



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Staff Report

File #: 24-0297

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 04/08/2024

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

CUP2023-0017 (CONTINUED): 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 has been operating the Springs Charter School Corona Student Center at 510 W. Second Street since 2011. The campus on Second Street currently serves 313 students ranging from transitional kindergarten to eighth grade. River Springs Charter School has been searching for a new campus to expand its classrooms and grades for over ten years. The proposed campus at 2115 Compton Avenue will occupy a vacant, three-story office building and accommodate enrollment for grades 1 through 12, offer a hot breakfast and lunch program, and provide extracurricular activities such as music lessons and occupational therapy for students. The new campus will also provide service to 12 students in the transitional kindergarten and kindergarten special education program.

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 America'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.

Planning and Housing Commission Meeting March 11, 2024

The project's initial public hearing by the Planning and Housing Commission was on March 11, 2024. The Commission continued the public hearing on the project because information on the outdoor play area was not fully disclosed, and actual student enrollment at the project site was unclear. The applicant has provided additional details on the school's operation along with an updated site plan, floor plans, and circulation diagram. This information is further discussed under Project Description and provided in Exhibits 3, 4, 5, 8, and 9.

PROJECT DESCRIPTION

CUP2023-0017 is an application to establish and operate a charter school within an existing office building located at 2115 Compton Avenue. 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.

Operation & Student Enrollment

The campus at Compton Avenue will provide enrollment for grades 1 through 12 and provide drop-in service to transitional kindergarten (TK) and kindergarten (K) students in a dedicated resource room. The drop-in service is for students in special programs without assigned classroom time on campus. The new campus on Compton Avenue will not replace the campus on Second Street, which will continue to provide education to TK and K students.

Since the campus on Second Street will remain in operation, the anticipated student enrollment at the campus on Compton Avenue went from the previous projection of 780 to 936 students to 621 students. Table 1 describes the anticipated enrollment by grade level at the campus on Compton Avenue.

Table 1 - Enrollment By Grade Level

Grade Level:	Weekly Schedules:	Expected Enrollment at Compton Avenue:
1 - 3 Classroom Program	3.5 days on campus	145
4 - 8 Classroom Program	3.5 days on campus	319
9 - 12 Independent Study	Campus Drop-In, 3 days (Tuesday - Thursday, 8 AM - 4 PM)	29
1 - 3 Enriched Program	2 days on campus	58
4 - 8 Enriched Program	2 days on campus	58
TK/K Enriched Program/Special Ed.	Campus Drop-In, 2 days 8:10 AM - 12 PM	12
	Total Enrollment:	621

The operating hours are Monday to Friday from 6:00 a.m. to 6:00 p.m. Within this time frame the school has occasional teacher-parent conferences, morning staff arrivals, and staff departure at the end of the after-school program. Summer school is a four-day summer session operating from Tuesday through Friday, 8:30 a.m. to 12:30 p.m. Staff is expected to be on-site 30 minutes before and after during the summer session.

Classroom Operation

The school provides a hybrid schedule that consists of a classroom program 3.5 days a week and an enriched school program 2 days a week. Drop-in students do not have an assigned schedule. The enriched school program consists of the makers space robotics lab, art lab, and library. Students in grades 9 through 12 are not required to attend class in-person but have an opportunity to attend a Learning Zone study hall classroom on Tuesday through Thursday from 8:00 a.m. to 4:00 p.m. The school normally observes about 50% of this enrollment in an in-person classroom setting. Most students in this age group are working apprenticeships or internships, or attending community college classes.

The school is expected to have 43 instructional staff (teachers and aids) and 15 administrative staff daily.

Table 2 provides the education hours for each grade level.

Table 2 - Education Hours For Each Grade Level

Grades 1-4	Grades 5-12	Grades TK & K Drop In
8:10 a.m. to 3:10 p.m.	8:40 a.m. to 3:40 p.m.	8:10 a.m. to 12:00 p.m.

The hours are staggered to control the volume of students arriving and departing on the campus.

Site Plan

River Springs Charter School will occupy the entire 44,800-square-foot, three-story building. The site plan shows the existing building footprint, a new 207 square-foot trash enclosure, a new security fence adjacent to the northwest corner of the building (keynote #33), a new rolling gate near the southeast corner of the building, which will be closed when students are present (keynote #34) and outdoor play areas near the northeast corner of the property (Exhibit 3).

Outdoor Play Area

The outdoor play area includes a play structure, hopscotch, open field, gaga ball court, pickle ball court, and covered tables totaling 11,800 square feet (Exhibit 4). Wrought iron fencing will be provided as safety barriers between the drive aisles and the play area.

The play area located within the existing landscaped area to the east of the building will require grading to provide a level surface. A retaining wall will be constructed in this area. If the retaining wall exceeds a height of four feet, the applicant is required to construct a four-foot-high guard rail on top. The guard rail is intended as a safety rail for landscape maintenance workers within the slope area.

Students have one recess in the a.m. and one recess in the p.m. during lunchtime. Lunchtime in the multipurpose room and play area is staggered among the grade levels to control the number of students within these areas at a given time. One staff member for every 30 students is assigned to the play area with a minimum of two staff members always present. The operation of the play area is described in Exhibit 8.

Floor Plans

The interior of the three-story building will be modified from its office setting to provide 22 classrooms, laboratories, and common areas. The proposed floor plans include a library, maker space robotic lab and art lab. Exhibit 9 depicts the proposed floor plans and Table 3 describes the use on each floor.

Table 3 - Use of Floor Area

	Classrooms:	Common Areas:	Staff Areas:
First Floor:	5 elementary classrooms, and 1 TK/K classroom for 12 students	Lobby, conference room, multi-purpose room, kitchen, restrooms.	Teacher lounge, offices, nurse station, storage rooms.
Second Floor:	8 elementary classrooms	Collaborative space, library, maker space robotic laboratory, restrooms.	Offices, storage rooms.
Third Floor:	7 middle school classrooms, 1 high school classroom, 1 special education resource room	Collaborative spaces, conference room, art laboratory, restrooms.	Offices, break room, storage rooms.

The seating capacity for each classroom is 29 students. The TK/K classroom on the first floor is designed for 12 students since this is a drop-in service. The classrooms for the lower grades and student gathering areas are located on the first and second floors. The third floor provides classrooms for middle school and high school students.

Each floor will provide a common gathering space for students; however, the first floor will provide a multipurpose room for assemblies and a kitchen with refrigerators and warming ovens for students to have breakfast and lunch breaks. Designated collaborative spaces are also provided on the second and third floors for teacher-led group discussions.

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. The parking data on the applicant's site plan (Exhibit 3) erroneously shows that all three uses require a combined total of 125 parking spaces. All three uses actually require a combined total of 122 parking spaces based on the parking requirements in Section 17.76.030 of the Corona Municipal Code. The commercial development provides 220 parking spaces. Table 4 summarizes the parking requirement and the number of parking provided.

Table 4 - Parking Summary

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	9 spaces	---

Elementary or Junior High School	1 space per employee	21 classrooms with 2 employees per classroom	42 spaces	---
High School	1 space per employee, plus 1 space per 1 space per 6 students	1 classroom with 2 employees per classroom (Maximum of 29 students per class)	2 employee spaces, plus 5 student 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:	122 spaces	220 spaces

Access And Circulation

Vehicle access to the project site is provided from three existing driveways located along the east side of Compton Avenue. The driveways are shared with the other businesses, Sherwin Williams Paint and America's Tires, within the center by a reciprocal access agreement. 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 8:00 a.m. to 9:00 a.m. This schedule aligns with the classroom schedule provided in Table 2, which shows Grades 1- 4 arriving first before 8:10 a.m. and Grades 5 - 12 arriving later before 8:40 a.m. The same scenario will occur in the afternoon with the lower grades leaving first at 3:10 p.m. and the upper grades leaving at 3:40 p.m. The after-school program will have some students leaving between 4:00 p.m. to 6:00 p.m.

As shown on the applicant's On Site Drop-Off & Pick-Up Queue diagram in Exhibit 5, the applicant's traffic engineer, LOS Engineer Inc., anticipates that approximately 78 percent of vehicles will enter the driveway north of the school building, and 22 percent will enter the driveway south of the school building. This south driveway will be utilized by school employees arriving before students drop-off time, parents who will park and walk in their younger children to the front entrance and high school students driving themselves.

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. School employees, parents with younger children and high school student drivers entering from the south driveway will be required to park at the designated spaces along the east property line.

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. Within 830 feet of queueing represented by the green line on the On Site Drop-Off & Pick-Up Queue diagram, it shows the green queueing lane is capable of accommodating approximately 38 vehicles. The diagram also shows two additional queueing lanes, in orange and yellow, which provides queueing for an additional 10 vehicles. LOS Engineering, Inc. provided an additional queueing diagram to demonstrate the school's ability to accommodate additional queueing for 20 vehicles. These additional queueing lanes are identified as Link 4, shown in blue on the On-Site Pick-Up Queue Option 2 diagram (Exhibit 5).

The 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. Additionally, school administrators will provide instructional handouts to parents on parking management, and drop-off and pick-up procedures. Parents will be instructed to avoid driving through the surrounding commercial properties to get to the 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 are 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

LOS Engineering, Inc. prepared a Traffic Impact and Vehicles Miles Traveled Analysis, dated September 18, 2023, which was based on the original projected enrollment for 900 students. Using a revised enrollment for 621 students, there is a 31% reduction in students and project trip generation.

With the projected enrollment of 621 students, the school is expected to generate approximately 1,540 daily trips, with approximately 491 trips in the AM peak hour, 329 trips in the afternoon peak hour, and 106 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 1,054 additional daily trips, with 422 more daily trips in the AM peak hour and 41 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 increase traffic at this roadway segment by 0.6 percent, 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. The project site also provides additional queueing lanes on-site should the need arise. Therefore, the project is not expected to have traffic-related impacts to the surrounding area.

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 for the original public hearing on March 11, 2024. 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 the classrooms and common areas for activities. No exterior changes to the building are proposed. The project will construct a new 207-square-foot trash enclosure adjacent to the southeast corner of the building. Outdoor play area will be provided near the northeast property corner. Although the outdoor play area will remove 38 parking spaces, the site requires a total of 122 parking spaces for the proposed school and adjoining businesses. The site provides 220 parking spaces with sufficient access from Compton Avenue. School personnel also will be stationed in the parking lot to direct traffic during drop-off and pick-up to minimize circulation impacts during this time.

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. The school will utilize the outdoor play area for a period of 30 minutes for recess, lunch breaks and after-school programs which range from one to two hours. However, all outdoor activities will be supervised by school staff to ensure students' safety.

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 with limited outdoor play area. 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. Furthermore, 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. Proposed Site Plan.
4. Site Plan with Outdoor Play Area.
5. Queuing Lane Diagrams.
6. Conditions of Approval.
7. Community Outreach Notice.
8. Operation Letters from School Superintendent and Senior Director of Facilities.
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 continued the public hearing for CUP2023-0017 and SPA2023-0001 to April 8, 2024; 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

EXHIBIT 1

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

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 with limited outdoor play area. 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. Furthermore, 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 8th day of April, 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 8th day of April, 2024, and was duly passed and adopted by the following vote, to wit:

AYES: Woody, Alexander, Longwell, Siqueland

NOES:

ABSENT: Vernon

ABSTAINED:


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

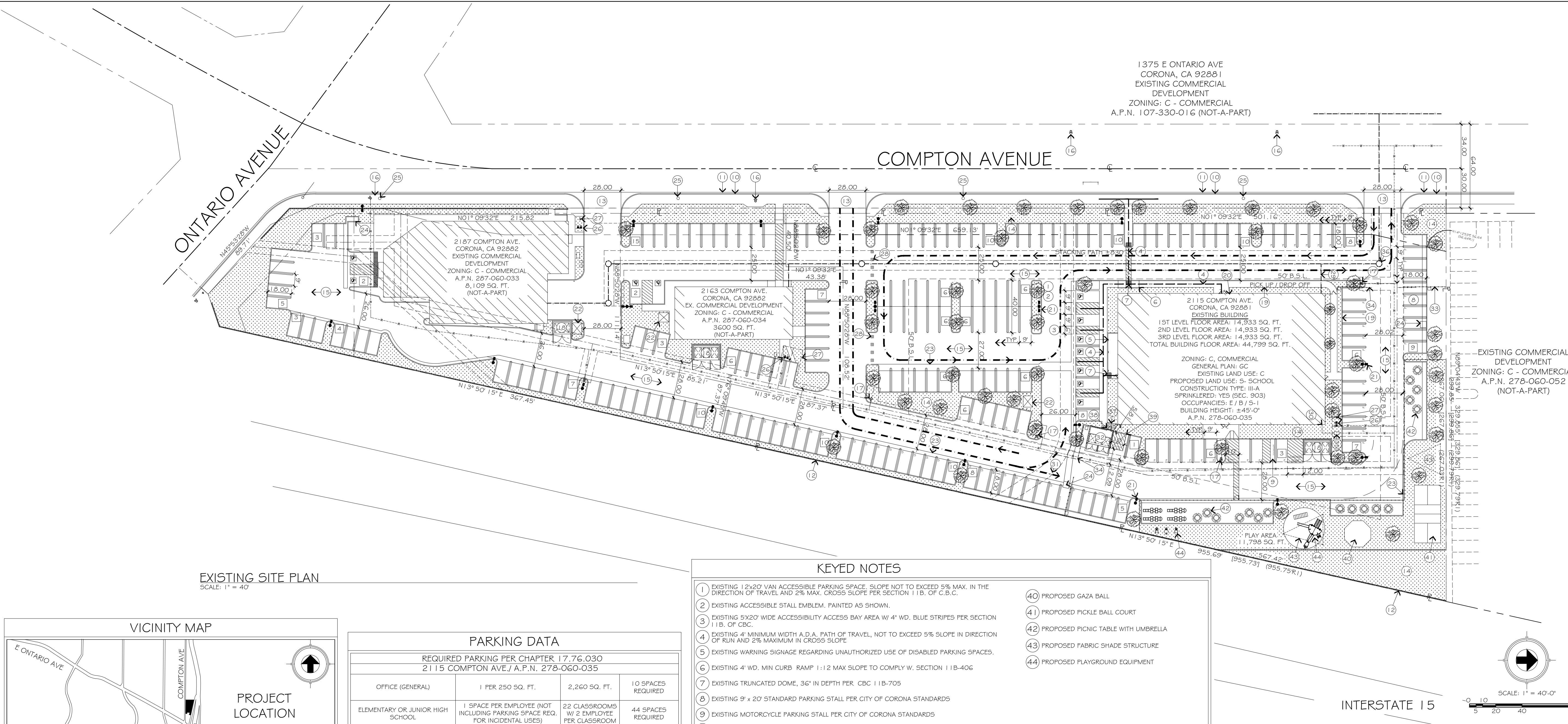
LOCATIONAL MAP



CUP2023-0017
2115 Compton Avenue



EXHIBIT 2



ALLOWABLE BUILDING AREA
CBC 508.4.2

IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIO OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE 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			
1ST FLOOR			
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	3,672 SQ. FT.	28,500 SQ. FT.	.13
SUM OF ALL RATIOS = .33 < 1			
2ND FLOOR			
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	460 SQ. FT.	70,000 SQ. FT.	.007
A-2	1,440 SQ. FT.	28,500 SQ. FT.	.05
SUM OF ALL RATIOS = .311 < 1			
3RD FLOOR			
OCCUPANCY CLASSIFICATION	ACTUAL SQ. FT.	ALLOWABLE SQ. FT.	RATIO
B	1,273 SQ. FT.	92,000 SQ. FT.	.014
E	9,471 SQ. FT.	43,500 SQ. FT.	.22
S-1	590 SQ. FT.	70,000 SQ. FT.	.008
A-2	2,313 SQ. FT.	28,500 SQ. FT.	.08
SUM OF ALL RATIOS = .322 < 1			

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PREPARED BY:
JOHN H. JOHNSON
R.C.E. NO. 83934
DATE 3/14/2024

PROJECT TITLE	DESCRIPTION
SPRINGS CHARTER SCHOOL	COMMERCIAL TENANT IMPROVEMENT FOR
2115 COMPTON AVE.	CORONA, CA 92881
SHEET DESCRIPTION	EXISTING SITE PLAN
REV. BY	DATE
AWC	12/23/2022
PROJECT NUMBER	R02007
DRAWN BY	AWC
CHECKED BY	JHJ
DATE	3/14/2024
REVISION	
SHEET IDENTIFIER	C-1
SHEET	7
OF	1

EXHIBIT 3

TOTAL BUILDING FLOOR AREA: 44,799 SQ. FT.

ZONING: C, COMMERCIAL

GENERAL PLAN: GC

EXISTING LAND USE: C

PROPOSED LAND USE: S- SCHOOL

CONSTRUCTION TYPE: III-A

SPRINKLERED: YES (SEC. 903)

OCCUPANCIES: E / B / S- I

BUILDING HEIGHT: ±45'-0"

A.P.N. 278-060-035

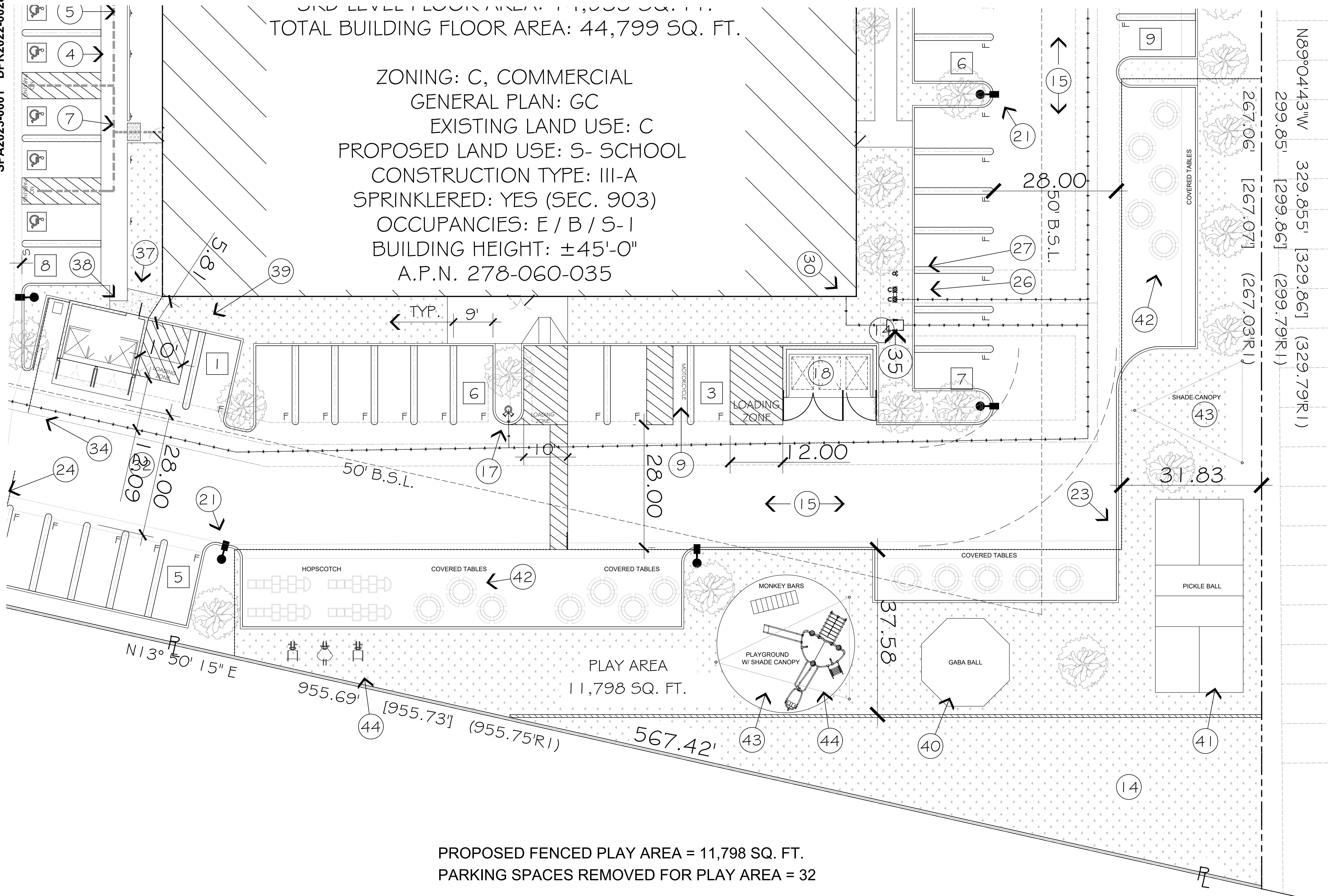
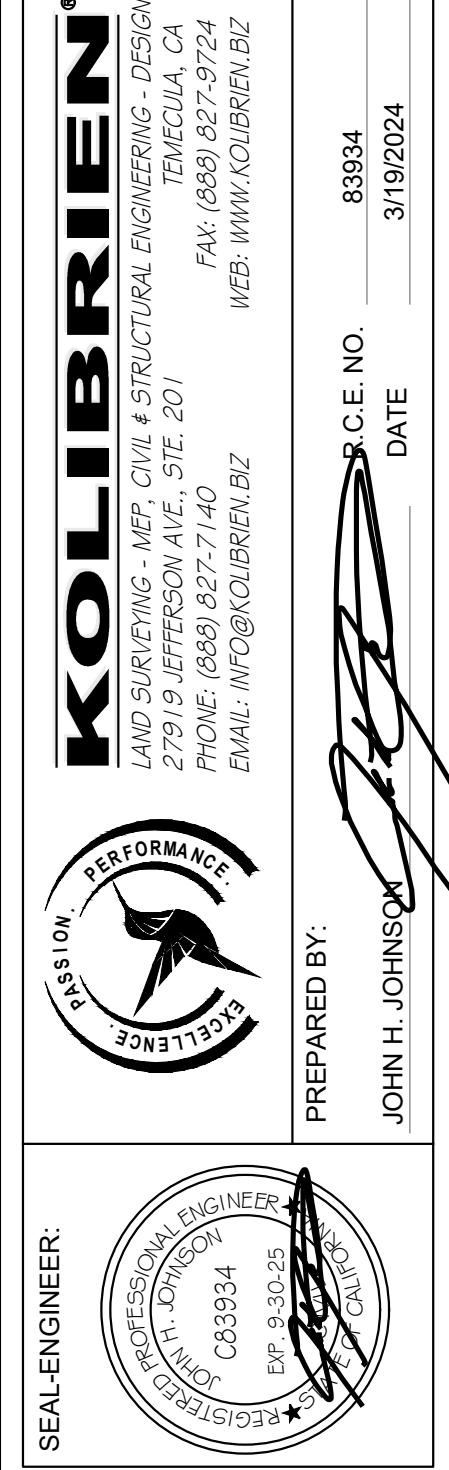


EXHIBIT 4



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

ENLARGED SITE PLAN

PROJECT TITLE	DESCRIPTION
DPR2022-0028	DPR2022-0028

SHEET DESCRIPTION

REV BY	DATE	DESCRIPTION
1 AWC	12-5-2022	DPR2022-0028

PROJECT NUMBER R02007
DRAWN BY AWC
CHECKED BY JHJ
DATE 3/19/2024
REVISION
SHEET IDENTIFIER C-2
SHEET 7 OF 7

ON SITE DROP-OFF & PICK-UP QUEUE

North driveway for drop-off/pick-up. South driveway for parking.

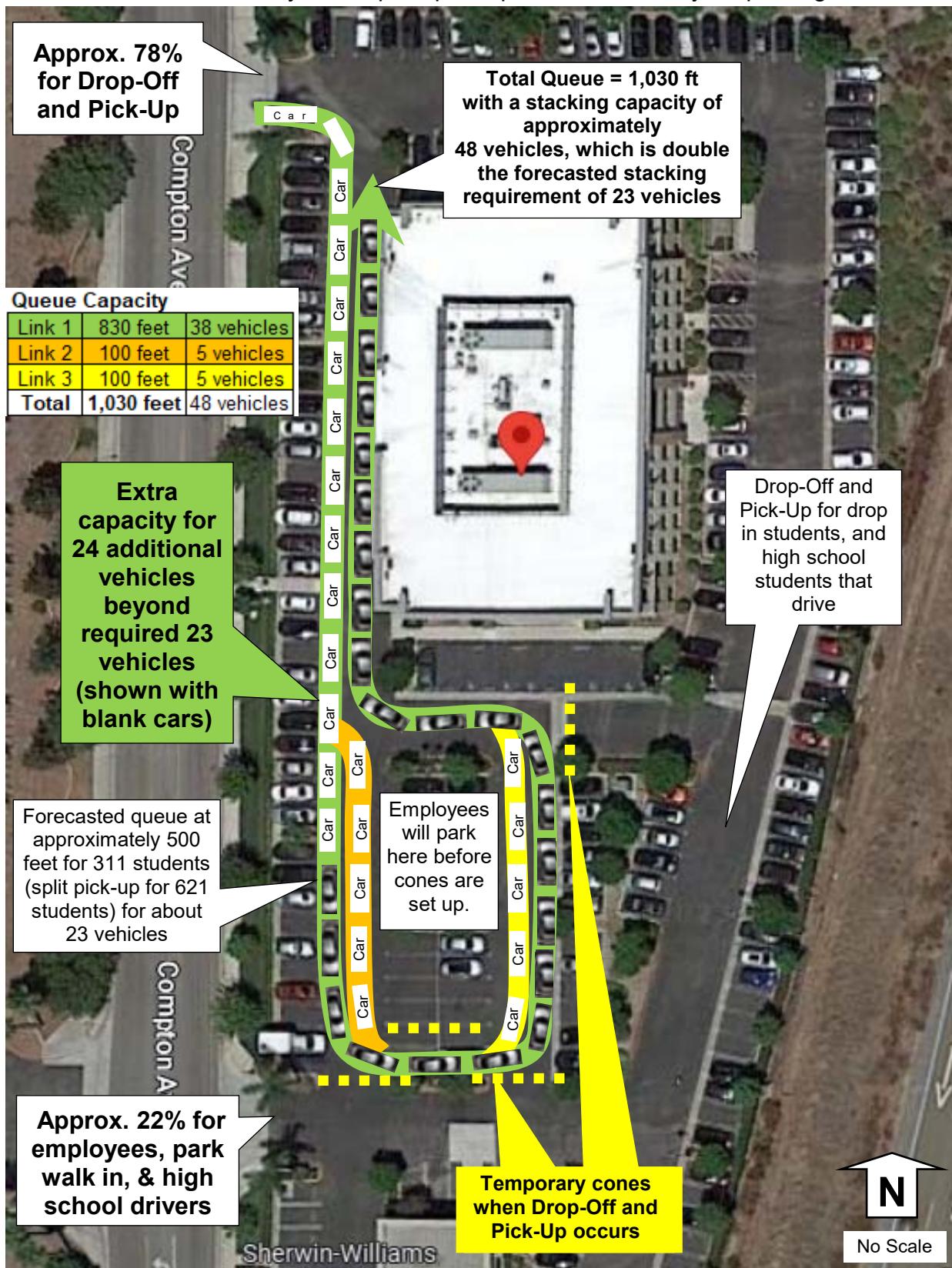
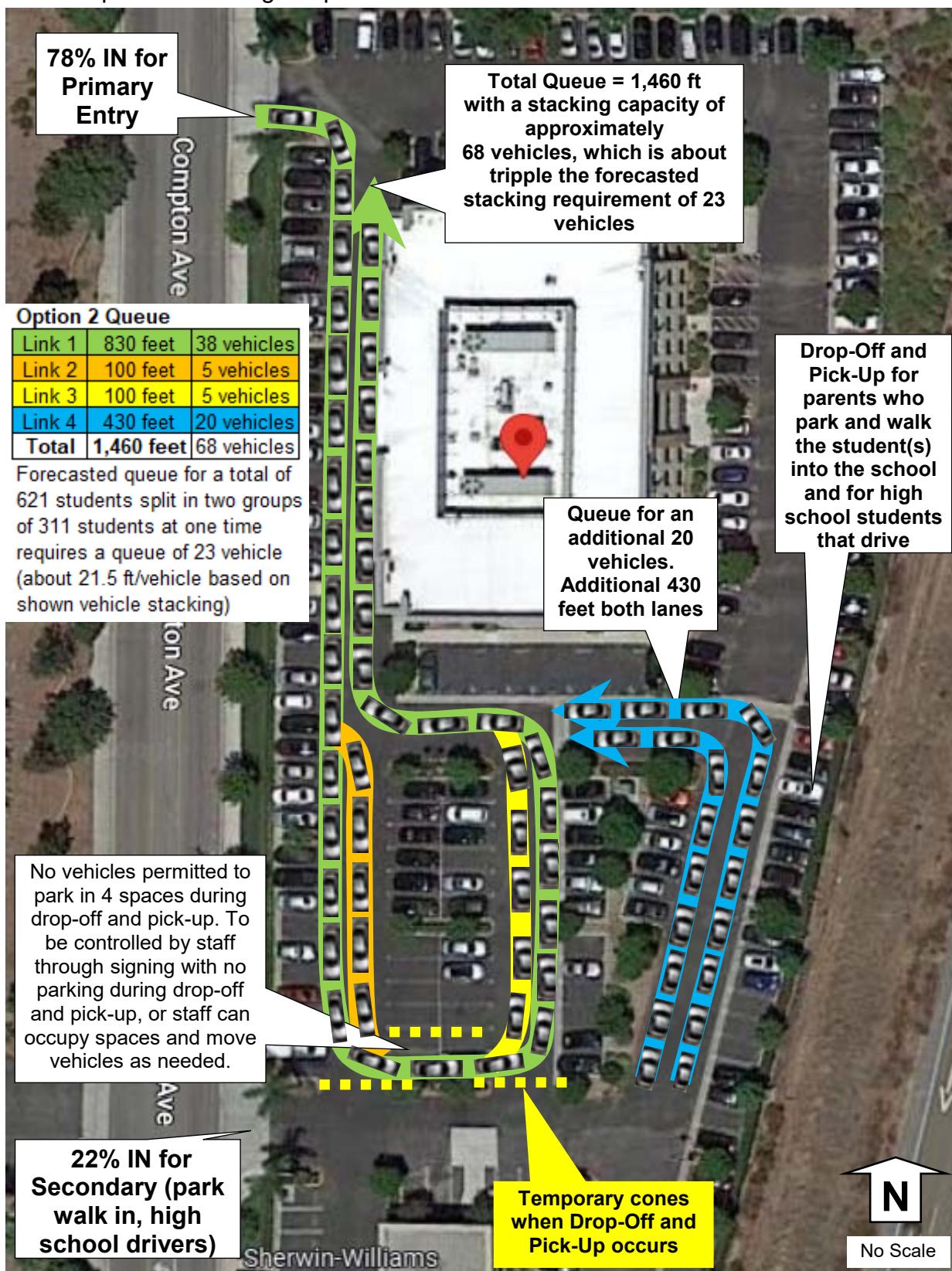


EXHIBIT 5

ON SITE PICK-UP QUEUE Option 2

Pick-Up results in longest queue based on data collected at another Charter School





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.	



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. Retaining walls within the outdoor play area shall be made of decorative masonry material. Retaining walls that are four feet or higher shall have a guard rail constructed on top of the wall.6. The outdoor play area shall be installed and ready for use prior to the opening of the school.7. 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.8. Approval of CUP2023-0017 is contingent upon the approval of SPA2023-0001.9. The applicant shall update the parking data on the construction drawings for plan check to accurately reflect 9 required parking spaces for the "office" use and a total of 122 required parking spaces for the center.10. The new trash enclosure shall be constructed of splitface block or other decorative masonry with anti-graffiti coating approved by the Planning and Development Department and shall be designed to comply with CMC Chapters 17.79 and 8.20. Additionally, the trash enclosure shall be provided with a cover and fully enclosed on all sides to prevent unwanted access. [ADDED BY PLANNING & HOUSING COMMISSION ON 04/08/2024.]11. The shared wrought iron fence between the project site and the abutting property the north shall be extended to meet the existing perimeter block and wrought iron fence located at the east property line of the project site. [ADDED BY PLANNING & HOUSING COMMISSION ON 04/08/2024.]
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. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property.4. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.5. The submitted 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.



Project Conditions

City of Corona

PUBLIC WORKS	Jennifer Tran
<p>6. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:</p> <p>(a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.</p> <p>(b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.</p> <p>(c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.</p> <p>7. 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.</p> <p>8. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.</p> <p>9. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Planning and Development Department, Development Services Division. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development.</p> <p>10. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Planning and Development Department, Development Services Division.</p> <p>11. 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.</p> <p>12. Reclaimed water shall be used for any construction activity, unless otherwise approved by the Utilities Director or their designee. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.</p> <p>13. Grading Plan shall show and label the proposed retaining wall along the play ground area. The project shall also provide maintenance access to the landscape area above the play ground.</p>	



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.



Date

Dear Corona Planning Commission,

Thank you for the opportunity to provide more detailed information for our CUP application to convert the Compton Avenue property into a Student Center for Springs Charter School students. We have been serving the Corona area for 18 years and have been looking for a property to expand our classroom offerings for more than ten years. We were delighted when the Compton Avenue building became available because it offers the space for many things we could not provide in our existing facility, such as a hot breakfast and lunch program, music, LegoLeague, and activities that require elbow room, including occupational therapy services.

Springs Charter School expects to serve approximately 600 students at this center, providing classroom education and auxiliary student support services for grades TK through 12. The Compton Avenue Center will serve hybrid students, combining interest-driven classroom learning with personalized home study. Springs Charter Schools have been providing this program to Corona students since 2006.

Springs' hybrid-model program allows students to attend classes in the building between 1 and 5 days per week, according to the program they select. Due to this model, there will likely be less than 600 students on each school day. For example, in our current 2nd Street property, we have 313 students enrolled to attend classroom learning on this campus, however, the maximum student count on any day is 190 students.

Across Springs Charter Schools' 21 campuses, the average classroom size for grades 1-12 is 29, which was the number used in these calculations. TK is a maximum of 12 students with one teacher. In addition to classrooms, we will use several spaces to provide an enriched school program to our classroom students. These spaces will include a school library, an art class, a maker space, a special education resource room, and a TK/K resource room. These extra rooms will be used for classroom students' electives and drop-in (students that come and go at no assigned time) special education, English Language Development (ELD) tutoring, and interest-driven enrichment groups, such as robotics LegoLeague or string instrument ensemble.

Grade Levels and Description	Current Enrollment	Expected Enrollment	Compton Avenue Building	2nd Street Building
TK/K	24	132	0	120 (5 classes of 24 students classroom program)
TK/K Enrichment program and special ed services 2 days per week	6	12 (1 resource room for 12 students)	12 (drop-in services)	0
1-3 Classroom Program	54	145 (5 classrooms of 29 students)	145	0
1-3 Enrichment program and sped 2 days per week	23	58 (2 classrooms of 29 students)	58	0
4-8	161	319 (11 classrooms with 29 students)	319	0
4-8 Enrichment program and special ed services 2 days per week	30	58 (2 classrooms of 29 students)	58	0
9-12 Independent Study drop-in 3 days per week	15	29 (1 classroom with 29 students)	29	0
TOTAL Compton Ave Enrollment			621	

- The full-day schedule will be
 - 1-4th grade 8:10 to 3:10
 - 5th-12th grade 8:40 to 3:40
 - Tk/K will be 8:10-12:00 and drop-in services
- The average class size for grades 1-8 is 29 students.
- The number of classrooms will be 22
- Additional rooms will include a special education resource room, a TK/K resource room, a library, a maker space inventor lab with robotics storage, and an art room.
- There will be a total of 58 staff members.
 - Each grade 1-8 classroom will have a teacher and an ace (21 classrooms will be staffed with 42 staff). The high school class will have 1 teacher.

- There will also be 15 additional staff members, including two school administrators, a school counselor, a clerk, a health tech, 2 food-service workers, a custodian, a special education teacher, a part-time speech teacher, a part-time TK/K specialist, and 4 part-time specialty teachers for enrichment such as music, art, lego-league, and Spanish.
- High school students have the opportunity to attend the Learning Zone study hall classroom Tuesday through Thursday between the hours of 8:00 and 4:00. There will be select core classes offered in this high school classroom during those hours in addition to tutoring and counseling support. Since attendance at the Learning Zone and in the classes is not required (students can complete their work totally online), only approximately 50% of the students attend on any available high school day. Our program is a real-world-focused program, providing career technical internships and pre-apprenticeships. Typically, our older students are less likely to attend the center because many of them are working at their apprenticeships/internships and/or attending community college classes, so the number of high school drivers is minimal.
- Springs will keep our 2nd Street Center as a TK/K early childhood center to provide classroom experiences for the youngest students in our existing one-story campus. Some special education and speech services will be provided at the Compton Avenue building for grades TK/K.

Spring Charter School has been diligent in finding a Corona facility where we can increase our free public school options for families and enhance the educational experience for our students. The Compton Avenue building presents an ideal space to accommodate our growing student population and provide various programs and services previously limited by space constraints.

We assure you that our proposed operations, including scheduling, staffing, and programs, have been meticulously planned to optimize student learning and accommodate the needs of the surrounding community.

Thank you once again for your consideration. We look forward to the opportunity to contribute positively to Corona's educational landscape.

Sincerely,



Kathleen Hermsmeyer
Superintendent



April 3, 2024

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

Dear Eva,

This letter is to provide clarification regarding the use of two student play areas planned for installation in a portion of the parking lot behind Springs' proposed building at 2115 Compton Avenue.

The play area behind the school building is designated for recreational use by our students only under the supervision of school staff. This space will serve as a dedicated area for outdoor activities and games, providing students with opportunities for physical exercise, social interaction, outdoor art projects, and creative play. We will have both a primary and an intermediate playspace

- The primary playspace will have a play structure, a peaceful playground section with hopscotch and sensory pathways, and a shaded seating area. The sensory pathway will focus on the eight basic locomotor movements primary students must master which include: walking, running, hopping, jumping, galloping, skipping, leaping, and sliding.
- The intermediate playspace will include a grass area with a Peaceful Playground fitness fun trail, a pickleball court, a gaga ball area, and two table areas for gathering and art projects, one of which will be covered.
- Additionally, the multipurpose room within the building will also be utilized for PE games and activities, such as projection screen PE activities, parachute, hula hoops, jump ropes, and obstacle course activities. This will provide students with options for recreation. These indoor activities will complement the outdoor play areas and contribute to a well-rounded recreational experience for our students.
- **DROP-IN** - Some students will visit the center on a drop-in basis for testing, services or counseling appointments. These services will be provided in the resource rooms and in the enrichment spaces on days the enrichment classes are not offered.
- There will be a Drop-in room for TK/K students to receive special education services, English language development lessons and other specialized instruction. They may have occasional use of the play facilities outside.

Students will use the playspaces for one recess and lunch recess each day of attendance. These schedules will be staggered, and the play period attached to lunch will either be directly before or directly after.

Our goal is to create a vibrant and engaging recreational environment that enhances the overall educational experience for our students. By providing both outdoor and indoor play spaces, we aim to promote physical health, social development, and positive engagement among our student body.

Sample playground schedule:

Grade	Start	Recess	Lunch in Multi-Purpose Room	Recess	End
TK/K	Drop-in	Drop-in	Drop-in	Drop-in	Drop-in
1 and 2	8:10	9:30-9:45	11:15-11:35	11:35-11:55	3:10
Enrichment 1/2/3	8:10	10:10-10:25	11:40-12:00	12:00-12:20	3:10
Grade 3	8:10	9:50-10:05	12:05-12:25	12:25-12:45	3:10
Grades 4 & 5	8:10	9:50-10:05	12:05-12:25	12:25-12:45	3:10
Enrichment Grades 4-8	8:40	10:10-10:25	12:30-12:50	12:50-1:10	3:40
Grades 7/8	8:40	10:30-10:45	12:55-1:15	1:15-1:35	3:40
High School	8:40	10:50-11:05	12:55-1:15	1:15-1:35	3:40

Pink = Primary Playspace Usage. Green = Intermediate Playspace Usage.

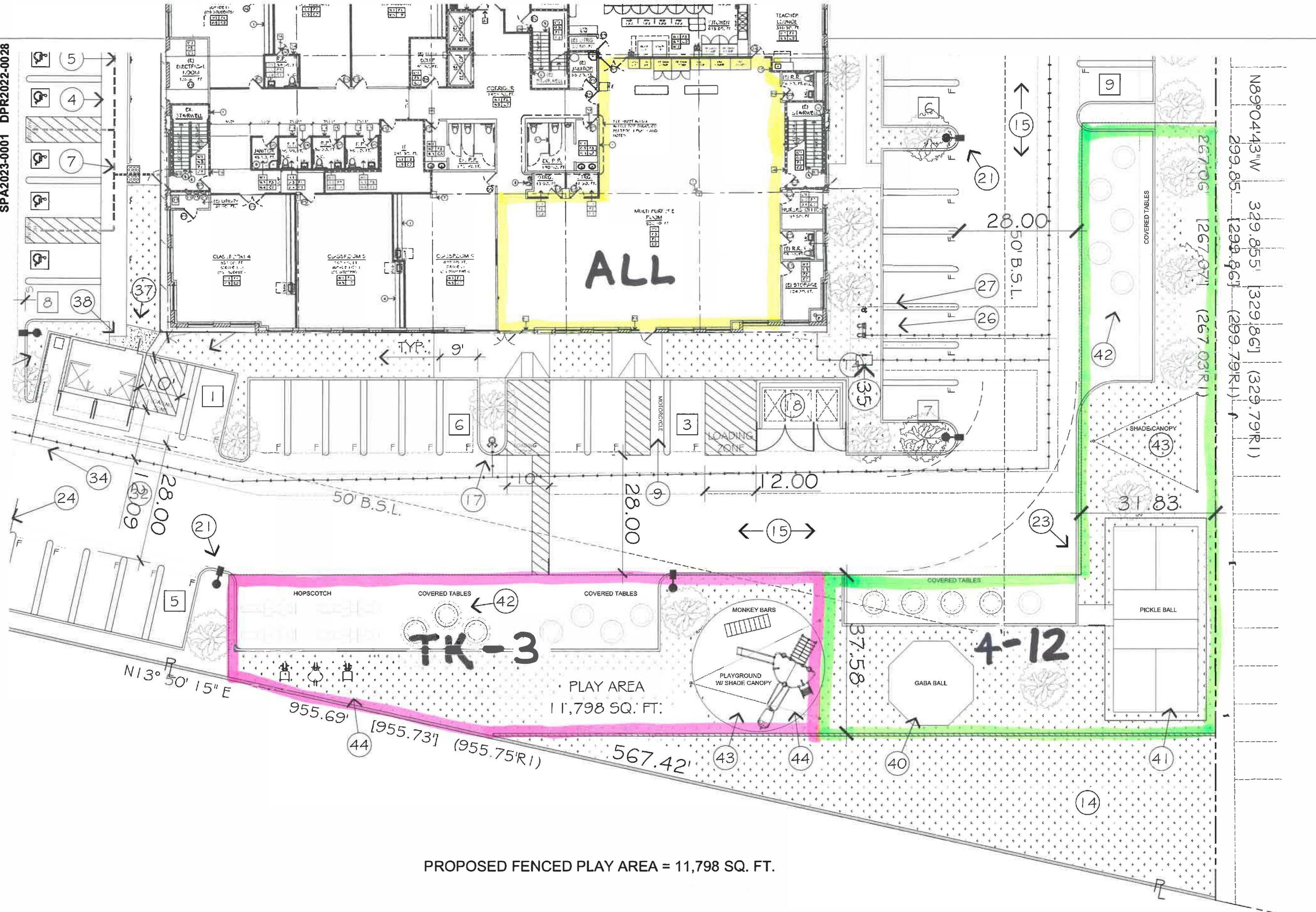
It is important to note that student safety and supervision are paramount considerations in our planning. For every 30 students utilizing the play areas, there will be at least one staff playground supervisor present, with a minimum of two at all times to oversee activities, ensure adherence to safety guidelines, and intervene if necessary. Students will be walked to the playspace and supervised the entire time for each recreation period offered.

If you require any further information or clarification regarding our plans for the play area behind the school building, please do not hesitate to contact me at 760-330-6176. We appreciate your consideration of our CUP application and look forward to your support. This project will provide a safe, enriching public school option for our students.

Thank you for your consideration.

Sincerely,

Dave Black
Senior Director of Facilities

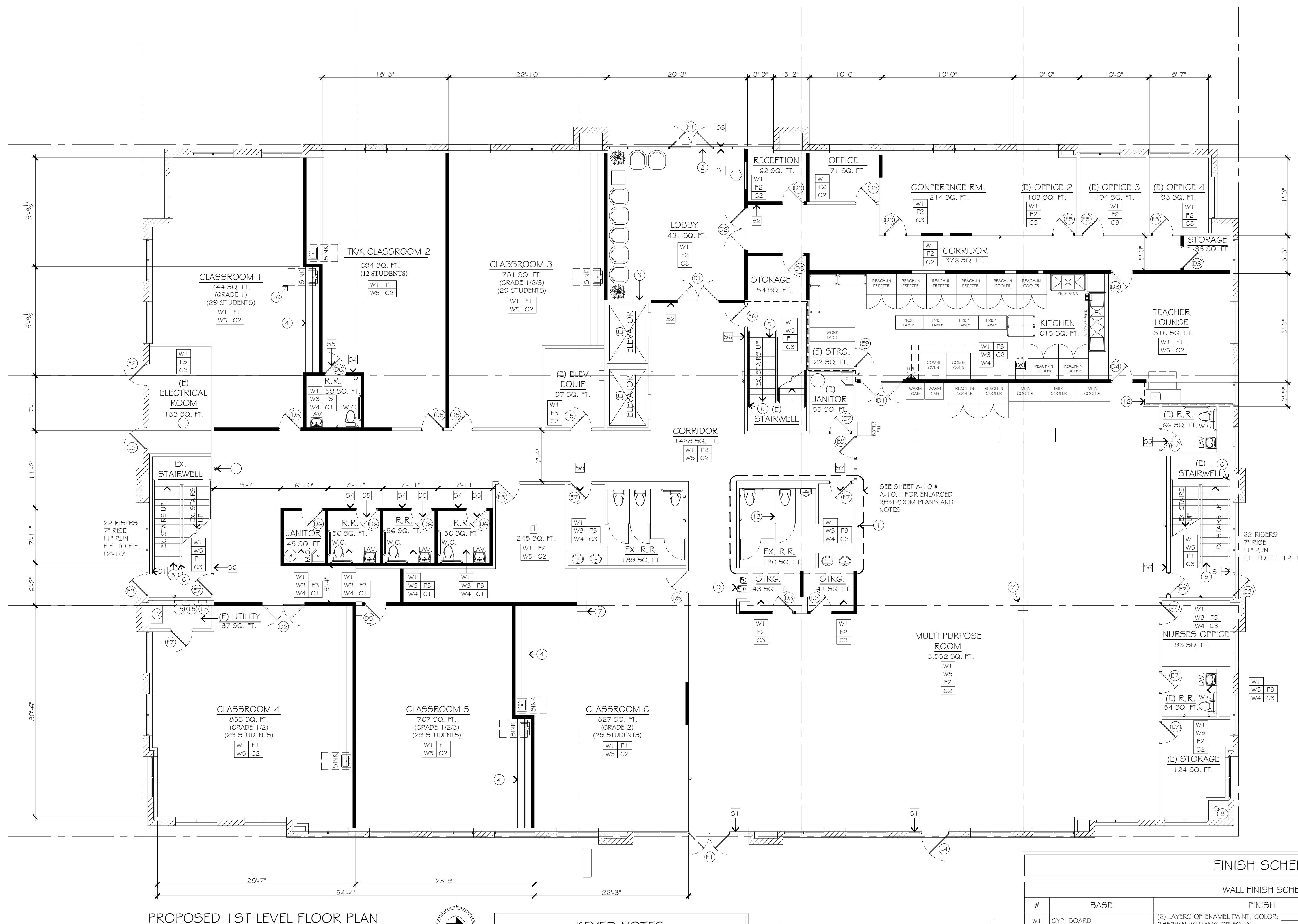


PROPOSED FENCED PLAY AREA = 11,798 SQ. FT.

 KOLIBRIEN <small>LAND & JEFFERSON, AVE. C104 & STRUCTURAL ENGINEERING</small> 2759 LAND JEFFERSON AVE. STE. 201 PHONE: (654) 9127-140 EMAIL: INFO@KOLIBRIEN.BIZ		83934 04/01/2024
		C.E. NO. _____ DATE _____
PREPARED BY: 		JOHN H. JOHNSON
		
STATE OF CALIFORNIA PROFESSIONAL ENGINEER C039344 EXP. 9/30/25		

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

PROJECT NUMBER	R02007
DRAWN BY	AWC
CHECKED BY	JHJ
DATE	04/01/2024
REVISION	
SHEET IDENTIFIER	
C-2	
HEET	8 OF



FINISH SCHEDULE

WALL FINISH SCHEDULE

#	BASE	FINISH	REMARKS
W1	GYP. BOARD	(2) LAYERS OF ENAMEL PAINT, COLOR: _____ CODE: _____ BY: SHERWIN WILLIAMS OR EQUAL	I-HR FIRE RATED ASSEMBLY @ CORRIDORS
W2	F.R.P. PANEL	MOISTURE RESISTANT F.R.P. WALL PANEL, COLOR: WHITE	TEXTURE: SMOOTH & WASHABLE SURFACE
W3	CERAMIC TILE	3"X6" CERAMIC TILE BY: EMSER TILE, SERIES: CHOICE, COLOR: WHITE	TEXTURE: SMOOTH & WASHABLE SURFACE
W4	CERAMIC COVING BASE	3/8" MIN. COVING FLOORING BASE BOARD, COLOR: TO MATCH WALL FINISH	1/16" GROUT JOINT RECOMMENDATION
W5	COVE BASE	3/8" MIN. RADIUS, 6" MIN. HI. COVING FLOORING BASE BOARD	EXISTING TO REMAIN WHERE POSSIBLE PROPOSED TO MATCH EX.

FLOORING FINISH SCHEDULE

#	BASE	FINISH	REMARKS
F1	CARPET	LOW PILE, BERBER, NYLON CARPET OWNER TO SPECIFY MANUFACTURER AND COLOR.	EXISTING TO REMAIN IF PRESENT
F2	LAMINATED FLOORING	LAMINATED TILE OWNER TO SPECIFY MANUFACTURER AND COLOR.	EXISTING TO REMAIN IF PRESENT
F3	CERAMIC TILE	24" SQ. CERAMIC TILE OWNER TO SPECIFY MANUFACTURER AND COLOR.	3/16" GROUT JOINT RECOMMENDATION
F4	EXISTING LAMINATE	EXISTING LAMINATE FLOORING TO REMAIN	EXISTING TO REMAIN IF PRESENT
F5	EXISTING EXPOSED CONC.	EXISTING EXPOSED CONCRETE FLOOR TO REMAIN	REPAIR AND SEAL AS NECESSARY

CEILING FINISH SCHEDULE

#	BASE	FINISH	REMARKS
C1	GYP. BOARD	(2) LAYERS OF ENAMEL PAINT, COLOR: _____ CODE: _____ BY: SHERWIN WILLIAMS OR EQUAL	TEXTURE: _____
C2	LAY-IN T BAR	2X4 LAY-IN ACOUSTIC PANEL	SEE SHEET A-6.1 FOR SPECIFICATIONS
C3	EXISTING CEILING TO REMAIN	EXISTING PAINTED GYPSUM BOARD CEILING	
C4	EXISTING EXPOSED STRUCTURE	EXISTING STRUCTURE TO BE EXPOSED, PAINTED BLACK	PROVIDE SKIRM PAPER AS NECESSARY

FINISH NOTES:

- 1) ALL MATERIAL USED AS INTERIOR TRIM SHALL HAVE A MINIMUM CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX SH. NOT EXCEED 250. THE MATERIAL SHALL NOT EXCEED 1/2" IN THICKNESS.
- 2) CURTAINS, DRAPERY, FABRIC HANGINGS, AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA TO WHICH SUCH MATERIALS ARE ATTACHED.

ADA SIGNAGE INFORMATION

- MOUNTING HEIGHT FOR TACTILE SIGNAGE: SIGNS CAN NOW BE MOUNTED WITHIN A RANGE OF SPACE WHICH ALLOWS FOR A CONSISTENT TOP HEIGHT FOR DIFFERENT SIZED SIGNS ALONG A HALL.

- SIGNS ARE TO BE MOUNTED AT A HEIGHT TO ALLOW THE BASELINES OF RAISED CHARACTERS TO BE LOCATED BETWEEN 48" AND 60" ABOVE THE GROUND.

51 TACTILE EXIT SIGN WITH LEGEND "EXIT"
52 TACTILE SIGN WITH LEGEND "EXIT ROUTE"
53 INTERNATIONAL SYMBOL OF ACCESSIBILITY
54 WALL MOUNTED TACTILE SIGN STATING "TYPE OF RESTROOM"
55 DOOR MOUNTED TACTILE SIGN STATING "TYPE OF RESTROOM"
56 WALL MOUNTED TACTILE SIGN STATING "STAIRS"
57 DOOR MOUNTED TACTILE SIGN STATING "TYPE OF RESTROOM"
58 DOOR MOUNTED TACTILE SIGN STATING "TYPE OF RESTROOM"

TRANSITION DETAILS

- FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT.

- CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURE LOOP, LEVEL CUT PILE, OR LEVEL CUT/JUNCURE PILE TEXTURE. PILE HEIGHT SHALL BE 1/2" MAXIMUM.

- VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE 1/4" MAXIMUM. CHANGES IN LEVEL WITHOUT EDGE TREATMENT, CHANGES IN LEVEL GREATER THAN 1/4 INCH AND NOT EXCEEDING 1/2 INCH IN HEIGHT SHALL BE REVELED WITH A SLOPE NOT STEEPER THAN 1:2, I-1B-303, FIGURES I-1B-303.2 & I-1B-303.3.

- CHANGES IN LEVEL GREATER THAN 1/2 INCH IN HEIGHT SHALL BE RAMPED AND SHALL COMPLY WITH THE REQUIREMENTS OF I-1B-405 RAMPS OR I-1B-406 CURBS, FIGURES I-1B-405 & I-1B-406.

- ADJUST CHANGES IN LEVEL EXCEEDING 4 INCHES IN VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE OR BY GUARDS OR HANDRAILS WITH A GUIDE RAIL CENTERED 2 INCHES MINIMUM AND 4 INCHES MAXIMUM ABOVE THE SURFACE OF THE WALK OR SIDEWALK AND ADJACENT STREET OR DRIVEWAY. I-1B-303.5

KOLIBRIEN®

LAND SURVEYING, MEASURING, CIVIL & STRUCTURAL ENGINEERING, INC.
27919 JEFFERSON AVE., STE. 201
PHONE: (866) 227-7777
EMAIL: INFO@KOLIBRIEN.BIZ

PREPARED BY:

JOHN H. JOHNSON
JOHN H. JOHNSON
S-3924
3/18/2024

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

PROJECT TITLE

DPR2022-0028

DESCRIPTION

PROPOSED 1ST LEVEL FLOOR PLAN

REV. BY

DATE

DRAWN BY

AWC

CHECKED BY

JHJ

DATE

3/18/2024

REVISION

PROJECT NUMBER

R02007

DRAWN BY

AWC

CHECKED BY

JHJ

DATE

3/18/2024

REVISION

SHEET IDENTIFIER

A-1.1

SHEET

10

OF

EXHIBIT 9

A-1.1



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.

EXHIBIT 10

ON SITE DROP-OFF & PICK-UP QUEUE

North driveway for drop-off/pick-up. South driveway for parking.



Anyone observed to be in violation of any of the rules and conditions described herein, must meet with an administrator to discuss further action.

Thank you in advance for all your help and cooperation in ensuring the safety of your student.

Acknowledgment of Receipt

I acknowledge that I have received and read the **Drop-off & Pick-up Procedure Rules & Acknowledgement**.

Parent (printed) Name: _____ Date: _____

Parent Signature: _____

SCHOOL TRAFFIC FLOW



PROHIBITED ROUTES

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



NOTICE OF EXEMPTION

TO: <input type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency) Name: City of Corona Address: Planning & Development Dept. 400 S. Vicentia Ave., Suite 120 Corona, CA 92882 Telephone: 951-736-2434
<input checked="" type="checkbox"/> Clerk of the Board of Supervisors County of Riverside Address: 4080 Lemon Street, Riverside, CA 92501	
1. Project Title:	Specific Plan Amendment 2023-0001 and Conditional Use Permit 2023-0017
2. Project Applicant:	River Springs Charter Schools 2774 Jefferson Avenue, Temecula, CA 92590
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):	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. Conditional Use Permit 2023-0017 (CUP2023-0017) pertains to 2115 Compton Avenue Street, Corona, CA. (APN: 278-060-035)
4. (a) Project Location – City: Corona	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	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. CUP2023-0017 is an application to establish and operate an education school serving kindergarten through 12 th grade students within an existing 3-story commercial building with outdoor play areas located on a 2.7 acres site in the Commercial (C) designation of the El Cerrito Specific Plan (SP 91-2).
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:	River Springs Chater Schools 2774 Jefferson Avenue, Temecula, CA 92590
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:	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:	<p>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.</p> <p>CUP2023-0017 is a request to establish and operate an educational school within an existing commercial building, the school instructions will be contained entirely inside the building and no expansion is proposed to the existing commercial building, outdoor recreation areas are proposed for lunch and recess breaks, the project requires tenant improvement and grading permits therefore the project qualifies as a Class 1 (Existing Facilities) categorical exemption.</p>

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 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: April 8, 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.