforce. The amendment allows for a case-by-case review of a school for general education by a CUP in the C District of SP91-2. The CUP allows city staff to determine if specific conditions are required for the operation of the use to minimize potential impacts on nearby land uses.

Exhibit 1 shows three commercial land use districts within the El Cerrito Specific Plan (SP 91-2) located within the City’s limits. The districts are identified as Commercial (C), Office Professional (OP), and Commercial Center (CC). All three districts currently allow for some type of educational instruction as summarized in the table below.

Districts:	Permitted Uses:	Uses require a CUP:
Commercial (C)	School, business and professional including art, barber, beauty, dance, drama, music and swimming	None

Office Professional (OP)	Language schools, modeling schools, secretarial or clerical school or service	Vocational schools that are not allowed by right in the OP District
Commercial Center (CC)	School or studio for art, design, music, dance, gymnastics, or atrial arts	None

Due to the limited locations of the C District in SP91-2 and its adjacency to low-density residential neighborhoods in certain areas, which are mostly in the unincorporated area of Riverside County, it was determined that a CUP should be required for a school of general education because it can include elementary and middle-aged school children requiring the drop-off and pick-up by parents and buses. Depending on the capacity of the school, specific conditions of approval associated with the on-site circulation may be necessary to minimize impacts on adjacent streets.

The amendment provides a defined path for a general education school in the C District of SP 91-2 while ensuring compatibility with nearby uses with the requirement of a CUP. The Planning and Development Department recommends approval of SPA2023-0001 subject to the recommended Conditions of Approval in Exhibit 4 and the following findings.

FINDINGS OF APPROVAL FOR SPA2023-0001

1. A Notice of exemption has been prepared for the project pursuant to Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (Common Sense Exemption). This amendment is solely a text revision to permit educational school use by a conditional use permit. The proposed text revision will not result in significant effect on the environment.
2. Pursuant to CMC Section 17.53.090(B)(1)(a), the plan systemically implements and is consistent with the General Plan for the following reasons:
 - a. *The amendment to Section 12.8.3 of the El Cerrito Specific Plan (SP-91-2) is consistent with Land Use Policy LU-4.4 to promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses. The amendment proposes to conditionally allow educational schools, in the Commercial District of the El Cerrito Specific Plan by a CUP which promotes the likelihood for the re-use of an underutilized or vacant commercial building that may have experienced extended vacancies due to market conditions.*
 - b. *The amendment to Section 12.8.3 of the El Cerrito Specific Plan (SP 91-2) supports Land Use Policy LU-15.2 to allow for the development of new schools, parks, government, fire and police facilities, utilities, and infrastructure uses in any location of the City, regardless of the land use plan’s designation, provided the use is*

environmentally suitable and compatible with adjoining land uses, and adequate infrastructure can be provided. The proposed amendment allows consideration of educational schools in the Commercial District that also allows, by right, similar establishments such as business or professional schools that provide instruction on dance, barber, music, and art. The proposed amendment provides the opportunity to review each proposed school for general education by a CUP to determine its compatibility with adjacent uses based on the school's operations.

3. Pursuant to CMC Section 17.53.030(B)(1)(b), the plan provides for the development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications for the following reason:
 - a. *SPA2023-0001 provides opportunities for an educational school in the Commercial District by a CUP, which allows for site specific consideration related to the proposed operation, site conditions, and adjoining land uses.*
4. Pursuant to CMC Section 17.53.090(B)(1)(c), the plan provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long-term needs of the project and/or other area residents, and complements the orderly development of the City beyond the project's boundaries for the following reason:
 - a. *SPA2023-0001 would allow an educational school by a CUP in the C District, which would allow a site to be evaluated on a case-by-case basis to ensure the site and its surroundings, including the infrastructure, are capable of supporting the operations associated with the use.*
5. Pursuant to CMC Section 17.53.090(B)(1)(d), the plan provides for the appropriate orientation and relationship between land use within and adjacent to the project for the following reason:
 - a. *The El Cerrito Specific Plan will continue to provide for the appropriate orientation and relationship between land use within and adjacent to the Commercial District because SPA2023-0001 does not directly result in any zone change that would impact existing uses. SPA2023-0001 will require a school of general education by a CUP in the C District which will require a site to be evaluated on a case-by-case basis to ensure compatibility with nearby land uses.*
6. SPA2023-0001 is consistent with the findings required under Section 14.5 of the El Cerrito Specific Plan:
 - a. *The proposed amendment is consistent with the City of Corona General Plan for the following reasons:*
 - i. SPA2023-0001 is consistent with Land Use Policy LU-4.4 to promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses. The amendment proposes to conditionally

allow educational schools, in the Commercial District of the El Cerrito Specific Plan by a CUP which promotes the likelihood for the re-use of an underutilized or vacant commercial building that may have experienced extended vacancies due to market conditions.

- ii. SPA2023-0001 is consistent with Land Use Policy LU-15.2 to allow for the development of new schools, parks, government, fire and police facilities, utilities, and infrastructure uses in any location of the City, regardless of the land use plan's designation, provided the use is environmentally suitable and compatible with adjoining land uses, and adequate infrastructure can be provided. The proposed amendment allows consideration of educational schools in the Commercial District that also allows, by right, similar establishments such as business or professional schools that provide instruction on dance, barber, music, and art. The proposed amendment provides the opportunity to review each proposed school for general education by a CUP to determine its compatibility with adjacent uses based on the school's operations.

b. The proposed amendment is consistent with the intent of the El Cerrito Specific Plan for the following reason:

- i. SPA2023-0001 aligns with one of the specific plan's objectives, as stated in Section 2.2, to maintain compatibility between land uses within the specific plan area. SPA2023-0001 allows an educational school by a CUP in the C District, which allows a site to be evaluated on a case-by-case basis to ensure compatibility between land uses within the specific plan and minimize potential impacts by requiring specific conditions of approval for operation.

c. The proposed amendment is consistent with the Preannexation Policy for El Cerrito as set out in Section 2.3 of the El Cerrito Specific Plan for the following reason:

- i. SPA2023-0001 does not conflict with the Preannexation Policy for El Cerrito as set out in Section 2.3 of the El Cerrito Specific Plan, because the land use amendment does not change the zoning and land use designations regarding density, lot sizes, and the keeping of animals previously permitted for certain properties under the County's zoning ordinance.

d. The proposed amendment provides for adequate circulation to, from and within the El Cerrito area because SPA2023-0001 is solely a text amendment to expand the conditionally permitted uses in the Commercial District and does not change the existing circulation within the El Cerrito Specific Plan area.

e. The proposal provides public service levels capable of adequately serving the Specific Plan area because SPA2023-0001 would allow an educational school by a CUP in the C District, which would allow a site to be evaluated on a case-by-case basis to ensure the site and its surroundings, including the infrastructure, are capable of supporting the

operations associated with the use.

- f. The public and private open space system is neither disrupted nor depleted because SPA2023-0001 does not result in changes to the plan's public or private open space because the text amendment affects only the Commercial District within the Specific Plan area.*

- g. The proposed amendment is compatible with surrounding designations, will not create future land use incompatibility, and provides adequate buffers, because SPA2023-0001 helps to maintain land use compatibility by requiring a CUP for the establishment of an educational school in the Commercial District.*

PREPARED BY: EVA CHOI, SENIOR PLANNER

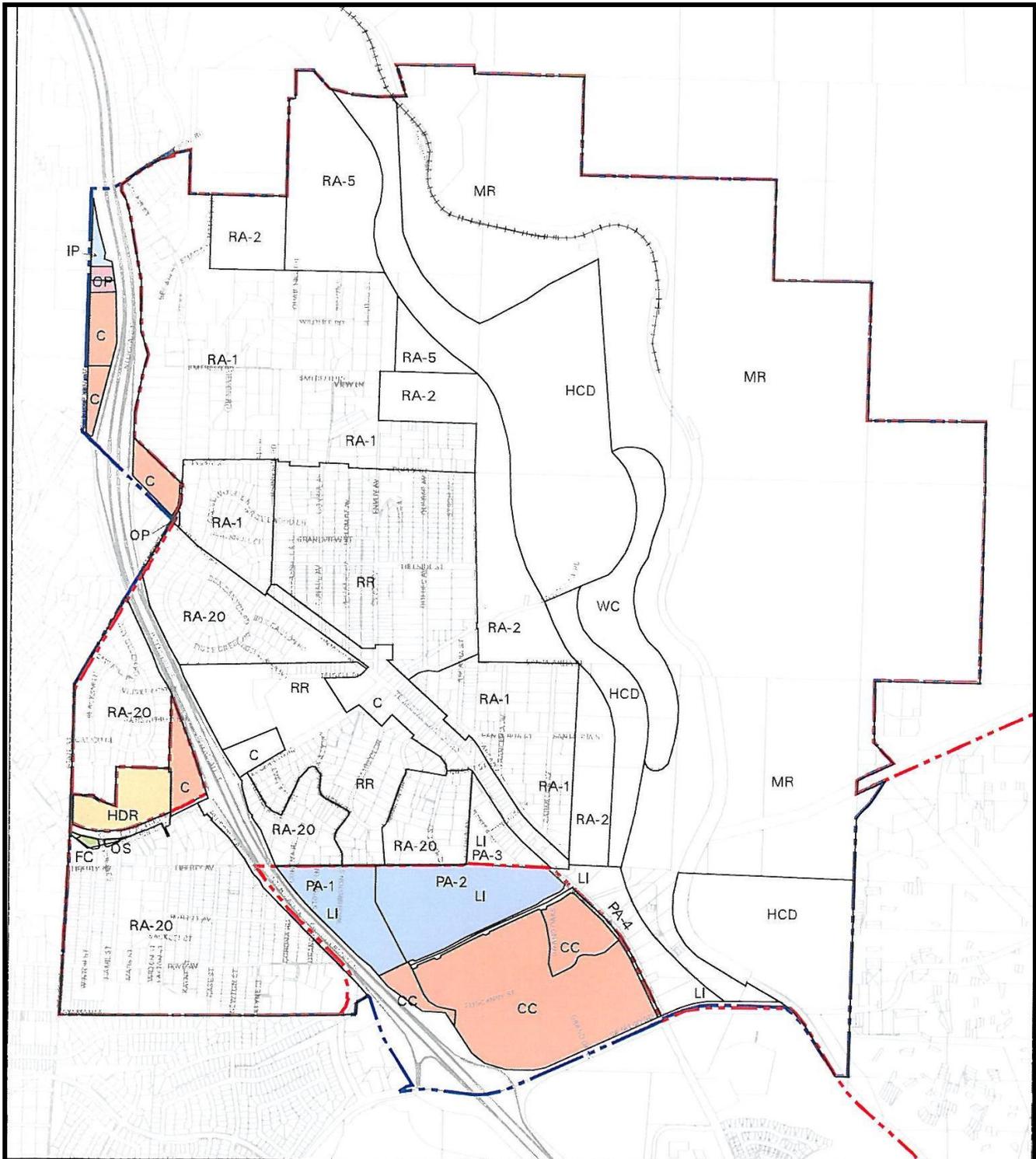
REVIEWED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

1. Land Use Plan for El Cerrito Specific Plan
2. Proposed Amendment
3. Conditions of Approval
4. Environmental Documentation

Case Planner: Eva Choi (951) 736-2262



**City of Corona
El Cerrito
Specific Plan**

**Proposed Landuse Plan
Exhibit 11**

- C Commercial
- CC Commercial Center (Planning Area 1-2)
- HCD Hillside Controlled Development
- IP Industrial Park
- LI Light Industrial
- MR Mineral Resource
- OP Office Professional
- RA-1 Residential Agricultural - 1 Acre Lot
- RA-2 Residential Agricultural - 2 Acre Lot
- RA-5 Residential Agricultural - 5 Acre Lot
- RA-20 Residential Agricultural - 1/2 Acre Lot
- RR Rural Residential (1/2 Acre lot)
- HDR High Density Residential
- FC Flood Control
- OS Open Space
- WC Watercourse



This map is intended for general information and planning purposes. The City of Corona is not responsible for any errors or omissions.

City of Corona
Geographic Information Services
Last Updated On: 11/24/2008
Updates through SPA 08-003 Project:08-1108

Proposed Amendment to Section 12.8.3 noted in red

SEC. 12.8.3 CONDITIONALLY PERMITTED USES:

A. Major conditional use permit (CUP)

Animal hospitals.

Automobile, marine and recreational vehicle repair garages, body shops, spray painting shops.

Bakery goods, wholesale and distribution.

Car washes.

Ceramic sales and manufacturing for on-site sales, provided the total volume of the kiln does not exceed 16 cubic feet.

Churches.

Commercial Recreation uses and facilities

Congregate care residential facilities per Corona Municipal Code Section 17.04.148.

Convenience stores, including the sale of motor vehicle fuel.

Dance academies and halls.

Drive-thru restaurants.

Educational Schools.

Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption. and accessory uses pursuant to C.M.C. Chapter 17.72.030, and Section G of this Chapter.

Health care facilities pursuant to Corona Municipal Code Chapter 17.73.

Mixed-Use Commercial/Office and Residential projects (subject to the development standards in Chapter 12.13, Mixed Use)

Senior Citizen Housing (subject to the development standards of Chapter 17.24 of the C.M.C.).

Small equipment rental services.

Tire sales and services (no outdoor storage).

EXHIBIT 2



Project Conditions

City of Corona

Project Number: SPA2023-0001

Description: Amend SP 91-2 to allow Educational Schools with CUP

Applied: **3/7/2023**

Approved:

Site Address: **2115 COMPTON CORONA, CA 92882**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **RIVER SPRINGS CHARTER SCHOOL
27740 JEFFERSON AVE TEMECULA , 92590**

Parent Project: **DPR2022-0028**

Details:

LIST OF CONDITIONS

DEPARTMENT	CONTACT
PLANNING	Eva Choi
<ol style="list-style-type: none"> 1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate. 2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition. 3. The project is required to be in compliance with all applicable codes and ordinances. 	

EXHIBIT 3



NOTICE OF EXEMPTION

<p>TO:</p> <p><input type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: City of Corona</p> <p>(Public Agency) Address: Planning & Development Dept. 400 S. Vicentia Ave., Suite 120 Corona, CA 92882</p> <p>Telephone: 951-736-2434</p>
<p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors County of Riverside</p> <p>Address: 4080 Lemon Street, Riverside, CA 92501</p>	
<p>1. Project Title:</p>	<p>Specific Plan Amendment 2023-0001 and Conditional Use Permit 2023-0017</p>
<p>2. Project Applicant:</p>	<p>River Spring Charter Schools 2774 Jefferson Avenue, Temecula, CA 92590</p>
<p>3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):</p>	<p>Specific Plan Amendment 2023-0001 (SPA2023-0001) affects the Commercial District within the El Cerrito Specific Plan in the City of Corona, CA., the general location is along the west side of the Interstate 15 between north of Sampson Avenue between California Avenue to the north and Taber Road to the south.</p> <p>Conditional Use Permit 2023-0017 (CUP2023-0017) pertains to 2115 Compton Avenue Street, Corona, CA. (APN: 278-060-035)</p>
<p>4. (a) Project Location – City: Corona</p>	<p>(b) Project Location – County: Riverside</p>
<p>5. Description of nature, purpose, and beneficiaries of Project:</p>	<p>SPA2023-0001 is a Specific Plan Amendment to amend Section 12.8.3 of the El Cerrito Specific Plan (SP91-2) to allow educational school use in the Commercial (C) District subject to conditional use permit review.</p> <p>CUP2023-0017 is an application to establish and operate an education school serving kindergarten through 12th grade students within an existing 3-story commercial building located on a 2.7 acres site in the Commercial (C) designation of the El Cerrito Specific Plan (SP 91-2).</p>
<p>6. Name of Public Agency approving project:</p>	<p>City of Corona</p>
<p>7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:</p>	<p>River Springs Charter Schools 2774 Jefferson Avenue, Temecula, CA 92590</p>
<p>8. Exempt status: (check one)</p>	
<p>(a) <input type="checkbox"/> Ministerial project.</p>	<p>(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)</p>

(b) <input type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	CUP2023-0017 is covered by Section 15301 of the State Guidelines for the California Environmental Quality Act (CEQA), the project qualifies as a Class 1 (Existing Facilities) categorical exemption.
(e) <input type="checkbox"/> Declared Emergency.	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input checked="" type="checkbox"/> Other. Explanation:	SPA2023-0001 is covered by the Common Sense Exemption under Section 15061(b)(3) of the State Guidelines for CEQA.
9. Reason why project was exempt:	SPA2023-0001 consists of a text revision to a specific plan to allow educational school use subject to conditional use permit review. Therefore, there is no possibility that the proposed text revision will have a significant effect on the environment. CUP2023-0017 is a request to establish and operate n educational school within an existing commercial building, the school will be contained entirely inside the building and no expansion is proposed to the existing commercial building, the project requires only an interior remodel improvement permit therefore the project qualifies as a Class 1 (Existing Facilities) categorical exemption.

10. Lead Agency Contact Person: Telephone:	Eva Choi, Senior Planner 951-736-2437
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: March 11, 2024	

Signature

Date: Click to enter date

Name

Title: Click to enter title

Signed by Lead Agency

Signed by Applicant

Date Received for Filing: Click to enter date

(Clerk Stamp Here)

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



Specific Plan Amendment 2023-0001

Amendment to the El Cerrito Specific Plan (SP91-2)

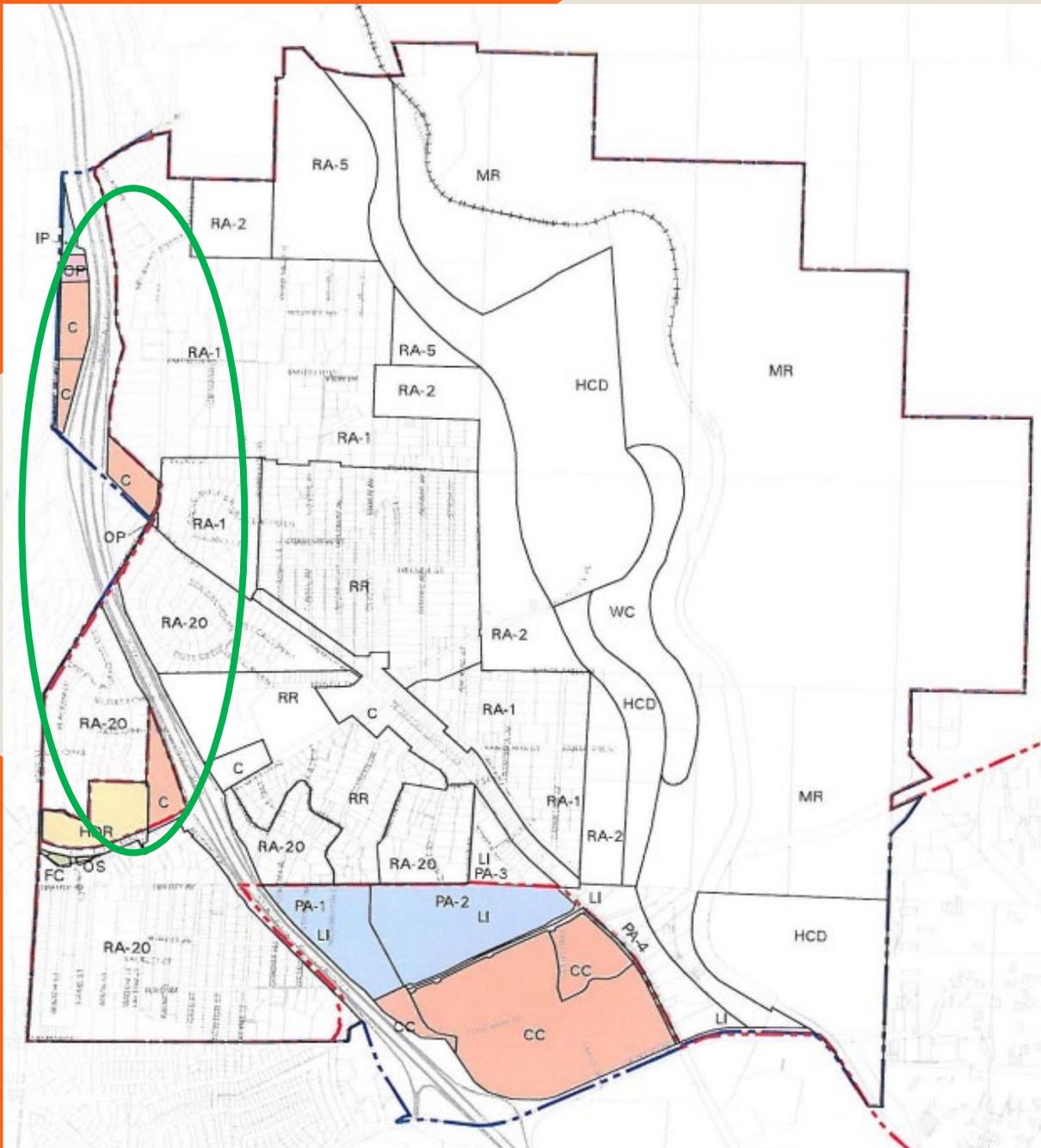
Conditional Use Permit 2023-0017

Establishment and Operation of a Charter School in the Commercial District

Eva Choi, Senior Planner
Planning and Development Department
March 11, 2024

Requests:

- **Applicant: River Springs Charter School**
- **SPA2023-0001 – El Cerrito Specific Plan (SP91-2), Amendment to Section 12.8.3 to conditionally allow schools for general education in the Commercial (C) District .**
- **CUP2023-0017 – Establish and operate a charter school within an existing commercial office building located 2115 Compton Avenue in the Commercial (C) District of the El Cerrito Specific Plan.**



city of
Corona

El Cerrito Specific Plan - Land Use Plan

El Cerrito Specific Plan, Commercial District

- Section 12.8.2 provides a list of service and retail uses permitted by right (without review by Planning Commission): Schools for business and professional development such as art, dance, drama, music, beauty and swimming.

Uses that are permitted with a CUP are provided in Section 12.8.3

12.8.3 Conditionally permitted uses.

A. Major conditional use permit (CUP)

Animal hospitals.

Automobile, marine and recreational vehicle repair garages, body shops, spray painting shops. Bakery goods, wholesale and distribution.

Car washes.

Ceramic sales and manufacturing for on-site sales, provided the total volume of the kiln does not exceed 16 cubic feet.

Churches.

Commercial Recreation uses and facilities

Congregate care residential facilities per Corona Municipal Code Section 17.04.148.

Convenience stores, including the sale of motor vehicle fuel.

Dance academies and halls.

Drive-thru restaurants.

Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption. and accessory uses pursuant to C.M.C.

Chapter 17.72.030, and Section G of this Chapter.

Health care facilities pursuant to Corona Municipal Code Chapter 17.73.

Mixed-Use Commercial/Office and Residential projects (subject to the development standards in Chapter 12.13, Mixed Use)

Senior Citizen Housing (subject to the development standards of Chapter 17.24 of the C.M.C.)

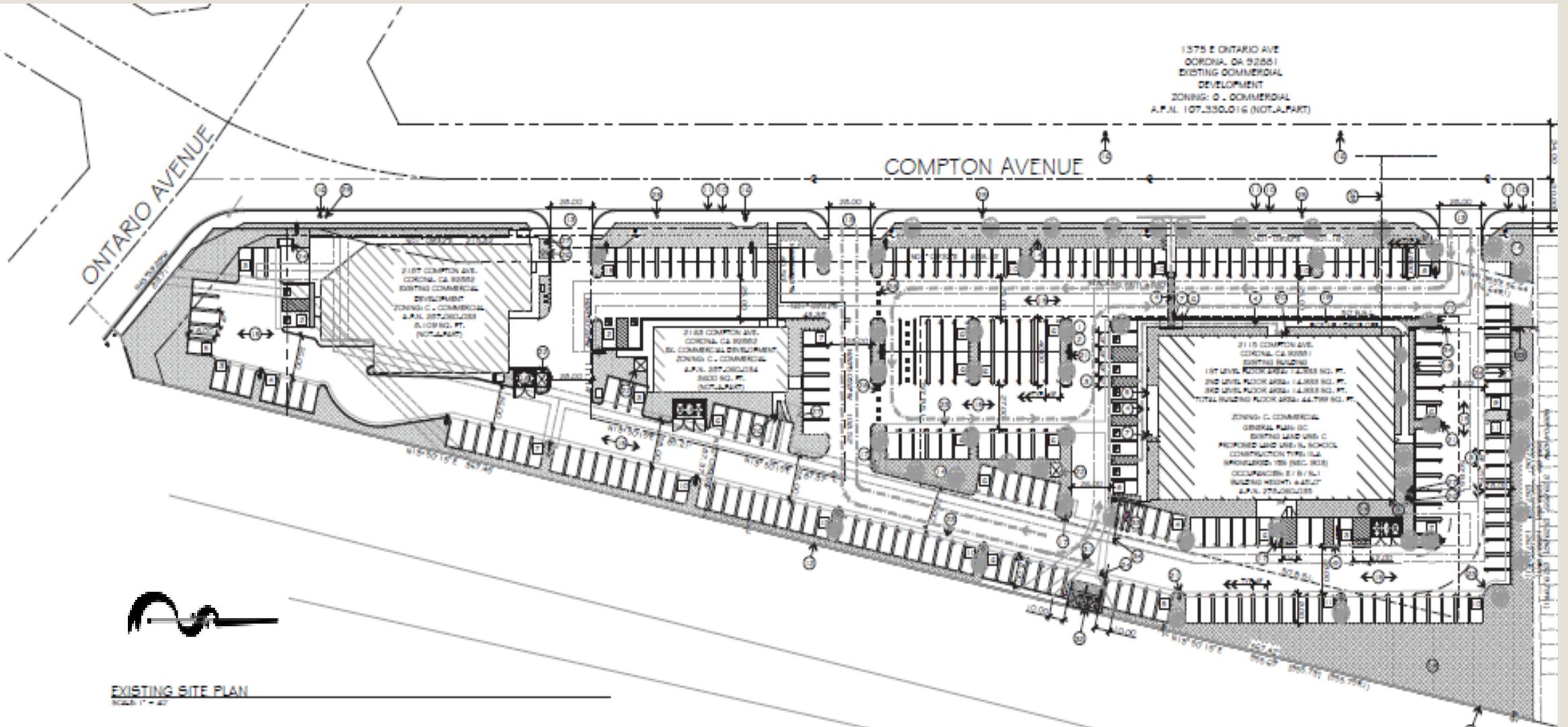
Small equipment rental services

Tire sales and services (no outdoor storage)

Add Educational Schools subject to Major CUP review

Site Plan

- 2.7 acres, 3-story freestanding building
- Reciprocal parking & driveway access with Sherwin-Williams and America's Tires retail, required 222 parking spaces, 253 spaces provided



Operation Summary



School serves TK to 12 grade, anticipated enrollment 780 – 936 students
3.5 days on campus, 1.5 days “Home Study”.

Classes 8:30 AM – 3:30PM, After-School Program ends 6:00PM

Approximately 68 employees are needed to operate the school

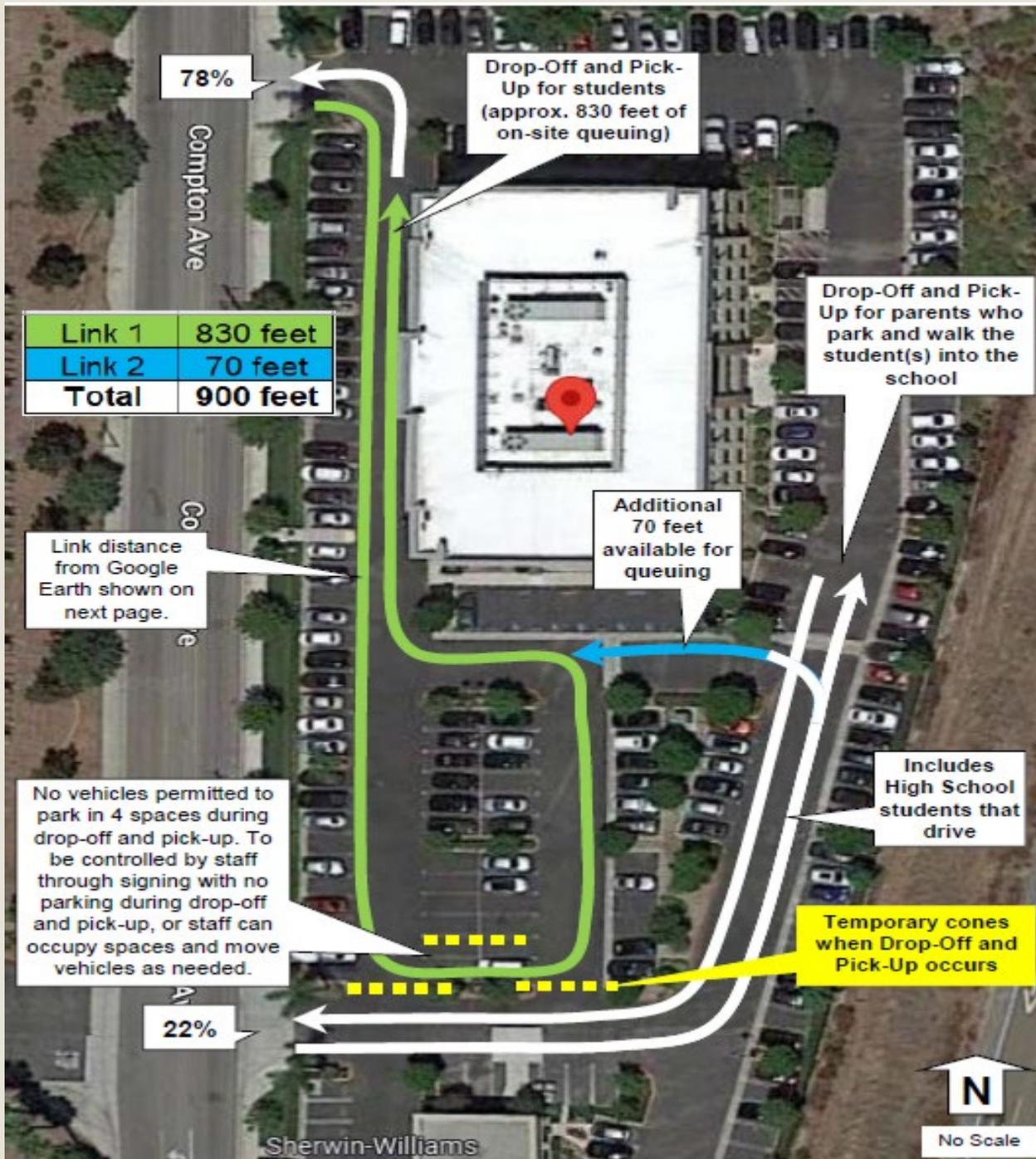
Summer camp: 1 session, 4 days (Tuesday to Friday) 8:30AM – 12:30PM

- As needed, staff may be on-site from 6:00AM for parent-teacher conferences.

Each classroom has a seating capacity for 30 – 36 students.

All activities and programs will be conducted inside the building.

	Classrooms/Sizes:	Common Areas:	Staff Areas:
First Floor:	6 Classrooms / 700-800 SF	Lobby, Conference Room, Multi-Purpose Room (3,550 SF), Kitchen (615 SF), Restrooms	Teacher Lounge, Offices, Nurse Stations, Storage Rooms
Second Floor:	10 Classrooms / 760-1,000 SF	Collaborative Space (740-850 SF), Restrooms	Offices, Storage Rooms
Third Floor:	10 Classrooms / 710-865 SF	Collaboratory Space (1,000-1,150 SF), Conference Room (615 SF), Restrooms	Offices, Break Room, Storage Rooms.



2 driveways for vehicle access, queuing lanes are intended to keep vehicles on-site.

- School staff will serve as traffic monitors during drop-off (8-9AM) and pick-up (3-4PM, in two groups)
- Traffic cones will be placed near the south driveway to ensure vehicles are following the queuing lane
- School administrator will provide information to parents on traffic management and detailed instructions on drop-off and pick-up procedure (Exhibit 10).

Recommendations

- That the Planning and Housing Commission recommend to the City Council **APPROVAL** of the Specific Plan Amendment request based on the findings contained in the staff report, and
- Find the project categorically exempt from CEQA because the text amendment will not have a significant effect on the environment.

- That the Planning and Housing Commission adopt Resolution No. 2627 **GRANTING** CUP2023-0017 based on the findings contained in the staff report and conditions of approval, and
- Find the project categorically exempt from CEQA as a Class 1 Existing Facilities project.

Thank you.





Staff Report

File #: 24-0194

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 03/11/2024
TO: Honorable Chair and Commissioners
FROM: Planning & Development Department

APPLICATION REQUEST:

CUP2023-0017: Conditional Use Permit application to establish a charter school within an existing 44,800 square foot commercial building located at 2115 Compton Avenue (APN: 278-060-035) in the Commercial (C) District of the El Cerrito Specific Plan. (Applicant: River Springs Charter Schools, 2774 Jefferson Avenue, Temecula, CA 92590)

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2627 GRANTING CUP2023-0017, based on the findings contained in the staff report and conditions of approval, and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301.

PROJECT SITE SUMMARY

Area of Property: 2.7 acres
Existing Zoning: Commercial (C) within El Cerrito Specific Plan (SP 91-2)
Existing General Plan: GC (General Commercial)
Existing Land Use: Professional Office Building
Proposed Land Use: Charter School
Surrounding Zoning/Land Uses:
N: Commercial within El Cerrito Specific Plan / Professional Offices
E: Interstate 15
S: Commercial within El Cerrito Specific Plan / Retail
W: Commercial within Corona Vista Specific Plan / Retail

BACKGROUND

CUP2023-0017 is a conditional use permit (CUP) application by River Springs Charter Schools to establish a charter school within an existing 44,800 square foot, three-story office building located at 2115 Compton Avenue. The property is zoned Commercial per the El Cerrito Specific Plan.

Currently, the Commercial District does not permit schools for general education. For the applicant to establish a school at 2115 Compton Avenue, the applicant is requesting concurrent approval of a specific plan amendment which would amend the El Cerrito Specific Plan to permit an *educational school* in the Commercial District by a CUP. The details of the specific plan amendment, SPA2023-0001, are provided under a separate staff report for the Planning and Housing Commission's consideration. SPA023-0001 must be approved in order for CUP2023-0017 to be approved.

River Springs Charter School currently operates a campus at 510 W. Second Street. The school provides Transitional Kindergarten (TK) to 8th Grade education to approximately 250 students at this location. The applicant has stated to staff that the demand for the charter school at the current location exceeds the school's capacity. Additionally, they would like to expand the school to include grades 9th through 12th. As such, the applicant would like to relocate the school to 2115 Compton Avenue which can better accommodate the school's demand and proposed expansion.

The applicant originally submitted the CUP application to the city on September 13, 2023. The application was reviewed by city staff at the Project and Environmental Review Committee meeting of October 5, 2023. The Committee deemed the application complete in late February 2024, and the CUP application was subsequently scheduled for the March 11, 2024, Planning and Housing Commission meeting.

The applicant conducted community outreach by visiting and sharing the school's operations with businesses within the same commercial development, which are Sherwin-Williams paint store and Amerca's Tire on April 17, 2023. Additionally, the applicant shared the school's operations with the store managers at Sam's Club and Home Depot which are major retailers located to the west of the project site. Exhibit 7 is a notice of outreach submitted by the applicant.

PROJECT DESCRIPTION

Site Plan

As shown on Exhibit 3, the 2.7-acre project site is located on the east side of Compton Avenue and north of Ontario Avenue. It borders Interstate 15 to the east. The site contains a three-story freestanding office building with parking spaces surrounding the building. The existing building is part of a commercial development that has reciprocal parking and driveway access on Compton Avenue with the adjacent Sherwin-Williams and America's Tires retail buildings to the south, located at 2163 and 2187 Compton Avenue, respectively.

River Springs Charter School will occupy the entire 44,800-square-foot, three-story building. No changes are proposed to the exterior of the building. Exhibit 4 shows the existing building elevations. Interior improvements needed to accommodate the new classrooms, school's operations and new building signage will be reviewed through the city's building permit plan check process.

Operations

The proposed school intends to serve students ranging from Transitional Kindergarten (TK) to 12th grade. The school will operate from Monday through Friday, from 8:00 AM to 6:00 PM, which includes morning arrivals of staff and students until the departure of staff and students at the end of the after-school program. Class hours are from 8:30 AM to 3:30 PM with the after-school program ending at 6:00 PM. On an as needed basis, staff may be on site as early as 6:00 AM and stay until

6:30PM for parent-teacher conferences and after-school activities. The school does not operate on weekends or offer weekend programs.

The school operates a hybrid platform where students attend in-person classes on site three-and-a-half days a week with the remaining one-and one-half days as “Home Study Days” where students are completing personalized assignments at home. River Springs Charter School anticipates enrollment to range from 780 to 936 students for the daytime school program and 200 students for the after-school program. All activities and programs will be conducted inside the building, including lunch breaks. The applicant anticipates 68 employees to operate the school. The applicant submitted an operation plan attached as Exhibit 8.

The school does not provide a transportation program and therefore, parents will have to drop off their student(s) in the mornings and pick up their student(s) after dismissal. Exhibit 10 shows traffic/parking management guidelines which will be provided to parents at the beginning of the school year to prevent parking and queuing impacts to the surrounding properties. This is discussed further in the Access and Circulation section of this report.

Additionally, during the school’s summer break, the school will host a four-day summer camp session that will operate from Tuesday through Friday from 8:30 AM to 12:30 PM. Staff are expected to be on-site from 8:00 AM to 1:00 PM during the summer camp session.

Floor Plans

Exhibit 9 depicts the proposed floor plans, which consist of the following functions within each floor:

	Classrooms/Sizes:	Common Areas:	Staff Areas:
First Floor:	6 Classrooms / 700-800 SF	Lobby, Conference Room, Multi-Purpose Room (3,550 SF), Kitchen (615 SF), Restrooms	Teacher Lounge, Offices, Nurse Stations, Storage Rooms
Second Floor:	10 Classrooms / 760-1,000 SF	Collaborative Space (740-850 SF), Restrooms	Offices, Storage Rooms
Third Floor:	10 Classrooms / 710-865 SF	Collaboratory Space (1,000-1,150 SF), Conference Room (615 SF), Restrooms	Offices, Break Room, Storage Rooms.

The interior of the building will be remodeled to accommodate a total of 26 classrooms with a seating capacity of 30 to 36 students in each room. Additionally, each floor provides common gathering spaces; the first floor contains a multipurpose room for student assemblies, and there are designated “collaborative space” on the second and third floors for teacher-led group discussions. A kitchen equipped with refrigerators and warming ovens is located adjacent to the multipurpose room where students will take breakfast and lunch breaks.

Interior access throughout the building is provided by two elevators and a stairwell located at the center of the building. Additional stairwells are located at the north and south sides of the building.

Parking

The school, Sherwin-Williams, and America’s Tires share the onsite parking. All three uses require a combined total of 222 parking spaces based on the parking requirements in Section 17.76.030 of the Corona Municipal Code. The commercial development provides 253 parking spaces. Therefore, the site is capable of meeting the anticipated parking demands of the uses including the proposed project. The table below summarizes the sites required and provided parking.

Use	Required Parking per CMC 17.76.030	Building Square Footage or No. of Employees and Students	Required Spaces	Provided Spaces
Office	1 per 250 SF	2,260 SF	10 spaces	---
Elementary or Junior High School	1 space per employee	10 Classrooms with 2 Employees per Classroom	20 spaces	---
High School	1 space per employee, plus 1 space per 1 space per 6 students	16 Classrooms with 2 Employees per Classroom (Maximum of 36 students per class)	32 spaces plus 96 spaces	---
Sherwin-Williams paint store	1 per 200 SF	3,600 SF	18 spaces	---
America’s Tires	5 spaces minimum, plus 1 space per 200 SF	8,109 SF	46 spaces	---
		Total:	222 spaces	253 spaces

Access And Circulation

Vehicle access to the project site is provided from three existing driveways located along the east side of Compton Avenue. These three driveways are shared with the adjacent businesses through a reciprocal agreement when the commercial development was originally constructed in 2006. It should be noted that the school will utilize the two most northern driveways since these two driveways are located closest to the proposed school building.

Student drop-off will occur between 8-9 AM. The student pick-up will occur over two pick-up times in the afternoon to control onsite queuing that will be separated by 20 or 30 minutes to ensure that the initial queue has cleared. Both pick-up times will be between 3-4 PM. The student population will be split as evenly as possible for each pick-up time.

As shown on the applicant’s queueing lane diagram in Exhibit 5, student drop-off and pick-up access will start with one of the two driveways adjacent to the school building. The applicant’s traffic

engineer, LOS Engineer Inc., anticipates that approximately 78 percent of vehicles will enter the driveway north of the school building, while 22 percent will enter the driveway south of the school building. Parents entering from the north driveway will be required to loop around the south parking lot before dropping the student(s) in front of the building's main entrance which is located on the west side of the building, facing Compton Avenue. Parents entering from the south driveway will be required to loop around the south parking lot before dropping their student(s) off at the building's main entrance.

School administrators will place temporary cones in the parking lot near the south driveway to control the flow of traffic within the parking lot and will monitor and direct the flow of traffic during drop-off and pick-up times. The project's on-site circulation was designed by the project's traffic engineer. The onsite circulation provides approximately 830 feet of onsite queueing to prevent vehicle spillover onto Compton Avenue. The City Traffic Engineer has reviewed and approved the applicant's onsite circulation and queueing plan.

The school administrator will provide instructional handouts to parents on parking management, and drop-off and pick-up procedures. Parents will be instructed to avoid driving through surrounding commercial properties to get to school. Exhibit 10 shows the diagrams on advised travel routes and prohibited travel routes which are intended to prevent or minimize cut-through traffic from occurring within the Home Depot and Sams Club parking lots located to the west of the project site, on the other side of Compton Avenue. Parents will be required to sign an acknowledgement letter stating that they have received and read the school's drop-off and pick-up procedural rules. A copy of the letter is provided as part of Exhibit 10.

ENVIRONMENTAL ANALYSIS

Based on the project's Traffic Impact and Vehicles Miles Traveled Analysis, prepared by LOS Engineering Inc., the school is expected to generate approximately 2,232 daily trips, with approximately 711 trips in the AM peak hour, 477 trips in the afternoon peak hour, and 153 trips in the PM peak hour. The prior office use on the property generated approximately 486 daily trips, with 68 trips in the AM peak hour and 65 trips in the PM peak hour. Compared to the prior use, the project is expected to generate 1,746 more daily trips, with 643 more daily trips in the AM peak hour and 88 more daily trips in the PM peak hour. The surrounding streets are capable of handling the *net* amount of traffic to be generated by the project.

LOS Engineering also analyzed the segment of California Avenue between Old Temescal Street and Ontario Avenue for level of service impacts. The project is forecast to add 1.1 percent of new traffic at this roadway segment which is insignificant. Additionally, nine street intersections were analyzed in the vicinity of the project. No signalization or other roadway improvements are warranted at any of the nine street intersections analyzed. Finally, as previously discussed, the project will provide approximately 830 feet of onsite queueing to prevent vehicle spillover onto Compton Avenue. Therefore, the project is not expected to have traffic related impacts.

The City Traffic Engineer has reviewed and approved the project's traffic analysis as well as the project's onsite circulation and queueing plan.

Per Section 15301 of the State Guidelines for Implementing the California Environmental Quality Act

(CEQA) and Section 3.28 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared for the project because the project qualifies as a Class 1 (Existing Facilities) categorical exemption. The project consists of establishing an educational school within an existing commercial building, and no expansion to the existing building is proposed with this project. Approval of this project will only establish the right to operate an educational school within the existing building. The Notice of Exemption is attached as Exhibit 11.

FISCAL IMPACT

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

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the preparation of this report, the Planning Division staff has not received any comments from the public in response to the public notice.

STAFF ANALYSIS

The proposed school will occupy an existing commercial site that is already developed with a commercial building, onsite parking, access, and landscaping. All the necessary public infrastructure has been constructed and available at the project site. The proposed school will implement interior remodel work to achieve the needed floor plan layouts for 26 classrooms. No exterior changes to the building are proposed. The project will construct a new 216-square-foot trash enclosure adjacent to the southeast corner of the building.

Pursuant to Section 17.76.030 of the Corona Municipal Code, the site requires a total of 222 parking spaces for the proposed school and adjoining businesses. The site provides 252 parking spaces with sufficient access from Compton Avenue. School personnel will be stationed in the parking lot to direct traffic during drop-off and pick-up in order to minimize impacts to the adjacent uses.

As stated in the El Cerrito Specific Plan, the Commercial District is intended for retail and office commercial uses. The Specific Plan further provides that permitted uses shall be conducted within completely enclosed buildings in such a manner that no nuisance is created from outside the building. The applicant's proposed school use aligns with the intent of the Commercial District as the school will operate entirely inside the building and it shares a similar weekday schedule as a typical office use.

Therefore, the Planning Division recommends approval of CUP2023-0017, based on the findings listed below and staff's recommended conditions of approval attached as Exhibit 6.

FINDINGS OF APPROVAL FOR CUP2023-0017

1. A Notice of Exemption has been prepared pursuant to Section 15301 of the State Guidelines for CEQA because the project qualifies as a Class 1 (Existing Facilities) categorical exemption under CEQA. The project consists of the establishment and operation of an educational school serving kindergarten through 12th grade students within an existing 44,800 square-foot commercial building, and no building expansion is proposed with the project. All activities will

be conducted inside the building. Therefore, there is no possibility that the proposal will have any significant effects on the environment.

2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2023-0017 for the following reasons:
 - a. *The proposed use will not be detrimental to the public health, safety, convenience and general welfare, and is in harmony with the goals and policies of the City's General Plan because the project will establish a school within an existing building on an already developed property that was designed to meet the applicable development standards of the El Cerrito Specific Plan. The applicant will be required to demonstrate compliance with all current building and fire codes that are applicable to the proposed education school use through the city's plan check process. Futhremore, the proposed use is compatible with the surrounding commercial uses, and the property has adequate parking and access to meet the anticipated parking demand of the proposed use.*
 - b. *Reasonable conditions as necessary are being imposed to protect the public health, safety, and welfare and to establish full compliance with the applicable development standards of the Commercial District of the El Cerrito Specific Plan and Corona Municipal Code.*
3. The proposal is consistent with the General Plan for the following reasons:
 - a. *The proposed project contributes to the achievement of Land Use Policy LU-4.4 to promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses. The proposed education school will occupy an existing three-story commercial office building.*
 - b. *CUP2023-0017 fulfills Land Use Policy LU-15.2 to allow for the development of new schools, parks, government, fire and police facilities, utilities, and infrastructure uses in any location of the City, regardless of the land use plan's designation, provided the use is environmentally suitable and compatible with adjoining land uses, and adequate infrastructure can be provided. The proposed education school site has existing infrastructure, vehicle access, and complies with parking requirement for the use, its operation is contained inside the existing building and will not result in noise impact to adjacent uses.*
4. The proposal is consistent with the El Cerrito Specific Plan (SP 91-2) for the following reasons:
 - a. *The project is consistent with the Commercial District of the El Cerrito Specific Plan with respect to building setbacks, parking, landscaping and access. Additionally, the proposed use is in harmony with the other existing commercial uses and the school will operate entirely inside the existing building which is consistent with the Commercial District requirements under Section 12.8.2 of the El Cerrito Specific Plan.*

PREPARED BY: EVA CHOI, SENIOR PLANNER

REVIEWED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS:

1. Resolution No. 2627
2. Locational and Zoning Map
3. Site Plan
4. Existing Building Elevations
5. Queuing Lane Diagram
6. Conditions of Approval
7. Community Outreach Notice
8. Operation Plan
9. Floor Plans
10. Traffic Management Information
11. Environmental documentation



RESOLUTION NO. 2627

APPLICATION NUMBER: CUP2023-0017

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ESTABLISH A CHARTER SCHOOL WITHIN AN EXISTING 44,800-SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 2115 COMPTON AVENUE (APN: 278-060-035) IN THE COMMERCIAL (C) DISTRICT OF THE EL CERRITO SPECIFIC PLAN. (APPLICANT: RIVER SPRINGS CHARTER SCHOOLS)

WHEREAS, the application to the City of Corona, California, for a Conditional Use Permit under the provisions of Chapter 17.92 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for the Conditional Use Permit to establish a charter school within an existing 44,800-square-foot commercial building located at 2115 Compton Avenue (APN: 278-060-035) in the Commercial (C) district of the El Cerrito Specific Plan; and

WHEREAS, the Conditional Use Permit was submitted in conjunction with Specific Plan Amendment 2023-0001 (SPA2023-0001); and

WHEREAS, the Planning and Housing Commission held a noticed public hearing for CUP2023-0017 and SPA2023-0001 on March 11, 2024, as required by law; and

WHEREAS, the Planning and Housing Commission finds that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines and Section 3.28 of the City of Corona Local Guidelines for Implementing CEQA, because the project qualifies as a Class 1 (Existing Facilities) categorical exemption under CEQA, and there is no possibility that the proposal may have any significant effects on the environment; and

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Conditional Use Permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP2023-0017 based on the evidence presented to the Commission during said hearing; and

EXHIBIT 1

WHEREAS, the Planning and Housing Commission based its recommendation to approve the CUP2023-0017 on certain conditions of approval and the findings set forth below.

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

SECTION 1. CEQA Findings. As the decision-making body for this CUP2023-0017, the Planning and Housing Commission has determined that this project does not require further environmental assessment because the project qualifies as an exemption under CEQA per Section 15301 of the State CEQA Guidelines and Section 3.28 of the City of Corona adopted Local Guidelines for implementing CEQA. A Notice of Exemption has been prepared because the project qualifies as a Class 1 (Existing Facilities) categorical exemption under CEQA. There is no evidence presented to the City that the proposal will have any significant effects on the environment; and

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

1. A Notice of Exemption has been prepared pursuant to Section 15301 of the State Guidelines for CEQA because the project qualifies as a Class 1 (Existing Facilities) categorical exemption under CEQA. The project consists of the establishment and operation of an educational school serving kindergarten through 12th grade students within an existing 44,800-square-foot commercial building, and no building expansion is proposed with the project. All activities will be conducted inside the building. Therefore, there is no possibility that the proposal will have any significant effects on the environment.
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2023-0017 for the following reasons:
 - a. *The proposed use will not be detrimental to the public health, safety, convenience and general welfare, and is in harmony with the goals and policies of the City’s General Plan because the project will establish a school within an existing building on an already developed property that was designed to meet the applicable development standards of the El Cerrito Specific Plan. The applicant will be required to demonstrate compliance with all current building and fire codes that are applicable to the proposed education school use through the city’s plan check process. Futhremore, the proposed use is compatible with the surrounding commercial uses, and the property has adequate parking and access to meet the anticipated parking demand of the proposed use.*

- b. Reasonable conditions as necessary are being imposed to protect the public health, safety, and welfare and to establish full compliance with the applicable development standards of the Commercial District of the El Cerrito Specific Plan and Corona Municipal Code.*
3. The proposal is consistent with the General Plan for the following reasons:
 - a. The proposed project contributes to the achievement of Land Use Policy LU-4.4 to promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses. The proposed education school will occupy an existing three-story commercial office building.*
 - b. CUP2023-0017 fulfills Land Use Policy LU-15.2 to allow for the development of new schools, parks, government, fire and police facilities, utilities, and infrastructure uses in any location of the City, regardless of the land use plan's designation, provided the use is environmentally suitable and compatible with adjoining land uses, and adequate infrastructure can be provided. The proposed education school site has existing infrastructure, vehicle access, and complies with parking requirement for the use, its operation is contained inside the existing building and will not result in noise impact to adjacent uses.*
4. The proposal is consistent with the El Cerrito Specific Plan (SP 91-2) for the following reasons:
 - a. The project is consistent with the Commercial District of the El Cerrito Specific Plan with respect to building setbacks, parking, landscaping and access. Additionally, the proposed use is in harmony with the other existing commercial uses and the school will operate entirely inside the existing building which is consistent with the Commercial District requirements under Section 12.8.2 of the El Cerrito Specific Plan.*

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

Adopted this 11th day of March, 2024.

Matt Woody, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

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

I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 11th day of March, 2024, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

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

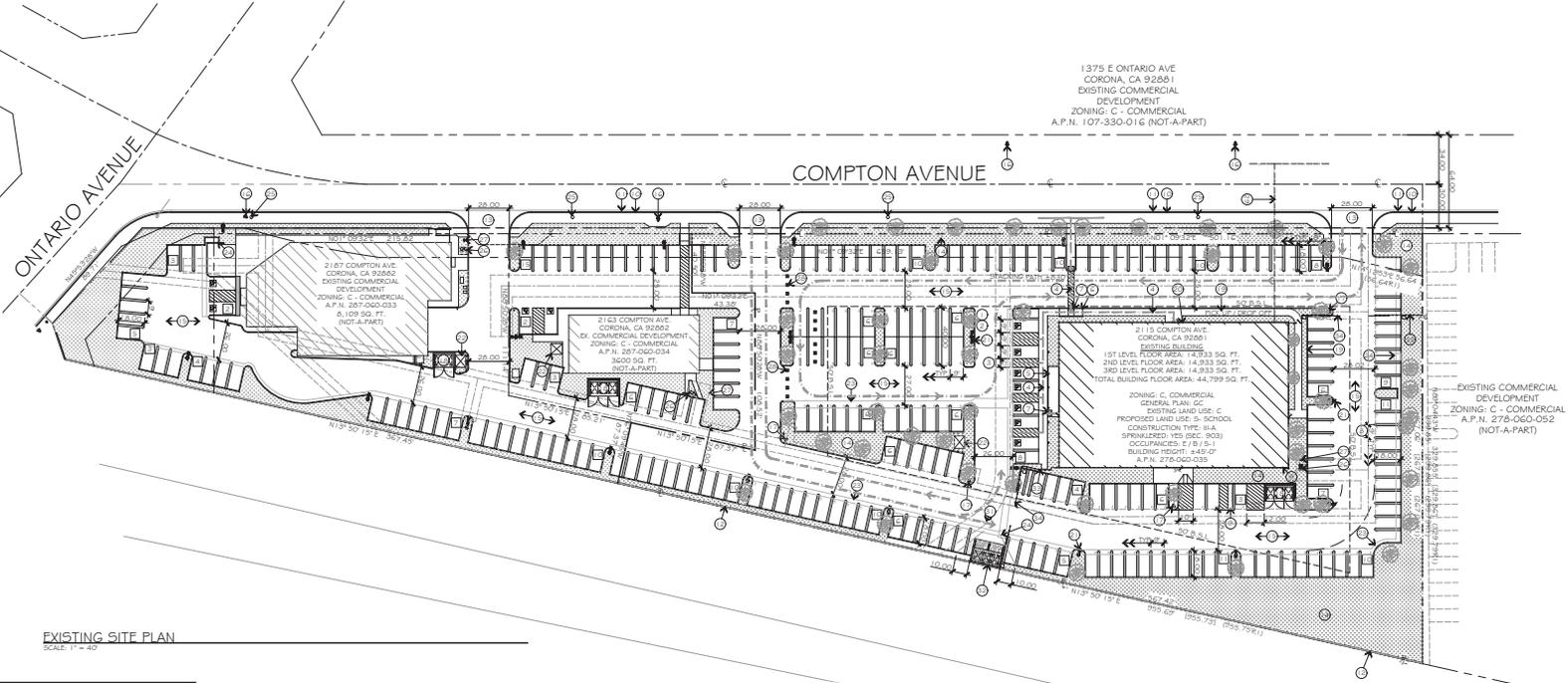
LOCATIONAL MAP



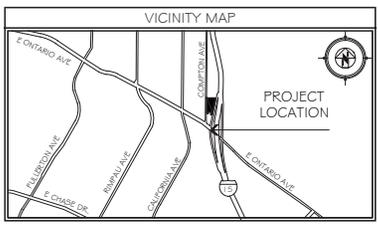
CUP2023-0017
2115 Compton Avenue



EXHIBIT 2



EXISTING SITE PLAN
SCALE: 1"=40'



SITE DATA	
ZONING GENERAL PLAN:	C - COMMERCIAL / GC
SPECIFIC PLAN:	SP-91-2 (EL CERRITO)
OCCUPANCY'S:	E / B / S-1
CONSTRUCTION TYPE:	III.A
STORIES:	EXISTING 3 STORY (±45'-0")
FIRE HAZARD SEVERITY ZONE:	NO
FIRE SPRINKLERS:	YES EXISTING TO BE MODIFIED (NFPA-13) (903, 2, 4)
OCCUPANTS:	1ST FLOOR = 537 / 2ND FLOOR = 604 / 3RD FLOOR = 628
LEGAL DESCRIPTION: 2.70 ACRES NET IN PAR 3 PM 21 (9/13/3 PM 32801)	
PROJECT ADDRESS	DESIGNER:
2115 COMPTON AVE CORONA, CA 92601 A.P.N. 278-060-035	JOHN JOHNSON, P.E., PLS., CDR 41197 GOLDEN GATE CIR. STE. 103 MURKETA, CA 92562 866627-7140
APPLICANT:	PROPERTY OWNER:
SPRINGS CHARTER SCHOOL	33230 ORLANDA DR. TEMECULA, CA 92592
GROSS LAND AREA	117,612 SQ. FT.
GROSS BUILDING AREA (FOOTPRINT)	14,933 SQ. FT. 12.7%
DISTING. A.C. PAVING AREAS	64,715 SQ. FT. 56.4%
DISTING. CONCRETE CURBS & WALKWAYS	10,975 SQ. FT. 9.3%
EXISTING ON-SITE LANDSCAPING AREAS	22,989 SQ. FT. 19.6%
	117,612 SQ. FT. 100.0%

PARKING DATA		
REQUIRED PARKING PER CHAPTER 17.76.030 2115 COMPTON AVE / A.P.N. 278-060-035		
OFFICE (GENERAL)	1 PER 250 SQ. FT.	10 SPACES REQUIRED
ELEMENTARY OR JUNIOR HIGH SCHOOLS	1 SPACE PER EMPLOYEE NOT INCLUDING PARKING SPACE REQD. FOR INCIDENTAL USES	20 SPACES REQUIRED
HIGH SCHOOL	1 SPACE PER EMPLOYEE 1 PER 6 STUDENTS	32 SPACES 36 X 14' C = 56 SPACES
TOTAL REQUIRED = 158		
SHERWIN-WILLIAMS / 2163 COMPTON AVE / 3,600 SQ. FT. / A.P.N. 278-060-034	1 PER 200 SQ. FT.	18 SPACES REQUIRED
TOTAL REQUIRED = 18		
AMERICAS TIRE / 2187 COMPTON AVE / 7,810 SQ. FT. / A.P.N. 278-060-033	5 SPACE MINIMUM, PLUS 1 PER 200 SQ. FT.	46 SPACES REQUIRED
TOTAL REQUIRED = 46		
OVERALL REQUIRED SPACES = 222		
DISTING 12' x 18' VAN ACCESSIBLE PARKING STALLS		= 3 SPACES
DISTING 9' x 18' STANDARD ACCESSIBLE PARKING STALLS		= 6 SPACES
EXISTING 9' x 18' STANDARD PARKING STALLS		= 242 SPACES
TOTAL EXISTING PROVIDED = 253 SPACES PROVIDED		
DISTING MOTORCYCLE PARKING STALLS		= 1 SPACE
PROPOSED MOTORCYCLE PARKING STALLS		= 2 SPACES
F = FACILITY PARKING 65 SPACES PROVIDED		
S = STUDENT PARKING 100 SPACES PROVIDED		

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE			
OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION	FINISHED BUILDING HEIGHT ABOVE GRADE	ALLOWABLE HEIGHT
B, F, S, U	S	TYPE I-B	45'-0"
A, E	S	TYPE I-B	75'
S = BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM			

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE			
OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION	STORIES ABOVE GRADE PLANE	ALLOWABLE STORIES ABOVE GRADE PLANE
E	S	TYPE I-B	4
B	S	TYPE I-B	3
S-1	S	TYPE I-B	3
S = BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM			

- ### KEYED NOTES
- EXISTING 12' x 18' VAN ACCESSIBLE PARKING SPACE. SLOPE NOT TO EXCEED 5% MAX. IN THE DIRECTION OF TRAVEL. MAX 2% MAX. CROSS SLOPE PER SECTION 11B OF C.C.C.
 - EXISTING ACCESSIBLE STAIR ENCL. PAINTED AS SHOWN.
 - EXISTING 5'X20' WIDE ACCESSIBILITY ACCESS BAY AREA W/ 4" WD. BLUE STRIPES PER SECTION 11B OF C.C.C.
 - EXISTING 4" MINIMUM WIDTH A.D.A. PATH OF TRAVEL, NOT TO EXCEED 5% SLOPE IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE.
 - EXISTING WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES.
 - EXISTING 4" WD. MIN CURB RAMP 1:12 MAX SLOPE TO COMPLY W/ SECTION 11B-40C.
 - EXISTING TRUNCATED CONE, 34" IN DEPTH PER CBC 11B-705.
 - EXISTING 9' x 20' STANDARD PARKING STALL PER RIVERSIDE COUNTY STANDARDS.
 - EXISTING MOTORCYCLE PARKING STALL PER CITY OF CORONA STANDARDS.
 - EXISTING CONCRETE CURB PER CITY OF CORONA STANDARDS.
 - EXISTING EXISTING CONCRETE GUTTER PER CITY/COUNTY STANDARDS.
 - EXISTING CMU MASONRY WALL W/ WROUGHT IRON FENCING.
 - EXISTING CONCRETE DRIVEWAY APPROACH PER CITY OF CORONA STANDARDS.
 - EXISTING LANDSCAPED AREA.
 - EXISTING AC PAVING.
 - EXISTING OFF SITE FIRE HYDRANT.
 - EXISTING ON SITE FIRE HYDRANT.
 - EXISTING TRASH ENCLOSURE TO REMAIN AND BE USED FOR STORAGE OF OUTDOOR EQUIPMENT.
 - EXISTING CONCRETE WALKWAY 4' W/ MIN.
 - EXISTING LOCATION OF BUILDING KNOX BOX KEY FOR FIRE DEPT. ACCESS.
 - EXISTING PARKING LOT LIGHT STANDARD.
 - EXISTING ELECTRICAL TRANSFORMER W/ PROTECTIVE BOLLARDS.
 - EXISTING CONCRETE DRAINAGE SWALE.
 - EXISTING DRAINAGE INLET.
 - EXISTING OFF SITE POWER POLE.
 - EXISTING DOUBLE DETECTOR CHECK VALVE LOCATION.
 - EXISTING F.I.V. + F.D.C. PER CITY AND COUNTY FIRE DEPARTMENT STANDARDS.
 - LOCATION OF TRAFFIC CONES PLACED DURING PICK UP / DROP OFF OF STUDENTS.
 - LOCATION OF EXISTING BUILDING SEWER LATERAL.
 - LOCATION OF EXISTING 3" WATER CONNECTION WITH SHUT OFF AND PRV VALVES.
 - DROP OFF AND PICK UP FOR PARK AND WALK STUDENTS SEE TRAFFIC STUDY FOR CLARIFICATION.
 - PROPOSED TRASH ENCLOSURE PER CITY OF CORONA STANDARD PLAN # 705/70C.
 - PROPOSED 6" WROUGHT IRON FENCE.
 - PROPOSED 6" WROUGHT IRON AUTOMATIC ROLLING GATE TO BE OPEN DURING

ALLOWABLE BUILDING AREA

CBC 50B 4.2

IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SORT OF THE PORTION OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1% AREA TABULATIONS BELOW ARE THE AREAS WITHIN THE EXISTING EXTERIOR WALLS PER CHAPTER 2 DEFINITION OF BUILDING AREA

OCCUPANCY CLASSIFICATION	ACTUAL SQ. FT.	ALLOWABLE SQ. FT.	RATIO
B	3,264 SQ. FT.	92,000 SQ. FT.	.04
E	6,596 SQ. FT.	43,500 SQ. FT.	.15
S-1	743 SQ. FT.	70,000 SQ. FT.	.01
A-2	3,472 SQ. FT.	28,500 SQ. FT.	.13
SUM OF ALL RATIOS = .33 ± 1			

OCCUPANCY CLASSIFICATION	ACTUAL SQ. FT.	ALLOWABLE SQ. FT.	RATIO
B	339 SQ. FT.	92,000 SQ. FT.	.004
E	10,910 SQ. FT.	43,500 SQ. FT.	.25
S-1	420 SQ. FT.	70,000 SQ. FT.	.007
A-2	1,440 SQ. FT.	28,500 SQ. FT.	.05
SUM OF ALL RATIOS = .311 ± 1			

OCCUPANCY CLASSIFICATION	ACTUAL SQ. FT.	ALLOWABLE SQ. FT.	RATIO
B	1,275 SQ. FT.	92,000 SQ. FT.	.014
E	9,471 SQ. FT.	43,500 SQ. FT.	.22
S-1	990 SQ. FT.	70,000 SQ. FT.	.008
A-2	2,313 SQ. FT.	28,500 SQ. FT.	.08
SUM OF ALL RATIOS = .322 ± 1			

KOLIBRIEN
SEAL ENGINEER
2750 S. BERTHOUD AVE., STE. 201
CORONA, CA 92605
PHONE: (951) 271-7140
FAX: (951) 271-7140
WWW.KOLIBRIEN.COM

PREPARED BY:
JOHN H. JOHNSON

DATE:
08/23/2023

RICE NO.
DATE

PROJECT TITLE
**COMMERCIAL TENANT IMPROVEMENT FOR
SPRINGS CHARTER SCHOOL
2115 COMPTON AVE.
CORONA, CA 92681**

PROJECT NUMBER
R02007

DRAWN BY
AWC

CHECKED BY
HJH

DATE
08/23/2023

REVISION

SHEET IDENTIFIER
C-1

SHEET 7 OF

EXISTING SITE PLAN

North facing - Surrounding area



West facing - Surrounding area



North facing - Building



West facing - Building



EXHIBIT 4

South facing - Surrounding area



East facing - Surrounding area



South facing - Building

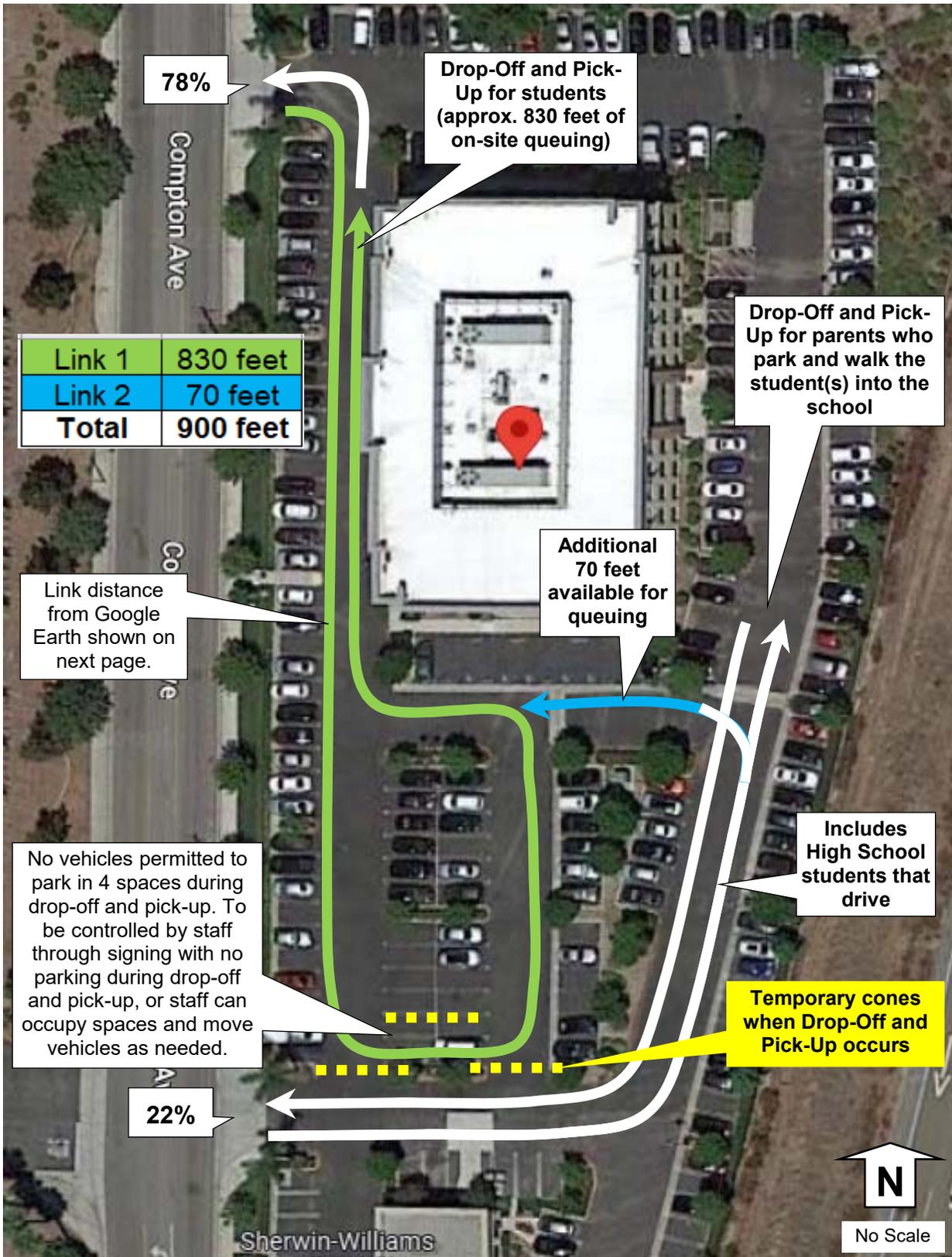


East facing - Building



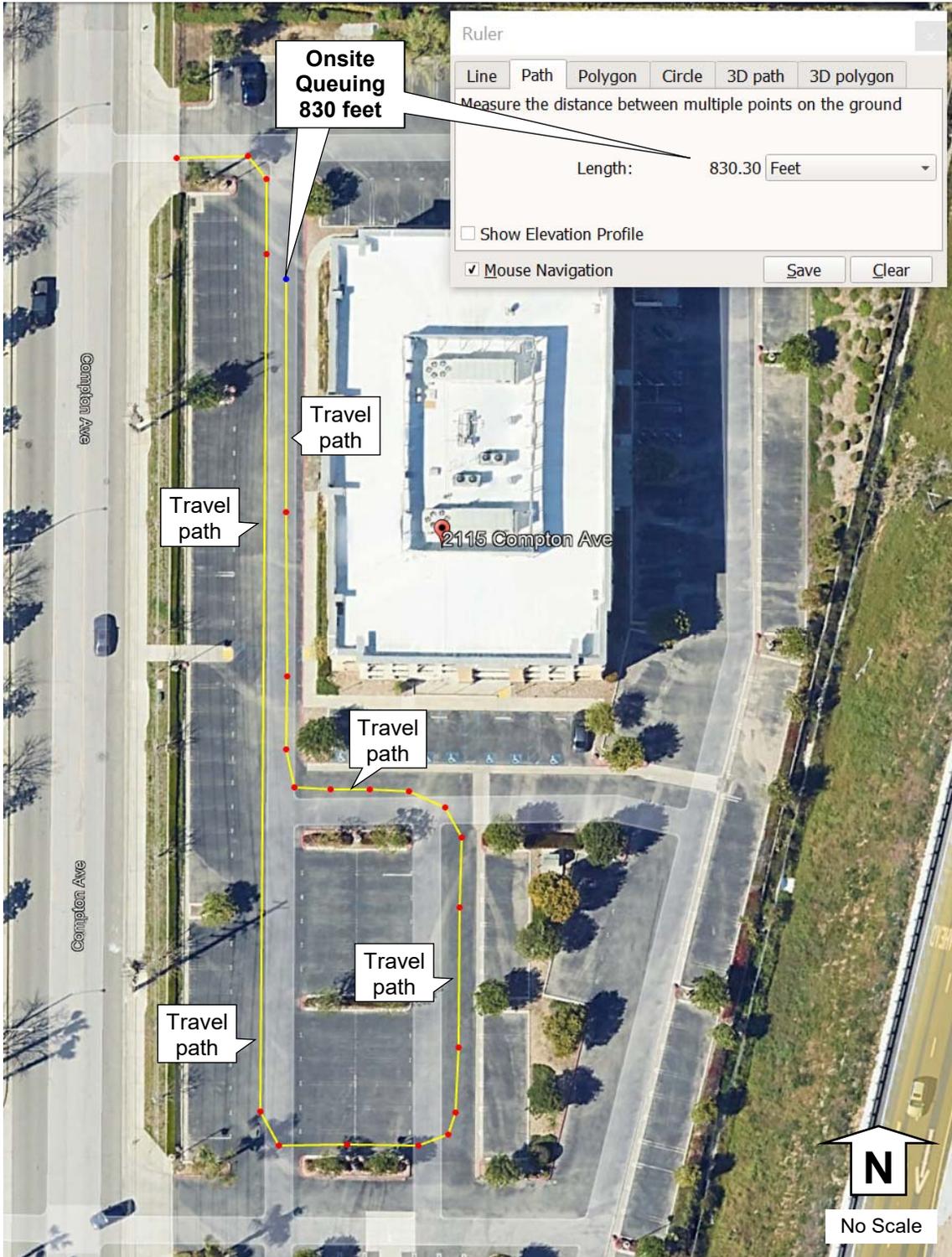
River Springs Charter School

Expanded Figure 11: Showing Link 1 (830 ft) and Link 2 (additional 70 ft)



River Springs Charter School

Link Distance = 830 feet per Google Earth





Project Conditions

City of Corona

Project Number: CUP2023-0017

Description: **Operate a charter school in existing commercial bldg**

Applied: **9/13/2023**

Approved:

Site Address: **2115 21* COMPTON AVE CORONA, CA 92882**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **River Spring Charter School**

Parent Project:

27740 Jeferson Ave Temecula CA, 92590

Details:

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Chris Milosevic
<ol style="list-style-type: none"> 1. All construction and alterations shall be via permit and shall comply with the applicable edition of the California Building Standards Code. 2. Provide the accessible path of travel from the building to the trash enclosure locations. 3. Obtain the demolition permit from the Building Division and obtain the clearance/approval from AQMD for the demolition work. 4. Provide screening walls to meet the requirements of Planning Division for the roof top HVAC units, if any. 	
FIRE	Xente Baker
<ol style="list-style-type: none"> 1. Place Fire Department DPR comments on plans as general notes. 2. A Knox Box shall be provided for this business. To apply for a Knox product visit https://www.knoxbox.com/ 3. Plans of new or modifications to existing fire alarm detection or monitoring shall be submitted separately to the Building Department for review and approval. 4. Provide a code analysis that justifies the change of occupancy, provide at a minimum but not limited to, construction type, allowable area and height, occupancy classification, occupant load etc. 	
PLANNING	Eva Choi
<ol style="list-style-type: none"> 1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate. 	

EXHIBIT 6



Project Conditions

City of Corona

PLANNING	Eva Choi
<ol style="list-style-type: none"> 2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition. 3. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, or compliance with all conditions on the granting of this conditional use permit within two (2) years after the effective date thereof, and if they are not utilized, or construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed. 4. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees. 5. The applicant shall adhere to the requirements and development standards of the El Cerrito Specific Plan and Conditions of Approval, as well as be in substantial conformance with the respective application materials presented before the Planning and Housing Commission, including but not limited to the site plan, floor plan, architectural elevations, and traffic management plan, etc. 6. Approval of CUP2023-0017 is contingent upon the approval of SPA2023-0001. 	
PUBLIC WORKS	Jennifer Tran
<ol style="list-style-type: none"> 1. The Public Works, Planning and Development, and Utilities Department comments for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the comments shall be referred to the Planning and Development Department, Development Services Division. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail. 2. The developer shall comply with all applicable City ordinances and resolutions. 3. The submitted site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said site plan to be resubmitted for further consideration. 4. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay the Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fee 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. 5. 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. 	



NOTICE OF OUTREACH

31 October, 2023

This letter serves as notice that Springs Charter Schools made contact with the below mentioned parties for the purpose of community outreach in regard to the opening of its new facility at 2115 Compton Ave., Corona, CA 92881, and the potential impact it may have on the surrounding area.

On Monday, 4/17/2023, Springs Charter Schools made direct in-person contact with:

- America's Tire , Assistant Manager Justin Vargas
 - Business Address: 2187 Compton Ave., Corona, CA 92881
 - Phone: (951) 817-6994
- Sherwin-Williams, Store Manager Kelsey Delatore
 - Business Address: 2163 Compton Ave., Corona, CA 92881
 - Phone: (951) 371-1436

On Tuesday, 10/24/2023, Springs Charter Schools made direct in-person contact with:

- Sam's Club, Club Manager Mark Jette
 - Business Address: 1375 E Ontario Ave, Corona, CA 92881
 - Phone: (951) 582-0319
- The Home Depot, Store Manager Mario Pineda
 - Business Address: 1355 E Ontario Ave., Corona, CA 92881
 - Phone: (951) 808-0327

Springs Charter Schools provided to these parties a verbal briefing on the relevant upcoming operations of the local Springs school facility, and shared samples of materials to be distributed by the school to student families as a preemptive internal address of local traffic flow expectations.

27740 Jefferson Avenue | Temecula, CA 92590 | P: (951) 252-8800 | F: (951) 252-8801

www.SpringsCharterSchools.org



1/27/2023

City of Corona

1. Hours of Operation for weekdays and weekends.

Office hours are as follows:

Monday through Friday 8am - 3:30pm

School Hours:

<i>Grades</i>	<i>Program</i>	<i>Classroom Times</i>	<i>Home Study/ Elective Days</i>
TK	Mosaic Academy	M-TH 8:30 - 12:00	Friday
K-8	Mosaic Academy	M, T, W: 8:30-2:45 Th: 8:30-12:00	Friday
TK-8	Homeschool Learning Center	Thursday: 1:00-4:00 Friday: 8:45-3:30	

Students are in the classroom 3 ½ days a week learning the core subjects, as well as electives. Students also have a day and a half of parent support homestudy.

2. A typical schedule for students and teachers in kindergarten, grade school, middle school and high school.

a) Schedule as follows.

<i>Grades</i>	<i>Program</i>	<i>Classroom Times</i>	<i>Home Study/ Elective Days</i>
9-12	Mosaic Academy	M, T, TH F 9:00 - 3:15	W Tutoring Available 9:00 - 12:55

b) See afterschool activity request letter.

c) Summer Camp 4-day program ONLY: Tuesday, May 30th - Friday, June 2nd from 8:30-12:30 p.m. Teachers and staff working the camp are expected to be at the sites from 8 am - 1pm Tues - Friday.

3. Need intended uses for the multi purpose room and collaborative spaces.

The multi-purpose room would be used for meetings involving all the RSCS staff. Assembly space for students. Collaborative space- Teacher acts as a facilitator - encouraging group discussion, assigning group projects, answering questions and moving about the room as needed. group work and student-directed learning. group friendly seating.

4. NO SCHOOL TRANSPORT SERVICE PROGRAM IS OFFERED



Daily Schedule 2022/2023

Orange Room - Mrs. Janeway
TK/Kindergarten
Monday, Tuesday, Wednesday
Thursday Nutrition ONLY Thursday ½ Day

8:30 AM - 8:45 AM	Check-In Attendance Announcements
8:45 AM - 9:45 AM	Instruction
9:45 AM - 10:00 AM Thursday ONLY - 10:00 - 10:20	NUTRITION Aide Covers
10:00 AM - 11:20 AM	Instruction
11:20 AM - 12:00 PM	LUNCH Aide Covers
12:00 PM - 12:15 PM	TK Pack-up/Dismissal
12:00 PM - 1:35 PM	Instruction
1:35 PM - 1:50 PM	Recess: Aide covers
1:50 PM - 2:35 PM	Instruction
2:35 PM - 2:45 PM	Clean-Up/ Pack-Up/ Dismissal
8:00 AM - 3:30 PM (M-W) 7 Hours: 30 Minutes - 30 min LUNCH 8:00 AM - 2:30 PM (TH) 6 Hours: 30 min - 30 min LUNCH	Total 6:15 - Morning Duty 8:15AM - 8:30AM - Sam M 15 minutes MONITORING kids on the playground 1:1: 8:00AM - 3:30AM Fernanda Estrada

Yellow Room - Ms. Kubo
First Grade/ Second Grade
Monday, Tuesday, Wednesday
Thursday Nutrition ONLY Thursday ½ Day

8:30 AM - 8:45 AM	Check-In Attendance Announcements
8:45 AM - 9:15 AM	Instruction
9:45 AM - 10:00 AM Thursday ONLY - 10:00 - 10:20	NUTRITION Aide Covers
9:45 AM - 11:20 AM	Instruction
11:20 AM - 12:00 PM	LUNCH Aide Covers
12:00 PM - 1:35 PM	Instruction
1:35 PM - 1:50 PM	Recess: Aide covers
1:50 PM - 2:35 PM	Instruction
2:35 PM - 2:45 PM	Clean-Up/ Pack-Up/ Dismissal
8:00 AM - 2:45 PM 6 Hours: 45 Minutes - 30 min LUNCH	Total 6:15- Thursday Afternoon Duty 12:00-12:15 Gloria Hughes

Corona Student Center - Mosaic Academy - 2022/2023 Schedule
Green Room - Side A Mrs. Newman ~ Side B Miss Kubo
Second Grade/ Third Grade/ Fourth Grade
Monday, Tuesday, Wednesday
Thursday ONLY Nutrition Thursday ½ Day

8:30 AM - 8:45 AM Check-In Attendance Announcements
8:45 AM- 9:30 AM Instruction
9:30 - AM - 9:45 AM Thursday ONLY - 10:20 - 10:40 NUTRITION: Aide covers
9:45 AM - 12:00 PM Instruction
12:00 AM - 12:40 PM LUNCH BREAK: Aide covers
12:40 PM - 1:50 PM Instruction
1:50 PM - 2:05 PM Recess: Aide covers
1:50 PM - 2:35 PM Instruction
2:35 PM - 2:45 PM Clean-Up/ Pack-Up/ Dismissal
7:30 AM - 4:00 PM 8 Hours- 30 min LUNCH
Total 7:30 - Breakfast Duty 8:15AM - 8:45AM - Celeste Cid 30 minutes running breakfast and kids eating/ Gate Afternoon duty 3:00PM-3:15PM

8:30 AM - 3:15 PM 6 Hours: 45 Minutes - 30 min LUNCH **Total 6:15 - Afternoon Duty 2:45PM - 3:00PM - Julissa Gonzalez**
Classroom Assistant during car line

Blue Room - Mrs. Varela
Fifth-Sixth Grade
Monday, Tuesday, Wednesday
Thursday ONLY Nutrition Thursday ½ Day

8:30 AM - 8:45 AM Check-In Attendance Announcements
8:45 AM- 10:00 AM Instruction
10:00- AM - 10:15 AM Thursday ONLY - 10:40 - 11:00 NUTRITION: Aide covers
10:15 AM - 12:20 PM Instruction
12:20 PM - 1:00 PM LUNCH BREAK: Aide covers
1:00 PM - 2:00 PM Instruction
2:00 PM - 2:15 PM Recess: Aide covers
2:15 PM - 2:35 PM Instruction
2:35 PM - 2:45 PM Clean-Up/ Pack-Up/ Dismissal
8:30 AM - 3:15 PM 6 Hours: 45 min - 30 min LUNCH Total 6:15 hours - Afternoon Duty 2:45PM - 3:00PM - ACE

**Monday, Tuesday, Wednesday
Thursday ONLY Nutrition Thursday ½ Day**

8:30 AM - 8:45 AM Check-In Attendance Announcements
8:45 AM- 10:15 AM Instruction
10:15 AM - 10:30 AM Thursday ONLY - 11:00-11:20 NUTRITION: Aide covers
10:30 AM - 12:40 PM Instruction
12:40 PM - 1:20 PM LUNCH BREAK: Aide covers
1:20 PM - 2:20 PM Instruction
2:20 PM - 2:35 PM Recess: Aide covers (OPTIONAL RECESS)
2:35 PM - 2:45 PM Clean-Up/ Pack-Up/ Dismissal
8:00 AM - 2:45 PM 6 Hours: 45 Minutes - 30 min LUNCH Total 6:15 - Morning Duty 8:15AM-8:30AM - Jacob Thomas 15 minutes MONITORING kids eating breakfast

7:45 AM - 3:30 PM 7 Hours: 45 Minutes - 30 min LUNCH **Total 7:45 - Morning Duty 8:15AM - 8:30AM - Nicole Moore**



January 2023

Breakfast Menu

Entrees offered on a rotating

schedule *Each meal includes fruit and a choice of milk (1% or fat*

free).

Monday

Mini Strawberry Bagels
Sliced Wheat Bagels
Sliced Cinnamon Raisin Bagel

Cinnamon Crumble Loaf
Chocolate Chip Muffin
Blueberry Crumble Loaf
Banana Muffin

Tuesday

Banana & Chocolate Breakfast Bar
Strawberry Crisp Bar
Chocolate Oatmeal Breakfast Bar Cinnamon
Buns

Friday

Apple Frudel Strudel
Lemon Chip Crunch Bar
Soft Filled Cinnamon Toast Crunch Bar Trix
Breakfast Bar

Wednesday

Assorted Flavored Yogurt
Cinnamon Graham Goldfish Apple
Cinnamon Graham Bears Vanilla Graham
Chatsnax

Daily



Fruits Offered Daily May Include:

Apple Slices, Bananas, Cantaloupe, Grapes,
Honeydew Melon, Pineapple, Orange Wedges,
Watermelon, Assorted Fruit Cups, Applesauce
Cups, and Assorted 100% Fruit Juices.

Thursday

Menu subject to change

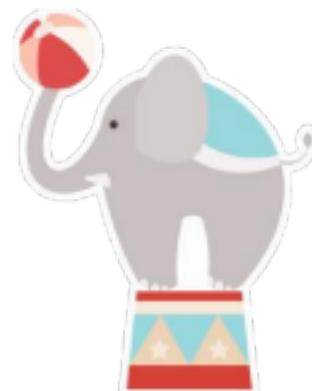
This institution is an equal opportunity provider.



January 2023

Lunch Menu

Entrees offered on a rotating schedule
with at least one vegetarian option daily



Each meal includes fruit and vegetable sides and a choice of milk (1% or fat free).

Monday

- Chicken Corn Dog
- Mini Meatball Sandwich Hummus
W/Crackers
- Cheese Sliders
- Stuffed Cheese Sticks

Tuesday

- Taco Nada
- Chicken Taquitos
- Cheese & Crackers
- Bean & Cheese Burrito Bean & Cheese

Wednesday

- Quesadilla
- Cheeseburgers
- Soybutter & Jelly Sandwich Cheese
- Quesadilla

Thursday

- Mac n Cheese
- Pepperoni Pizza Wedge
- Pepperoni Stuffed Calzone
- Cheddar Cheese & Bean Dip W/Chips
- Cheese Pizza Wedge
- Cheese Bites

Friday

- Turkey Ham & Cheese Croissant
- Pretzel Dog
- Grilled Cheese Sandwich
- Cheese Pull Aparts

Daily

Vegetables Offered Daily May Include:

Baby Carrots, Broccoli Florets, Cucumber Slices, Cauliflower, Cherry Tomatoes, Edamame, Jicama Sticks, Romaine Salad, Yam Sticks, Zucchini Sticks, and Assorted 100% Vegetables



Juice.

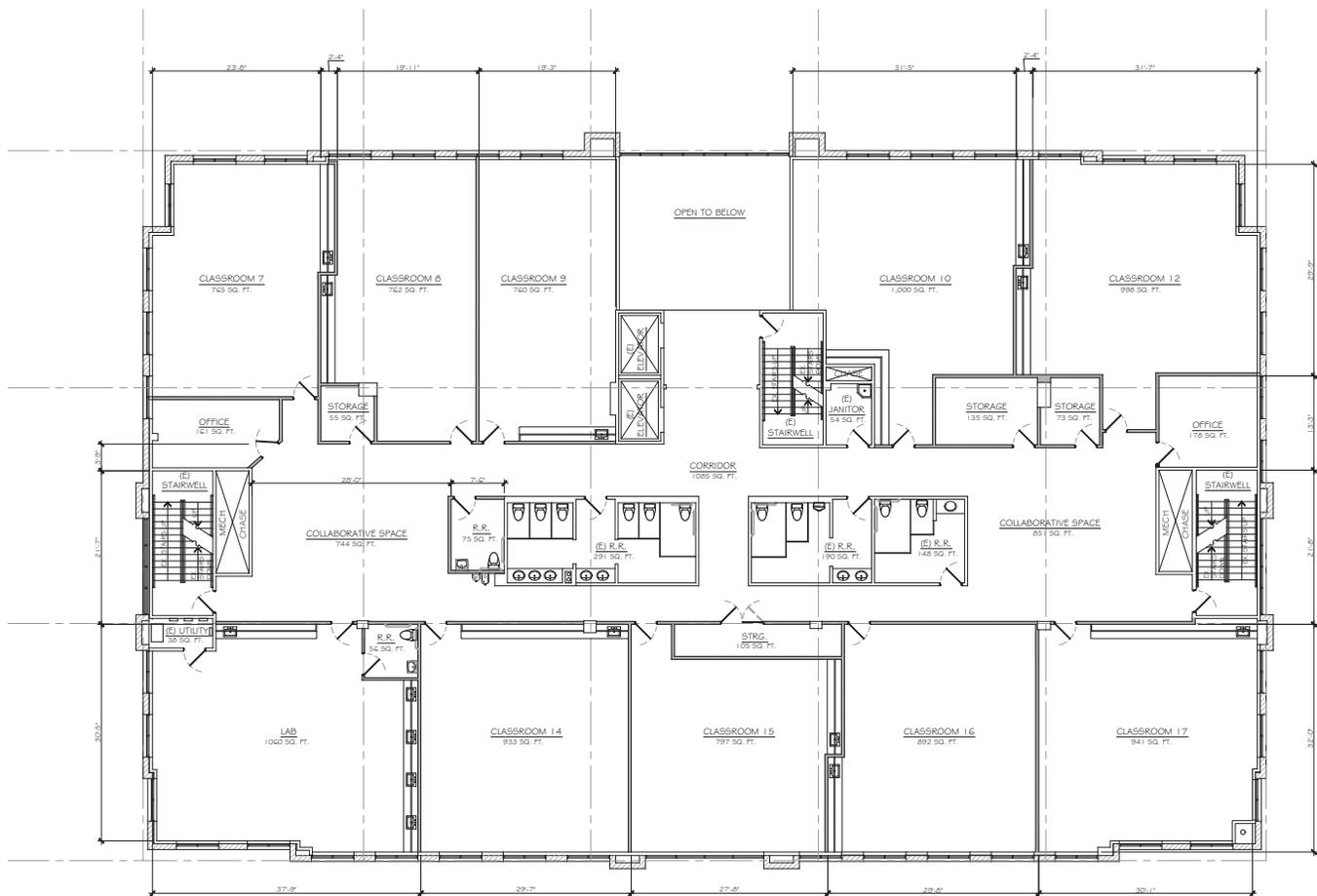
Apple Slices, Bananas, Cantaloupe, Grapes, Honeydew Melon, Pineapple, Orange Wedges, Watermelon, Assorted Fruit Cups, Applesauce Cups, and Assorted 100% Fruit juices.

Fruits Offered Daily May Include:

Indicates Vegetarian

Menu subject to change

This institution is an equal opportunity provider.



PROPOSED 2ND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



WALL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING SX STUD WALL @ 16" O.C.
	EXISTING CONCRETE TILT UP WALL
	PROPOSED SX FRAMED WALL

KOLIBRIEN
 1700 S. AVENUE 100, SUITE 200
 2750 S. AVENUE ALC., SUITE 200
 FAY, ARIZONA 85507-9724
 CORONA, CALIFORNIA 92881
 TEL: 951.363.6666
 FAX: 951.363.6666
 WWW.KOLIBRIEN.COM

SEAL-ENGINEER: [Stamp]
 PREPARED BY: JOHN H. JOHNSON
 PROJECT NO.: 0823023
 DATE: 08/23/2023

PROJECT TITLE
**COMMERCIAL TENANT IMPROVEMENT FOR
 SPRINGS CHARTER SCHOOL
 2115 COMPTON AVE.
 CORONA, CA 92881**

SHEET DESCRIPTION
PROPOSED 2ND LEVEL FLOOR PLAN

REV	BY	DATE	DESCRIPTION
1	AWC	11/20/22	UPROPOSED

PROJECT NUMBER: R02007
 DRAWN BY: AWC
 CHECKED BY: JHJ
 DATE: 08/23/2023
 REVISION: [Blank]

SHEET IDENTIFIER: **A-2.1**
 SHEET 10 OF 10

Drop-off & Pick-up Procedure Rules & Acknowledgement

Dear Springs Charter School Parents & Guardians,

To better ensure the safety of your student and to make our best effort to not impede the flow of traffic at and around our campus, it is imperative that you abide by the rules and procedures regarding Drop-off & Pick-up explained in this letter.

Drop-off & Pick-up Procedures

Drop-off:

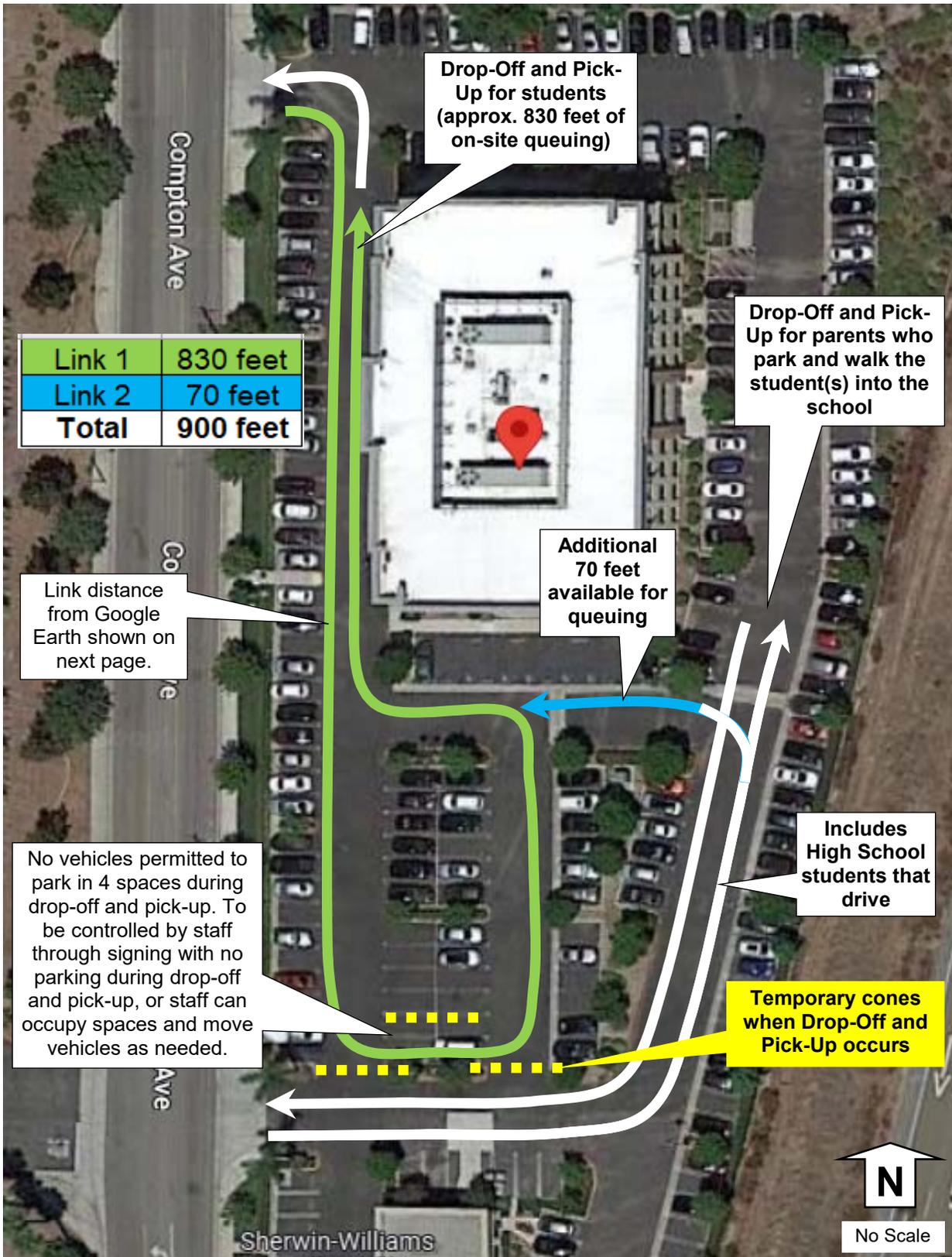
- Comply with all directions from safety patrol supervisors; continuously drive forward along the prescribed route in the parking lot until you reach the Drop-off/Pick-up Zone in front of the school.
 - Please refer to the Drop-off/Pick-up Zone illustration on page 2 of this letter.
- Have your student be prepared to exit the vehicle promptly (jackets and backpacks on; materials gathered).
- Have your student(s) exit the vehicle quickly and safely; drive forward to the street exit.
- Do not travel through neighboring properties/parking lots on your way to or from the school.
 - Please refer to the attached Traffic Flow and Traffic Flow Overview for guidance.

Pick-up:

- Comply with all directions from safety patrol supervisors; continuously drive forward along the prescribed route in the parking lot until you reach the Drop-off/Pick-up Zone in front of the school.
 - Please refer to the Drop-off/Pick-up Zone illustration on page 2 of this letter.
- Students will assemble with their classes.
- As parents turn into the parking lot, students will be called to line up in the Pick-up/Drop-off Zone.
- We expect prompt pick-up, not later than 10 minutes after dismissal.
- If someone other than a parent is picking up a student, that person must be listed on the emergency form.
- Parents are not permitted to walk their student(s) into their classroom in the morning or park and meet them at their classroom in the afternoon.
- Do not travel through neighboring properties/parking lots on your way to or from the school.
 - Please refer to the attached Traffic Flow and Traffic Flow Overview for guidance.

River Springs Charter School

Expanded Figure 11: Showing Link 1 (830 ft) and Link 2 (additional 70 ft)



SCHOOL TRAFFIC FLOW



 PROHIBITED ROUTES

Springs
CHARTER SCHOOLS
RIVER SPRINGS CHARTER SCHOOLS
2115 COMPTON AVE.,
CORONA, CA 92881

Revision
1.1



NOTICE OF EXEMPTION

<p>TO:</p> <p><input type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: City of Corona</p> <p>(Public Agency) Address: Planning & Development Dept. 400 S. Vicentia Ave., Suite 120 Corona, CA 92882</p> <p>Telephone: 951-736-2434</p>
<p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors County of Riverside</p> <p>Address: 4080 Lemon Street, Riverside, CA 92501</p>	

<p>1. Project Title:</p>	<p>Specific Plan Amendment 2023-0001 and Conditional Use Permit 2023-0017</p>
<p>2. Project Applicant:</p>	<p>River Spring Charter Schools 2774 Jefferson Avenue, Temecula, CA 92590</p>
<p>3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):</p>	<p>Specific Plan Amendment 2023-0001 (SPA2023-0001) affects the Commercial District within the El Cerrito Specific Plan in the City of Corona, CA., the general location is along the west side of the Interstate 15 between north of Sampson Avenue between California Avenue to the north and Taber Road to the south.</p> <p>Conditional Use Permit 2023-0017 (CUP2023-0017) pertains to 2115 Compton Avenue Street, Corona, CA. (APN: 278-060-035)</p>
<p>4. (a) Project Location – City: Corona</p>	<p>(b) Project Location – County: Riverside</p>
<p>5. Description of nature, purpose, and beneficiaries of Project:</p>	<p>SPA2023-0001 is a Specific Plan Amendment to amend Section 12.8.3 of the El Cerrito Specific Plan (SP91-2) to allow educational school use in the Commercial (C) District subject to conditional use permit review.</p> <p>CUP2023-0017 is an application to establish and operate an education school serving kindergarten through 12th grade students within an existing 3-story commercial building located on a 2.7 acres site in the Commercial (C) designation of the El Cerrito Specific Plan (SP 91-2).</p>
<p>6. Name of Public Agency approving project:</p>	<p>City of Corona</p>
<p>7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:</p>	<p>River Springs Charter Schools 2774 Jefferson Avenue, Temecula, CA 92590</p>
<p>8. Exempt status: (check one)</p> <p>(a) <input type="checkbox"/> Ministerial project.</p>	<p>(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)</p>

(b) <input type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	CUP2023-0017 is covered by Section 15301 of the State Guidelines for the California Environmental Quality Act (CEQA), the project qualifies as a Class 1 (Existing Facilities) categorical exemption.
(e) <input type="checkbox"/> Declared Emergency.	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input checked="" type="checkbox"/> Other. Explanation:	SPA2023-0001 is covered by the Common Sense Exemption under Section 15061(b)(3) of the State Guidelines for CEQA.
9. Reason why project was exempt:	SPA2023-0001 consists of a text revision to a specific plan to allow educational school use subject to conditional use permit review. Therefore, there is no possibility that the proposed text revision will have a significant effect on the environment. CUP2023-0017 is a request to establish and operate n educational school within an existing commercial building, the school will be contained entirely inside the building and no expansion is proposed to the existing commercial building, the project requires only an interior remodel improvement permit therefore the project qualifies as a Class 1 (Existing Facilities) categorical exemption.

10. Lead Agency Contact Person: Telephone:	Eva Choi, Senior Planner 951-736-2437
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: March 11, 2024	

Signature _____

Date: Click to enter date

Name _____

Title: Click to enter title

Signed by Lead Agency

Signed by Applicant

Date Received for Filing: Click to enter date

(Clerk Stamp Here)

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