



Agenda Report

File #: 18-2085

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 9/19/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration to approve Parcel Map 37452 to subdivide 8.81 acres into two parcels (located approximately 350 feet west of Lincoln Avenue, north of Sixth Street in the MP (Mobile Home Park) Zone and proposed C-3 (General Commercial) Zone on 0.20 acres) and adopt the Negative Declaration regarding potential environmental impact of the project. (Applicant: Fitschen Family Trust)

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of PM37452 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

ANALYSIS:

PM37452 (PM2018-0001) will establish two parcels on 8.81 acres generally located 350 feet west of Lincoln Avenue, north of Sixth Street. Parcel 1 is the larger of the two parcels proposed at 8.59 acres and will continue to accommodate an existing mobile home park containing 92 mobile homes. Parcel 2 will be 0.20 acres (8,712 square feet) and will accommodate an existing 1,717 square foot commercial building that has been vacant since 2013. The following table summarizes the lot information for this subdivision.

TABLE 1
Proposed Lot Sizes

<u>Parcel No.</u>	<u>Lot Area (Acres)</u>
1	8.59
2	0.20

A	0.01
B	0.02

Parcel 1 will continue to retain the MP zone whereas Parcel 2 is proposed to have a zone of C-3 from MP. Section 17.30.050 of the Corona Municipal Code (CMC) governs development in the MP zone and prescribes minimum development standards for a mobile home park. The MP zone indicates the site area, not lot area, shall be no less than 10 acres. Currently, the site area of the mobile home park is 8.81 acres. The mobile home park is a legally established use and was likely established prior to the minimum site area established in the CMC. The parcel map separating 0.20 acres from the current mobile home park will reduce the size of the mobile home park to 8.59 acres. However, this slight reduction will not affect the overall layout or operation of the mobile home park because the 0.20 acres is separated and isolated from the other mobile homes located in the park and has direct access from Sixth Street and not from the park itself. Therefore, the parcel map is not creating a substandard condition from the current condition.

Section 17.33.060 of the CMC describes the development standards for properties in the C-3 zone. No minimum lot size is prescribed for the C-3 zone; therefore, the proposed 0.20 acres would be consistent with the zone. The lot width and depth of Parcel 2 is approximately 75 feet by 114 feet, respectively.

The two lettered lots shown on the parcel map accommodate the dedications for the street rights-of-way adjacent to Sixth Street. Both parcels will continue to have access from Sixth Street with the mobile home park also having secondary access from Lincoln Avenue.

The parcel map will allow Parcel 2 to function as a commercial parcel separate from the mobile home park and will integrate with other commercial uses fronting Sixth Street. Additionally, PM37452 will serve to implement General Plan goals and policies encouraging development of vacant infill properties and facilitation of uses that serve the city's residents and business community.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all the required application processing fees.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.01 of the City's Local Guidelines, an initial study was prepared for the project which demonstrates that there is no substantial evidence in light of the whole record before the City that the project may have a significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of August 20, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Ruscigno/Jones) and carried unanimously, with Commissioner Dunn absent, that the Planning and Housing Commission recommends adoption of the Negative Declaration and approval of PM37452 (PM2018-0001) to the City Council, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

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

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

EXHIBITS

1. Locational and Zoning Map.
2. Site Plan for PM37452 (PM2018-0001).
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of August 20, 2018.

APPLICANT INFORMATION

Name: Fitschen Family Trust, 1203 W. Sixth Street, Corona

AERIAL & ZONING MAP



Date: 08/08/2018

1125 W. Sixth Street
CZ2018-0001 & PM2018-0001 (PM37452)

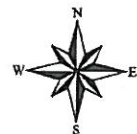


EXHIBIT 1



Agenda Report

File #: 18-2022

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 8/20/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PM37452 (PM2018-0001): Parcel map application to subdivide 8.81 acres into two parcels located approximately 350 feet west of Lincoln Avenue, north of Sixth Street in the MP (Mobile Home Park) Zone and proposed C-3 (General Commercial) Zone on 0.20 acres. APN: 118-201-012, 013 (Applicant: Fitschen Family Trust, 1203 W. Sixth Street Corona CA 92882).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of PM37452 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 8.81 acres
Existing Zoning: MP (Mobile Home Park)
Existing General Plan: GC (General Commercial)
Existing Land Use: Mobile Home Park/Vacant commercial building
Proposed Land Use: Mobile Home Park/Vacant commercial building
Surrounding Land Uses:
N: FP1(Flood Plain)/Flood control channel, C-3 (General Commercial)/Commercial development
E: C-3 (General Commercial)/Commercial development
S: C-3 (General Commercial)/W. Sixth Street and Commercial development beyond
W: FP1(Flood Plain)/Flood control channel, R-3(Multiple-Family Residential)/Apartment complex

BACKGROUND

The 8.81 acres currently contains 92 mobile homes and a 1,717 square foot vacant commercial building in the MP (Mobile Home Park) Zone. The project site is bordered by a flood control channel to the north and west, commercial development to the north, east, and Sixth Street to the south with commercial development beyond. The applicant is proposing to subdivide the parcel into two parcels to separate the mobile home park from the vacant commercial building. At this time there is no

development proposal for the vacant commercial building. The subdivision is accompanied by a Change of Zone (CZ2018-0001) that will establish the C-3 (General Commercial) Zone on the 0.20 acres containing the vacant commercial building.

On November 28, 2017, the applicant submitted a Development Plan Review (DPR2017-0120) to the city for the proposed subdivision. Following DPR, the applicant submitted a parcel map application and change of zone application which were discussed at the Project and Environmental Review Committee (PRC) meeting of April 19, 2018.

PROJECT DESCRIPTION

PM37452 will establish two parcels on 8.81 acres as illustrated in Exhibit A. Parcel 1 is the larger of the two parcels proposed at 8.59 acres and will continue to accommodate the mobile home park which contains 92 mobile homes. Parcel 2 will be 0.20 acres (8,712 square feet) and will accommodate an existing 1,717 square foot commercial building that has been vacant since 2013. The following table summarizes the lot information for this subdivision.

TABLE 1
Proposed Lot Sizes

<u>Parcel No.</u>	<u>Lot Area (Acres)</u>
1	8.59
2	0.20
A	0.01
B	0.02

Parcel 1 will continue to retain the MP zone whereas Parcel 2 is proposed to have a zone of C-3 from MP. Section 17.30.050 of the Corona Municipal Code (CMC) governs development in the MP zone and prescribes minimum development standards for a mobile home park. The MP zone indicates the site area, not lot area, shall be no less than 10 acres. Currently, the site area of the mobile home park is 8.81 acres. The mobile home park is a legally established use and was likely established prior to the minimum site area established in the CMC. The parcel map separating 0.20 acres from the current mobile home park will reduce the size of the mobile home park to 8.59 acres. However, this slight reduction will not affect the overall layout or operation of the mobile home park because the 0.20 acres is separated and isolated from the other mobile homes located in the park and has direct access from Sixth Street and not from the park itself. Therefore, the parcel map is not creating a substandard condition from the current condition.

Section 17.33.060 of the CMC describes the development standards for properties in the C-3 zone. No minimum lot size is prescribed for the C-3 zone; therefore, the proposed 0.20 acres would be consistent with the zone. The lot width and depth of Parcel 2 is approximately 75 feet by 114 feet, respectively.

The two lettered lots shown on the parcel map accommodate the dedications for the street rights-of-way adjacent to Sixth Street.

Easements

The map displays two new Public Utility Easements (PUE) per the Department of Water and Power to accommodate an existing backflow device. Each easement will be 20 feet wide by 10 feet deep. The first PUE will be located along the frontage of Parcel 1 north of west Sixth Street. The second PUE will be located along the frontage of Parcel 2 west of Lincoln Avenue. Lastly, the map also displays three easements across the site for a variety of utility purposes and storm drain purposes.

ACCESS AND PUBLIC IMPROVEMENTS

Parcel 1 provides primary vehicular access from west Sixth Street, which is classified by the General Plan as a Mixed Use Boulevard 4 Lane Divided/Undivided. A secondary vehicular access for Parcel 1 is provided from Lincoln Avenue, which is classified by the General Plan as a Secondary 4 Lane. Additionally, Parcel 2 also provides access from west Sixth Street. In addition to the mobile homes, the current site development includes a parking lot and landscaping. Per the conditions of approval (Exhibit B), a 20' x 10' PUE is required for the existing backflow device along Sixth Street and the existing backflow device along Lincoln Avenue. The conditions of approval also state an additional easement for public sidewalk purposes will be required for the ADA compliant path of travel along Sixth Street.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.01 of the City's Local Guidelines, an initial study was prepared for the project which demonstrates that there is no substantial evidence in light of the whole record before the City that the project may have a significant effect on the environment. Therefore, a negative declaration is recommended for adoption (Exhibit D).

FISCAL IMPACT

The applicant has paid all the required application processing fees.

PUBLIC NOTICE AND COMMENTS

A 20-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the preparation of this report, staff has not received any correspondence regarding the proposed project.

STAFF ANALYSIS

The proposed subdivision and the change of zone will facilitate the separation of the mobile home park from the commercial building. Consistent with other zones in the area, the proposed C-3 Zone for Parcel 2 is compatible with the existing commercial development to the east, south and west of the project site along Sixth Street. The parcel map will allow Parcel 2 to function as a commercial parcel separate from the mobile home park and will integrate with other commercial uses fronting Sixth Street. Additionally, PM37452 will serve to implement General Plan goals and policies encouraging development of vacant infill properties and facilitation of uses that serve the city's residents and business community.

FINDINGS OF APPROVAL FOR PM2018-0001 (PM37452)

1. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The initial study demonstrated that there is no substantial evidence in light of the whole record before the City that the project may have a significant or potentially significant adverse effect on the environment. Therefore, a Negative Declaration was prepared.
2. Pursuant to California Government Code Section 66411.1 this division of land necessitates the inclusion of Conditions of Approval for the requirement of Public Utility Easements and additional easement for public sidewalk purposes, attached as Exhibit B, for the following reason:
 - a. *Although the project site is developed with a mobile home park and a vacant commercial building, the Conditions of Approval require a 20' x 10' PUE for the existing backflow device along Sixth Street and the existing backflow device along Lincoln Avenue.*
 - b. *The conditions of approval also state an additional easement for public sidewalk purposes will be required for the ADA compliant path of travel along Sixth Street as noted on the plans.*
3. None of the conditions provided in Section 66474 of the California Government Code exist for the following reasons:
 - a. *The existing mobile home park and commercial building on the project site are located in the General Commercial designation of the General Plan, and the parcel map does not change the land uses currently existing.*
 - b. *The parcel map is consistent with the development standards of both the MP zone and C-3 zone for the establishment of the newly created parcels.*
 - c. *The site is suitable for the parcel map as the existing land uses continue to have adequate access from west Sixth Street and Lincoln Avenue.*
 - d. *PM37452 will create one separate parcel for the existing mobile home park and one separate parcel for the existing commercial building. The map clearly demonstrates the site is physically suitable to accommodate the existing uses.*
 - e. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because the project site is fully developed with a mobile home park and a vacant commercial building; therefore, there are no potential environmental impacts to wildlife and*

their habitat.

- f. The proposed subdivision will not result in adverse impact to public health, safety or general welfare because the project site already contains a mobile home park and a commercial building.*
 - g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because the existing easements are being protected in place onsite.*
4. Pursuant to California Government Code Section 66464.6, the discharge of waste from the proposed subdivision into existing community sewers would not result in violation of existing requirements presented by the Santa Ana Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code for the following reason:
- a. The amount of discharge to be produced by the existing development does not exceed the limit established by the Santa Ana Regional Water Quality Control Board as monitored by the City of Corona's Department of Water and Power.*
5. The proposal is in conformance with the standards of the existing MP (Mobile Home Park) Zone and the proposed C-3 (General Commercial) Zone for the following reasons:
- a. Both zones do not prescribe a minimum lot area for newly created parcels, therefore Parcels 1 and 2 meet the criteria of the MP and C-3 Zones and continue to accommodate the existing uses located on the project site.*

PREPARED BY: LUPITA GARCIA, ASSISTANT PLANNER

REVIEWED BY: TERRI MANUEL, PLANNING MANAGER

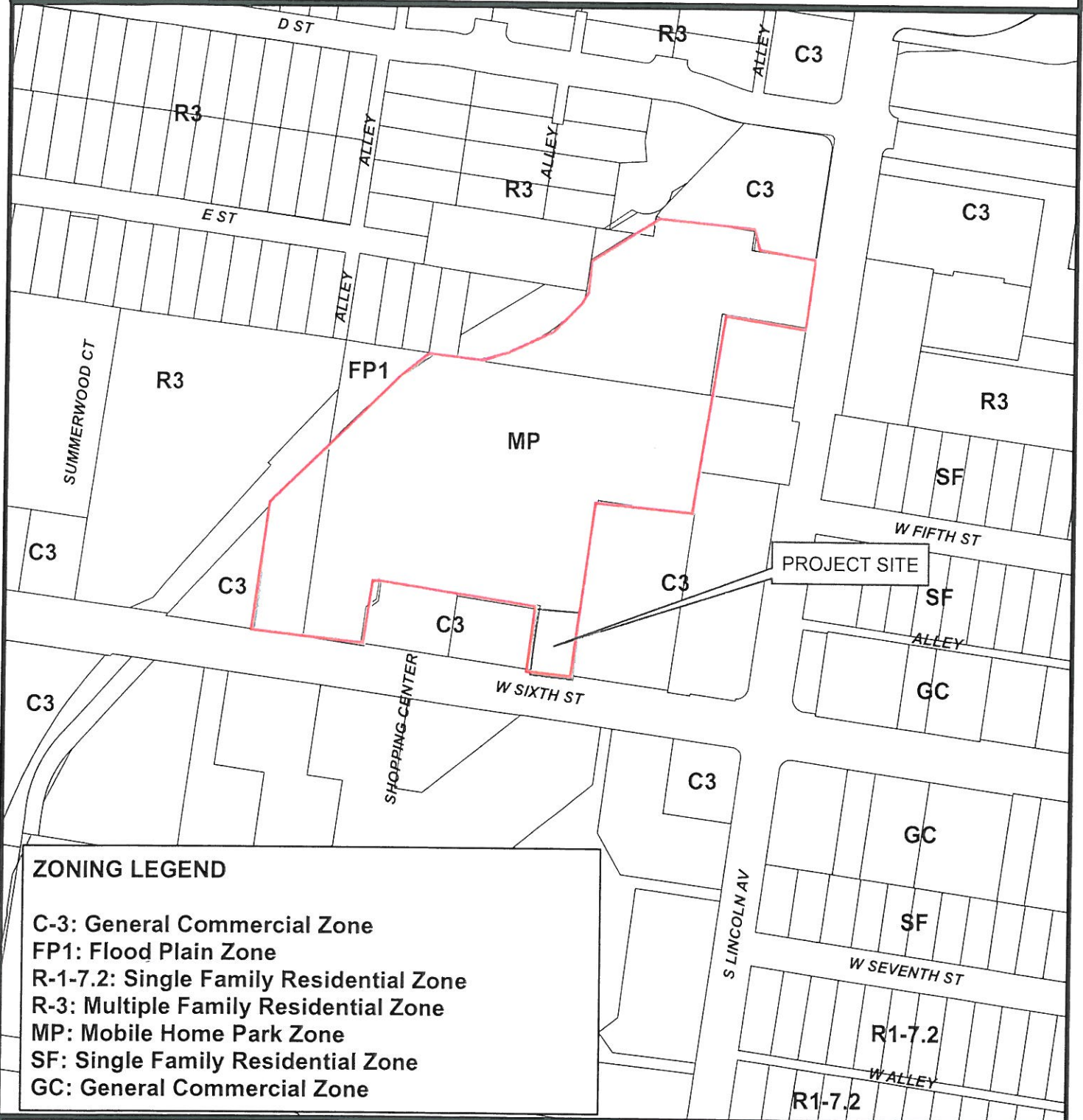
SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

- 1. Locational and Zoning Map
- 2. Exhibit A - Parcel Map 37452
- 3. Exhibit B - Conditions of Approval
- 4. Exhibit C - Applicant's letter dated March 27, 2018
- 5. Exhibit D - Environmental Documentation
- 6. Exhibit E - GIS Aerial Map

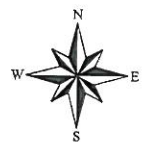
Case Planner: Lupita Garcia (951) 736-2293

LOCATIONAL & ZONING MAP



Date: 08/08/2018

1125 W. Sixth Street
CZ2018-0001 & PM2018-0001 (PM37452)





Project Conditions City of Corona

Project Number: PM2018-0001

Description: SUBDIVIDE 8.81 ACRES INTO TWO PARCELS

Applied: 3/29/2018

Approved:

Site Address: 1203 W SIXTH ST CORONA, CA 92882

Closed:

Expired:

Status: RECEIVED

Applicant: FITSCHEN FAMILY TRUST

Parent Project: DPR2017-0120

1203 W SIXTH ST. CORONA CA, 92882

Details: SUBDIVIDE AN 8.81 ACRE PARCEL CONTAINING A MOBILE HOME PARK AND A VACATED COMMERCIAL BUILDING INTO TWO PARCELS.

PARCEL 1 - 8.59 ACRES

PARCEL 2 - 0.20 ACRES

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	
1. Prior to recordation of map, the metal storage building to the north of proposed Parcel 2 shall be constructed with 1-hour fire rating or maintain a 10-foot separation from the north property line of Parcel 2.	
FIRE	
1. A minimum fire flow of 3000 gpm shall be provided.	
2. Fire hydrants are to be spaced a maximum 250 feet apart.	
PLANNING	
1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.	
2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.	
3. The project 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.	



Project Conditions

City of Corona

PLANNING	
	<ol style="list-style-type: none"> 4. The DPR comments, Conditions of Approval and Mitigation Monitoring Plan (if applicable) shall be incorporated onto all future building plans. 5. The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval (Exhibit B), as well as be in substantial conformance with the respective application materials presented before the Board or Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc. 6. This project is exempt from MSHCP fees per Corona Municipal Code Section 16.33.140. 7. Any new development/use proposal on Parcel 2 shall be subject to CMC17.33 (Commercial and Office Zones) and CMC17.102 (Development Plan Review). 8. CZ2018-0001 shall be in effect prior to the recordation of PM37452.
PUBLIC WORKS	Zachary Murray
	<ol style="list-style-type: none"> 1. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions. The Public Works and the Departments of Water and Power, Maintenance and Parks and Landscaping Conditions of Approval for the subject application and shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the Public Works Department Land Development Section. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail. 2. 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. 3. 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. 4. The submitted parcel map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said parcel map to be resubmitted for further consideration. 5. The developer shall construct or guarantee construction of the required improvements prior to recordation of the Parcel Map because the construction of the improvements is a necessary prerequisite to the orderly development of the surrounding area. 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:(a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.(b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.(c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions. 7. Prior to recordation, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following: <ol style="list-style-type: none"> a) Replacement of the existing abandoned driveway along Sixth Street with a new curb, gutter, and sidewalk. b) Upgrade the drive approach along Sixth St to provide an ADA compliant path of travel. 8. The applicant shall dedicate easements for all public water, reclaimed water, sewer and electric facilities needed to serve the project in accordance the Department of Water and Power standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the General Manager. Structures and trees shall not be constructed or installed within a public utility easement. 9. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.



Project Conditions

City of Corona

PUBLIC WORKS	Zachary Murray
<p>10. Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the properties are within Lighting Maintenance District 84-1 and Community Facilities District (CFD) 2016-3 and will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Public Works Department and shall be recorded concurrently with the Parcel map.</p> <p>11. Prior to final map recordation the applicant shall annex the commercial property into the City of Corona Community Facilities District (CFD) 2016-3 (Maintenance Services). All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.</p> <p>12. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Department of Water and Power standards and Riverside County Department of Health Services Standards unless otherwise approved by the Public Works and Department of Water and Power Directors.</p> <p>13. All conditions of approval shall be satisfied and the final parcel map prepared and accepted by the City for recordation within 24 months of its approval, unless an extension is granted by the City Council.</p> <p>(ADDED AT PLANNING AND HOUSING COMMISSION MEETING OF 8-20-18)</p>	



CITY OF CORONA

NEGATIVE DECLARATION

NAME, DESCRIPTION AND LOCATION OF PROJECT:

CZ2018-0001: An application to change the zone on approximately 0.20 acres from MP (Mobile Home Park) to C-3 (General Commercial) located 350 feet west of Lincoln Avenue, north of Sixth Street.

PM2018-0001 (PM37452): A Parcel Map application to subdivide 8.81 acres into two parcels located 350 feet west of Lincoln Avenue, north of Sixth Street in the MP (Mobile Home Park) Zone and proposed C-3 (General Commercial) Zone (0.20 acres).

ENTITY OR PERSONS UNDERTAKING PROJECT:

Fitschen Family Trust
1203 W. Sixth Street
Corona, Ca 92882

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

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

Date: _____

Mayor
City of Corona

Date filed with County Clerk: _____



CITY OF CORONA INITIAL STUDY / ENVIRONMENTAL CHECKLIST

PROJECT TITLE:

CZ2018-0001 and PM2018-0001 (PM37452)

PROJECT LOCATION:

Approximately 350 feet west of Lincoln Avenue, north of Sixth Street, County of Riverside (APN: 118-201-012, -013, 118-183-022 (portion), 118-183-048, 118-183-027, 118-183-006 (portion)).

PROJECT PROPONENT:

Fitschen Family Trust
1203 W. Sixth Street
Corona, CA 92882

PROJECT DESCRIPTION:

CZ2018-0001 is an application to change the zone on approximately 0.20 acres from MP (Mobile Home Park) Zone to the C-3 (General Commercial) Zone, whereas PM2018-0001 (PM37452) is an application to subdivide 8.81 acres into two parcels in the MP (Mobile Home Park) Zone and proposed C-3 (General Commercial) Zone (0.20 acres). The subject property currently contains a 92-unit mobile home park and a 1,717 square foot vacant commercial building. The purpose of applications PM2018-0001 (PM37452) and CZ2018-0001 is to separate the commercial building from the mobile home park and change the zone for the commercial building from MP (Mobile Home Park) to C-3 (General Commercial). At this time, no development proposal is affiliated with the subject applications.

ENVIRONMENTAL SETTING:

The 8.81 acre property consists of a Mobile Home Park on approximately 8.60 acres of the project site and a 1,717 square foot commercial building on approximately 0.20 acres of the site located on the north side of W. Sixth Street and west of Lincoln Avenue. The lot is relatively flat and borders a flood control channel and commercial development to the north, commercial development and Lincoln Avenue to the east, commercial development and Sixth Street to the south and a flood control channel, a vacant lot and an apartment complex to the west.

GENERAL PLAN \ ZONING:

The subject property has a zoning designation of MP (Mobile Home Park) and a General Plan designation of GC (General Commercial). The properties to the north are zoned FP1 (Flood Control Channel) and have a General Plan designation of OS (Open Space). The properties to the east, south and west are zoned C-3 (General Commercial) and have a General Plan designation of GC (General Commercial). The proposed change of zone for 0.20 acres of the project site is compatible with the properties abutting the site as well as the properties to the south beyond Sixth Street.

STAFF RECOMMENDATION:

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

Date Prepared: August 3, 2018

Prepared By: Lupita Garcia, Assistant Planner

Contact Person: Lupita Garcia

Phone: (951) 736-2262

AGENCY DISTRIBUTION

(check all that apply)

- ☐ Responsible Agencies
- ☐ Trustee Agencies (CDFG, SLC, CDPR, UC)
- ☐ State Clearinghouse (CDFG, USFWS, Redevelopment Projects)
- ☐ AQMD
- ☐ WQCB
- ☐ Other: Pechanga Band of Luiseno, Soboba Band of Luiseno Indians, Joseph and Luebben, Santa Rosa Band of Cahuilla Mission Indians, Gabrieleno/Tongva San Gabriel Band of Mission Indians.

AGENCY DISTRIBUTION

☒ Southern California Edison
Southern California Edison Co.
Local Governmental Affairs
Land Use / Environmental Coord.
2244 Walnut Grove Avenue
Rosemead, CA 91770

Environmental: CZ2018-0001 and PM2018-0001 (PM37452)

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

1. LAND USE AND PLANNING:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--------------------------------------------------------	------------------------------	-----------

- | | | | | |
|------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Conflict with any land use plan/policy or agency regulation (general plan, specific plan, zoning) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with surrounding land uses | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Physically divide established community | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

The 8.81 acre project site is currently designated GC (General Commercial) on the City's General Plan map. The property is zoned MP (Mobile Home Park). Application PM2018-0001 (PM37452) will enable the subdivision of one parcel to create a second parcel, as the subject property currently contains a 92-unit mobile home park and a 1,717 square foot vacant commercial building. The purpose of applications CZ2018-0001 and PM2018-0001 (PM37452) is to separate the commercial building from the mobile home park, and to change the zone for the commercial building from MP (Mobile Home Park) to C-3 (General Commercial). Furthermore, no development is proposed on the project site as part of applications CZ2018-001 and PM2018-0001 (PM37452). The resulting change of zone is compatible with the properties abutting the site to the east, south and west, as commercial uses exist to the east and west as well as beyond Sixth Street to the south. Therefore, no mitigation is necessary.

2. POPULATION AND HOUSING:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--------------------------------------------------------	------------------------------	-----------

- | | | | | |
|---------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial growth | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Displace substantial numbers of existing housing or people | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

The proposed project will subdivide an 8.81 acre parcel containing a mobile home park and a commercial building into two parcels, separating the two uses. The mobile home park will remain MP (Mobile Home Park) Zone and the zone for the commercial building will be changed to C-3 (General Commercial). Since the project site is fully developed it will not induce substantial growth or displace existing housing or people. Additionally, no physical changes to the mobile home park or to the commercial building are proposed as part of the subject applications. Therefore, no impacts would result from the proposed project.

3. GEOLOGIC PROBLEMS:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--------------------------------------------------------	------------------------------	-----------

- | | | | | |
|--------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Fault /seismic failures (Alquist-Priolo zone) /Landslide/Liquefaction | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Grading of more than 100 cubic yards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Grading in areas over 10% slope | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Substantial erosion or loss of topsoil | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Unstable soil conditions from grading | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Expansive soils | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

The project site is not located within the Alquist-Priolo fault zone. The existing parcel is completely developed on relatively flat land where landslides or other forms of natural slope instability are not expected to be a significant hazard to the project site and no mitigation is warranted. Furthermore, no development proposal accompanies these change of zone and parcel map applications.

4. HYDROLOGY AND WATER QUALITY:

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

Discussion:

At this time a development proposal is not affiliated with applications CZ2018-0001 and PM2018-0001 (PM37452), as the scope of work consists of subdividing one parcel containing a mobile home park and a vacant commercial building into two parcels to separate the two uses. In the future the applicant intends to sell the commercial parcel; therefore, should development be proposed in the future on the parcel containing the vacant commercial building additional CEQA review may be required depending on the proposed use. Therefore, since no grading is affiliated with applications CZ2018-0001 and PM2018-0001 (PM37452) the project is not expected to alter drainage patterns or expose people to flooding. Additionally, based on FEMA (Federal Emergency Management Agency) flood maps, the project site does not lie within the 100 year flood zones; however, it does lie within the 500 year flood zones. Should development occur at a later date as a result of CZ2018-0001 and PM2018-0001 (PM37452) to cut and fill more than 100 cubic yards the applicant will be required to submit a precise grading plan to the Public Works Department analyzing the site's existing and proposed drainage patterns. Therefore, this is considered a less than significant impact and no additional mitigation is warranted.

5. AIR QUALITY:

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

Discussion:

The 8.81-acre project site is fully developed with a 91-unit mobile home park and a 1,717 square foot vacant commercial building. The proposal to subdivide one parcel into two parcels to separate the existing mobile home park and the commercial building will not generate smoke, dust, fumes, or gas into the air. Additionally, the project will not produce dust as the site is fully developed including paving and landscaping. Furthermore, should development occur at a later date as a result of CZ2018-0001, it will be subject to all regulations pertaining to short-term and long-term emission depending on the proposed use. Therefore, the change of zone and parcel map will not result in any impacts to air quality, and mitigation is not warranted.

6. TRANSPORTATION/TRAFFIC:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c. Change in air traffic patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Traffic hazards from design features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Emergency access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with alternative transportation policies (adopted policies, plans or programs for public transit, bicycle or pedestrian facilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Applications CZ2018-0001 and PM2018-0001 (PM37452) are not affiliated with a development proposal, as the application will subdivide one parcel containing a mobile home park and a vacant commercial building into two parcels to separate the two uses. No physical changes to the subject site are proposed as part of applications CZ2018-0001 and PM2018-0001 (PM37452); however, the applicant is required to modify two existing driveways along Sixth Street to make them ADA compliant prior to map recordation. Additionally, West Sixth Street is fully improved and can accommodate the traffic generated by the existing uses along the street. Therefore, no mitigation is warranted.

7. BIOLOGICAL RESOURCES:

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

Discussion:

The project involves subdividing an 8.81 acre parcel containing a mobile home park and a commercial building into two parcels, a development proposal is not affiliated with this change of zone and parcel map applications. Therefore, CZ2018-0001 and PM2018-0001 (PM37452) will not impact biological resources as the subject property is fully developed and surrounded by roadways, commercial and residential development. Furthermore, the project site is not located within an MSHCP criteria area and the project is not subject to MSHCP fees per Section 16.33.140 of the Corona Municipal Code. Therefore, no mitigation is required.

8. MINERAL RESOURCES:

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

Discussion:

Per Figure 4.5-7 of the General Plan Technical Background Report, the project site is not located in an oil, gas or mineral resource site. Therefore, mitigation is not required.

9. HAZARDS AND HAZARDOUS MATERIALS:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Transport, use or disposal of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Risk of accidental release of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Hazardous materials/emissions within ¼ mile of existing or proposed school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d. Located on hazardous materials site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with Airport land use plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair emergency response plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase risk of wildland fires	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is fully developed with a 92-unit mobile home park and a 1,717 square foot vacant commercial building. The proposed parcel map and change of zone will facilitate the subdivision of one parcel into two parcels to separate the two uses and the change of zone will change the commercial building's zone from MP (Mobile Home Park) to C-3 (General Commercial). Hazardous materials are not existent as the site is fully developed. Additionally, the site is not within the Airport land use plan nor will it impair emergency response plans or increase the risk of wildland fires. Therefore, no mitigation is warranted.

10. NOISE:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	--------------------------------------------------------------------	------------------------------------	-----------

a. Exceed noise level standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure to excessive noise levels/vibrations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Permanent increase in ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Temporary increase in ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with Airport Land Use Plan noise contours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is fully developed with a mobile home park and a vacant commercial building. The proposed change of zone and parcel map applications are not accompanied by a development proposal at this time; however, should development be proposed in the future on the parcel containing the vacant commercial building additional CEQA review may be required depending on the proposed use. As such there are no impacts resulting from noise and mitigation is not warranted.

11. PUBLIC SERVICES:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	--------------------------------------------------------------------	------------------------------------	-----------

a. Fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks & recreation facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities or services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed change of zone and parcel map will have no impacts on existing City services, such as water, sewer and streets, as the infrastructure is already constructed. Also, the applicant is only seeking to subdivide an 8.81 acre parcel containing a mobile home park and a commercial building into two parcels, to separate the two uses. The application will allow for the commercial building to be located on its own commercially zoned parcel. No change will occur related to public services already serving the site. As such mitigation is not warranted.

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

Discussion:

No development is proposed with change of zone (CZ2018-0001) and parcel map (PM2018-0001/PM37452). Additionally, utilities have already been constructed in the area and Southern California Edison and Southern California Gas provide power and natural gas services to the project site. Waste Management of California provides waste collection and disposal services. The amount of household gas, power and waste currently generated by the existing uses will not change as there is no development proposal associated with the subject applications; therefore, existing services will not be impacted, and mitigation is not warranted.

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

Discussion:

The project site is an improved parcel consisting of a mobile home park and vacant commercial building. The proposed change of zone and parcel map will subdivide an 8.81 acre parcel into two parcels and will change 0.20 acres from MP (Mobile Home Park) to C-3 (General Commercial), making the commercial building conforming with respect to zoning. No development is proposed related to these applications. As such, there are no aesthetic impacts and mitigation is not warranted.

14. CULTURAL RESOURCES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a.	Historical resource	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Archaeological resource	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Paleontological resource or unique geologic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Disturb human remains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

No development is proposed with change of zone (CZ2018-0001) and parcel map (PM2018-0001/PM37452). The site is fully developed with a mobile home park and commercial building; therefore, there is no potential for the project to affect historical, archaeological or paleontological resources. Therefore, mitigation is not warranted.

15. AGRICULTURE RESOURCES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--------------------------------------------------------	------------------------------	-----------

- | | | | | |
|--------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Williamson Act contract | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conversion of farmland to nonagricultural use | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

The project site is not designated as an Agricultural Preserve under the Williamson Act and is developed with a 92-unit mobile home park and a 1,717 square foot vacant commercial building; therefore, mitigation is not warranted.

16. GREENHOUSE GAS:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--------------------------------------------------------	------------------------------	-----------

- | | | | | |
|-----------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Generate greenhouse gases | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with a plan, policy or regulation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

The project site is an improved site consisting of a 92-unit mobile home park and a 1,717 square foot vacant commercial building. Additionally, the proposed change of zone and parcel map applications are not associated with a development proposal. Therefore, there are no impacts to greenhouse gases and mitigation is not warranted.

17. TRIBAL CULTURAL RESOURCES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--------------------------------------------------------	------------------------------	-----------

- | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a tribal cultural resources as defined in Public Resources Code section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5010.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

It is highly unlikely that the proposed project would cause substantial adverse changes in the significance of a tribal cultural resource since the site is not known to contain tribal cultural resources, as the site is fully developed with a mobile home park and a commercial building. Additionally, the project site is not listed on the California Register of Historical Resources or on the City's register of historic resources. Therefore, there would be no impacts on tribal or cultural resources and no mitigation is required.

18. MANDATORY FINDING OF SIGNIFICANCE:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--------------------------------------------------------	------------------------------	-----------

- | | | | | |
|-----------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Fish/ wildlife population or habitat or important historical sites | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Cumulatively considerable impacts | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Substantial adverse effects on humans | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

d. Short-term vs. long-term goals

☐☐☐☒

Discussion:

PM2018-0001 (PM37452) and CZ2018-0001 16-003 will not have a significant negative impact on fish or wildlife as no development is proposed with the applications. The site is fully developed with a mobile home park and a commercial building; therefore, since the site is already developed it can be determined that the property does not contain bodies of water, known wildlife habitat, important historical resources, or cumulative considerable impacts and mitigation is not warranted.

19. PREVIOUS ENVIRONMENTAL ANALYSIS:

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

DOCUMENTS INCORPORATED BY REFERENCE:

1. City of Corona General Plan, March 17, 2004
2. City of Corona General Plan Technical Background Report, March 2004
3. GIS Aerial Map



Joseph C. Bonadiman, P.E. (1932 – 2013)
Joseph E. Bonadiman, P.E. (1903 – 1990)
Charles F. Bonadiman, L.S. (1898 – 1986)

03/27/2018

City of Corona,
Community Development Department, Planning Division
400 S. Vicentia Ave.
Corona, CA 92882

Attn: City Staff

Re: Parcel Map Review (PM No. 37452), Change of Zone (1125 W. Sixth St.)

The site is located at 1125 and 1203 W. Sixth St. in the City of Corona. The APN(s) are 118-201-013, 118-201-012, 118-183-048, 118-183-027, and portions of 118-183-022 and 118-183-006. It has an "MP" zoning. The site is fully developed. Located at 1203 W. Sixth St. is Flamingo Mobile Lodge Trailer Park, a mobile home park of 92 units. Located at 1125 W. Sixth St. is The Lounge, an unoccupied commercial building.

No development is proposed for this project, on-site or off-site (right-of-way or streets). A Parcel Map is being applied for in order to separate the commercial site, The Lounge, from the mobile home park and then rezone the Lounge parcel from "MP" (Mobile Home Park) to "C3" (General Commercial). Therefore, no street improvements, storm drains, grading, buildings, etc. are being proposed.

The property at 1125 W. Sixth St. has been operating as a commercial business for more than 40 years. The proposed Change of Zone would ultimately provide conformity with the surrounding commercial properties to the East, West and South.

Sincerely,

Kyle Oswald, E.I.T.
Representative for Joseph E. Bonadiman & Assoc., Inc.

77 Years
of Professional Experience

Joseph E. Bonadiman & Associates, Inc.
Engineers • Surveyors • Planning • G.I.S.
Tel. (909) 885-3806 • Fax (909) 381-1721
www.bonadiman.com

AERIAL & ZONING MAP



Date: 7/24/2018

1125 W. Sixth Street
CZ2018-0001 & PM2018-0001 (PM37452)



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Monday, August 20, 2018

6:00 PM

Council Chambers

Planning and Housing Commission

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

Rollcall

Present 4 - Yolanda Carrillo, Tim Jones, Mitchell Norton, and Jeff Ruscigno

Absent 1 - Tony Dunn

1. CALL TO ORDER

Chair Norton called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Vice Chair Jones led the Pledge of Allegiance.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

4. MEETING MINUTES

18-1974 Approval of minutes for the Planning and Housing Commission meeting of July 9, 2018.

Attachments: 20180709-P&H Minutes - DRAFT

A motion was made by Commissioner Ruscigno, seconded by Vice Chair Jones, that the Planning and Housing Commission approve the meeting minutes of July 9, 2018. The motion carried by the following vote:

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

Absent: 1 - Dunn

18-2044 Approval of minutes for the Planning and Housing Commission meeting of July 23, 2018.

Attachments: 20180723-P&H Minutes - DRAFT

A motion was made by Commissioner Ruscigno, seconded by Vice Chair Jones, that the Planning and Housing Commission approve the meeting minutes of July 23, 2018. The motion carried by the following vote:

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

5. CONSENT ITEMS

None.

6. PUBLIC HEARINGS

18-2034 CZ2018-0001: Application to change the zone on approximately 0.2 acres from MP (Mobile Home Park) to C-3 (General Commercial) located

approximately 350 feet west of Lincoln Avenue, north of Sixth Street, and that the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of CZ2018-0001 to the City Council based on the findings contained in the staff report. (Applicant: Fitschen Family Trust, 1203 W. Sixth Street Corona CA 92882).

Attachments: Locational and Zoning Map

Exhibit A - Existing and Proposed zoning map amendment

Exhibit B - Applicant's letter dated March 29, 2018

Exhibit C - Legal Description and plat of the change of zone project site

Exhibit D - Environmental Documentation

CZ2018-0001 PM2018-0001 Presentation

Chair Norton opened the Public Hearing.

Chair Norton closed the Public Hearing.

Commissioner Ruscigno stated it is a good idea.

Commissioner Ruscigno asked if this used to be a lounge for a long time.

Commissioner Carrillo stated yes.

A motion was made by Carrillo, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of CZ2018-0001 to the City Council based on the findings contained in the staff report. The motion carried by the following vote:

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

18-2022

PM37452 (PM2018-0001): Parcel map application to subdivide 8.81 acres into two parcels located approximately 350 feet west of Lincoln Avenue, north of Sixth Street in the MP (Mobile Home Park) Zone and proposed C-3 (General Commercial) Zone on 0.20 acres and that the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of PM37452 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. (Applicant: Fitschen Family Trust, 1203 W. Sixth Street Corona CA 92882).

Attachments: Locational and Zoning Map

Exhibit A - Parcel Map 37452

Exhibit B - Conditions of Approval

Exhibit C - Applicant's letter dated March 27, 2018

Exhibit D - Environmental Documentation

Exhibit E - GIS Aerial Map

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of PM37452 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. The motion carried by the following vote:

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

18-2032 PP2018-0003: Application for a Precise Plan review of a proposed 90,865 square foot commercial development including a four-story hotel, 11,000 square feet of restaurant space including a drive-through, 15,800 square feet of retail floor area including a convenience store with a 10-pump fuel station and 2,000 square foot ancillary drive-through car wash on 7.3 acres in the Commercial designation (Planning Area 1) of the Dos Lagos Specific Plan (SP-99-03) and that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2514 GRANTING PP2018-0003 based on the findings contained in the staff report and conditions of approval. (Applicant: Terrano Plaza, Inc., Rexco).

Attachments: Resolution No. 2514

Locational and Zoning Map

Exhibit A-1 and A-2 - Site Plan

Exhibit B - Conditions of Approval

Exhibit C-1 - C-5 - (North) Hotel Elevations, Floor Plans and Material Palette

Exhibit D-1 - D-2 - (North) Buildings B and C Elevations and shell Floor Plans

Exhibit E-1 - E-3 - (South) Buildings A and Drive-through Elevations and shell Floor Plans

Exhibit F-1 - F-6 - Convenience store and Fuel Station Rendering, Elevations and Material Palette, and Floor Plan

Exhibit G - Conceptual Landscape Plan

Exhibit H-1 - H-6 - Conceptual Sign Program

Exhibit I - Applicant's letter dated May 1, 2018

Exhibit J - Letter dated August 8, 2018 from Temescal Canyon, LLC, in support of the project

Exhibit K - Environmental Documentation with aerial exhibit

PP2018-0003 and CUP2018-0007

Commissioner Ruscigno asked about the open tunnel of the car wash and landscape screening for the visual and sound aspects of it.

TERRI MANUEL, PLANNING MANAGER, stated that the operation would be from 6 a.m. to 10 p.m., although the convenience store will operate 24 hours. The applicant has stated that the hours will be limited from 6 a.m. to 10 p.m. Staff can ensure that additional landscaping is placed at key locations to visually buffer it from the right-of-way.

Commissioner Ruscigno asked about the landscaping and trellises above the gas pumps and how they would be maintained if it is completely covered.

Ms. Manuel stated that she imagines it will be a drip design and it would be something their landscape architect would have to address in terms of getting enough sunlight.

Commissioner Ruscigno stated that he is trying to get the concept that is presented as it appears different compared to mediterranean design.

Vice Chair Jones asked if the hours of operation are indicated in the conditions of approval.

Ms. Manuel stated that she does not believe they were added as a condition of approval as staff relies on that from the applicant's representation.

Vice Chair Jones stated, on the concern of the potential noise late at night, that there is no guarantee those hours would stand. He said he would also like to see more landscaping for the sound attenuation around the car wash.

Ms. Manuel stated that staff can add those as two additional separate conditions of approval.

Chair Norton asked if the precise identity of the tenants for the restaurants are yet to be determined.

Ms. Manuel stated that is staff's understanding.

Commissioner Ruscigno asked if they would eventually subdivide the property now or later

Ms. Manuel stated that the applicant intends to do a lot line adjustment subject to Board of Zoning Adjustment approval. If they are increasing the number of lots, they would bring it back as a Parcel Map.

Commissioner Ruscigno asked if there is only one parcel.

CHRIS HORN, SENIOR ENGINEER, stated there are currently three parcels, and there will be a lot line adjustment on the south part of the property between car wash and the retail spaces. The developer has discussed how they would handle the subdivision of the north side of the

site, and the would potentially have an option to do a Parcel Map waiver.

Chair Norton opened the Public Hearing.

Chair Norton closed the Public Hearing.

A motion was made by Carrillo, seconded by Ruscigno, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2514 GRANTING PP2018-0003 based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

Absent: 1 - Dunn

18-2033 CUP2018-0007: Conditional Use Permit for a 2,000 square foot drive-through car wash to be located on the south side of a convenience store as part of a commercial development proposed at the northwest corner of Dos Lagos Drive and Temescal Canyon Road in the Commercial designation of the Dos Lagos Specific Plan (SP-99-03), and that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2515 GRANTING CUP2018-0007, based on the findings contained in the staff report and conditions of approval. (Applicant: Terrano Plaza, LLC - Rexco).

Attachments: Resolution 2515

Locational and zoning map

Exhibit A - Site Plan

Exhibit B - Conditions of Approval

Exhibit C-1 - C-2 - Elevations

Exhibit D - Floor Plan

Exhibit E - Applicant's letter dated May 8, 2018

Exhibit F - Environmental Documentation with aerial exhibit

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2515 GRANTING CUP2018-0007, based on the findings contained in the staff report and conditions of approval.. The motion carried by the following vote:

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

7. WRITTEN COMMUNICATIONS

None.

8. ADMINISTRATIVE REPORTS

None.

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

10. ADJOURNMENT

Chair Norton adjourned the meeting at 6:37 p.m. to the Planning and Housing Commission meeting of Monday, September 10, 2018, commencing at 6:00 p.m. in the City Hall Council Chambers.