



Staff Report

File #: 23-0621

**PLANNING AND HOUSING COMMISSION STAFF REPORT**

DATE: 08/07/2023  
TO: Honorable Chair and Commissioners  
FROM: Planning and Development Department

**APPLICATION REQUEST:**

**CUP2023-0016:** A Conditional Use Permit application to establish a veterinary clinic at 1973 Foothill Parkway, Suite 103, within the Commercial designation of the El Cerrito Specific Plan. (Applicant: Chante D. Tran c/o Dr. Tran's Veterinary Clinic, LLC., 3324 Nearbrook Lane, Riverside, CA 92503)

**RECOMMENDED ACTION:**

**That the Planning and Housing Commission** find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, and adopt Resolution No. 2613 GRANTING CUP2023-0016, based on the findings contained in the staff report and conditions of approval.

**PROJECT SITE SUMMARY**

**Area of Property:** 9.76 acres

**Existing Zoning:** C (Commercial) of the El Cerrito Specific Plan

**Existing General Plan:** GC (General Commercial)

**Existing Land Use:** Commercial

**Proposed Land Use:** Commercial

**Surrounding Zoning / Land Uses:**

**N:** Interstate 15

**E:** Interstate 15

**S:** Unincorporated area of Riverside County / Single-family homes

**W:** HDR (High-Density Residential) & Unincorporated area of Riverside County / Condominiums and single-family homes

**BACKGROUND**

Dr. Chante Tran of Tran's Veterinary Clinic, LLC. is seeking approval of a Conditional Use Permit (CUP) to establish a veterinary clinic in a 1,611 square-foot tenant space within an existing commercial building located at 1973 Foothill Parkway. The building is located within a 9.76-acre

commercial development known as "Foothill Center", which was originally approved under Precise Plan 10-001 and constructed in 2019.

The property is zoned C (Commercial) per the El Cerrito Specific Plan (SP91-2), which requires a CUP for animal hospitals.

The applicant formally submitted a conditional use permit application (CUP2023-0016) on May 16, 2023 to the City, which was reviewed by staff at the Project and Environment Review Committee (PRC) meeting on June, 8, 2023. At that time the City deemed the application incomplete because application materials were missing. The applicant submitted the required items, and the application was deemed complete on July 10, 2023. The project was subsequently scheduled for the August 7, 2023 Planning and Housing Commission meeting.

## **PROJECT DESCRIPTION**

### **Site Plan**

The commercial center is developed with several drive-thru restaurants, a service station, a hotel, and a commercial building with in-line tenants. The building containing the proposed veterinary clinic is situated at the east perimeter of the property adjacent to the freeway, as shown on Exhibit 3. Vehicular access to the center is provided from Foothill Parkway and Via Gunnoe Court.

### **Floor Plan**

Attached as Exhibit 5 is the applicant's floor plan. The tenant space for the veterinary clinic is shown as 1,611 square feet in size and includes a lobby, two exam rooms, treatment area, surgery room, and an insulation room with two kennel cages, located at the rear of the suite. The suite provides access to a backdoor for egress purposes.

### **Operations**

The veterinary clinic will provide routine care for cats and dogs, as well as preventative care services such as vaccinations, surgeries, diagnostics, and other small animal care needs. The clinic also intends to provide emergency services during normal business hours. All operations will be contained inside the building. The veterinary clinic proposes to operate from 8 AM to 6 PM, Monday through Friday, and from 9 AM to 1 PM on Saturdays.

The applicant has stated that there will rarely be a need for the clinic to provide overnight hospitalization stay. If there was a need to keep a patient overnight, it would be for no more than 48 hours, and as such, no long-term boarding services will be provided at this location. In case critical care is needed for a patient, the veterinary clinic may transfer these critical cases to a 24-hour animal emergency center.

### **Parking**

The property contains surface parking throughout the entire commercial center. The parking requirements for the Foothill Center was previously analyzed under PP10-001 for compliance with the City's Parking Ordinance, Chapter 17.76 of the CMC.

The City's parking requirement for animal hospitals is one space per 200 square feet of floor area (1:200). The veterinary clinic requires eight (8) parking spaces. Exhibit 6 provides the most up-to-date parking information for the center. Including the veterinary clinic, the center as a whole requires a minimum of 405 parking spaces; which equals the total amount of on-site parking provided. All parking spaces are shared among tenants within the center.

### **Access and Circulation**

The Foothill Center has an entrance on Foothill Parkway and four entrances on Via Gunnoe Court. The proposed veterinary clinic is accessible from any of the entrances. The on-site circulation was previously analyzed and approved under PP10-001. This application does not propose any changes or result in any impacts to the shopping center's on-site circulation.

### **ENVIRONMENTAL ANALYSIS**

Per Section 15301 of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because the project qualifies as a Class 1 (Existing Facilities) categorical exemption. The project consists of establishing a veterinary clinic within an existing commercial building. All operations associated with the veterinary clinic will be contained entirely inside the building. There is no proposed expansion to the building; therefore, there is no possibility that the proposal will have any significant adverse effect on the environment. The Notice of Exemption is attached as Exhibit 8.

### **FISCAL IMPACT**

The applicant has paid the applicable application processing fees for the conditional use permit.

### **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 response from the public regarding the proposed project.

### **STAFF ANALYSIS**

The proposed veterinary clinic specializes in the care and wellness of animals that support the quality of life for residents and their pets. Animal hospitals are a permitted use with approval of a CUP in the Commercial designation of the El Cerrito Specific Plan, and is consistent with the General Plan's General Commercial designation.

All activities associated with the project will be contained inside the building. The property is fully improved, and the building can accommodate the proposed use. There is adequate vehicular access and on-site circulation on the property. As demonstrated in the parking analysis, the 405 parking spaces are adequate to accommodate the parking requirement for the entire commercial center, which includes the proposed use.

The use is not anticipated to be impactful to the neighboring developments, because the building that is to be occupied by the veterinary clinic is located adjacent to a freeway. The nearest sensitive land uses are residential uses which are located to the north and west of the commercial center.

These residences are located a significant distance from the suite.

CUP2023-0016 is consistent with General Plan Policies LU-1.1 and LU-1.2, which promote a mixture of land uses throughout the City and minimize the need for travel to surrounding communities for goods and services.

*LU-1.1: Accommodates uses that support the diverse needs of Corona's residents, including opportunities for living, commerce, employment, recreation, education, culture, entertainment, civic engagement, and social and spiritual activity that are in balance with open spaces.*

*LU-1.2: Emphasizes the development of uses that sustain Corona as a cohesive, distinct, and self-sustaining community and minimize the need for residents to travel to surrounding communities for retail goods, services, and employment.*

Therefore, the Planning and Development Department recommends approval of CUP2023-0016, based on the findings below and the recommended conditions of approval attached as Exhibit 4.

#### **FINDINGS OF APPROVAL FOR CUP2023-0016**

1. Per Section 15301 of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because the project qualifies as a Class 1 (Existing Facilities) categorical exemption. The project consists of establishing a veterinary clinic within an existing commercial building. All operations associated with the veterinary clinic will be contained entirely inside the building. There is no proposed expansion to the building; therefore, there is no possibility that the proposal will have any significant adverse effect 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 CUP2023-0016 for the following reasons:
  - a. *The project will not be detrimental to the public health, safety, convenience or general welfare, and will be in harmony with various elements and objectives of the City's General Plan because the project will establish a veterinary clinic within an already developed property that was designed to meet or exceed the applicable development standards of the underlying zone. No additional on-site or off-site improvements are required with this proposal. The proposed use is compatible with the surrounding commercial uses, and the property has adequate parking to meet the anticipated parking requirements of the proposed use.*
  - b. *The proposed use would not be detrimental to other existing and permitted uses in the general area because the project site is located within an existing and fully improved commercial center which is capable of accommodating the proposed veterinary clinic. The project also has adequate vehicular access from the adjacent streets which are fully improved and capable of handling the traffic associated with the use.*

3. The proposal is consistent with the General Plan for the following reason:

*a. The project is consistent with General Plan Policies LU-1.1 and LU-1.2 by contributing to a community that contains a diversity of land uses that support the needs and high quality of life for its residents and minimize the need to travel to surrounding communities for goods and services.*

4. The proposal is consistent with the El Cerrito Specific Plan (SP91-2) for the following reasons:

*a. The proposed use complies with the Commercial designation of the El Cerrito Specific Plan as animal hospitals are permitted with approval of a conditional use permit.*

*b. The proposed use complies with the development standards of the El Cerrito Specific Plan, with respect to minimum parking requirements and access, as demonstrated by the project plans attached to CUP2023-0016.*

**PREPARED BY:** RAFAEL TORRES, ASSISTANT PLANNER

**REVIEWED BY:** SANDRA YANG, SENIOR PLANNER

**REVIEWED BY:** JAY EASTMAN, PLANNING MANAGER

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

#### EXHIBITS

1. Resolution No. 2613
2. Locational and Zoning map
3. Site Plan
4. Conditions of Approval
5. Floor Plan
6. Parking Analysis for commercial center
7. Applicant's letter of request
8. Environmental Documentation

Case Planner: Rafael Torres (951) 736-2262



**RESOLUTION NO. 2613**

**APPLICATION NUMBER: CUP2023-0016**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT APPLICATION TO ESTABLISH A VETERINARY CLINIC AT 1973 FOOTHILL PARKWAY, SUITE 103, WITHIN THE COMMERCIAL DESIGNATION OF THE EL CERRITO SPECIFIC PLAN. (CHANTE D. TRAN C/O DR. TRAN'S VETERINARY CLINIC, LLC)**

**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 a Conditional Use Permit application to establish a veterinary clinic at 1973 Foothill Parkway, Suite 103, within the Commercial designation of the El Cerrito Specific Plan; and

**WHEREAS**, the Planning and Housing Commission held a noticed public hearing for CUP2023-0003 on August 7, 2023, 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, because this project qualifies as a Class 1 (Existing Facilities) categorical exemption, and there is no possibility that the activity may have a significant effect on the environment; and

**WHEREAS**, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting the Conditional Use Permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP2023-0016 based on the evidence presented to the Commission during said hearing; and

**WHEREAS**, the Planning and Housing Commission based its recommendation to approve CUP2023-0016 on certain conditions of approval and the findings set forth below.

**EXHIBIT 1**

**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 CUP2023-0016, the Planning and Housing Commission has determined that this project does not require further environmental assessment under CEQA because the project qualifies as a Class 1 (Existing Facilities) categorical exemption per Section 15301 of the State CEQA Guidelines. There is no possibility that the proposal will have any significant adverse effect on the environment.

**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:

**FINDINGS OF APPROVAL FOR CUP2023-0016**


1. Per Section 15301 of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because the project qualifies as a Class 1 (Existing Facilities) categorical exemption. The project consists of establishing a veterinary clinic within an existing commercial building. All operations associated with the veterinary clinic will be contained entirely inside the building. There is no proposed expansion to the building; therefore, there is no possibility that the proposal will have any significant adverse effect 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 CUP2023-0016 for the following reasons:
  - a. *The project will not be detrimental to the public health, safety, convenience or general welfare, and will be in harmony with various elements and objectives of the City’s General Plan because the project will establish a veterinary clinic within an already developed property that was designed to meet or exceed the applicable development standards of the underlying zone. No additional on-site or off-site improvements are required with this proposal. The proposed use is compatible with the surrounding commercial uses, and the property has adequate parking to meet the anticipated parking requirements of the proposed use.*
  - b. *The proposed use would not be detrimental to other existing and permitted uses in the general area because the project site is located within an existing and fully improved commercial center which is capable of accommodating the proposed veterinary clinic. The project also has adequate vehicular access from the adjacent streets which are fully improved and capable of handling the traffic associated with the use.*

3. The proposal is consistent with the General Plan for the following reason:
  - a. *The project is consistent with General Plan Policies LU-1.1 and LU-1.2 by contributing to a community that contains a diversity of land uses that support the needs and high quality of life for its residents and minimize the need to travel to surrounding communities for goods and services.*
  
4. The proposal is consistent with the El Cerrito Specific Plan (SP91-2) for the following reasons:
  - a. *The proposed use complies with the Commercial designation of the El Cerrito Specific Plan as animal hospitals are permitted with approval of a conditional use permit.*
  - b. *The proposed use complies with the development standards of the El Cerrito Specific Plan, with respect to minimum parking requirements and access, as demonstrated by the project plans attached to CUP2023-0016.*

**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 7<sup>th</sup> day of August, 2023.

  
\_\_\_\_\_  
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 7<sup>th</sup> day of August, 2023, and was duly passed and adopted by the following vote, to wit:

**AYES:** Woody, Vernon, Alexander & Siqueland

**NOES:** None

**ABSENT:** None

**ABSTAINED:** None

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

# LOCATIONAL & ZONING MAP

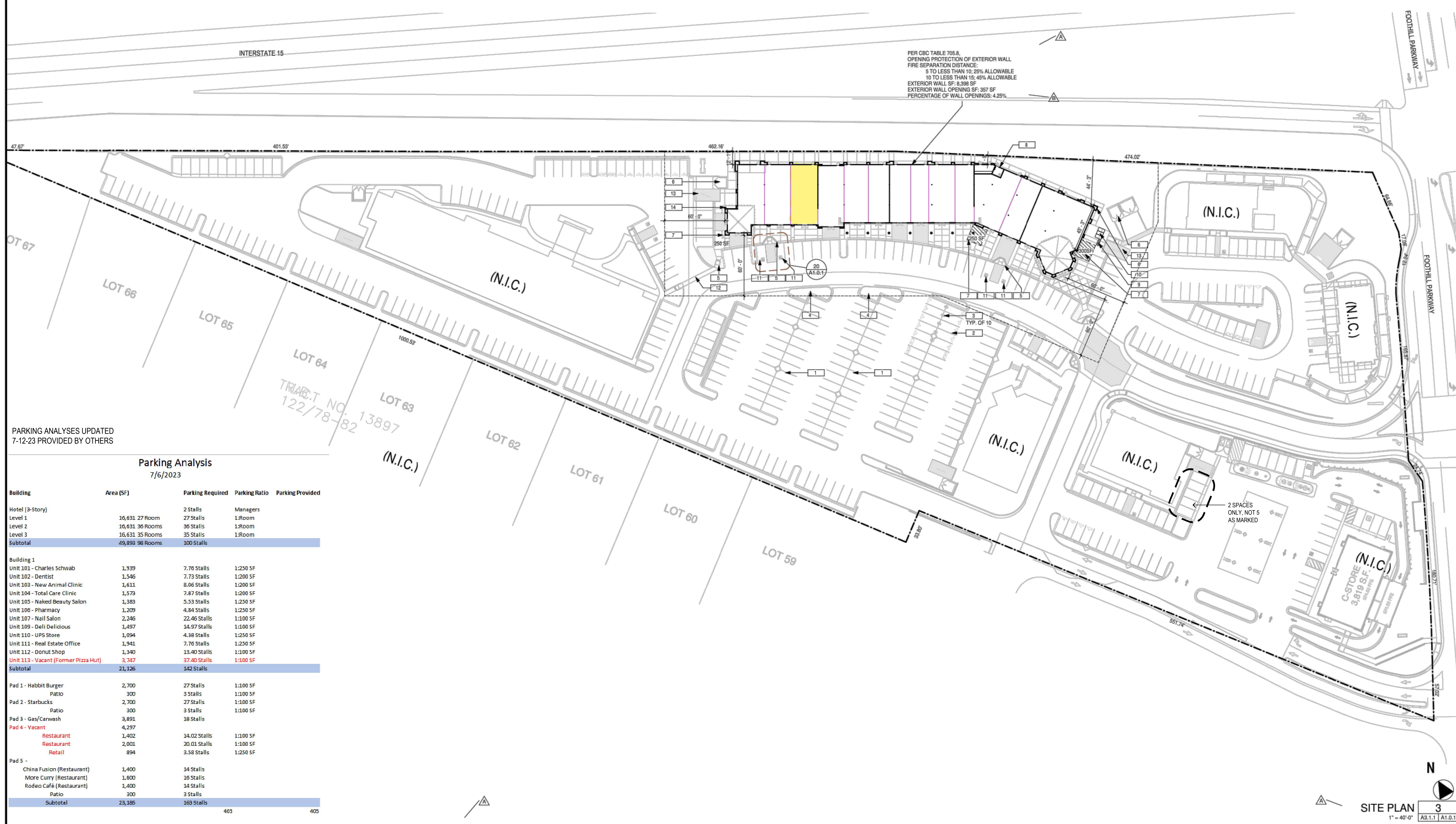


Date: 08/03/2023

CUP2023-0016  
1973 FOOHILL PKWY #103



**EXHIBIT 2**



PARKING ANALYSES UPDATED  
 7-12-23 PROVIDED BY OTHERS

**Parking Analysis**  
 7/6/2023

Building	Area (SF)	Parking Required	Parking Ratio	Parking Provided
Hotel (3-Story)		2 Stalls	Managers	
Level 1	16,631 27 Rooms	27 Stalls	1:Room	
Level 2	16,631 36 Rooms	36 Stalls	1:Room	
Level 3	16,631 35 Rooms	35 Stalls	1:Room	
<b>Subtotal</b>	<b>49,893 98 Rooms</b>	<b>100 Stalls</b>		
<b>Building 1</b>				
Unit 101 - Charles Schwab	1,939	7.70 Stalls	1:250 SF	
Unit 102 - Dentist	1,546	7.73 Stalls	1:200 SF	
Unit 103 - New Animal Clinic	1,611	8.06 Stalls	1:200 SF	
Unit 104 - Total Care Clinic	1,579	7.87 Stalls	1:200 SF	
Unit 105 - Naked Beauty Salon	1,383	5.53 Stalls	1:250 SF	
Unit 106 - Pharmacy	1,209	4.84 Stalls	1:250 SF	
Unit 107 - Nail Salon	2,246	22.46 Stalls	1:100 SF	
Unit 109 - Deli/Deliicious	1,497	14.97 Stalls	1:100 SF	
Unit 110 - UPS Store	1,094	4.38 Stalls	1:250 SF	
Unit 111 - Real Estate Office	1,941	7.76 Stalls	1:250 SF	
Unit 112 - Donut Shop	1,340	13.40 Stalls	1:100 SF	
Unit 113 - Vacant (Former Pizza Hut)	3,747	37.40 Stalls	1:100 SF	
<b>Subtotal</b>	<b>21,126</b>	<b>142 Stalls</b>		
<b>Pad 1 - Habbit Burger</b>	<b>2,700</b>	<b>27 Stalls</b>	<b>1:100 SF</b>	
Patio	300	3 Stalls	1:100 SF	
<b>Pad 2 - Starbucks</b>	<b>2,700</b>	<b>27 Stalls</b>	<b>1:100 SF</b>	
Patio	300	3 Stalls	1:100 SF	
<b>Pad 3 - Gas/Carwash</b>	<b>3,891</b>	<b>18 Stalls</b>		
<b>Pad 4 - Vacant</b>	<b>4,297</b>			
Restaurant	1,402	14.02 Stalls	1:100 SF	
Restaurant	2,001	20.01 Stalls	1:100 SF	
Retail	894	3.58 Stalls	1:250 SF	
<b>Pad 5 -</b>				
China Fusion (Restaurant)	1,400	14 Stalls		
More Curry (Restaurant)	1,600	16 Stalls		
Rodeo Café (Restaurant)	1,400	14 Stalls		
Patio	300	3 Stalls		
<b>Subtotal</b>	<b>23,105</b>	<b>163 Stalls</b>		

**FOOTHILL CENTER, RETAIL BUILDING**  
 1973 FOOTHILL PARKWAY  
 CORONA, CA 92881



No.	DATE	ISSUE
A	2/09/2018	CITY RESUBMITTAL
B	5/18/2018	CITY RESUBMITTAL

**SITE PLAN 3**  
 1" = 40'-0"  
 A8.1.1 | A1.0.1

**SITE PLAN LEGEND**



**SITE PLAN KEYNOTES**

- (E) PARKING, SEE CIVIL DRAWINGS
- (E) DESIGNATED CLEAN AIR VEHICLE PARKING
- (E) ELECTRIC VEHICLE CHARGING STATION
- (E) PLANTERS, SEE LANDSCAPE DRAWINGS
- (E) CURB RAMP
- (E) TRASH ENCLOSURE, RECYCLING AREA TO COMPLY WITH SECTION 5.410
- POTENTIAL PATIO
- FIRE RISER SIGNAGE
- (E) SHORT TERM BICYCLE PARKING
- (E) LONG TERM BICYCLE PARKING
- (E) ACCESSIBLE PARKING
- (E) LOADING SPACES
- (E) WATER METER, SEE CIVIL DRAWINGS

**SITE PLAN GENERAL NOTES**

1. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT, THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE. SECT. 11B-705.1.1.3
2. DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 3538 OF FEDERAL STANDARD 595C. 11B-705.1.1.5
3. ONLY APPROVED DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA CODE OF REGULATION (CCR), TITLE 23, PART 1, CHAPTER 5, ARTICLE 2, 3, AND 4. SECT. 11B-705.3
4. IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH AND ACCESSIBILITY PROVISIONS, HE/SHE SHALL REQUIRE COMPLETE, DETAILED PLANS CLEARLY SHOWING ALL EXISTING NON-COMPLYING COMPONENTS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY PROVISIONS AFFECTED BY THE REMODEL (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) THE PLANS MUST BE STAMPED BY THE FIELD INSPECTOR AND RESUBMITTED TO THE BUILDING DEVELOPMENT REVIEW DIVISION
5. DESIGNATED CLEAN AIR VEHICLE PARKING STALL MARKING TO RECEIVE THE SAME PAINT USED FOR STALL STRIPING. PAINT THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE: CLEAN AIR / VAN POOL / EV PER CAL. GREEN STANDARD CODE 5.106.5.2.1
6. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CGSBC SECTION 5.408.1.1, 5.408.1.2, OR 5.408.1.3 OR MEET LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.

**EXHIBIT 3**

**A1.0.1**



# Project Conditions

## City of Corona

**Project Number: CUP2023-0016**

Description: **VETERINARY CLINIC FOR ROUTINE WELLNESS EXAMS**

Applied: **5/16/2023**

Approved:

Site Address: **1973 FOOTHILL PKWY 103 CORONA, CA 92881**

Closed:

Expired:

Status: **COMPLETE**

Applicant: **CHANTE D TRAN dv**

Parent Project:

**3324 NEARBROOK LN RIVERSIDE CA, 92503**

Details: **Conditional Use Permit for a Veterinary Clinic to occupy a 1,611 s.f. space at 1973 Foothill Parkway #103 in the C-Commercial designation of the El Cerrito Specific Plan 91-2.**

### LIST OF CONDITIONS

DEPARTMENT	CONTACT
<b>BUILDING</b>	<b>Dana Andrews</b>
1. At time of Plan Check Submittal, plans shall be submitted in compliance with current Codes (2022) & Standards per California Code of Regulations - Title 24	
<b>FIRE</b>	<b>Xente Baker</b>
1. Fire extinguishers shall be provided prior to occupancy. Fire extinguishers shall bear a California State Fire Marshal's service tag; it shall be appropriately rated for the hazard; it shall be mounted so that the top of the extinguisher is no higher than five (5) feet above floor level; and shall be located such that the travel distance to an extinguisher does not exceed seventy-five (75) feet. 2. Required fire code permits will be applied for and processed prior to final inspection and/or certificate of occupancy, Fire code permit application and all other guidelines are available at coronaca.gov. 3. Multiple unit buildings shall have suite number identification assigned by the Fire Department. Submit an exhibit for review and approval to the Fire Department. A copy of the Premise Identification Standard is available at coronaca.gov/fire	
<b>PLANNING</b>	<b>Rafael Torres</b>
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.	



# Project Conditions

## City of Corona

<b>PLANNING</b>	<b>Rafael Torres</b>
<ol style="list-style-type: none"> <li>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.</li> <li>4. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) ordinances and the relevant Specific Plan, if any, including the payment of all required fees.</li> <li>5. Any changes to the applicant's hours of operation during the weekdays or weekends shall be submitted in writing to the Planning &amp; Development Department for review and may be subject to a modification of the conditional use permit.</li> <li>6. All signage shall be constructed in accordance with the Commercial designation of the El Cerrito Specific Plan (Sp91-2) and Chapter 17.74 of the Corona Municipal Code requirements.</li> <li>7. A sign permit shall be obtained from the Planning and Building divisions prior to the installation of any signs.</li> <li>8. The conditional use permit (CUP) is associated with the approval of a veterinary clinic. Any long-term boarding or grooming services shall not be included as part of the conditional use permit.</li> <li>9. There shall be no outside activities as part of the approval. All sanitary waste shall be disposed immediately in order to maintain cleanliness within and outside the unit space.</li> <li>10. The Public Works Department, Utilities Department, and Planning and Development Department Conditions of Approval for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the Planning and Development Department, Development Services Division. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail.</li> </ol>	
<b>PUBLIC WORKS</b>	<b>Jennifer Tran</b>
<ol style="list-style-type: none"> <li>1. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.</li> <li>2.               <ol style="list-style-type: none"> <li>1. Plot and label proposed backflow.                   <ol style="list-style-type: none"> <li>a. Fees may apply for any necessary permits.</li> </ol> </li> <li>2. Clarify if proposing any fire sprinkler modification.</li> <li>3. If proposing any plumbing modifications:                   <ol style="list-style-type: none"> <li>a. Plot and label water service with pipe size and material</li> </ol> </li> </ol> </li> <li>3. 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.</li> </ol>	

DOOR SCHEDULE															
DOOR NUMBER	DOOR					FRAME		HARDWARE					COMMENTS		
	WIDTH	HEIGHT	THICKNESS	MATERIAL	CORE	FIRE RATING	FINISH	MATERIAL	BRAND	PIVOT HINGE	KEYED	SELF CLOSER		"L" LEVER HANDLE	SWEEP
1	3'-0"	6'-8"	1-3/4"	GLASS	GLASS	NO	ANOD.	AL.	N/A	YES	YES	YES	NO	NO	EXISTING-"THIS DOOR TO REMAIN UNLOCKED"
2	3'-0"	6'-8"	1-3/4"	STEEL	SOLID	20 MIN.	PAINT	STEEL	N/A	NO	YES	YES	YES	YES	EXISTING STEEL UTILITY
3	3'-0"	6'-8"	1-3/4"	GLASS	GLASS	NO	PAINT	STEEL	TIMELY	NO	NO	NO	YES	NO	SINGLE LT. FRENCH WITH TEMPERED GLASS
4	3'-0"	6'-8"	1-3/4"	HDBD	SOLID	NO	PAINT	STEEL	TIMELY	NO	NO	NO	YES	NO	POCKET DOOR PER DETAIL 5/D1
5	3'-0"	6'-8"	1-3/4"	HDBD	SOLID	NO	PAINT	STEEL	TIMELY	NO	NO	NO	NO	NO	POCKET DOOR PER DETAIL 5/D1
6	3'-0"	6'-8"	1-3/4"	HDBD	SOLID	20 MIN.	PAINT	STEEL	TIMELY	NO	NO	NO	YES	YES	PROVIDE GASKET FOR SOUND
7	3'-0"	6'-8"	-	-	-	-	-	STEEL	TIMELY	-	-	-	-	-	BLANK DOOR FRAME ONLY. NO DOOR

**GENERAL ACCESSIBILITY**  
 1. ACCESSIBLE SIGNAGE SHALL BE PROVIDED AT ALL NEW TOILET FACILITIES AND EXITS. SEE SIGNAGE SCHEDULE. SIGNS TO HAVE RAISED LETTERS PLUS BRAILLE, AND ARE TO BE INSTALLED 48" MIN. TO 60" MAX. AFF. ADJACENT TO LATCH SIDE OF DOOR.

**DOORS**  
 1. ALL NEW DOORS SHALL COMPLY WITH CBC 2022.  
 2. DOOR HARDWARE SHALL BE LEVER OR PUSH TYPE, MOUNTED 34" TO 48" ABOVE THE FLOOR. ALL DOORS TO ACCESSIBLE SPACES SHALL BE 3'-0" WIDE MIN.  
 3. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PUSH OR PULL EFFORT SHALL BE APPLIED AT RIGHT ANGLES TO HINGED DOORS. AT REQUIRED FIRE DOORS, MAX. OPERATING EFFORT MAY BE INCREASED TO 15 LBS.  
 4. PER CBC 11B REGARDLESS OF THE OCCUPANT LOAD, THERE SHALL BE A LEVEL FLOOR OR LANDING ON EACH SIDE OF THE DOOR. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OR THE DOORWAY.  
 5. THE LOWER 10" OF ALL DOORS SHALL BE SMOOTH AND UNINTERRUPTED TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. NARROW FRAME DOORS MAY USE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF THE DOOR.  
 6. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.  
 7. THE SIGN SHALL BE IN LETTERS 1 INCH (25 MM) HIGH ON A CONTRASTING BACKGROUND.  
 8. NEW INTERIOR DOORS AT ALL AREAS TO BE 1-3/4" SOLID CORE WOOD DOOR WITH FINISHES PER SCHEDULE. PROVIDE FRAMES TIMELY STEEL FRAMES PER DOOR SCHEDULE (CONFIRM WITH SITE SUPERINTENDENT PRIOR TO ORDERING).  
 9. ALL GLASS & SOLID SLIDING DOOR HARDWARE TO BE HAFELE OR EQUAL (AS APPLICABLE TO PROJECT).  
 10. MOUNT HARDWARE UNITS AT HEIGHTS INDICATED IN NWDVA STANDARD 1.S.1XXX HARDWARE LOCATIONS FOR FLUSH, ETC. WOOD DOORS, EXCEPT AS REQUIRED FOR ACCESSIBILITY UNDER TITLE 24.  
 11. PROVIDE ALL CYLINDER TYPE LEVER HARDWARE WITH BRUSHED FINISH FOR ALL HARDWARE. HINGES TO BE 4-1/2" X 4-1/2" HINGE. LOCKS SHALL BE AS REQUIRED FOR ACCESSIBILITY UNDER TITLE 24.  
 12. INSTALL PERKO #2254 OR EQUAL ADA TITLE 24 APPROVED ALUMINUM TRANSITION STRIPS @ DOORWAYS BETWEEN FLOORING OF DIFFERENT TYPES, AND AS REQUIRED.  
 13. PROVIDE DOOR SEALS AS NOTED ON DOOR SCHEDULE \*  
 14. EXIT ACCESS DOORS TO HAVE LEVER HARDWARE, WHICH RETRACTS BOTH LOCKS IN A SINGLE OPERATION.  
 15. DOOR SIGNS TO BE 3/8" POLYCARBONATE W/ MECHANICAL ATTACHMENT. PROVIDE CONTRASTING COLORS AND VERIFY SIGN COLORS WITH OWNER.

**SANITARY FACILITIES**  
 1. NEW UNISEX RESTROOM WILL BE PROVIDED IN THE SUITE.  
 2. WATER CLOSET / FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.  
 3. LAVATORIES SHALL COMPLY WITH THE FOLLOWING:  
 a) A MINIMUM OF 30" x 48" CLEAR SPACE IS PROVIDED IN FRONT OF THE LAVATORY.  
 b) THE CLEAR SPACE BENEATH LAVATORIES IS A MINIMUM OF 29" HIGH x 30" WIDE x 8" DEEP AT THE TOP AND 9" HIGH x 30" WIDE x 17" DEEP AT THE BOTTOM. THE MAXIMUM HEIGHT OF THE BASIN / COUNTER TOP IS 34" HEIGHT MAX.  
 c) ALL HOT WATER AND DRAIN PIPES UNDER THE LAVATORY ARE INSULATED.  
 4. FAUCET CONTROLS HAVE AN OPERATING FORCE OF NOT GREATER THAN 5 POUNDS.  
 5. FLOORS ARE TO BE SLIP-RESISTANT.  
 6. GRAB BARS SHALL BE PROVIDED. FASTENERS AND MOUNTING SUPPORT MUST BE ABLE TO WITHSTAND 250 POUNDS POINT LOAD BEARING SHEAR AND TORSION.  
 7. DOORS TO THE TOILET ROOMS SHALL BE IDENTIFIED BY A 12" X 1/4" THICK SIGN WITH ETCHED UNISEX SYMBOL: 12" DIAMETER CIRCULAR WITH EQUILATERAL TRIANGLE. VERTEX POINTING UP.

**INTERIOR WALL AND FINISH NOTES**  
 1. ALL METAL STUDS SHALL BE 25 GA. AT 24" ON CENTER FULL HEIGHT TO 4" ABOVE EXISTING GYP. BD. CEILING SOFFIT, AND BRACED ABOVE WITH DIAGONAL STEEL STUDS AT 48" ON CENTER, STAGGERED EACH SIDE.  
 2. PROVIDE FRAMING COMPONENTS COMPLYING WITH ASTM C754/ASTM C840. ALL METAL COMPONENTS TO HAVE G-40 HOT DIP GALVANIZED COATING PER ASTM A 525. ALL METAL FASTENERS TO BE CORROSION RESISTANT.  
 3. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO EACH SIDE OF ALL NEW STUO WALLS PER ASTM C 36. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL PLUMBING WALLS. ENSURE ALL JOINTS ARE FIRE TAPED AND SMOOTH. FINISH WITH AN ORANGE-PEEL TEXTURE. (VERIFY WITH SITE SUPERINTENDENT).  
 4. PROVIDE SQUARE CORNER BEAD AT ALL VERTICAL GYP. BD. CORNERS AND SQUARE CORNER BEAD AT ALL HORIZONTAL EDGES.  
 5. PAINTING AND DRYWALL SUB-CONTRACTORS TO ENSURE ALL FINISHES ARE SMOOTH AND WASHABLE. INTERIOR FINISHES (INCLUDING CARPET AND VINYL COMPOSITION TILE) TO CONFORM TO CHAPTER 8 OF THE CBC CLASS II; FLAME SPREAD INDEX 200 MAX; SMOKE DENSITY RATING 450 MAX. ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION.  
 6. COORDINATE INSTALLATION OF GLUE-DOWN COMMERCIAL CARPET IN ROOMS INDICATED. ENSURE COMPLIANCE WITH CR1 104, SECTION 9 "GLUE DOWN". SEE FINISH SCHEDULE.  
 7. FLOORING CONTRACTOR SHALL PREPARE ALL SUBSTRATES, INCLUDING CEMENTITIOUS FEATHERING/FLOATING, AS REQUIRED, INCLUDING ALL TRENCH PATCH AREAS, ROUGH & UNEVEN, ETC. SLABS. (SEE SCOPE OF WORK).  
 8. NEW FLOORING SHALL BE INSTALLED IN ROOMS NOTED. ALL JOINTS TO BE SEAMED PER MANUFACTURER'S INSTRUCTIONS. COLOR TO BE CONFIRMED BY OWNER PRIOR TO INSTALLATION. SEE FINISH SCHEDULE (AS APPLICABLE). PROVIDE APPROVED SEALER TO CONCRETE FLOOR SLAB AREAS WHERE NEW, PATCHED OR EXHIBITING EVIDENCE OF MOISTURE OFF-GASING. (PER SCOPE OF WORK).  
 9. REFER TO INTERIOR MATERIALS AND FINISHES LIST - CONFIRM ALL TILE, PLASTIC LAMINATE, WALL AND FLOORING SELECTIONS WITH OWNER PRIOR TO ORDERING.

**11B-203.5 Machinery spaces.**  
 Spaces frequented only by service personnel for maintenance, repair or occasional monitoring of equipment shall not be required to comply with these requirements or to be on an accessible route. Machinery spaces include, but are not limited to, elevator pits or elevator penthouses; mechanical, electrical or communications equipment rooms; piping or equipment catwalks; water or sewage treatment pump rooms and stations; electric substations and transformer vaults; and highway and tunnel utility facilities.

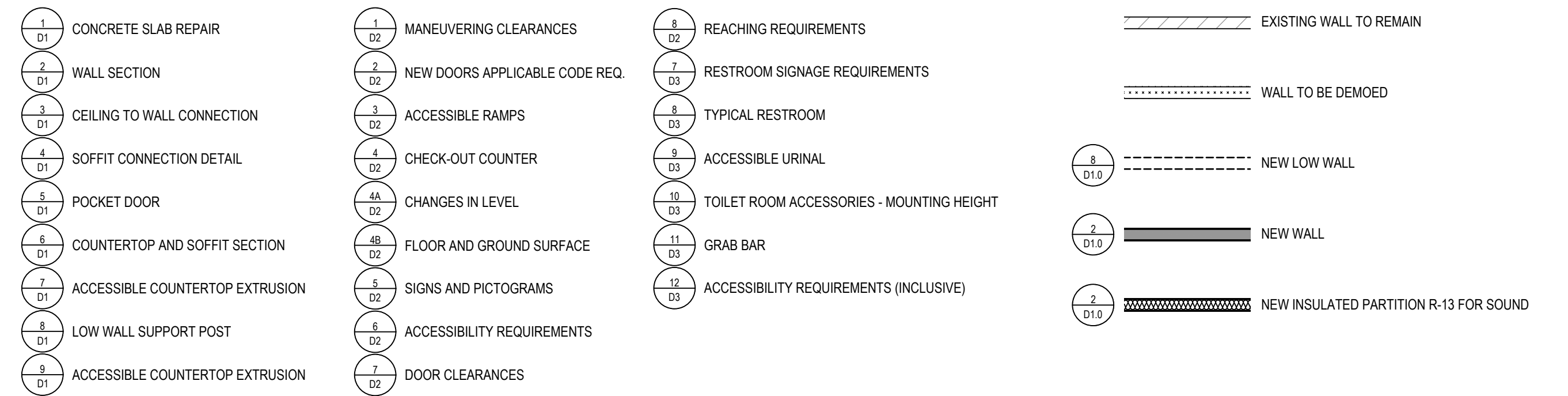
**DEFINITION: EMPLOYEE WORK AREA.**  
 All or any portion of a space used only by employees and only for work. Corridors, toilet rooms, kitchenettes and break rooms are not employee work areas.

**11B-203.9 Employee workstations.**  
 Employee workstations shall be on an accessible route complying with Division 4. Spaces and elements within employee workstations shall only be required to comply with Sections 11B-207.1, 11B-215.3, 11B-302, 11B-303, and 11B-404.2.3. Common use circulation paths within employee workstations shall comply with Section 11B-206.2.8

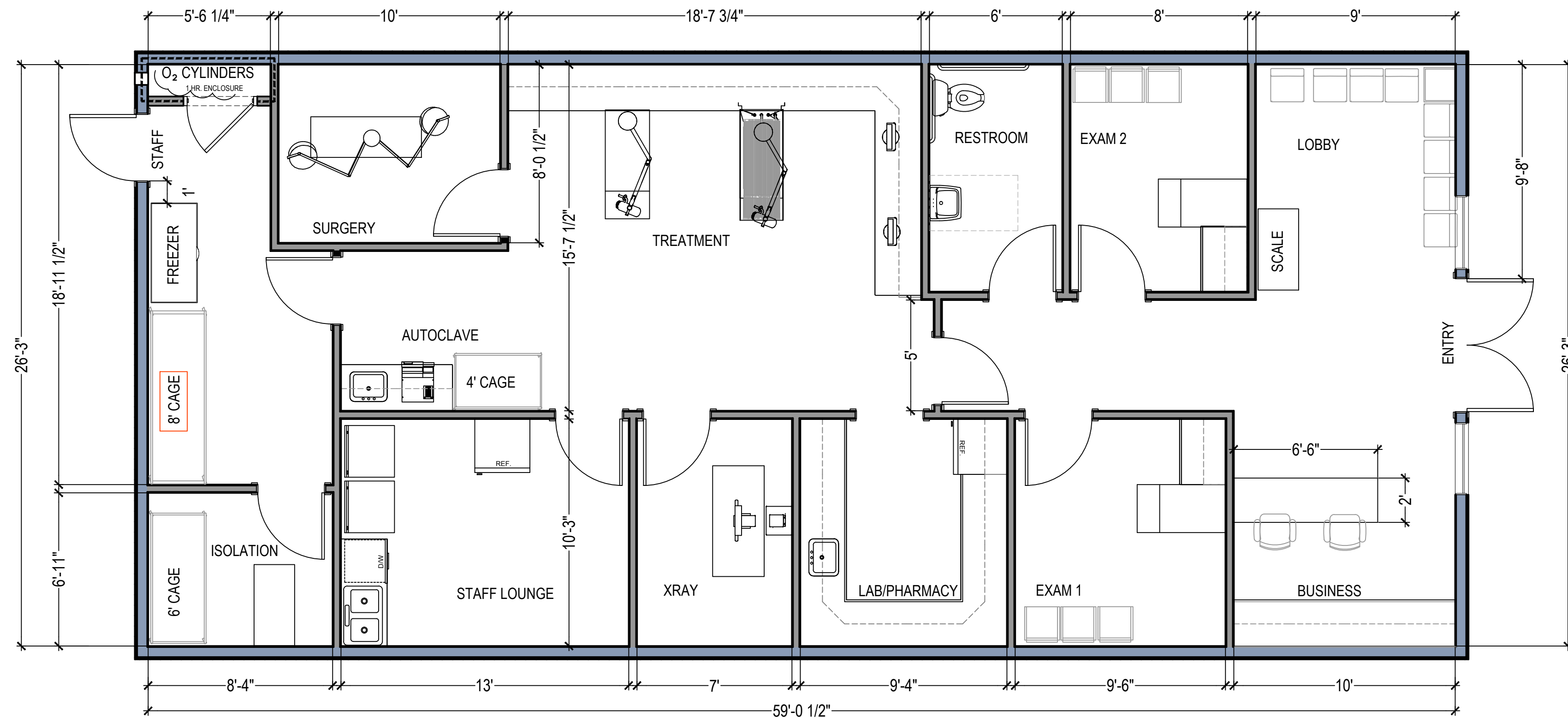
All countertops shall be 28-34" a.f.f. except "Employee Work Areas" as described above.  
**11B-403.5.1 CLEAR WIDTH**  
 Except as provided in Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum.

**Exceptions:**  
 1. The clear width shall be permitted to be reduced to 32 inches (813 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1219 mm) long minimum and 36 inches (914 mm) wide minimum.  
 2. The clear width for walking surfaces in corridors serving an occupant load of 10 or more shall be 44 inches (1118 mm) minimum.  
 3. The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).  
 4. The clear width for aisles shall be 36 inches (914 mm) minimum if serving elements on only one side, and 44 inches (1118 mm) minimum if serving elements on both sides.  
 5. The clear width for accessible routes to accessible toilet compartments shall be 44 inches (1118 mm) except for door-opening widths and door swings.

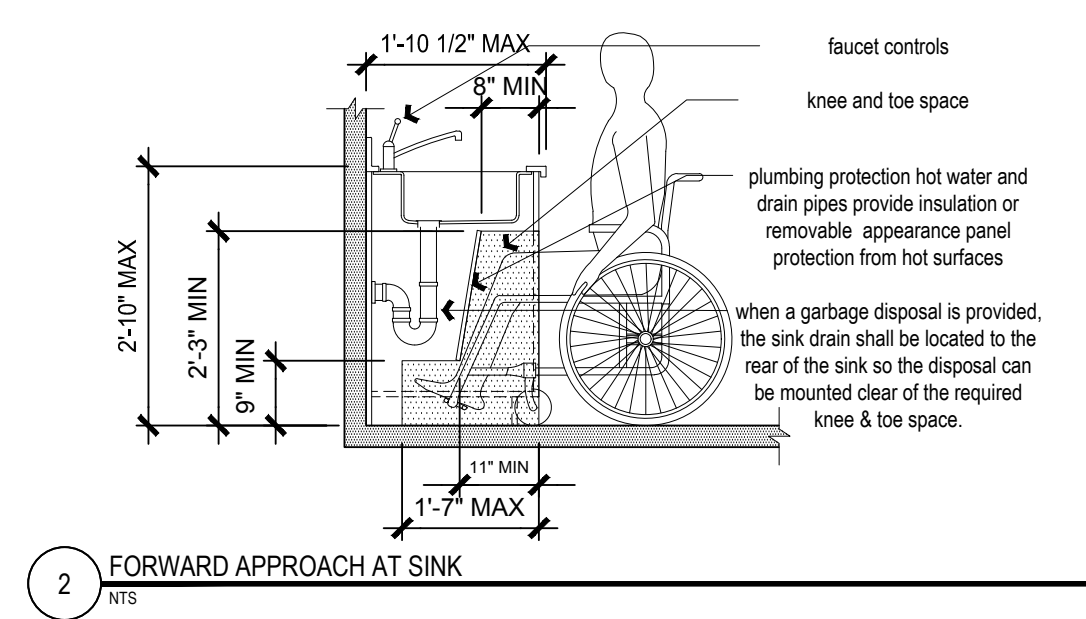
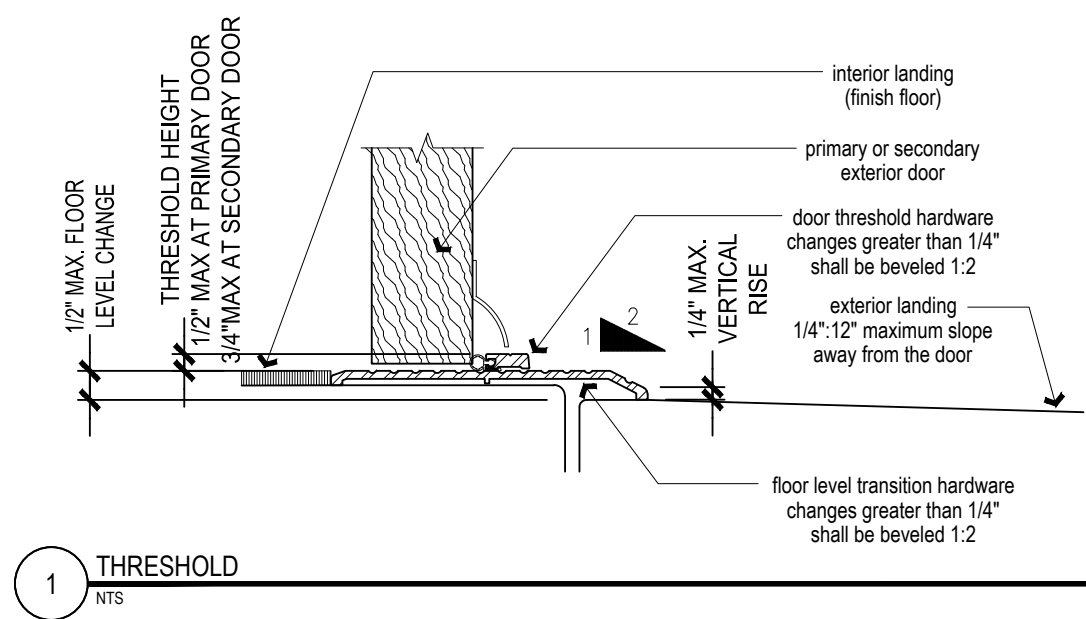
**803.1.1 Interior wall and ceiling finish materials.**  
 Interior wall and ceiling finish materials shall be classified in accordance with ASTM E 84 or UL 723. Such interior finish materials shall be grouped in the following classes in accordance with their flame spread and smoke-developed indexes.  
 Class A = Flame spread index 0-25; smoke-developed index 0-450.  
 Class B = Flame spread index 26-75; smoke-developed index 0-450.  
 Class C = Flame spread index 76-200; smoke-developed index 0-450.



# PROPOSED VETERINARY CLINIC



RP BACKFLOW REQUIRED - WILKINS 975XL OR APPROVED EQUAL



ALL COUNTY CONSTRUCTION  
 PO Box 3428  
 Fullerton CA 92834  
 LIC. B - 669244  
 562-989-3350

ALL RIGHTS RESERVED

**-IMPORTANT NOTE-**  
 The ideas/designs included herein are the sole property of All County Construction, and protected under copyright. They may not be used or reproduced without express written consent of All County Construction and full payment of any associated design fees. This document has been prepared as an instrument of professional service. Use by any other contractor requires a full release of liability prior to permit issuance. Discrepancies must be brought to the attention of designer prior to construction. ALL DIMENSIONS SUBJECT TO JOB SITE VERIFICATION.

DR. CHANTE TRAN  
 VETERINARY  
 1973 FOOTHILL PARKWAY SUITE 103  
 CORONA CA 92861

DATE  
 SCALE 1/4" = 1'  
 DRAWN BY  
 CHECKED BY  
 SHEET

**EXHIBIT 5**  
 LAYOUT

A1.0

# FOOTHILL COMMERCIAL CENTER

## Parking Analysis

7/12/2023

Building	Area (SF)	Parking Required	Parking Ratio	Parking Provided
Hotel (3-Story)		2 Stalls		Managers
Level 1	16,631 27 Room	27 Stalls		1:Room
Level 2	16,631 36 Rooms	36 Stalls		1:Room
Level 3	16,631 35 Rooms	35 Stalls		1:Room
<b>Subtotal</b>	<b>49,893 98 Rooms</b>	<b>100 Stalls</b>		
<b>Building 1</b>				
Unit 101 - Charles Schwab	1,939	7.76 Stalls		1:250 SF
Unit 102 - Dentist	1,546	7.73 Stalls		1:200 SF
Unit 103 - New Animal Clinic	1,611	8.06 Stalls		1:200 SF
Unit 104 - Total Care Clinic	1,573	7.87 Stalls		1:200 SF
Unit 105 - Naked Beauty Salon	1,383	5.53 Stalls		1:250 SF
Unit 106 - Pharmacy	1,209	4.84 Stalls		1:250 SF
Unit 107 - Nail Salon	2,246	22.46 Stalls		1:100 SF
Unit 109 - Deli Delicious	1,497	14.97 Stalls		1:100 SF
Unit 110 - UPS Store	1,094	4.38 Stalls		1:250 SF
Unit 111 - Real Estate Office	1,941	7.76 Stalls		1:250 SF
Unit 112 - Donut Shop	1,340	13.40 Stalls		1:100 SF
Unit 113 - Vacant (Former Pizza Hut)	3,747	37.40 Stalls		1:100 SF
<b>Subtotal</b>	<b>21,126</b>	<b>142 Stalls</b>		
Pad 1 - Habbit Burger	2,700	27 Stalls		1:100 SF
Patio	300	3 Stalls		1:100 SF
Pad 2 - Starbucks	2,700	27 Stalls		1:100 SF
Patio	300	3 Stalls		1:100 SF
Pad 3 - Gas/Carwash	3,891	18 Stalls		
Pad 4 - Vacant	4,297			
Restaurant	1,402	14.02 Stalls		1:100 SF
Restaurant	2,001	20.01 Stalls		1:100 SF
Retail	894	3.58 Stalls		1:250 SF
Pad 5 -				
China Fusion (Restaurant)	1,400	14 Stalls		
More Curry (Restaurant)	1,600	16 Stalls		
Rodeo Café (Restaurant)	1,400	14 Stalls		
Patio	300	3 Stalls		
<b>Subtotal</b>	<b>23,185</b>	<b>163 Stalls</b>		
		405		405

**EXHIBIT 6**

Dr. Tran's Veterinary Clinic LLC  
3324 Nearbrook Ln  
Riverside, Ca 92503  
760-953-9839  
[chantetran@gmail.com](mailto:chantetran@gmail.com)

To Whom it may concern;

This letter is to express the intent of my application for a major conditional use permit for operation of a small animal Veterinary clinic at the address of 1973 Foothill pkwy suite 103 Corona, Ca in the foothill parkway plaza.

The property is 1611 sf and is currently vacant. The surrounding areas are comprised of residential neighborhoods with many single-family homes which would greatly benefit from a small animal clinic. Other tenants in the foothill plaza include Dentistry, urgent care, nail salon, pharmacy, hotel and restaurants. Our modern Veterinary clinic will provide preventative care services such as vaccinations, surgery, diagnostics, among other small animal care needs. We will routinely care for cats and dogs and provide emergency services during normal business hours of operation. Very rarely there may be a clinical case which would warrant an overnight hospitalization stay. We strive in the private practice field to transfer critical cases to a 24hr emergency care center which for our clinic will be the Corona Animal Emergency Center. If there would be a rare hospitalization stay this would be for at most 48hrs. We will not provide any long-term boarding services at this location. Clinic staff will walk the patients in the brush areas adjacent to the building and will promptly pick up any pet waste. The pet waste will be placed in a disposal bag and the area will be promptly sanitized with cleaning products. Pet waste will be contained in the clinic in a proper storage area and will be picked up by the appropriate waste management company for landfill disposal. We will aim to provide the best affordable care services to our clients.

The applicant Dr. Tran's Veterinary Clinic LLC is represented by owner Dr. Chante Tran. Dr. Tran is licensed by the state of California Veterinary medical board, and has been practicing for over 12 years. We have designed the space to be serviced by one Veterinarian. We will employ two Registered Veterinary Technicians, two Veterinary assistants, two receptionist, and two kennel staff. We will support a CE program to employed assistants and technicians to increase the quality of our medicine. Business hours of operation will be 8am to 6pm Monday through Friday and Saturday from 9am to 1pm, closed on Sundays.

We respectfully request approval of the major conditional use permit. Not only will we provide excellent care to our patients, we will be a hallmark and contributing factor to the community of Corona.

Below you will find images of the site design, architecture/materials, parking, landscaping and fencing.

Sincerely,  
Chante Tran DVM  
Dr. Tran's Veterinary Clinic LLC

**EXHIBIT 7**





## 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: 400 S. Vicentia Avenue, #120 Corona, CA 92882</p> <p>Telephone: (951) 736-2262</p>
<p><input checked="" type="checkbox"/> County Clerk (Riverside)</p> <p>Address: 2724 Gateway Drive, Riverside, CA 92507</p>	

1. Project Title:	<b>CUP2023-0016</b>
2. Project Applicant:	<b>Chante D. Tran, Dr. Tran's Veterinary Clinic, LLC.</b>
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):	<b>1973 Foothill Parkway #103: APN 277-221-008</b>
4. (a) Project Location – City: Corona	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	Conditional Use Permit 2023-0016 (CUP2023-0016) is an application to establish a veterinary clinic within an existing commercial building, located at 1973 Foothill Parkway, Suite 103, Corona.
6. Name of Public Agency approving project:	City of Corona
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Chante D. Tran Dr. Tran's Veterinary Clinic, LLC. 1973 Foothill Parkway #103 Corona, CA 92881
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	<b>Class 1 (Existing Facilities); State CEQA Guidelines Section 15301</b>
(e) <input type="checkbox"/> Declared Emergency.	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))

(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	The project is exempted from environmental review under the California Environmental Quality Act (CEQA) because the project qualifies as a Class 1 categorical exemption (Existing Facilities) per Section 15301 of the State Guidelines for CEQA. The project of establishing a veterinary clinic within an existing commercial building. All operations associated with the veterinary clinic will be contained entirely inside the building and there will be no expansion proposed to the building.

10. Lead Agency Contact Person: Telephone:	Rafael Torres, Assistant Planner (951) 736-2262
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: March 20, 2023	

\_\_\_\_\_  
Signature

Date: August 7, 2023

\_\_\_\_\_  
Name

Rafael Torres

Title: Assistant Planner

Signed by Lead Agency

Signed by Applicant

Date Received for Filing: [Click to enter date](#)

(Clerk Stamp Here)

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