



Agenda Report

File #: 18-2208

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 11/7/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of Parcel Map 37334 to establish one lot on 4.98 acres in the A (Agricultural) Zone (located on the north side of Foothill Parkway and west of State Street). (Applicant: PHX Architecture for Rudolfo & Maria Franco)

RECOMMENDED ACTION:

That the City Council approve PM 37334 subject to the findings and conditions as recommended by the Planning and Housing Commission.

ANALYSIS:

Parcel Map 37334 is an application by the property owner to consolidate four separate parcels ranging from 0.279 to 3.392 acres into a single parcel totaling 4.98 acres. The property is located near the intersection of Foothill Parkway and State Street (west side) and zoned Agriculture. The Agricultural Zone requires a minimum lot area of five acres. All the parcels combined will total 4.98 acres which is slightly less than five acres. However, the consolidation of the parcels would bring the size of the site into compliance with the Agricultural Zone when compared to the current individual parcels, which are less than five acres. The parcel also meets the minimum lot width and depth requirements of 250 feet and 300 feet, respectively, under the zone.

PM 37334 also proposes to create two lettered lots, Parcels A and B. Parcel A encompasses the easterly half of Foothill Parkway adjacent to the project site and will be dedicated for Foothill Parkway right-of-way purposes. Parcel B encompasses the western half of State Street and will be dedicated for State Street right-of-way purposes.

The parcel map is necessary in order to consolidate the site's four existing parcels into one lot to accommodate a planned tennis center on the site, which will have a 4,633 square foot recreation building, 686 square foot restroom/classroom building, 11 practice tennis courts, one grandstand tennis court for tournaments, and a parking lot.

The project site has street frontage on Foothill Parkway and State Street. The northern half-width of Foothill Parkway adjacent to the project site is constructed with curb and gutter, sidewalk, and a 21-foot wide landscape parkway. No additional public improvements are required on this street. The west half of State Street adjacent to the project site is currently missing curb and gutter, sidewalk, and landscaped parkway. The applicant is required to construct the missing public improvements which includes completing the roadway paving and curb and gutter in addition to a landscaped parkway and sidewalk at an overall width of 12 feet.

The project site contains an existing 40-foot wide MWD (Metropolitan Water District) easement which traverses the site in an east-west direction. The easement is for the construction and maintenance of a MWD pipeline and is required to be protected in place. Access to the easement is currently provided by an existing driveway located on State Street. The access will be gated and accessible only by MWD personnel for maintenance and Corona Fire Department as a fire emergency access.

An eight-foot wide easement for pipeline and incidental purposes in favor of the City of Corona is located along the project site's southerly perimeter. The proposed project will not affect the easement, which will be protected in place

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on August 3, 2016, discussed the anticipated use of the property as a tennis center. The Committee expressed no objection to the proposal.

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 6.02 of the City's Local Guidelines, a Mitigated Negative Declaration was prepared for the project because the initial study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the project mitigation identified in the Mitigated Negative Declaration, there is no substantial evidence, in light of the whole record before the City, that the project may have a significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of October 8, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Jones/Ruscigno) and carried unanimously with Chair Norton and Commissioner Dunn absent, that the Planning and Housing Commission recommends adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and approval of PM 37334 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

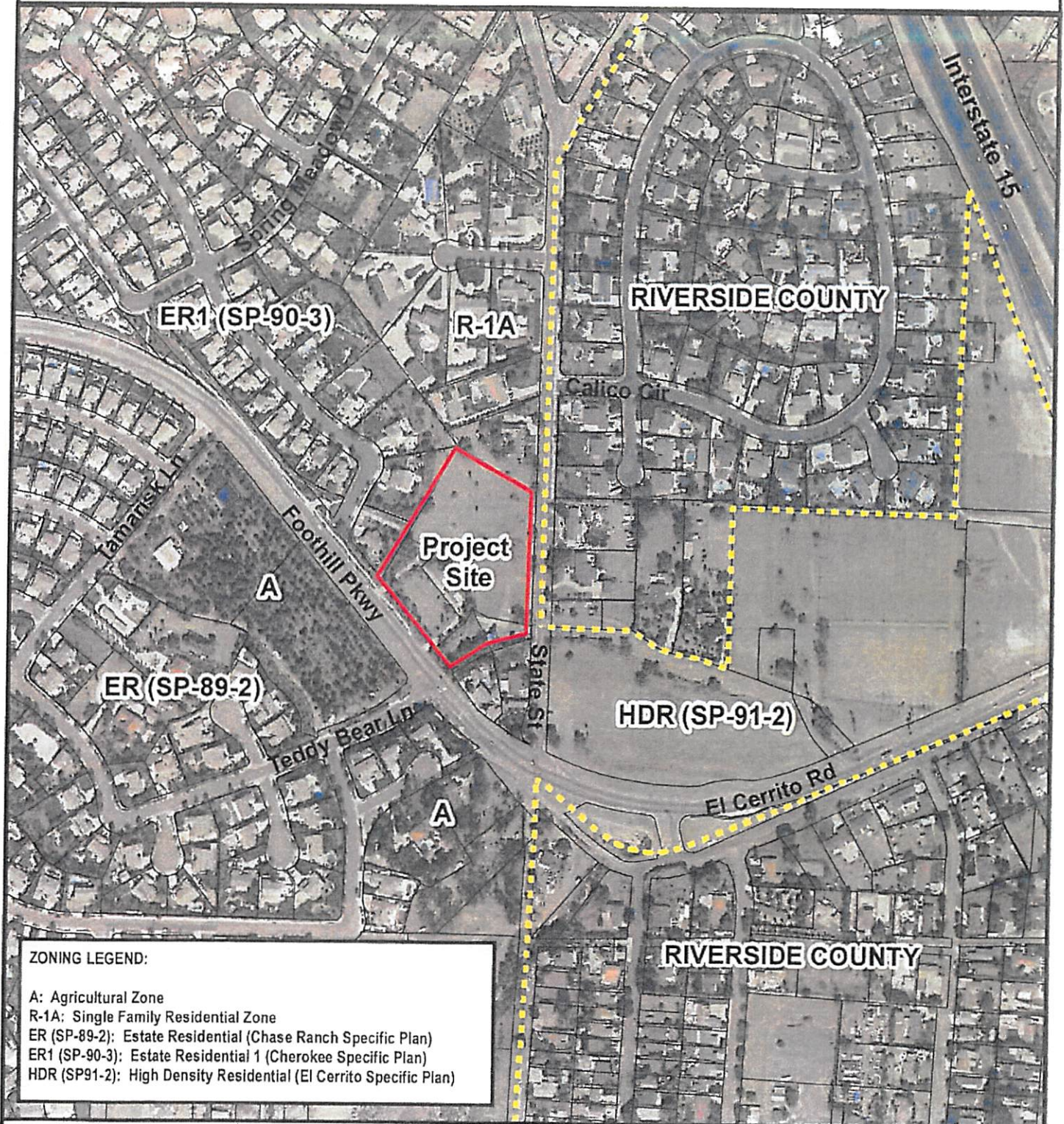
EXHIBITS

1. Locational and Zoning Map.
2. PM 37334.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of October 8, 2018.

APPLICANT INFORMATION

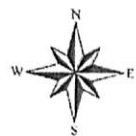
PHX Architecture for Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260

LOCATIONAL & ZONING MAP



Date: 09/19/2018

CUP17-003, V17-001 and PM 37334



EXHIBIT

1



Agenda Report

File #: 18-2131

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 10/8/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PM 37334: A parcel map application to establish one lot on 4.98 acres in the A (Agricultural) Zone located on the north side of Foothill Parkway and west of State Street. (Applicant: PHX Architecture for Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of PM 37334 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: 4.98 acres
Existing Zoning: Agricultural (A)
Existing General Plan: Estate Residential (ER)
Existing Land Use: Vacant (formerly contained a single-family home)
Proposed Land Use: Tennis center for recreational purposes
Surrounding Zoning / Land Uses: Residential
N: R-1A / Single-family homes
E: R-A-20000 (Riverside County Unincorporated) / Single-family homes
S: Agricultural / Single-family homes
NW: ER-1 (Estate Residential 1) within the Cherokee Specific Plan (SP-90-03) / Single-family residential homes
SW: SFR (Single Family Residential) Designation within the Chase Ranch Specific Plan (SP-89-02) / Citrus orchards

BACKGROUND

The project site is 4.98 acres and located in a residential area near the intersection of Foothill Parkway and State Street. The site previously contained a single-family home which was demolished in 2006. An existing accessory building, tennis court, and concrete driveways remain on

the southern portions of the site. The northern and eastern portions are vacant. Existing block walls are located along the site's two street frontages.

The property owners and applicant of Parcel Map 37334 (PM 37334) are Rudolfo and Maria Franco, who are proposing to develop the site into a tennis center for recreational purposes. The parcel map is necessary in order to consolidate the site's four existing parcels into one lot to accommodate the tennis center, which will have a 4,633 square foot recreation building, 686 square foot restroom/classroom building, 11 practice tennis courts, one grandstand tennis court for tournaments, and a parking lot.

The project site is zoned Agricultural which requires a conditional use permit for the establishment of commercial recreational facilities per Chapter 17.92 of the Corona Municipal Code. The applicant is processing the required conditional use permit under CUP17-003 which focuses on the proposed use, site plan, architectural, and details of the tennis center. The project also includes a variance application, V17-001, which is a request to reduce the site's front yard setback along Foothill Parkway from 25 feet to zero in order to accommodate the development. All three applications are to be reviewed concurrently for approval.

The project was initially reviewed by staff as DPR16-027 and DPR17-007. It was also discussed at the Infrastructure Committee meeting held on August 3, 2016. The Committee raised concerns regarding the site's capability to provide sufficient parking, particularly during tournament events (involving off-site/shuttle provisions discussed in detail under CUP17-003), and conducting neighborhood outreach due to the surrounding residential area. Overall, the Committee was receptive to the proposal, but emphasized the applicant's need to reach out to adjoining neighbors.

PROJECT DESCRIPTION

As shown in Exhibit A, Parcel Map 37334, the project site is currently comprised of four separate parcels ranging from 0.279 to 3.392 acres. PM 37334 proposes to consolidate the four parcels into one parcel totaling 4.98 acres in order to develop the site into the tennis center. The Agricultural Zone requires a minimum lot area of five acres. All the parcels combined will total 4.98 acres which is slightly less than five acres. However, the consolidation of the parcels would bring the size of the site into compliance with the Agricultural Zone when compared to the current individual parcels, which are less than five acres. The parcel also meets the minimum lot width and depth requirements of 250 feet and 300 feet, respectively, under the zone.

PM 37334 also proposes to create two lettered lots, which are shown on the map as Parcels A and B. Parcel A encompasses the easterly half of Foothill Parkway adjacent to the project site and will be dedicated for Foothill Parkway right-of-way purposes. Parcel B encompasses the western half of State Street and will be dedicated for State Street right-of-way purposes. Table 1 summarizes the proposed parcels.

TABLE 1
Proposed Lot Sizes

Parcel No.	Lot Area	Use
1	4.98 acres	Tennis Center
A	0.33 acres	Street Dedication (Foothill Parkway
B	0.29 acres	Street Dedication (State Street)

ACCESS AND CIRCULATION

As shown on the applicant's site plan attached as Exhibit C, access to the tennis center will be provided by two existing driveways on Foothill Parkway. The easterly driveway will operate as the main entrance and allow for ingress-only (right-in) driveway. No exiting will be permitted from this driveway. A new deceleration lane will be constructed in front of the driveway to allow vehicles to enter the site without impeding westbound traffic on Foothill Parkway. The westerly driveway on Foothill Parkway will operate as an egress-only (right-out) driveway. Vehicles will not be able to make left-turn movements from Foothill Parkway into the site as Foothill Parkway contains a raised center median in front of the project site.

An existing driveway on State Street will be utilized as a secondary access point for the tennis center. The driveway is designed as a one-way entry-only driveway and will be gated and accessible only to staff and a shuttle bus/van traveling from an off-site parking lot located at Santiago High School, which is located approximately 1,600 feet west of the site on Foothill Parkway. While the tennis center will have its own parking lot onsite, an agreement between the applicant and school will allow competitors and spectators attending tournaments at the tennis center be able to utilize the school's parking lot on tournament days in the event overflow parking is needed. Tournament attendees would be shuttled from the school to the tennis center via California Avenue, Taber Street, and State Street where the shuttle would enter the site from the secondary driveway located on State Street. The applicant's shuttle route is shown in Exhibit D. The shuttle will not be able take a direct route from the school to the project site via Foothill Parkway because Foothill Parkway presently contains a raised concrete median in front of the project site that would prevent left-turn movements into the project site.

The northern half-width of Foothill Parkway adjacent to the project site is constructed with curb and gutter, sidewalk, and a 21-foot wide landscape parkway. No additional public improvements are required. The west half of State Street adjacent to the project site is currently missing curb and gutter, sidewalk, and landscaped parkway. The applicant is required to construct the missing public improvements which includes completing the roadway paving and curb and gutter in addition to a landscaped parkway and sidewalk at an overall width of 12 feet.

OTHER CONSIDERATIONS

Easements

The project site contains an existing 40-foot wide MWD (Metropolitan Water District) easement which

traverses the site in an east-west direction. The easement is for the construction and maintenance of a MWD pipeline and is required to be protected in place. Access to the easement is currently provided by an existing driveway located on State Street. The access will be gated and accessible only by MWD personnel for maintenance and Corona Fire Department as a fire emergency access.

An eight-foot wide easement for pipeline and incidental purposes in favor of the City of Corona is located along the project site's southerly perimeter. The proposed project will not affect the easement, which will be protected in place.

ENVIRONMENTAL ANALYSIS:

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

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 newspaper and posted at the project site. As of the preparation of this report staff has received written response from a resident expressing concerns regarding the project's potential parking impacts to the surrounding neighborhood (Exhibit H).

STAFF ANALYSIS

PM 37334 facilitates the development of a recreational tennis center on the project site. The use is permitted by a conditional use permit on the site which is being reviewed under CUP17-003. The proposed parcel map complies with the development standards prescribed by the Agricultural Zone in terms of minimum lot area, width and depth. The parcel is provided with adequate vehicular access from Foothill Parkway and State Street. The parcel map guarantees the construction of any missing public improvements on either street adjacent to the project site.

The project promotes General Plan policies 1.1.1, 1.1.2 and 1.1.3, which encourage Corona as being a community that contains various uses to support the diverse needs of Corona's residents, enhance the City's fiscal viability, and to minimize the need for Corona residents to travel to surrounding communities for recreational services. Therefore, based on the following findings and conditions of approval, PM 37334 is recommended for approval.

FINDINGS OF APPROVAL FOR PM 37334

1. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The environmental assessment identifies potentially significant environmental effects on the environment, but:

- a. The project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur as reflected in the Conditions of Approval attached as Exhibit B.*
 - b. There is no substantial evidence before the City that the revised project may have a significant environmental effect.*
2. Pursuant to California Government Code Section 66411.1 this division of land necessitates the inclusion of the Conditions of Approval in Exhibit B for the following reasons:
 - a. The guarantee of the construction of improvements for State Street is necessary for the public's safe access to and around the site.*
 - b. The improvement of State Street is necessary for the orderly development of the surrounding areas because there is the potential that surrounding properties could be developed. Each site must contribute to the improvements so that further development would not be detrimental to the public.*
3. None of the conditions provided in Section 66474 of the California Government Code exist for the following reasons:
 - a. The project site has a General Plan designation of Estate Residential; however, the proposed map is not designed or intended for residential use.*
 - b. The design or improvement of the proposed parcel map is consistent with the subdivision standards prescribed by the Corona Municipal Code for the Agricultural Zone.*
 - c. The site is suitable for the type of development proposed and offers adequate access from Foothill Parkway and State Street.*
 - d. In the event the project site is not developed for a tennis center as proposed by the applicant, the site is physically suitable for the development of one dwelling unit which complies with the density proposed by the parcel map.*
 - e. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because the project's initial study has determined that potential environmental impacts are capable of being mitigated to less than significant levels.*
 - f. The proposed subdivision will not result in adverse impact to public health, safety or general welfare because the project adheres to the development standards of the zone in which it is located promoting orderly development of the project site and the improvements associated with the project adhere to city standards.*
 - g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because no such easements exist on the project site, or the easements are being protected in place or relocated elsewhere on the project site.*
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 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 Agricultural Zone for the following reasons:
 - a. *The parcel has a lot width of over 400 feet and depth of over 500 feet, which meet the minimum required lot width of 250 feet and depth of 300 feet prescribed by the Corona Municipal Code for the Agricultural Zone.*
 - b. *The parcels being combined to create the single parcel associated with Parcel Map 37334 is 4.98 acres making the project site more consistent with the five-acre minimum lot area required by the Agricultural Zone*
 - c. *Sufficient vehicular access is provided from existing driveways located on Foothill Parkway and State Street.*

PREPARED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: TERRI MANUEL, PLANNING MANAGER

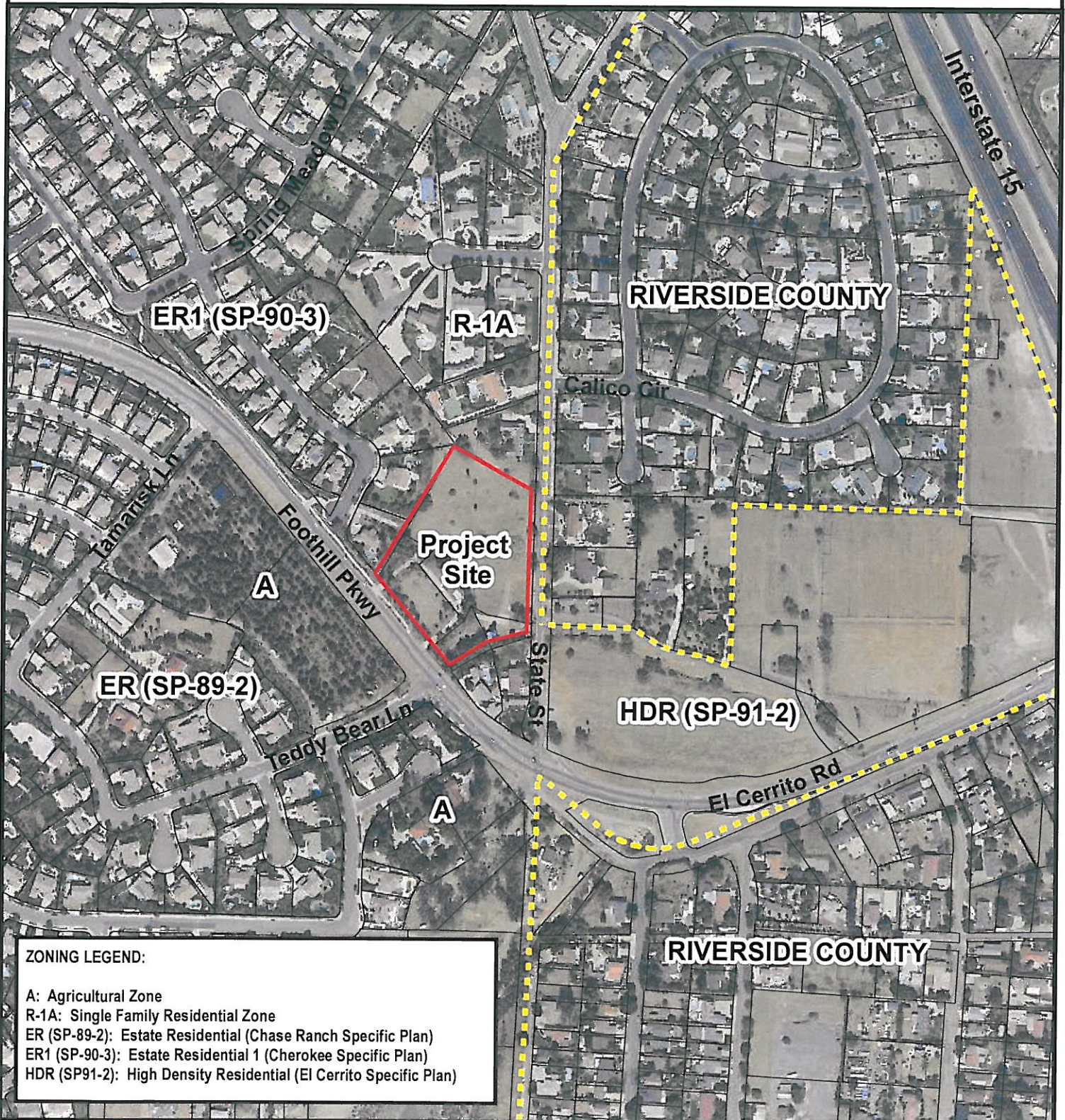
SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Exhibit A - Parcel Map 37334
3. Exhibit B - Conditions of Approval
4. Exhibit C - Site Plan
5. Exhibit D - Shuttle Route
6. Exhibit E - Applicant's letter, dated May 17, 2017, describing PM 37334
7. Exhibit F - Environmental Documentation
8. Exhibit G - GIS Aerial Map
9. Exhibit H - Public Correspondence

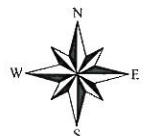
Case Planner: Sandra Yang (951) 736-2434

LOCATIONAL & ZONING MAP



Date: 09/19/2018

CUP17-003, V17-001 and PM 37334



LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF CERRITO RANCH, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 22 OF RECORDS OF SURVEY, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

PARCEL 1:
COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 1, AS SHOWN ON MAP ON FILE IN BOOK 38, PAGE 99 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS; SAID POINT BEING ON THE NORTHEASTLY LINE OF CHASE DRIVE, 80.00 FEET WIDE; THENCE NORTH 29° 33' 30" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 152.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 29° 33' 30" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 317.60 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTH 61° 03' 28" EAST, ALONG THE NORTHEASTLY LINE OF SAID LOT 1, 283.88 FEET TO THE NORTHEASTLY CORNER THEREOF; SAID POINT BEING ON THE WESTERLY LINE OF STATE STREET, 60.00 FEET WIDE; THENCE SOUTH 0° 33' 15" EAST, ALONG SAID WESTERLY LINE OF STATE STREET, 408.82 FEET; THENCE NORTH 79° 14' 52" WEST, 141.73 FEET; THENCE NORTH 45° 37' 49" WEST, 54.63 FEET; THENCE SOUTH 32° 49' 10" WEST, 59.08 FEET; THENCE NORTH 39° 43' 15" WEST, 205.28 FEET; THENCE NORTH 33° 20' 15" EAST, 59.25 FEET; THENCE NORTH 62° 40' 30" WEST, 103.70 FEET TO THE POINT OF BEGINNING.

A PORTION OF SAID PROPERTY IS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 38, PAGE 99 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.

PARCEL 2:
COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 1, AS SHOWN ON MAP ON FILE IN BOOK 38, PAGE 99 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS; SAID POINT BEING ON THE NORTHEASTLY LINE OF CHASE DRIVE, 80.00 FEET WIDE; THENCE NORTH 29° 33' 30" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 152.00 FEET; THENCE SOUTH 62° 40' 30" EAST, 103.70 FEET; THENCE SOUTH 33° 20' 15" WEST, 59.25 FEET; THENCE SOUTH 39° 45' 15" EAST, 205.28 FEET; THENCE SOUTH 48° 56' 50" WEST, 124.98 FEET TO A POINT ON THE NORTHEAST LINE OF CHASE DRIVE; THENCE NORTH 39° 47' 30" WEST, ALONG THE NORTHEAST LINE OF CHASE DRIVE, 266.60 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTH 39° 45' 00" WEST, 369.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 55° 04' 00" EAST, 21.11 FEET; THENCE NORTH 58° 29' 00" EAST, 98.00 FEET; THENCE NORTH 71° 20' 00" EAST, 132.90 FEET; THENCE NORTH 88° 29' 00" EAST, 12.17 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE NORTH 0° 26' 00" EAST, ON THE EASTERLY LINE, 34.80 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO LAWRENCE R. PINDLEY AND HELEN PINDLEY, HUSBAND AND WIFE, BY DEED RECORDED AUGUST 18, 1963 AS INSTRUMENT NO. 86689; THENCE NORTH 79° 14' 52" WEST, 141.73 FEET; THENCE NORTH 45° 37' 49" WEST, 54.63 FEET; THENCE SOUTH 32° 49' 10" WEST, 59.08 FEET; THENCE SOUTH 48° 56' 50" WEST, 124.98 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTH 39° 47' 30" EAST, ON SAID SOUTHWESTERLY LINE, 99.80 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENTS/CONSTRAINTS

ITEMS BELOW CORRESPOND TO ITEM NO.'S SHOWN IN THE PRELIMINARY TITLE REPORT DATED MAY 16, 2016 BY FIRST AMERICAN TITLE COMPANY ORDER NO. 06225-5184611 RECEIVED BY THE PRIZM GROUP IN MAY, 2016 SHOWING THE NAME OF THE VESTEE OF THE FEE ESTATE AS RUOLFO M AND MARIA FRANCO, HUSBAND AND WIFE AS JOINT TENANTS.

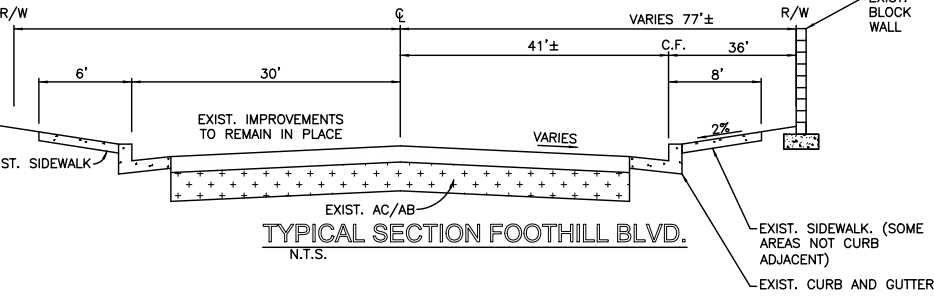
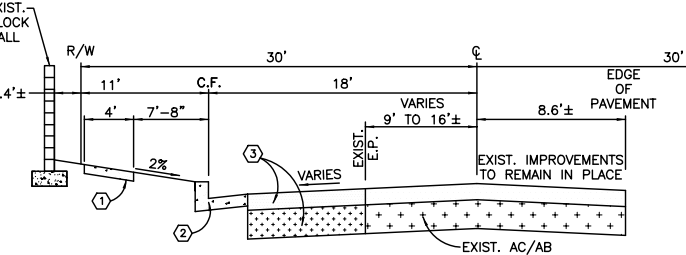
AT THE DATE HEREOF EXCEPTION TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSION CONTAINED IN SAID POLICY FORM WOULD BE AS FOLLOWS:

△ INDICATES PLOTTABLE EASEMENTS

△ PERTAINS TO A RIGHT OF WAY RESERVED TO THE SOUTH RIVERSIDE LAND AND WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, FLUMES AND CONDUITS, FOR ALL PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS. SAID RIGHT OF WAY IS CONSIDERED BLANKET IN NATURE.

△ AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF CORONA CITY WATER COMPANY, A CORPORATION, PER DOCUMENT RECORDED MARCH 3, 1952 AS INSTRUMENT NO.8810 IN BOOK 1346, PAGE 533 OF OFFICIAL RECORDS.

△ AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION OF THE STATE OF CALIFORNIA PER DOCUMENT RECORDED JUNE 3, 1954 AS INSTRUMENT NO. 27640 IN BOOK 1594, PAGE 199 OF OFFICIAL RECORDS



CONSTRUCTION NOTES	
No.	DESCRIPTION
1	PROPOSED PCC SIDEWALK PER CITY STD 142.
2	PROPOSED TYPE 8 GUTTER PER CITY STD 136.
3	PROPOSED STREET SECTION PER SOILS REPORT RECOMMENDATIONS.

LEGEND

- CENTERLINE
- LIMIT OF PERMIT
- PROPERTY LINE
- RIGHT OF WAY
- ROAD OR TRAIL
- BLOCK WALL
- CHAIN LINK FENCE
- WOOD FENCE
- AC CONC.
- HC
- TREE
- EXISTING STRUCTURE
- EXISTING SPOT ELEVATION
- WQMP TREATMENT FACILITY

NOTE: ON SITE DRAINAGE PIPING NOT SHOWN.

PARCEL MAP 37334

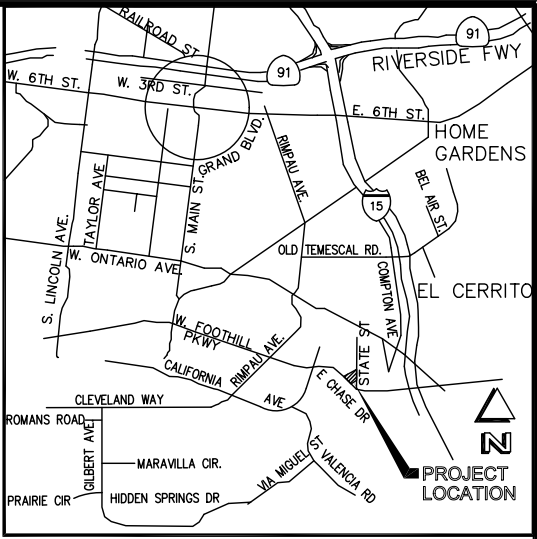
SOURCE OF TOPOGRAPHY

AERIAL TOPOGRAPHY BY INLAND AERIAL SURVEYS OF RIVERSIDE CALIFORNIA ON JUNE 2, 2016.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING ALONG THE CENTERLINE OF STATE ST AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 125, PAGE 26, RECORDS OF RIVERSIDE COUNTY.

SAID LINE BEARS N 01°14'24" E



RIV. CNTY. THOMAS GUIDE PAGE 773, GRID G04, 2013 EDITION

VICINITY MAP

N.T.S.

SITE ADDRESS

THIS PROPERTY IS REFERENCED BY TWO ADDRESSES: 1895 EAST CHASE DRIVE (NOW KNOWN AS FOOTHILL PARKWAY), AND 1689 STATE STREET, CORONA, CA 92881.

FLOOD ZONE

THIS PROPERTY LIES WITHIN FLOOD ZONE DESIGNATION X AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 06065C1360G, EFFECTIVE DATE: AUGUST 28, 2008.

LAND AREA

THIS PROPERTY CONTAINS 4.985 ACRES (217,145.27 SF) NET TOTAL (NOT INCLUDING STREET AREAS):
APN: 120-300-001, 3.392 ACRES (147,741.86 SF)
APN: 120-300-002, 0.928 ACRES (40,422.75 SF)
APN: 120-300-003, 0.386 ACRES (16,821.48 SF)
APN: 120-300-004, 0.279 ACRES (12,159.18 SF)

PARCEL 1: 217,145.27 SF, 4.985 ACRES
PARCEL A: 14,436.55 SF, 0.331 ACRES
PARCEL B: 12,865.32 SF, 0.295 ACRES

LINE TABLE:

NUMBER	DIRECTION	DISTANCE
1	S88°45'18" W	12.31'
2	S 71°36'15" W	132.95'
3	S 58°37'52" W	98.03'
4	S 55°23'50" W	21.11'

GENERAL NOTES

OWNER:
RUOLFO AND MARIA FRANCO
3265 GARRETSON CIRCLE
CORONA, CA 92881
(909) 208-0648

EXISTING LAND USE:
SINGLE FAMILY RESIDENCE

PROPOSED LAND USE: COMMERCIAL

ZONING: A

GENERAL PLAN: ER

PROPOSED PROJECT:
TENNIS COURT COMPLEX

WASTE DISPOSAL:
WASTE MANAGEMENT

NUMBER OF UNITS: 1

ASSESSORS PARCEL No.:
120-300-001, 002, 003, & 004

SCHOOL DISTRICT:
CORONA-NORCO UNIFIED
SCHOOL DISTRICT
2820 CLARK AVE.
NORCO, CA 92860
(951) 736-5000

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA AVE.
REDLANDS, CA 92374
(909) 335-7955

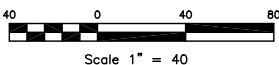
WATER/SEWER:
CITY OF CORONA
400 S. VICENTIA AVE.
CORONA, CA 92882
(951) 279-3604

ELECTRIC POWER:
SOUTHERN CALIFORNIA EDISON
287 TENNESSEE STREET
REDLANDS, CA 92373
(909) 307-6788

PHONE:
AT&T
1265 N. VAN BUREN STREET
ANAHEIM, CA 92807
(714) 955-6793

TELEVISION RECEPTION:
TIME WARNER CABLE
1500 AUTO CENTER DRIVE
ONTARIO, CA 91761
(909) 975-3398

UTILITIES:



REVISIONS:

REMARK	DESCRIPTION	APR.	DATE
DESIGNED: VGK	DRAWN: VGK	CHECKED: VGK	

PRIZM GROUP

310 N. COTA ST., SUITE 1, CORONA, CA 92880
PHONE: (951) 737-4406 · info@the-prizm-group.com

Scale: NA
Bench Mark: SEE THIS SHEET
Date: 2-2-18

• LEICA HD3 LASER SCANNING
• GPS & ROBOTIC SURVEYING
• GEOMATIC ENGINEERING
• CIVIL ENGINEERING
• LAND PLANNING

A & F TENNIS CENTER
PARCEL MAP

File name: P:\TPG\16\16-011\TENTATIVE PM\16-011 DPR-TPM.dwg

Sheet No.
1
OF 1 SHEETS
FILE NO.
16-011



Project Conditions

City of Corona

Project Number: PM 37334

Description: CONSOLIDATE 4 LOTS INTO ONE LOT FOR TENNIS CENTER

Applied: 5/18/2017

Approved:

Site Address: 1695 E CHASE DR CORONA, CA

Closed:

Expired:

Status: APPLIED

Applicant: PHX ARCHITECTURE

Parent Project:

**15990 N GREENWAY-HAYDEN LOOP #C100
SCOTTSDALE SCOTTSDALE ,85260**

Details: FULL DESCRIPTION: PM FOR A 4,077 SQ FT RECREATION BUILDING AND 11 TENNIS COURTS ON 4.98 ACRES.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
FIRE	Cindi Schmitz
<ol style="list-style-type: none">1. A minimum fire flow of 3000 gpm shall be provided.2. Fire hydrants are to be spaced a maximum 250 feet apart.3. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.4. FR-00985. Show on the plans where the pavement ends and the gravel begins.	
PLANNING	
<ol style="list-style-type: none">1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.3. The project 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.4. The applicant or his successor in interest shall comply with the mitigation measures established in the Mitigated Negative Declaration prepared for the project.5. PM 37334 shall be recorded prior to the issuance of a building permit.	



Project Conditions

City of Corona

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. 2. Prior to recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property. 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 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. 5. 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. 6. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City. 7. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City. In the event that the developer requires the City's assistance to condemn said right-of-way or easements, the developer shall enter into an agreement with the City for the acquisition of said right-of-way or easements pursuant to Government Code Section 66462.5, and pay any and all costs, as determined by the City, associated with the condemnation process. 8. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Public Works Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans. 9. 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. 10. Prior to issuance of a building permit, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following: a) All street facilities on Foothill Pkwy and State Street. b) All drainage facilities. c) All required grading, including erosion control. d) All required sewer, water and reclaimed water facilities. e) All required landscaping and/or park facilities. f) All under grounding of overhead utilities, except for cables greater than 32k volts. 11. 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. 12. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Public Works Department Land Development Section. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development. 13. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section.



Project Conditions

City of Corona

PUBLIC WORKS	Zachary Murray
	<ol style="list-style-type: none"> 14. Prior to approval of grading plans, the applicant shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WDID # shall be displayed on the title sheet of the grading plans. 15. Prior to approval of grading plans, the applicant shall comply with the Federal Clean Water Act and shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be available at the project site for review. 16. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist, plant taxonomist or field biologist specializing in native plants, stating that an investigation and/or eradication of scale broom weed (<i>Lepidospartum Squamatum</i>) has been completed. 17. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries. 18. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested. 19. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans with respect to Water Quality Control facilities. 20. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented. 21. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director. 22. Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary WQMP, shall be submitted to the Public Works Land Development Section for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format. 23. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP. 24. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational. 25. Prior to issuance of a grading permit, the project shall incorporate LID Principles (Site Design) and Source Control BMPs, as applicable and feasible, into the project plans for review and approval by the Public Works Department. 26. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director. 27. Prior to approval of any improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site. 28. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall address the following: a) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. b) The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. c) All residential lots shall drain toward the street. Lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system. Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks. All non-residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.



Project Conditions

City of Corona

PUBLIC WORKS	Zachary Murray
	<p>29. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director.</p> <p>30. Prior to map recordation or issuance of a building permit, whichever comes first, the applicant shall offer for dedication all required street rights-of-way on State St and Foothill Pkwy. Said dedication shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the Public Works Director.</p> <p>31. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall include the following: a) All local and/or major arterial highways' vertical and horizontal alignments shall be approved by the Director of the Public Works Department. b) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans. c) All street intersections shall be at ninety (90) degrees or as approved by the Public Works Director. d) All reverse curves shall have a minimum tangent of fifty (50) feet in length. e) Under grounding of existing and proposed utility lines. f) Street lights. g) All other public improvements shall conform to City of Corona standards.</p> <p>32. Prior to approval of improvement plans, the improvement plans shall show all the streets to be improved to half width plus ten (10) additional feet unless otherwise approved by the Public Works Director. At the discretion of the applicant, the existing pavement maybe cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.</p> <p>33. Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Public Works Department.</p> <p>34. Prior to acceptance of improvements, the Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.</p> <p>35. The developer is responsible to comply with the approved traffic study recommendations. All fair-share fees shall be paid prior to map recordation. Any public improvements shall be constructed or guaranteed prior to map recordation.</p> <p>36. Prior to map recordation the applicant shall annex this project into a 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>37. Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the property is within an Assessment District, Community Facilities District and/or Landscape Maintenance District and will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Public Works Department and shall be recorded concurrently with the final map.</p> <p>38. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the tentative map or in these Conditions of Approval shall be constructed.</p> <p>39. Prior to the issuance of a Certificate of Occupancy, any damage to existing landscape easement areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.</p> <p>40. Prior to map recordation, issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.</p> <p>41. 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>42. Prior to issuance of any building permits, including model home permits, a domestic water and fire flow system shall be approved by the Public Works Department and constructed by the developer, to the satisfaction of the Public Works Director and Fire Chief.</p>



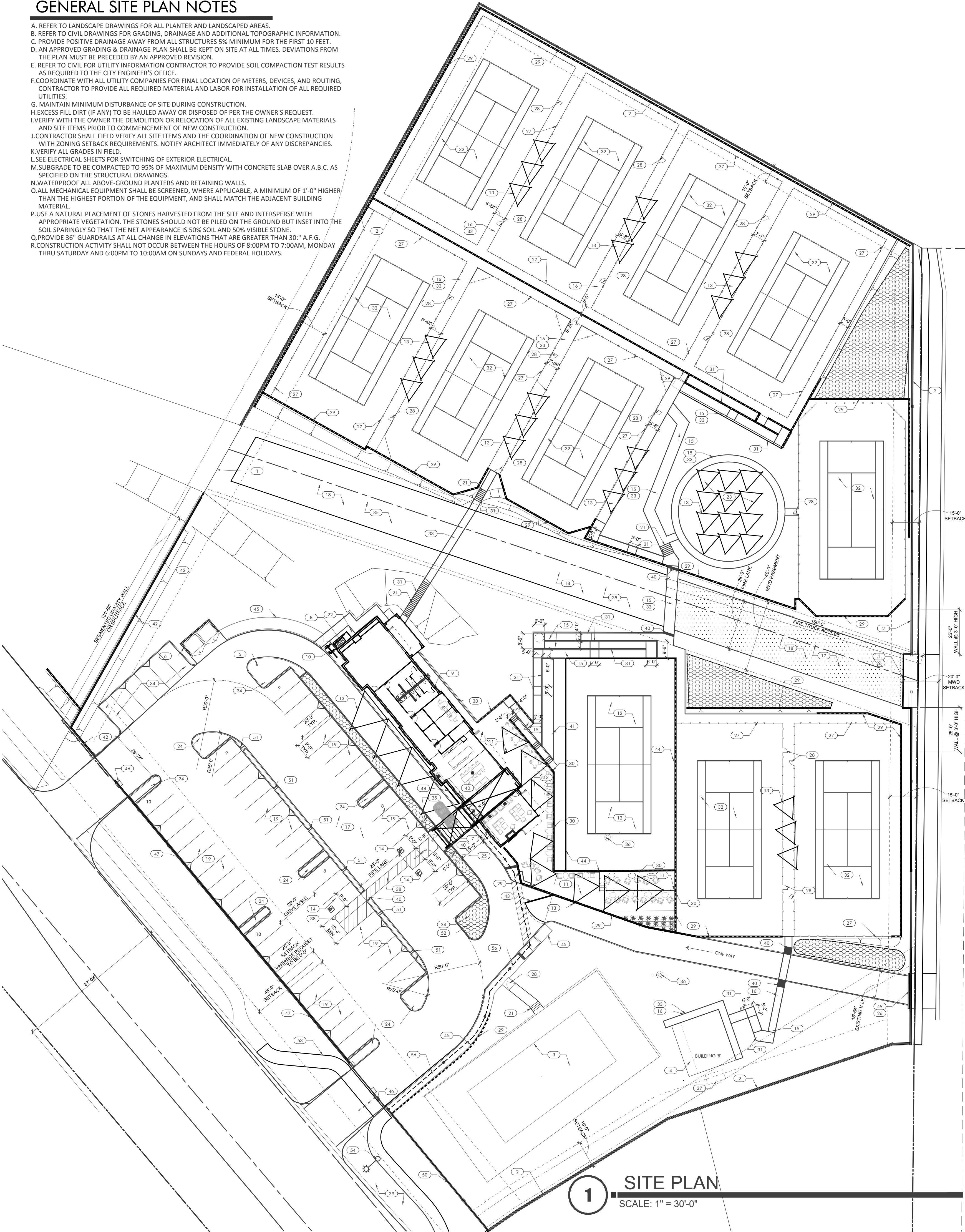
Project Conditions

City of Corona

PUBLIC WORKS	Zachary Murray
	<p>43. Prior to issuance of the first Certificate of Occupancy, all weather access road(s) shall be provided to all sewer manholes not located within public right-of-way.</p> <p>44. 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.</p> <p>45. 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>46. Prior to issuance of building permits, the developer shall pay the sewer reimbursement fee for the El Sobrante trunk line if the development is located in the El Sobrante service area.\r\r</p> <p>47. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, the potable water line, sewer line, reclaimed water line, potable water services, sewer laterals, reclaimed water services, double detector check assemblies and reduced pressure principle assemblies within the public right of way and/or easements.</p> <p>48. 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.</p> <p>49. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of a private fire system with double detector check assemblies at all public fire services to the satisfaction of the Department of Water and Power and Fire Chief.</p> <p>50. Fire Hydrants shall be a maximum 250/300 feet apart or as directed by the Fire Department.</p> <p>51. Manhole rim elevations shall be lower than all pad elevations immediately downstream; otherwise a back flow prevention valve will be required.</p> <p>52. Static pressures exceeding 80 psi require an individual pressure regulator.</p> <p>53. The applicant shall provide a separate irrigation water service for all HOA/ CFD landscaped lots or easements.</p> <p>54. The landscape plans of all parkway and Landscape Maintenance District (LMD) and Community Facilities District (CFD) lots shall be prepared by a licensed Landscape Architect and shall be submitted to the City for review and approval.</p> <p>55. The developer shall install automatic irrigation to all street trees separated from adjacent residences by a fence or wall prior to the issuance of a Certificate of Occupancy.</p>

DPR16-027
GENERAL SITE PLAN NOTES

- A. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTER AND LANDSCAPED AREAS.
B. REFER TO CIVIL DRAWINGS FOR GRADING, DRAINAGE AND ADDITIONAL TOPOGRAPHIC INFORMATION.
C. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES 5% MINIMUM FOR THE FIRST 10 FEET.
D. AN APPROVED GRADING & DRAINAGE PLAN SHALL BE KEPT ON SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED REVISION.
E. REFER TO CIVIL FOR UTILITY INFORMATION CONTRACTOR TO PROVIDE SOIL COMPACTION TEST RESULTS AS REQUIRED TO THE CITY ENGINEER'S OFFICE.
F. COORDINATE WITH ALL UTILITY COMPANIES FOR FINAL LOCATION OF METERS, DEVICES, AND ROUTING, CONTRACTOR TO PROVIDE ALL REQUIRED MATERIAL AND LABOR FOR INSTALLATION OF ALL REQUIRED UTILITIES.
G. MAINTAIN MINIMUM DISTURBANCE OF SITE DURING CONSTRUCTION.
H. EXCESS FILL DIRT (IF ANY) TO BE HAULED AWAY OR DISPOSED OF PER THE OWNER'S REQUEST.
I. VERIFY WITH THE OWNER THE DEMOLITION OR RELOCATION OF ALL EXISTING LANDSCAPE MATERIALS AND SITE ITEMS PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION.
J. CONTRACTOR SHALL FIELD VERIFY ALL SITE ITEMS AND THE COORDINATION OF NEW CONSTRUCTION WITH ZONING SETBACK REQUIREMENTS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
K. VERIFY ALL GRADES IN FIELD.
L. SEE ELECTRICAL SHEETS FOR SWITCHING OF EXTERIOR ELECTRICAL.
M. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY WITH CONCRETE SLAB OVER A.B.C. AS SPECIFIED ON THE STRUCTURAL DRAWINGS.
N. WATERPROOF ALL ABOVE-GROUND PLANTERS AND RETAINING WALLS.
O. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED, WHERE APPLICABLE, A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST PORTION OF THE EQUIPMENT, AND SHALL MATCH THE ADJACENT BUILDING MATERIAL.
P. USE A NATURAL PLACEMENT OF STONES HARVESTED FROM THE SITE AND INTERPERSE WITH APPROPRIATE VEGETATION. THE STONES SHOULD NOT BE PILED ON THE GROUND BUT INSET INTO THE SOIL SPARINGLY SO THAT THE NET APPEARANCE IS 50% SOIL AND 50% VISIBLE STONE.
Q. PROVIDE 36" GUARDRAILS AT ALL CHANGE IN ELEVATIONS THAT ARE GREATER THAN 30". A.F.G.
R. CONSTRUCTION ACTIVITY SHALL NOT OCCUR BETWEEN THE HOURS OF 8:00PM TO 7:00AM, MONDAY THRU SATURDAY AND 6:00PM TO 10:00AM ON SUNDAYS AND FEDERAL HOLIDAYS.



1 SITE PLAN
SCALE: 1" = 30'-0"

GENERAL NOTES

- A. FIRE TRUCK ACCESS: 28'-0" MIN. WIDTH REQUIRED FOR FIRE TRUCK IS PROVIDED. INSIDE TURN RADIUS IS 25'-0", OUTSIDE TURN RADIUS IS 50'-0".
B. ADA ACCESS: ACCESSIBLE PARKING IS PROVIDED AT MAIN PARKING LOT OFF OF FOOTHILL PARKWAY AND ALSO AT LOWER LEVEL OF SITE WITH ACCESS OFF OF STATE STREET.

KEYNOTES

- EXISTING SECONDARY ENTRY GATE FOR MWD & FIRE ACCESS ONLY.
- EXISTING MASONRY SITE WALL
- EXISTING PRACTICE COURT
- EXISTING AUXILIARY STRUCTURE TO BE CONVERTED TO RESTROOM/CLASSROOM BUILDING
- NEW ONSITE FIRE HYDRANT
- TRASH ENCLOSURE PER CITY OF CORONA STD DETAIL
- PORTE COCHERE
- MECHANICAL YARD ENCLOSURE - CMU WALL
- NEW RECREATION BUILDING
- BICYCLE RACK
- VIEWING DECK
- GRANDSTAND COURT
- TENSILE FABRIC CANOPIES
- ACCESSIBLE PARKING SPACE
- ADA ACCESSIBLE RAMP/WALKWAY
- PEDESTRIAN CIRCULATION
- FIRE TRUCK ACCESS AT MWD EASEMENT - MIN. 28'-0" WIDE ASPHALT FOR 150 FEET MIN. FROM GATE TO CONCRETE WALKWAY.
- METROPOLITAN WATER DISTRICT EASEMENT- 40' WIDE
- NEW PARKING - 9'-0" X 20'-0"
- NEW SECONDARY ACCESS GATE - PRIVATE
- CONCRETE STAIRS
- NEW SES
- CIRCLE PLAZA WITH SHADE CANOPIES
- LANDSCAPE
- ACCESSIBLE PARKING SIGN
- KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS
- CHAIN LINK FENCING AT COURT
- GATE OPENING AT COURT
- RETAINING WALL, SEE CIVIL
- 42" HIGH GUARDRAIL
- HANDRAIL
- PROPOSED NEW CONCRETE TENNIS COURT
- PROPOSED CONCRETE WALKWAY
- ADDITIONAL NEW PARKING
- EASEMENT / ACCESS ROAD CONTINUES BEYOND FIRE TRUCK ACCESS, TRANSITION FROM ASPHALT TO COMPACTED CLASS II AGGREGATE BASE. DEPTH AS SPECIFIED BY CIVIL.
- EXISTING POLE TO BE REMOVED
- EXISTING SEPTIC TANK TO BE REMOVED. STRUCTURE TO BE CONNECTED TO SITE SEWER.
- MINIMUM 5'-0" WIDE (8'-0" AT VAN) ACCESSIBLE LOADING AND UNLOADING, 'NO PARKING', 12" HIGH LETTERS MIN.
- NEW DECELERATION LANE, SEE CIVIL
- DETECTABLE WARNING AT ALL ACCESSIBLE PATHS OF TRAVEL CROSSING VEHICULAR PATHWAYS.
- TERRACED SEATING AT GRANDSTAND. SEE DETAIL 2/A102
- NEW DECORATIVE MASONRY SITE WALL/RETAINING WALL
- NEW SECURED VEHICLE GATE
- SEGMENTED GRAVITY RETAINING WALL SEE DETAIL 1/A102
- SECURITY FENCE
- REMOVE EXISTING GATE
- LOWER EXISTING SITE WALL TO 36" ABOVE FINISH GRADE. ADD 24" HIGH TUBE STEEL POSTS ON TOP. OVERALL MAXIMUM HEIGHT OF WALL ASSEMBLY NOT TO EXCEED 5'-0" A.F.G.
- NEW SIGN UNDER SEPARATE PERMIT
- EXISTING SECONDARY ENTRY ONLY ONE WAY ACCESS FOR SHUTTLE SERVICE ON TOURNAMENT DAYS AND EMPLOYEES ONLY.
- ANY PORTIONS OF THE EXISTING PERIMETER WALL THAT FALL INSIDE OF THE CITY'S RIGHT OF WAY, SHALL BE RECONSTRUCTED TO BE OUTSIDE OF THE CITY'S RIGHT OF WAY. CURB OPENINGS SEE CIVIL DRAWINGS.
- BIO BASIN SEE CIVIL DRAWINGS.
- PROPOSED SIDEWALK, REFER TO CIVIL
- RELOCATE EXISTING STREET LIGHT BEHIND NEW CURB PER CITY STANDARDS.
- PROPOSED TERRACED PLANTER.
- ACCESSIBLE PATH OF TRAVEL.



PROJECT DIRECTORY:

OWNER:
Mrs. Maria Franco & Mr. Rudolfo Franco
5265 Garretton Circle
Corona, CA 92881
franco@sonoraindustries.com
maria@atmtransportinc.com

ARCHITECT OF RECORD:
PHX Architecture
15990 N. Greenway-Hayden Loop, Ste. C-100
Scottsdale, AZ 85260
P: 480.477.1111
CONTACT: Erik B. Peterson, AIA
Mauriah N. Harris, AIA
mauriah@phxarch.com

PROJECT DESCRIPTION

THIS PROJECT IS TO ESTABLISH NEW CONSTRUCTION OF A TENNIS FACILITY CONSISTING OF A 4,077 SF RECREATION BUILDING AND 11 NEW TENNIS COURTS WITH A GRANDSTAND FOR TOURNAMENTS. THIS PROJECT WILL BE LOCATED ON 4.89 ACRES LOCATED ON THE NORTH SIDE OF FOOTHILL PARKWAY AND APPROXIMATELY 300 FEET WEST OF STATE STREET, WITHIN THE AGRICULTURAL ZONE, REQUIRING A CONDITIONAL USE PERMIT. LANDSCAPING SHALL BE XEROSCAPING/DROUGHT-RESISTANT PLANTS. BUILDING ARCHITECTURE IS MODERN SANTA BARBARA WITH STUCCO, CORTEN STEEL PORTE COCHERE, METAL ROOF AND TENSILE FABRIC SHADE STRUCTURES.

DEVELOPMENT SUMMARY

PROJECT ADDRESS: 1695 E. CHASE DRIVE, CORONA, CA 92881
NEW ADDRESS FOR 'FOOTHILL PARKWAY' IS PENDING

APN PARCEL 1: 120-300-001 (3.392 ACRES, 147,741.86 SF)
APN PARCEL 2: 120-300-002 (0.928 ACRES, 40,422.75 SF)
APN PARCEL 3: 120-300-003 (0.386 ACRES, 16,821.48 SF)
APN PARCEL 4: 120-300-004 (0.279 ACRES, 12,159.18 SF)

CORONA GENERAL PLAN: (ER)ESTATE RESIDENTIAL)
COMMUNITY FACILITIES DISTRICT
EXISTING ZONING: AG (AGRICULTURAL ZONE)
PROPOSED ZONING: TENNIS CENTER W/ CONDITIONAL USE PERMIT

REQUIRED SETBACKS:
FRONT YARD (FOOTHILL PKWY): 25 FEET
INTERIOR SIDE YARD (WESTERLY AND EASTERLY PERIMETERS): 15FEET
STREET SIDE YARD (STATE STREET): 15 FEET
REAR YARD (NORTHERLY PERIMETER): 10 FEET

VARIANCE REQUEST:

OCCUPANCY CLASSIFICATION: A-4/B
PROPOSED USE: RECREATION FACILITY - TENNIS CENTER

CONSTRUCTION TYPE: TYPE V-B FULLY SPRINKLERED
FIRE ALARMS: YES
EMERGENCY LIGHTING: YES

BUILDING DESCRIPTION:
BUILDING HEIGHT ALLOWABLE: 1 STORY / 40'-0"
BUILDING HEIGHT PROPOSED: 1 STORY / 18'-0"
ALLOWABLE MAX. HEIGHT PER CUP: X'-X"

SITE AREA: 217,145 S.F. (4.98 ACRES)
GROSS BLDG. AREA: 4,633 S.F. (NEW CONSTRUCTION)
GROSS BLDG. AREA: 686 SF (EXIST. BUILDING)

FLOOR AREA RATIO: 2.45%
LOT COVERAGE: 2.45%

LANDSCAPING: XEROSCAPE/DROUGHT-RESISTANT

VEHICULAR ACCESS: MAIN ENTRANCE FROM FOOTHILL PARKWAY WITH SECONDARY ACCESS FROM STATE STREET

FIRE LANE ACCESS:
-ACCESS HAS BEEN PROVIDED AT MWD EASEMENT UP TO 150 FEET AT 28'-0" WIDTH
-FULL ACCESS HAS BEEN PROVIDED AT MAIN PARKING LOT WITH REQUIRED TRUCK TURN RADII

METROPOLITAN WATER DISTRICT ACCESS TO EASEMENT:
-ACCESS HAS BEEN PROVIDED AND APPROVED BY MWD AT 15' WIDTH MIN. AND ALLOWS ACCESS FOR RECLAIMED WATER PIPING AND FIRE TRUCK ACCESS

PARKING CALCULATIONS

PARKING REQUIREMENTS

ASSEMBLY SPACE: 4,633 S.F.
VIEWING AREA: 3,004 S.F.
VIEWING DECK: 2,836 SF (LF=15=189 PEOPLE)
TERRACE SEATING: 168 LF (1:1.2 RATIO = 84 PEOPLE)

TENNIS COURTS: 12 (10 PRACTICE COURTS, 1 TOURNAMENT COURT & 1 EXISTING COURT)

REQUIRED PARKING SPACES:
BUILDING A: 4,633 SF/250 = 19 SPACES
BUILDING B: 686 SF/250 = 3 SPACES
3 SPACES PER TENNIS COURT
12 COURTS = 36 SPACES

SPACES REQUIRED: 58 SPACES

SPACES PROVIDED: 60 REGULAR / 3 ACCESSIBLE (1 VAN)

BICYCLE PARKING: 6

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF CERRETO RANCH, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 22 OF RECORDS OF SURVEY, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS;

PARCEL 1:
COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 1, AS SHOWN ON MAP ON FILE IN BOOK 38, PAGE 99 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, SAID POINT BEING ON THE NORTHEASTERLY LINE OF CHASE DRIVE, 80.00 FEET WIDE; THENCE NORTH 29° 33' 30" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 152.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 29° 33' 30" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 317.60 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTH 61° 03' 28" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, 283.88 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID POINT BEING ON THE WESTERLY LINE OF STATE STREET, 60.00 FEET WIDE; THENCE SOUTH 0° 33' 15" EAST, ALONG SAID WESTERLY LINE OF STATE STREET, 409.82 FEET; THENCE NORTH 79° 14' 52" WEST, 141.73 FEET; THENCE NORTH 45° 37' 49" WEST, 54.63 FEET; THENCE SOUTH 32° 49' 10" WEST, 59.08 FEET; THENCE NORTH 39° 45' 15" WEST 205.28 FEET; THENCE NORTH 33° 20' 15" EAST, 59.25 FEET; THENCE NORTH 62° 40' 30" WEST, 103.70 FEET TO THE POINT OF BEGINNING.

A PORTION OF SAID PROPERTY IS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 38, PAGE 99 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.

PARCEL 2:
COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 1, AS SHOWN ON MAP ON FILE IN BOOK 38, PAGE 99 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS; SAID POINT BEING ON THE NORTHEASTERLY LINE OF CHASE DRIVE, 80.00 FEET WIDE; THENCE NORTH 29° 33' 30" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 152.00 FEET; THENCE SOUTH 62° 40' 30" EAST, 103.70 FEET; THENCE SOUTH 33° 20' 15" WEST, 59.25 FEET; THENCE SOUTH 39° 45' 15" EAST, 205.28 FEET; THENCE SOUTH 48° 56' 50" WEST, 124.98 FEET TO A POINT ON THE NORTHEAST LINE OF CHASE DRIVE; THENCE NORTH 39° 47' 30" WEST, ALONG THE NORTHEAST LINE OF CHASE DRIVE, 266.60 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTH 39° 45' 00" WEST, 369.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 55° 04' 00" EAST, 21.11 FEET; THENCE NORTH 58° 29' 00" EAST, 98.00 FEET; THENCE NORTH 71° 20' 00" EAST, 132.90 FEET; THENCE NORTH 88° 29' 00" EAST, 12.17 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE NORTH 0° 26' 00" EAST, ON THE EASTERLY LINE, 34.80 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO LAWRENCE R. PINDLEY AND HELEN PINDLEY, HUSBAND AND WIFE, BY DEED RECORDED AUGUST 19, 1963 AS INSTRUMENT NO. 86669; THENCE NORTH 79° 14' 52" WEST 141.73 FEET; THENCE NORTH 45° 37' 49" WEST, 54.63 FEET; THENCE SOUTH 32° 49' 10" WEST, 59.08 FEET; THENCE SOUTH 48° 56' 50" WEST, 124.98 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTH 39° 47' 30" EAST, ON SAID SOUTHWESTERLY LINE, 99.80 FEET TO THE TRUE POINT OF BEGINNING.

USE PERMITS/RELATED CASES

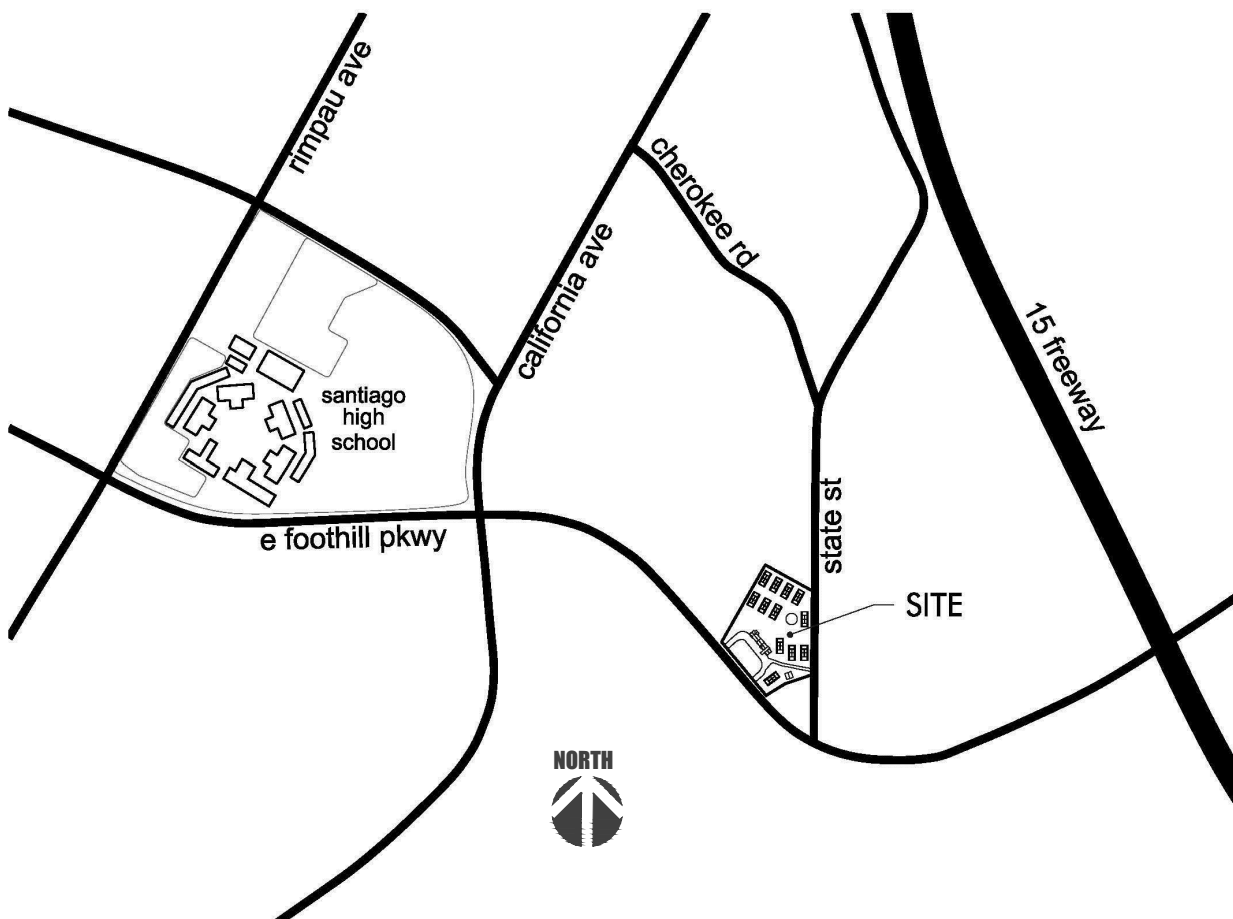
DEVELOPMENT PLAN REVIEW: DPR16-027
MEETING DATE(S): 12/01/2016; 6/22/2017;
6/29/2017; 7/29/2017; 10/12/2017

RELATED CASES: PM37334

- REQUEST(S):
- TO REDUCE THE FRONT YARD SETBACK OF 25 FEET TO ZERO FEET IN ORDER TO ACCOMMODATE THE MINIMUM REQUIRED ONSITE PARKING TO BE CONTIGUOUS WITHIN THE SITE FOR AVERAGE DAILY AND WEEKLY NORMAL USE. THIS DOES NOT ADVERSELY AFFECT THE SURROUNDING COMMUNITY, AS PARKING IS SCREENED FROM VIEW.
 - ALLOW AN OFFSITE PARKING AGREEMENT TO MOVE FORWARD BETWEEN THE PROPERTY OWNER AND SANTIAGO HIGH SCHOOL TO ALLOW FOR OVERFLOW PARKING WITH SHUTTLE SERVICE BETWEEN THE TWO PROPERTIES ON TOURNAMENT DAYS WHICH SHALL OCCUR 6-8 TIMES PER YEAR. THE SITE MEETS ADEQUATE PARKING REQUIREMENTS FOR NORMAL DAILY AND WEEKLY USE.

STIPULATIONS: TO BE DETERMINED

VICINITY MAP



A+F TENNIS CENTER
1695 E. CHASE DRIVE
CORONA, CA 92881

DESIGN
REVIEW
NOT FOR
CONSTRUCTION

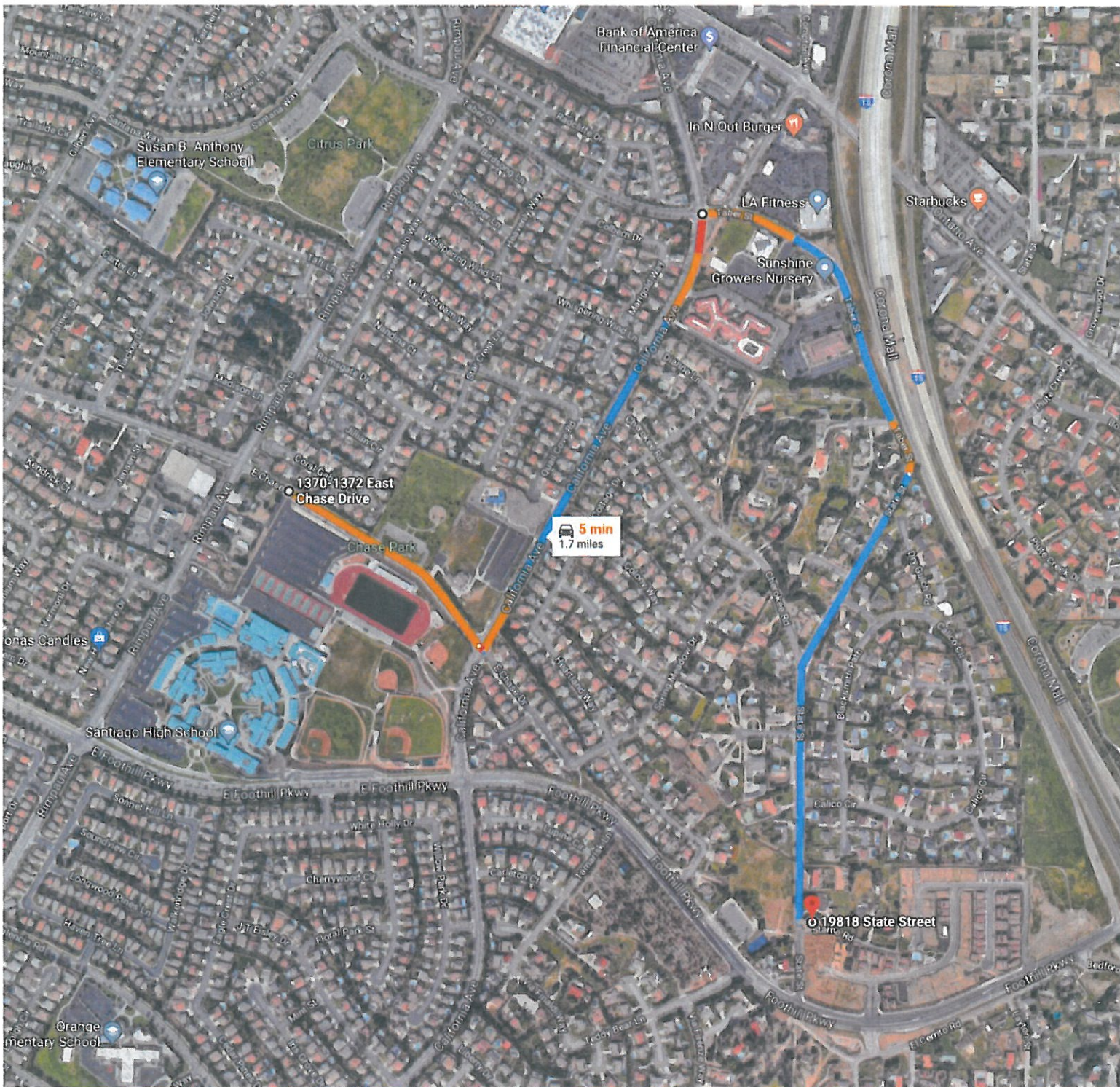
DRAWN BY: M.H.
CHECKED BY: M.N.H.
REVISIONS:

PROJECT NO: 16058
DATE: MAY 3, 2018
CONTENTS:

SITE PLAN

SCALE: 1" = 30'-0"
DRAWING NUMBER:

A100



SHUTTLE ROUTE FROM SANTIAGO HIGH SCHOOL TO A+F TENNIS CENTER - 4 Minutes without traffic / 1.5 miles

From Santiago High School rear parking lot:

- Depart East Chase Drive toward California Avenue – 108 ft
- Turn left onto California Avenue – 0.5 mi
- Turn Right onto Taber Street – 0.4 mi
- Road name changes to State Street – 0.5 mi
- Turn Right into site through gate

May 17, 2017
City of Corona Planning Department
400 S. Vicentia Avenue
Corona, CA 92882

Subject: Tentative Parcel Map No. 97334 essential subdivision information

Dear Planning Department:

The proposed subdivision project will take the four existing non compliant parcels and combine them into one using the parcel map. The proposed development of the site includes the design and construction of a tennis complex. The complex will contain a recreation building with parking lot, 11 practice courts, and a grand stand tennis court. Water quality bmp's will also be incorporated on the site. The site fronts on Foothill Parkway and State Street. Foothill is fully improved. This project includes the construction of curb, gutter, and sidewalk improvements on State Street. Water facilities currently exist in both Foothill Parkway and State Street of ample quantity for the needs of the developed site. Sewage disposal will be via the existing City sewer main in Foothill Parkway. Site stormwater drainage will be treated on site and released on State Street where there is an existing storm drain system.

If you have any questions regarding this proposal, please contact me at (909) 208-0648.

Sincerely,

Rudy Franco



subdivision information.doc



CITY OF CORONA

MITIGATED NEGATIVE DECLARATION

NAME, DESCRIPTION AND LOCATION OF PROJECT:

CUP17-003

Application to establish a Tennis Center consisting of 11 tennis courts, a 4,633 square foot recreation building, 686 square foot restroom/classroom building, and grandstand court for tournaments on 4.98 acres located north of Foothill Parkway and west of State Street in the A (Agriculture) Zone.

V17-001

Application for a variance from Section 17.06.100(B)(1) of the Corona Municipal Code to reduce the required front yard setback from 25 feet to zero to accommodate a Tennis Center proposed under concurrent CUP17-003 on 4.98 acres located north of Foothill Parkway and west of State Street in the A (Agriculture) Zone.

PM 37334

Application for a parcel map to establish one lot on 4.98 acres in the A (Agriculture) Zone located on the north side of Foothill Parkway and west of State Street to accommodate a Tennis Center under concurrent application of CUP17-003.

ENTITY OR PERSON UNDERTAKING PROJECT:

PHX Architecture for Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Ste. C-100, Scottsdale, AZ 85260

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

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

Date: _____

Mayor
City of Corona

Date filed with County Clerk: _____

CITY OF CORONA INITIAL STUDY / ENVIRONMENTAL CHECKLIST

PROJECT TITLE: A + F Tennis Center

CUP17-003

Application to establish a Tennis Center consisting of 11 tennis courts, a 4,633 square foot recreation building, 686 square foot restroom/classroom building, and a grandstand court for tournaments on 4.98 acres in the A (Agriculture) Zone.

V17-001

Application for a variance from Section 17.06.100(B)(1) of the Corona Municipal Code to reduce the required front yard setback from 25 feet to zero to accommodate a Tennis Center proposed under concurrent CUP17-003 on 4.98 acres in the A (Agriculture) Zone.

PM 37334

Application for a parcel map to establish one lot on 4.98 acres in the A (Agriculture) Zone to accommodate a Tennis Center under concurrent application of CUP17-003.

PROJECT LOCATION:

North of Foothill Parkway, west of State Street (1695 E. Chase Drive)
City of Corona, County of Riverside
APNs 120-300-001 through -004

PROJECT PROPONENT:

PHX Architecture for Rudolfo & Maria Franco
15990 N. Greenway-Hayden Loop, Ste. C-100
Scottsdale, AZ 85260

PROJECT DESCRIPTION:

The project entails the review of a tennis center proposed on 4.98 acres located near the intersection of Foothill Parkway and State Street in the City of Corona. The tennis center consists of a 4,633 square foot clubhouse, 11 practice tennis courts, one grandstand court for tournaments, and a parking lot containing 60 parking spaces. In order to develop the site as proposed, the applicant is processing three applications for approval: CUP17-003, V17-001, and PM 37334. The purpose of each application is described above under the Project Title section of this document.

ENVIRONMENTAL SETTING:

The project site is located on the north side of Foothill Parkway and west of State Street. The surrounding area consists primarily of single-family residential land uses. A citrus grove is located across Foothill Parkway to the southwest.

The site previously contained a house which was demolished in 2006. An existing accessory building, tennis court, and concrete driveways remain on the southerly and westerly portions of the site. The northerly and easterly areas are vacant and undeveloped. Block walls surround the site perimeter. Topographically, the site slopes toward the northeast with elevations ranging from approximately 1,025 feet to 1,065 feet above mean sea level. The onsite slope gradient ranges from two to eight percent. Non-native grasslands dominate the undeveloped areas of the site while ornamental shrubs and trees are

located on or near the developed areas.

GENERAL PLAN \ ZONING:

All four parcels are currently zoned Agricultural and designated as Estate Residential (ER) on the city's General Plan land use map. The applicant's proposal to consolidate the parcels into one via PM 37334 will not change the site's zoning or General Plan designation. The proposed tennis center is considered a commercial recreation facility which is a permitted use in any zone in the city including the Agricultural Zone by a conditional use permit. Therefore, the project does not conflict with the site's zoning or General Plan designation.

STAFF RECOMMENDATION:

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

Date Prepared: 7-31-18

Prepared By: Sandra Yang, Senior Planner

Contact Person: Sandra Yang

Phone: 951-736-2434

AGENCY DISTRIBUTION

(check all that apply)

- ☐ Responsible Agencies
- ☐ Trustee Agencies (CDFG, SLC, CDPR, UC)
- ☐ State Clearinghouse (CDFG, USFWS, Redev. Projects)
- ☐ SCAQMD (Includes technical studies)
- ☒ Pechanga
- ☒ Soboba
- ☐ WQCB
- ☒ Other: Rincon Band

UTILITY DISTRIBUTION

☒ Southern California Edison

Southern California Edison
Adriana Mendoza-Ramos, Esq.
Region Manager, Local Public
Affairs
1351 E. Francis St.
Ontario, CA 91761

Southern California Edison
Karen Cadavona
Third Party Environmental Review
2244 Walnut Grove Ave.
Quad 4C 472A

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Physically divide established community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is zoned Agricultural and designated Estate Residential on the city's General Plan map. Chapter 17.92 of the Corona Municipal Code permits the development of commercial recreation facilities by a conditional use permit in any zone in the city including the Agricultural Zone. The proposed project is a tennis center which is considered a commercial recreation facility; therefore, the project does not conflict with the site's zoning or General Plan designation.

The project would not conflict or physically divide the surrounding land uses or community since all facilities associated with the tennis center will be contained entirely within the project site. Furthermore, there are currently six-foot high block walls constructed along the perimeters of the project site which will provide separation and buffering between the tennis center and neighboring residential developments. 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 project will not induce substantial growth or displace existing housing or people because the project site is currently vacant. Therefore, no mitigation to this issue would be required.

3. GEOLOGIC PROBLEMS:

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

Discussion:

A geotechnical investigation report was prepared for the project by Soils Southwest, Inc. (October 26, 2017). Per the report, there are no known active faults crossing or projecting through the site. The site is not located in an Alquist-Priolo Earthquake Fault Zone and thus, ground rupture due to faulting is considered unlikely at this site. The project will be subject to city and county local codes, the latest California Building Code (CBC), and the engineering recommendations in the project's geotechnical investigation report. Therefore, any potential impacts related to fault/seismic failures would be

reduced to a less than significant impact and no further mitigation would be necessary.

Development of the site would involve grading of more than 100 cubic yards. Per the project's civil engineer, approximately 4,943 cubic yards of soil will be exported while fill taking place would be comprised of approximately 5,580 cubic yards. There would also be grading in areas with greater than 10 percent slopes. Adherence to the city's grading regulations and the grading specifications identified in the geotechnical investigation report would ensure a less than significant impact would occur and no further investigation would be required.

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

The site does not contain expansive soils. The soils tested on site have an expansion index of 7.7 which is considered to be "very low to low" in terms of expansion characteristics, thereby requiring no special construction requirements other than those as recommended in the geotechnical investigation report. Therefore, no mitigation is required.

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

Discussion:

Development of the project site would increase the area of impermeable surface paving which will result in an increase in surface runoff. The applicant has submitted a preliminary Water Quality Management Plan (WQMP) prepared by the Prizm Group (July 17, 2017, revised April 30, 2018) to ensure that the project addresses potential water quality impacts. The applicant will be required to implement on site the Best Management Practices (BMPs) identified in the preliminary WQMP to minimize pollutant runoff into the City's storm water drainage system. These include maintaining a repairing the on-site storm drain inlets periodically, providing regular maintenance of the landscaping, and sweeping sidewalks and parking areas regularly and to prevent accumulation of litter and debris. Four bio-infiltration basins will also be constructed on the site to treat potential pollutants in runoff. Prior to issuance of a grading permit, the applicant will be required to submit a final WQMP to be reviewed by the Corona Public Works Department. This will result in a less than significant impact to water quality and therefore, no further mitigation is required.

According to the California Department of Water Resources, the project site is located in the northwestern portion of the Temescal Groundwater Basin of the Upper Santa Ana River Valley (http://www.water.ca.gov/pubs/groundwater/bulletin_118/basindescriptions/8-2.09.pdf). The Temescal Groundwater Basin encompasses a surface area of 23,500 acres (37 square miles) with recharge predominantly occurring from percolation of precipitation on the valley floor and infiltration of stream flow within tributaries exiting the surrounding mountains and hills. The proposed project's ability to interfere substantially with groundwater recharge lies within the installation of impermeable surfaces, which would reduce the amount of land available for groundwater recharge. Although the development of the proposed project would result in the installation of impermeable surfaces and infrastructure, the amount of land rendered

impermeable by implementation of the proposed project is less than one percent of the total area of 23,500 acres of the groundwater basin's total recharge area. Since the project presents a negligible loss of permeable surface area for the Temescal Groundwater Basin, impacts associated with this topic are considered to be less than significant and no mitigation would be required. Furthermore, the project does not propose construction of wells or direct pumping of groundwater.

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

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

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

Discussion:

An air quality impact analysis was prepared for the project by LSA (April 2017) to analyze potential air impacts associated with the proposed project. Emissions were calculated using the California Emission Estimator Model (CalEEMod Version 2016.3.1), which is a computer model approved by the South Coast Air Quality Management District (SCAQMD) to calculate criteria pollutant emissions. The following discusses the project's compliance to air quality plans and potential short-term and long-term air quality impacts.

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

Short-Term (Construction) Impacts

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

TABLE 5-A
Daily Construction Emissions

Construction Phase	Total Regional Pollutant Emissions, lbs/day							
	VOC	NOx	CO	SOx	PM ₁₀		PM _{2.5}	
					Fugitive	Exhaust	Fugitive	Exhaust
Year 2017								
Site Preparation	5.07	52.36	24.48	0.04	8.33	2.88	4.52	2.65
Grading	3.16	33.95	17.96	0.03	3.12	1.78	1.56	1.64
Building Construction	3.81	31.34	24.35	0.05	1.20	1.83	0.32	1.72
Peak Daily	5.07	52.36	24.48	0.05	11.21		7.17	
SCAQMD Thresholds	75	100	550	150	150		55	
Significant Emissions?	No	No	No	No	No		No	
Year 2018								
Building Construction	3.30	27.86	23.03	0.05	1.20	1.54	0.32	1.45
Paving	1.63	14.60	13.43	0.02	0.22	0.84	0.06	0.77
Architectural Coating	39.66	2.08	2.75	0.01	0.20	0.15	0.05	0.15
Peak Daily	39.66	27.86	23.03	0.05	2.74		1.77	
SCAQMD Thresholds	75	100	550	150	150		55	
Significant Emissions?	No	No	No	No	No		No	

Long-Term (Operational) Impacts

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

TABLE 5-B
Daily Operational Emissions

Source	Pollutant Emissions (lbs/day)					
	VOCs	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources	0.17	0.00	0.00	0.00	0.00	0.00
Energy Sources	0.01	0.07	0.06	0.00	0.01	0.01
Mobile Sources	0.10	0.06	0.95	0.00	0.17	0.04
Total Existing Emissions	0.27	0.13	1.01	0.00	0.17	0.05

Localized Significance Thresholds Impacts

The project's air quality study also included a localized impacts analysis. The SCAQMD established Localized Significance Thresholds (LSTs) to show whether a proposed project would cause or contribute to localized air quality impacts at the nearest sensitive receptor. Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. For this project, the nearest sensitive receptors include residential properties directly to the north, west, south, and east. Tables 5-C and 5-D show that the construction and operational emission rates, respectively, would not exceed the SCAQMD's Localized Significance Thresholds (LSTs) established for sensitive receptors within a 25-meter minimum distance from the project site. Therefore, no mitigation is warranted.

**TABLE 5-C
Construction LST Impacts**

Emissions Sources	NOx	CO	PM ₁₀	PM _{2.5}
On-site Emissions (lbs/day)	52.28	23.46	11.01	7.12
LST Thresholds	270	1,700	12	8
Significant Emissions?	No	No	No	No

**TABLE 5-D
Operational LST Impacts**

Emissions Sources	Pollutant Emissions (lbs/day)			
	NOx	CO	PM ₁₀	PM _{2.5}
On-Site Emissions	0.67	0.99	0.14	0.07
LST Thresholds	270	1,700	3	2
Significant Emissions?	No	No	No	No

Odors

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

6. TRANSPORTATION/TRAFFIC:

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

Discussion:

A focused traffic impact analysis was prepared for the project by Linscott, Law, and Greenspan (April 23, 2018). The project is expected to be completed and fully operational by Year 2019 and is forecast to generate 426 daily trips, with 14 trips produced in the AM peak hour and 37 trips produced in the PM peak hour. Two driveways are proposed on Foothill Parkway, which is an east-west, four-lane divided roadway. The easterly driveway will operate as an "ingress-only" (right-in) driveway and the westerly driveway will operate as an "egress-only" (right-out) driveway. The driveways are forecast to operate at acceptable levels of service during the AM and PM peak hours in Year 2019 with project traffic conditions. The project's on-site circulation was also evaluated and found to be adequate and should not create any unsafe vehicle-pedestrian conflict points.

Six key study intersections were analyzed:

1. California Avenue at Foothill Parkway
2. Tamarisk Lane at Foothill Parkway
3. Teddy Bear Lane at Foothill Parkway
4. State Street at Foothill Parkway
5. Crossroads Street at Foothill Parkway
6. Bedford Canyon Road at Foothill Parkway

In addition, three roadway segments were analyzed:

1. Foothill Parkway, between California Avenue and Tamarisk Lane
2. Foothill Parkway, between Crossroads Street and Bedford Canyon Road
3. State Street, north of Foothill Parkway

The study intersections and roadway segments were analyzed under four different scenarios: *Existing Traffic Conditions*, *Existing With Project Traffic Conditions*, *Year 2019 Without Project Traffic*, and *Year 2019 With Project Traffic*. The traffic analysis took into consideration the planned improvements on Foothill Parkway between California Avenue and State Street which are part of the Foothill Parkway Improvement Project. As such, Year 2019 traffic conditions reflect the improvements. The analysis also took a conservative approach by taking into consideration five current and ongoing projects located in the vicinity of the project site.

Table 6-A
Year 2019 Conditions Peak Hour Intersection Capacity Analysis Summary

Key Intersection	Time Period	Existing Traffic Conditions (LOS)	Year 2019 Without Project Traffic Conditions (LOS)	Year 2019 With Project Traffic Conditions (LOS)	Significant Impact?	Year 2019 With Project With Mitigation Implemented (LOS)
1. California Ave @ Foothill Pkwy	AM PM	D D	D E	D E	NO YES	D D
2. Tamarisk Ln @ Foothill Pkwy	AM PM	B C	B C	B C		
3. Teddy Bear Ln @ Foothill Pkwy	AM PM	B C	B C	B C		
4. State Street @ Foothill Pkwy	AM PM	B B	B B	B B		
5. Crossroads St @ Foothill Pkwy	AM PM	C C	C C	C C		
6. Bedford Canyon Rd @ Foothill Pkwy	AM PM	B B	C B	C B		

As shown in Table 6-A, all six intersections are currently operating at an acceptable level of service (LOS) D or above under the scenario *Existing Traffic Conditions*. The City of Corona considers LOS D and above to be acceptable for all intersections consisting of collector and arterial roadways. For the scenarios *Year 2019 Without Project Traffic Conditions* and *Year 2019 With Project Traffic Conditions*, five of the six intersections would be operating LOS D or above. The only intersection that is anticipated to operate at an unacceptable level of service is California Avenue/Foothill Parkway, which would be operating at LOS E during the PM peak hours. Therefore, mitigation is warranted. The traffic impact analysis identified the following roadway improvement to mitigate the impact at the intersection of California Avenue/Foothill Parkway for *Year 2019 Without and With Project Traffic Conditions*.

- **California Avenue at Foothill Parkway:** Widen and restripe California Avenue to provide a second exclusive southbound left-turn lane. Modify existing traffic signal.

Completion of the recommended roadway improvement would improve the level of service at the intersection of California Avenue/Foothill Parkway from an unacceptable LOS E to an acceptable LOS D during the PM peak hours. The total cost to implement the improvement is estimated to be \$55,000,000. The applicant is responsible for paying a fair share of the total cost to complete the improvement which was determined to be 20.87 percent (\$11,478.50). Compliance with this mitigation measure would reduce impacts to a less than significant level. **(Mitigation Measure 1)**

Table 6-B
Year 2019 Conditions Daily Roadway Segment Analysis Summary

Key Roadway Segments	Lanes	Existing Traffic Conditions		Year 2019 Without Project Traffic Conditions		Year 2019 With Project Traffic Conditions		Significant Impact?
		Daily Volume	LOS	Daily Volume	LOS	Daily Volume	LOS	Yes/No
1. Foothill Pkwy between California Ave & Tamarisk Ln	4	20,442	C	24,974	E	25,389	E	YES
2. Foothill Pkwy between Crossroads St & Bedford Canyon Rd	5	21,830	B	26,442	D	6,634	D	NO
3. State St north of Foothill Pkwy	2	1,159	A	1,237	A	1,248	A	NO

As shown in Table 6-B, the analysis on the three roadway segments indicate that only the segment on Foothill Parkway between California Avenue and Tamarisk Lane will operate at an unacceptable LOS E for Year 2019 With Project Traffic Conditions. To determine if the proposed project would create a significant impact to this roadway segment, the roadway segment was further analyzed during peak hour conditions to determine if there are any peak hour deficiencies. The peak hour analysis is summarized in Table 6-C below. As shown by the data, the roadway segment on Foothill Parkway between California Avenue and Tamarisk Lane is forecast to operate at LOS A during the AM and PM peak hours. As a result, the roadway segment is not expected to significantly be impacted by the project and therefore, no mitigation is required.

Table 6-C
Year 2019 Peak Hour Roadway Segment Level of Service Summary

Key Roadway Segments	Time Period	Link Capacity (Vehicles per hour per lane)	Lanes	Total Link Capacity (Vehicles per hour)	Year 2019 With Project Traffic Conditions	
					Peak Hour Volume	LOS
1. Foothill Pkwy between California Ave & Tamarisk Ln	AM	1,600	2 (eastbound)	3,200	1,171	A
	PM	1,600	2 (eastbound)	3,200	1,144	A
	AM	1,600	2 (westbound)	3,200	1,866	A
	PM	1,600	2 (westbound)	3,200	614	A

Off-site Parking

The tennis center will have a parking lot on site with 60 parking spaces which complies with the city's parking codes for this type of use. The project will also have off-site parking available at Santiago High School, which is located approximately 1,600 feet west of the site on Foothill Parkway. The off-site parking lot is intended to accommodate overflow parking during tournament days. The tennis center will provide a shuttle bus/van that will take tournament attendees from the school to the site via California Avenue, Taber Street, and State Street. The off-site parking lot would help prevent tournament parking from overflowing onto nearby neighborhood residential streets. This would reduce potential impacts to less than significant; therefore, no further mitigation is required.

Mitigation Measures

- Prior to map recordation, the applicant shall pay a fair share percentage of 20.87% of the total cost to widen and restripe California Avenue to provide a second southbound left-turn lane on California Avenue at Foothill Parkway.**

7. BIOLOGICAL RESOURCES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Endangered or threatened species/habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Riparian habitat or sensitive natural community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Adversely affects federally protected wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interferes with wildlife corridors or migratory species	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflicts with local biological resource policies or ordinances	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 applicant is required to pay applicable fees related to Riverside County's Multiple Species Habitat Conservation Plan, or MSHCP. The MSHCP is a habitat conservation plan implemented by the Western Riverside County Regional Conservation Authority (RCA) for Western Riverside County that identifies land to be preserved for habitat for threatened, endangered or key sensitive populations of plant and wildlife species. The applicant is subject to the MSHCP mitigation fee for development. This fee will be used to acquire and preserve vegetation communities and natural areas, which are known to support these sensitive species.

An MSCHP consistency analysis was prepared for the project by LSA (September 2017) to ensure that the project complies with the MSHCP and does not impact biological resources. The project is not adjacent to an MSHCP Conservation Area or within a criteria area, species survey area or narrow endemic plant species survey area. No riparian/riverine/vernal pool resources are present within the study area. Thus, the project has no compliance issues related to these areas. The project site, however, is identified as being in the MSHCP burrowing owl survey area per the RCA MSHCP maps. Burrowing owls are found in open, dry grasslands, agricultural and range lands, and desert habitats. They nest in abandoned burrows or ground squirrels or the animals, in pipes, under piles of rock or debris, and in other similar features. A field visit was conducted by LSA for the burrowing owl. No burrowing owls or signs of the species was found during the field visit. However, to ensure development of the project site will not impact the burrowing owl, the project is required to have a pre-construction survey conducted for the burrowing owl within 30 days prior to issuance of a grading permit (**Mitigation Measure 2**). This would reduce potential impacts to a less than significant level.

The project site does not contain jurisdictional drainage features, ponded areas, or riparian habitat subject to the regulatory authority of the California Department of Fish and Wildlife (CDFW), United States Army Corps of Engineers (USACE), and/or Regional Water Quality Control Board (RWQCB).

The project site contains trees, shrubs, and non-native grasslands which can provide habitat for migratory/nesting birds. To avoid any potential effects to migratory/nesting birds protected by the Migratory Bird Treaty Act (MBTA) and the CDFW Code, the project is required to comply with **Mitigation Measure 3**. This would reduce potential impacts to a less than significant level.

Mitigation Measures

2. The applicant shall conduct and submit to the Community Development Department a pre-construction survey for the borrowing owl within 30 days prior to issuance of a grading permit.
3. Vegetation clearing and preliminary ground disturbance work should be completed outside of bird breeding season (February 1 through August 31). In the event that initial groundwork cannot be conducted outside the bird breeding season, pre-construction surveys shall be conducted and submitted to the Community Development Department for review within three days prior to site disturbance. Should nesting birds be found, an exclusionary buffer shall be established by the applicant's Project Biologist. The buffer may be up to 500 feet in diameter, depending on the species of nesting bird found. This buffer shall be clearly marked in the field by the construction personnel under guidance of the Project Biologist, and construction or clearing will not be conducted within this zone until the Project Biologist determines that the young have fledged or the nest is no longer active.

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 does not contain mineral resources. Therefore, the project does not impact mineral resources, and no mitigation is warranted.

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:

A Phase I Environmental Site Assessment (ESA) was conducted for the project by Soils Southwest, Inc (April 29, 2017) to evaluate the physical conditions of the project site and to uncover any hazardous wastes that may have previously been used, treated, stored, or disposed on the project site. The assessment included a site reconnaissance as well as research and interviews with representatives of the public, property management, and regulatory agencies. No obvious environmental concerns were found on the site. No underground or aboveground tanks exist on the site according to historical records. The presence of asbestos was not visually recognized. No hazardous or potentially hazardous materials were stored on site. Therefore, Soils Southwest determined that no further investigation was warranted, and no mitigation is required.

The nearest schools to the project site are Santiago High School and El Cerrito Middle School. Santiago High School is located approximately 1,600 feet to the west and separated from the project site by several residential developments and roadways. El Cerrito Middle School is located approximately 2,900 feet to the east and separated from the project site by several residential developments, a new commercial development under construction, and Interstate 15. Also, development of the proposed project would not include any activities that would result in hazardous emissions or handle hazardous materials, substances, or waste in a manner that could result in toxic emissions. Therefore, this would be a non-issue and no mitigation would be required.

The nearest airport to the project site is the Corona Municipal Airport, located approximately 5.6 miles northwest of the project site. Based on the Riverside County Airport Land Use Compatibility Plan (ALUCP), the project site is not within any identified safety or compatibility zone and therefore, does not conflict with the ALUCP and no mitigation is warranted.

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

10. NOISE:

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

Discussion:

A noise analysis was prepared for the project by LSA (July 2017) to evaluate the potential noise and vibration impacts associated with the project. The following discusses the project's short-term and long-term potential noise impacts.

Short-term Construction Noise Impacts

Short-term noise impacts would be associated with excavation, grading, paving, and interior improvements inside the building during the construction of the proposed project. Noise levels from grading and other construction activities for the proposed project may range up to 90 dBA L_{max} at 50 feet. The nearest existing sensitive receptors to the south, north, and east of the project site are approximately 30 feet, 40 feet, and 90 feet away from the outdoor construction area, respectively, and would be exposed to construction noise reaching 94 dBA L_{max} for very limited times when construction occurs near the project boundary. However, construction noise would be partially masked by vehicular traffic on Foothill Parkway and State Street near these residences. Construction of the project would also need to comply with the permissible construction hours identified in the City's municipal code. Per CMC Chapter 17.84, construction activities are prohibited between the hours of 8:00 p.m. to 7:00 a.m. Monday through Saturday, and 6:00 p.m. to 10:00 a.m. on Sundays and Federal holidays. This will prevent nuisance noise impacts during sensitive time periods of early morning and nighttime for the residences located in the vicinity. Furthermore, construction noise is short-term as it would cease to occur once construction is completed. Thus, construction-related noise impacts from the project would be less than significant and no mitigation is required.

Long-term Traffic Noise Impacts

Long-term traffic noise analysis is based on traffic volume information taken from the traffic impact analysis prepared for the project by Linscott, Law, and Greenspan (February 2017). Project-related traffic would have mostly small (1 dBA or less) noise level increases along roadway segments in the project vicinity for the Existing and Opening Year (2019) scenarios. All roadway segments would have a 0.1 dBA or less traffic noise level increases under all of the With-Project scenarios. Because this range of traffic noise level increases in the outdoor environment, it would not be perceptible by the human ear when it occurs gradually over a period of time. Therefore, no significant off-site traffic noise impacts from project-related traffic is expected to occur and no mitigation is required.

Per the project's traffic impact analysis, Foothill Parkway west of State Street would have the highest daily traffic volumes. The proposed tennis center has a tennis court located approximately 85 feet from the Foothill Parkway centerline and would potentially be exposed to traffic noise approximately 66.4 dBA CNEL. This exterior noise level would potentially exceed the City's 65 dBA CNEL exterior noise standard for open space. Currently, there is a five-foot high block wall along Foothill Parkway which can provide approximately a 5 dBA noise reduction to the tennis court. The reduced noise level (61.4 dBA) would not exceed the City's 65 dBA CNEL exterior noise standard for open space. No additional soundwalls are required on the project site along Foothill Parkway.

Long-term Operational Noise Impacts

The project site is surrounded by residential properties to the north, west, east, and south. The nearby residences may be exposed to long-term stationary noise sources from the project site such as parking lot activities and tennis court activities.

Parking Lot Activity

Parking lot activities on the project site would generate approximately 60 to 70 dBA L_{max} at 50 feet. The closest off-site sensitive land use with outdoor activities is the backyard of a single-family home located approximately 80 feet to the northwest of the proposed project parking lot, where the noise level would be attenuated to 54 to 64 dBA L_{max} . This level of noise is about the same or even less than vehicular noise and is intermittent in nature and would rarely occur at night in the off-hour periods of the tennis center. Therefore, no significant noise impacts would occur and no mitigation is required.

Grandstand Court Activity

The project is proposing to have 11 tennis courts for practice and one grandstand court for occasional tournaments. Noise levels from these areas would not include loudspeakers because the project is prohibited from using loudspeakers at the tennis center due to the surrounding residential properties. Noise generated from the use of the tennis courts would consist of people conversing or yelling and the sound of racquets and tennis balls intermittently. In order to evaluate potential noise impacts from the grandstand court during a tournament event, reference noise level from crowd noise was obtained from a noise level measurement conducted by RECON Environmental, Inc. at a high school championship football game (RECON 2003). Crowd noise was measured to be 65 dBA L_{eq} at 75 feet. The closest off-site sensitive land use with outdoor activities is the backyard of a single-family home located approximately 200 feet to the southeast of the grandstand court where tournament games with crowd of audiences would most likely happen, and the crowd noise would be attenuated to 57 dBA L_{eq} at the residence. Note that reference noise level measurements obtained from RECON at the high school championship football game would be a worst-case condition because the size of the tennis tournament crowd would be much smaller,

and noise levels would generally be lower in the grandstand court.

Practice Courts Activity

In order to evaluate potential noise impacts from the use of the practice tennis courts, reference noise level from practice tennis court noise was obtained from a noise assessment report conducted by J.C. Brennan & Associates, Inc. (J.C. Brennan 2010). Typical hourly noise levels associated with tennis courts are approximately 58 dBA L_{eq} at a distance of 50 feet from the center of the court. Practice courts #3 through #5 and #7 through #10 are clustered on the northwest corner of the project site. Under the worst-case scenario, all seven tennis courts would be occupied at the same time, and the cumulative noise level would be approximately 66 dBA L_{eq} at a distance of 50 feet from the center of the seven tennis courts. The closest off-site sensitive land use with outdoor activities is the backyard of a single-family home located approximately 120 feet north to the center of these courts, and the tennis court cumulative noise level would be attenuated to 58 dBA L_{eq} .

During tournament games and regular operation hours, the worst-case noise level from the tennis courts is expected to be less than 58 dBA L_{eq} at the closest residence because the project site has existing approximately six-foot high masonry walls built along the project boundaries, which will provide approximately a 5 dBA noise reduction to the closest residences. The reduced noise level (53 dBA) would not exceed the City's stationary source standard of 55 dBA L_{eq} established for residential properties. Therefore, no mitigation is required.

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

Discussion:

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

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

Discussion:

As required for all projects by the City's Department of Water and Power (DWP), the project is required to construct or

guarantee the construction of all necessary public water and sewer facilities needed to serve the project. All water and sewer facilities are required to be designed per the standards of the DWP and Riverside County Department of Health Services and will be reviewed by the DWP during the plan check process. This would reduce the impacts to less than a significant level and therefore, no further mitigation would be required.

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

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

TABLE 12-A
Project Solid Waste Projections

Proposed use	Square foot or dwelling unit	Solid Waste Generation Factor	Project Solid Waste Generated (tons/year)
Commercial	5,319	0.0024 tons/sf/year ¹	12.76
TOTAL (tons/year)			12.76
TOTAL (tons/day)			0.03

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

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

13 AESTHETICS:

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

Discussion:

Per Figure 4.4.2 of the City of Corona General Plan Technical Background Report, Foothill Parkway is a designated scenic highway from Mangular Avenue to State Street. The portion of Foothill Parkway that fronts the project site is part of this scenic highway stretch. The project proposes two one-story buildings which have stucco walls with barrel shaped steel roof tiles. The architecture includes several accent materials including Corten steel cladding, travertine tiles, and decorative fabric shades. The tennis center will be enhanced with landscaping and perimeter block walls. The project is subject to the applicable development standards of the Corona Municipal Code and being reviewed through the conditional use permit process (CUP17-003) to ensure the project is designed and constructed to be aesthetically pleasing and attractive to its surrounding areas so that there is no degradation to this scenic corridor. Therefore, the mitigation is required.

A photometric analysis was prepared for the project by MSA Engineering Consultants to analyze the project's on-site lighting

for compliance with the city's performance standard for glare and to ensure that the on-site lighting will not be a nuisance to the surrounding existing residences. The applicant is proposing to install 20-foot high light poles with hooded fixtures around the tennis courts. Each practice court will have six light fixtures (three on each side). The grandstand court which will be used for tournaments will have eight light fixtures (four on each side). Four light poles will be installed in the parking lot. The photometric analysis demonstrates that the project's lighting would be in compliance with the city's regulations pertaining to glare per Section 17.84.070 of the Corona Municipal Code, which states that "all areas of exterior lighting shall be designed to direct light downward with minimal spillover onto adjacent residences, sensitive land uses, and open space." The analysis showed that the proposed exterior lighting would result in minimal to no glare spillover onto the adjacent properties surrounding the project site.

Furthermore, per information provided by the applicant, the courts will have a local control station that controls the lighting within each court. The lighting will turn on only when a court is occupied and switch off automatically if no motion is detected for a set amount of time or if the time set on the court's control station runs out. The courts will also be controlled by a master time clock function which will limit the time the courts are allowed to be turned on so that court lights can only be turned on during operational hours, which will be Monday through Thursday from 8:00 AM to 9:00 PM and Fridays and Saturdays from 8:00 AM to 8:00 PM. It should also be noted that the grade of the tennis courts will be approximately seven to 24 feet lower than the street grade on Foothill Parkway. Also, the tennis courts nearest to the adjacent residential properties to the west are lower in elevation by approximately 17 to 22 feet. For the property to the north of the site, the nearest light poles to this property will be located approximately 60 feet from the site's northerly property line. For the properties to the southeast, the nearest light poles will be located approximately 35 feet from the southeasterly property line. The grade difference and distance between the light poles and surrounding properties and the hooded fixtures should reduce potential glare impacts to a less than significant level; therefore, mitigation pertaining to lighting and glare 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Archaeological resource	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Paleontological resource or unique geologic feature	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Disturb human remains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

A Cultural Resources Assessment was prepared for the project by LSA (August 2017). LSA conducted a records search at the Eastern Information Center located on the campus of University of California, Riverside. The search indicated that five cultural resources have been recorded within one mile from the project site. There have been no cultural resources documented on the project site. LSA also reviewed historic maps and conducted online research which reviewed that the project was previously an orchard from the late 1940s to late 1960s. An agricultural reservoir was established within the project site in the mid-1960s but was in at some time between 1980 and 1995. A house was constructed on the site in the 1960s with concrete driveways constructed in the late 1990s or early 2000s. The house was burned down and demolished between 2005 and 2006. An accessory structure remains on the site. LSA conducted a field survey of the site on July 24, 2017 which reviewed no significant signs of cultural resources. Therefore, LSA did not recommend further cultural resources investigation or monitoring.

The project is subject to tribal consultation under AB 52. The Community Development Department initiated the process by notifying six local Native American tribes of the proposed project through the city's Letter of Transmittal dated June 13, 2017. The Department received written requests from the Pechanga, Soboba and Rincon tribes in June 2017 requesting consultation on the project. Over a course of approximately a year, Staff made multiple efforts to engage with Pechanga and Soboba. However, consultation did not progress as the two tribes became nonresponsive to Staff's emails. In order to prevent further delay to the project, Staff chose to end consultation with Pechanga and Soboba as Staff believes that a good faith and reasonable effort was made by Staff to consult on the project. Staff was able to complete consultation with the Rincon tribe, which requested tribal monitoring during the project's grading/construction process. Therefore, **Mitigation Measures 4-9** are necessary in order to reduce cultural resources impacts to less than significant.

Mitigation Measures:

- 4. Tribal Monitoring:** Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process.

The applicant shall coordinate with the Tribe(s) to develop a Tribal Monitoring Agreement(s). A copy of the signed agreement shall be provided to the City of Corona Community Development Department prior to the issuance of a grading permit.

5. **Archaeological Monitoring:** At least 30-days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities on the site take place, the Project Applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.
 - a. The Project Archaeologist, in consultation with interested tribe(s), the Developer and the City, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:
 - i. Project grading and development scheduling;
 - ii. The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists;
 - iii. The protocols and stipulations that the Developer, City, Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.
6. **Treatment and Disposition of Cultural Resources:** In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project. The following procedures will be carried out for treatment and disposition of the discoveries:
 - a. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and
 - b. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Corona Community Development Department with evidence of same:
 - i. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;
 - ii. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;
 - iii. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default; and
 - iv. At the completion of grading, excavation and ground disturbing activities on the site a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitor(s) within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Corona, Eastern Information Center and interested tribes.
7. **Sacred Sites:** All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
8. **Fossil Specimens:** In the event that fossils are inadvertently discovered during the course of grading for this Project. The following procedures will be carried out:

- a. The applicant shall immediately cease operation and retain a qualified and trained paleontologist. The paleontologist shall salvage all fossils in the area and provide additional field staff in accordance with modern paleontological techniques.
 - b. All fossils collected during the project will be prepared to a reasonable point of identification. Excess sediment or matrix will be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified will be provided to the museum repository along with the specimens.
9. **Discovery of Human Remains:** In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Corona Community and Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052) determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

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

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

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

Per the CAP, small projects that are expected to emit GHG emissions that are less than 3,000 MtCO₂e (metric tons of CO₂e equivalent) are not required to utilize the screening tables as they would be expected to have a less than significant individual and cumulative impact for GHG emissions. To demonstrate that the applicant's project is a "small project" a greenhouse gas analysis was prepared for the project by LSA (April 2017). The annual greenhouse gas emissions associated with the construction and operation of the project are estimated to be approximately 443 MTCO₂e and 919 MTCO₂e, respectively. These would not exceed the threshold of significance of 3,000 MTCO₂e for small land use projects and thus, the project was not required to use the screening tables which demonstrates the project's compliance with the CAP. Therefore, the project would result in a less than significant impact and no mitigation is warranted.

17. TRIBAL CULTURAL RESOURCES

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

Discussion:

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

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

18. MANDATORY FINDING OF SIGNIFICANCE:

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

Discussion:

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

- Biological Resources;
- Transportation/Traffic;
- Cultural Resources

However, appropriate mitigation has been developed. Mitigation Measures 1-9 successfully mitigate all identified potential impacts to less than significant levels. Therefore, project impacts to fish/wildlife population or habitat, important historical sites, cumulatively considerable impacts, substantial adverse effects on humans, or short-term vs. long-term goals are considered less than significant.

19. PREVIOUS ENVIRONMENTAL ANALYSIS:

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

DOCUMENTS INCORPORATED BY REFERENCE:

1. City of Corona General Plan, March 17, 2004
2. Noise and Vibration Impact Analysis, prepared by LSA, July 2017
3. Cultural Resources Assessment, prepared by LSA, August 2017
4. Report of Geotechnical Investigation, prepared by Soils Southwest Inc., October 26, 2017
5. Air Quality and Greenhouse Gas Impact Analysis, prepared by LSA, April 2017
6. Preliminary Water Quality Management Plan, prepared by The Prizm Group, July 17, 2017, revised April 30, 2018
7. Focused Site Traffic Impact Analysis, prepared by Linscott Law & Greenspan, April 23, 2018
8. Photometric Study, prepared by MSA Engineering Consultant, May 5, 2017

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

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	TRANSPORTATION/TRAFFIC					
1	Prior to map recordation, the applicant shall pay a fair share percentage of 20.87% of the total cost to widen and restripe California Avenue to provide a second southbound left-turn lane on California Avenue at Foothill Parkway.	Conditions of Approval	Submittal of payment	Prior to map recordation	Public Works Dept.	
	BIOLOGICAL RESOURCES					
2	The applicant shall conduct and submit to the Community Development Department a pre-construction survey for the borrowing owl within 30 days prior to issuance of a grading permit.	Conditions of Approval	Submittal of documentation	Prior to issuance of a grading permit	Community Development Dept.	
3	Vegetation clearing and preliminary ground disturbance work should be completed outside of bird breeding season (February 1 through August 31). In the event that initial groundwork cannot be conducted outside the bird breeding season, pre-construction surveys shall be conducted and submitted to the Community Development Department for review within three days prior to site disturbance. Should nesting birds be found, an exclusionary buffer shall be established by the applicant's Project Biologist. The buffer may be up to 500 feet in diameter, depending on the species of nesting bird found. This buffer shall	Conditions of Approval	Submittal of documentation	Prior to issuance of a grading permit	Community Development Dept.	

	be clearly marked in the field by the construction personnel under guidance of the Project Biologist, and construction or clearing will not be conducted within this zone until the Project Biologist determines that the young have fledged or the nest is no longer active.					
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	CULTURAL RESOURCES	Conditions of Approval	Submittal of documentation	Prior to issuance of a grading permit	Community Development Dept.	
4	Tribal Monitoring: Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process. The applicant shall coordinate with the Tribe(s) to develop a Tribal Monitoring Agreement(s). A copy of the signed agreement shall be provided to the City of Corona Community Development Department prior to the issuance of a grading permit.					
5	Archaeological Monitoring: At least 30-days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities on the site take place, the Project Applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. a. The Project Archaeologist, in consultation with interested tribe(s), the Developer and the City, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:					

[illegible]

	site a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitor(s) within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Corona, Eastern Information Center and interested tribes.					
7	<u>Sacred Sites:</u> All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.	Conditions of Approval	Submittal of documentation	During grading operations	Project archaeologist and Community Development Dept.	
8	<u>Fossil Specimens:</u> In the event that fossils are inadvertently discovered during the course of grading for this Project. The following procedures will be carried out: a. The applicant shall immediately cease operation and retain a qualified and trained paleontologist. The paleontologist shall salvage all fossils in the area and provide additional field staff in accordance with modern paleontological techniques.	Conditions of Approval	Submittal of documentation	During grading operations	Project archaeologist and Community Development Dept.	

	b. All fossils collected during the project will be prepared to a reasonable point of identification. Excess sediment or matrix will be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified will be provided to the museum repository along with the specimens.					
9	<p><u>Discovery of Human Remains:</u> In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Corona Community and Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.</p> <p>The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by</p>	Conditions of Approval	Submittal of documentation	During grading operations	Project archaeologist and Community Development Dept.	

	<p>the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).</p> <p>According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052) determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).</p>						
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GIS AERIAL MAP



Date: 09/25/2018

CUP17-003, V17-001 and PM 37334



Sandra Yang

From: Joanne Coletta
Sent: Wednesday, September 19, 2018 9:24 PM
To: Sandra Yang
Cc: Terri Manuel
Subject: Fwd: Tennis court

Sandra, please include as public comment in staff report.

Sent from my iPhone

Begin forwarded message:

From: Yolanda Carrillo <carrillo@ymcacornor.org>
Date: September 19, 2018 at 9:22:04 PM PDT
To: "Joanne.Coletta@CoronaCA.gov" <Joanne.Coletta@CoronaCA.gov>, "Olivia.Sanchez@CoronaCA.gov" <Olivia.Sanchez@CoronaCA.gov>
Subject: Fwd: Tennis court

Please read below. This is a concerned couple Glen and Kerry Fletcher. I would like there comments read at the planning Commission meeting by the secretary and given to the other commissioners. Thanks Yolanda

Sent from my iPhone

Begin forwarded message:

From: Glen Fletcher <glenfletcher@sbcglobal.net>
Date: September 19, 2018 at 8:13:26 PM PDT
To: Yolanda Carrillo <carrillo@ymcacornor.org>
Subject: Re: Tennis court

Yes please.
The PA system might be a concern too.
Glen

Glen Fletcher

On Sep 19, 2018, at 5:47 PM, Yolanda Carrillo
<carrillo@ymcacornor.org> wrote:

I will not be at the next planning Commission meeting. I will be in Washington DC. Would you mind if I shared your concerns with the commission so your concerns are on record and your concerns can be addressed during the meeting? Let me know. Thanks, Yo

Sent from my iPhone

On Sep 17, 2018, at 9:46 PM, Glen Fletcher
<glenfletcher@sbcglobal.net> wrote:

Hi Yolanda.

Want to talk to you about the proposed tennis court complex. I'm not getting any cell service here tho.

My concern is parking when they host tournaments on the weekends. I believe there will be parking throughout our neighborhood. 18 courts would have 36 cars at one time for a singles match. Normally players would have to be there before the current matches are finished. That's 72 cars. And if they have doubles matches that's 144 cars. And in staff, officials, and other spectators, it could be 200 and more cars.

I haven't seen the plan yet but I plan on being at the Planing commission meeting Monday.

Thanks

Glen

Kerry, can you please forward to Alice.

Glen Fletcher

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Monday, October 8, 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

EXHIBIT 4

ROLLCALL

Present 3 - Yolanda Carrillo, Tim Jones, and Jeff Ruscigno

Absent 2 - Mitchell Norton, and Tony Dunn

1. CALL TO ORDER

Vice Chair Jones called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Commissioner Carrillo led the Pledge of Allegiance.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

4. MEETING MINUTES

[18-2162](#)

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

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

Motion was made to continue approval of the September 24, 2018 Minutes to the October 22, 2018 Planning and Housing Commission meeting.

5. CONSENT ITEMS

None.

6. PUBLIC HEARINGS

[18-2146](#)

V17-001: Application for a variance from Section 17.06.100(B)(1) of the Corona Municipal Code to reduce the required front yard setback from 25 feet to zero to accommodate a Tennis Center proposed under concurrent CUP17-003 on 4.98 acres located north of Foothill Parkway and west of State Street in the A (Agriculture) Zone (Applicant: PHX Architecture for Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260).

Attachments: [Staff Report](#)[Resolution No. 2520](#)[Locational and Zoning Map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Section D of Conceptual Grading Plan](#)[Exhibit E - Photographs of the site and vicinity](#)[Exhibit F - Applicant's letter dated December 13, 2017](#)[Exhibit G - Environmental Documentation](#)[Exhibit H - GIS Aerial Map](#)[Tennis Center PP Presentation](#)

At the request of Vice Chair Jones, Sandra Yang, Senior Planner, reviewed the staff report and exhibits for the three related public hearing items V17-001, CUP17-003, and PM 37334. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Commissioner Ruscigno asked for clarification on the parking agreement with Santiago High School.

Ms. Yang stated that there is an agreement in place between the applicant and Santiago High School.

Commissioner Ruscigno asked for information on the decibel level.

Ms. Yang stated the applicant submitted a noise study that demonstrated the standard for residential properties would not be exceeded based on similar types of uses.

Commissioner Carrillo asked a question regarding potential overflow parking situations during tournaments.

Ms. Yang deferred to the applicant to address the expected tournament operations.

Vice Chair Jones asked for more information on the tennis tournaments in terms of frequency, quantity of visitors, and increased use of the venue.

RUDOLFO FRANCO, APPLICANT, introduced himself and expressed his experience related to tennis and stated he is available to answer questions.

Commissioner Carrillo asked for clarification on the tennis court lighting.

Mr. Franco stated the lights will be on a timer that will turn the lights off automatically.

Commissioner Carrillo asked for clarification on the parking agreement.

Mr. Franco stated the parking agreement with Santiago High School is only for tennis tournaments. Mr. Franco stated he does not anticipate an issue of overflow parking.

Discussion ensued regarding mitigating any impacts related to parking should there become an issue.

Vice Chair Jones asked how often will tournaments take place.

Mr. Franco stated the maximum amount of tournaments would probably be no more than three times a year. Mr. Franco stated his family enjoys the game of tennis. There are limited tennis courts in the area so his family decided to propose this idea to the City.

Discussion ensued on the seating capacity at the tennis venue.

Vice Chair Jones opened the public hearing.

GLEN FLETCHER, RIVERSIDE COUNTY RESIDENT, stated his concerns include the parking and number of memberships allowed, which will affect the parking.

ESTEBAN LOYA, RESIDENT, stated he is a friend of the applicant and was part of the development of this project. Mr. Loya gave a description of the purpose and design of the project.

HENRY MENDOZA, RESIDENT, stated his concerns include the noise level, parking, and hours of operation.

DAREN AULD, DIRECTOR OF OPERATIONS FOR THE TENNIS CENTER, stated there is an eb and flow to the tournament process. There will not be a great number of people at the venue all at once. In addition, typically people will carpool to tournament. The decibel level will be at a moderate level.

Discussion ensued regarding possible overflow of parking, lighting of the venue, and the eb and flow of tournaments.

Vice Chair Jones stated he would recommend a condition be added to ensure the venue closes at an hour sufficient that the property is vacated at 10 p.m. preventing lingering noise from the parking lot.

JOE MORGAN, RESIDENT, stated he is in favor of this project.

MICHELE WENTWORTH, RESIDENT, stated she is in favor of this project and reinforced the information provided that tournaments do not draw crowd of people all at once. The nature of tennis tournaments is different in that the participants and attendees come to the tournaments over a period of time.

MAURITA HARRIS, REPRESENTING PHX ARCHITECTURE, stated this project will give back to the community. The applicant and everyone involved will work diligently to address the concerns voiced this evening.

ESTEBAN ALTUNA, NORCO RESIDENT, stated he is in favor of this project.

Vice Chair Jones closed the public hearing.

Commissioner Ruscigno asked to see the landscape exhibit.

Vice Chair Jones stated his concerns about the project such as noise, lighting, and parking that were addressed this evening.

Ms. Coletta stated that she recommended a condition to be added requiring the applicant to advertise to its patrons the availability of additional off-site parking at Santiago High School during tournament days and that no parking is permitted on any surrounding streets in the area.

A motion was made by Carrillo, seconded by Ruscigno that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2520 GRANTING V17-001, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 3 - Carrillo, Jones, and Ruscigno

[18-2144](#)

CUP17-003: A conditional use permit application to establish a tennis center consisting of 11 tennis courts, one grandstand court for tournaments, a 4,633 square foot recreation building, and a 686 square foot restroom/classroom building located on the north side of Foothill Parkway and west of State Street (1695 E. Chase Drive) in the Agricultural Zone (Applicant: PHX Architecture for Rudolfo & Maria Franco, 15990 N.

Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260).

Attachments: [Staff Report](#)

[Resolution No. 2521](#)

[Locational and zoning map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Exhibit of Surrounding Properties](#)

[Exhibit D - Floor Plans](#)

[Exhibit E1-E2 - Elevations](#)

[Exhibit F1-F2 - Off-site Parking Agreement and Shuttle route](#)

[Exhibit G - Landscape Plan](#)

[Exhibit H - Fence and Wall Plan](#)

[Exhibit I - Signage](#)

[Exhibit J1-J2 - Lighting Plan and Photometric Study](#)

[Exhibit K - Applicant's letter dated December 13, 2017](#)

[Exhibit L1-L2 - Letters of Support from 2791 State Street & 1675](#)

[Heartland Way](#)

[Exhibit M - Public Correspondence](#)

[Exhibit N - Environmental Documentation](#)

[Exhibit O - GIS Aerial Map](#)

A motion was made by Ruscigno, seconded by Carrillo, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2521 GRANTING CUP17-003 with added condition number 11, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 3 - Carrillo, Jones, and Ruscigno

18-2131

PM 37334: A parcel map application to establish one lot on 4.98 acres in the A (Agricultural) Zone located on the north side of Foothill Parkway and west of State Street. (Applicant: PHX Architecture for Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260).

Attachments: [Staff Report](#)[Locational & Zoning Map](#)[Exhibit A - Parcel Map 37334](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Site Plan](#)[Exhibit D - Shuttle Route](#)[Exhibit E - Applicant's letter, dated May 17, 2017, describing PM 37334](#)[Exhibit F - Environmental Documentation](#)[Exhibit G - GIS Aerial Map](#)[Exhibit H - Public Correspondence](#)

A motion was made by Jones, seconded by Ruscigno, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of PM 37334 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: 3 - Carrillo, Jones, and Ruscigno

18-2052

DA2018-0002: Development Agreement between the City of Corona and All American Asphalt establishing the vested right to conduct surface mining operations on approximately 263 acres on a site totaling 321 acres (located at 1776 All American Way, generally south of Magnolia and east of Interstate 15) in the M-3/M-R (Heavy Manufacturing/Mineral Resources Overlay) zone, and to establish an extraction royalty payment All American Asphalt will pay to the City for the duration of the development agreement (Applicant: All American Asphalt, 400 E. Sixth Street, Corona, CA).

Attachments: [Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - Draft Development Agreement](#)[Exhibit B - Environmental Agreement](#)[AAA PC presentation](#)

At the request of Vice Chair Jones, Joanne Coletta, Director, reviewed the staff report and exhibits for the three related public hearing items DA2018-0002, SMP2017-0101 and SMRP2018-0001. At the conclusion of her presentation, Ms. Coletta offered to answer any questions of the Commission.

TIM BALLON, MANAGER OF AGGREGATES FOR ALL AMERICAN ASPHALT, gave an overview of the company and stressed the importance of renewing the permit. Mr. Ballon stated approval of the permit will not change the daily operations of the company.

Vice Chair Jones opened the public hearing.

WES OPSAHL, ALL AMERICAN EMPLOYEE, spoke in support of the item.

GEORGE CHAVEZ, ALL AMERICAN EMPLOYEE, spoke in support of the item.

SANTIAGO RODRIGUEZ JR, ALL AMERICAN EMPLOYEE, spoke in support of the item.

VICTOR J. CONNELL JR., ALL AMERICAN EMPLOYEE, spoke in support of the item.

DAVID PEASE, REPRESENTING VARIOUS VENDORS ASSOCIATED WITH ALL AMERICAN, spoke in support of the item.

BILL ANSELN, ALL AMERICAN EMPLOYEE, spoke in support of the item.

LYDIA HEUSNER, REPRESENTING THE ASSOCIATION FOR LA LINDA MOBILE HOME PARK (LLMHP), stated the mobile home community sits right next to All American Asphalt (AAA). The community agrees that AAA is an asset to the city. However, there are several issues due to the work performed at AAA, including the amount of dust, the odors, cracks to their property, broken windows, and health issues. Ms. Heusner presented pictures of dust accumulation on her property.

JOANITA GONZALEZ, RESIDENT OF LLMHP, stated her concern is the health issue from the dust and particles in the air caused by AAA.

ANTONIO LUPERCIO, RESIDENT OF LLMHP, stated her concerns include the dust from AAA which is causing health issues and a strong odor in the air.

JIM GRAY, RESIDENT OF LLMHP, stated his concern is the dust from AAA on his property.

MARGARITA RUDOLPH, RESIDENT OF LLMHP, stated her concern is the dust from AAA and she is concerned about her health also.

SOCORRO BARAJAS, RESIDENT OF LLMHP, stated she has witnessed landscape changes over the years due to the work at AAA. She is

concerned for her family's health and well-being.

JOSEPH RUDOLPH, RESIDENT OF LLMHP, stated his concern is the dust from AAA. He would like for a study to be conducted on the health impacts from all the dust due to the work performed at AAA.

FELIPE VALLADARES, RESIDENT OF LLMHP, stated his concern is the dust from AAA and the impacts of the explosions that come from AAA which damage his property.

LUCILA ROSALES, RESIDENT OF LLMHP, stated her concern is the dust and the health of her family.

JORGE RODRIGUEZ, RESIDENT OF LLMHP, stated he understands the benefits of AAA. His concern is the health of his family.

GUADALUPE ALAMILLA, RESIDENT OF LLMHP, stated her concern is the health issue from all the dust.

JOE MORGAN, RESIDENT, stated the concerns of the LLMHP residents should have been addressed during the environmental review process.

STEVE HEUSNER, RESIDENT OF LLMHP, stated his concern is the property damage that is occurring as well as the dust.

MARIZOL CASTRO, RESIDENT OF LLMHP, stated her concerns include the health of her family, the odor coming from AAA, and the blasting.

CARLOS CARRIAN, RESIDENT OF LLMHP, stated his concerns include the dust, the odor, and the effects this is having on his family.

EDUARDO RIVERA, RESIDENT, stated his concern is the dust.

Vice Chair closed the public hearing.

Vice Chair reopened the public hearing.

TOM RICHINS, RESIDENT, thanked staff for the presentation. Mr. Richins stated the residents of LLMHP and those who spoke in support of All American Asphalt both have valid points. Mr. Richins pointed out the fact that the mines have been there long before other uses in the area including the mobile home park.

Vice Chair Jones closed the public hearing.

Mr. Ballon provided a brief history of how AAA has historically addressed issues raised by residents of LLMHP in the past. Mr. Ballon stated AAA will continue to work with their neighbors. Mr. Ballon stated that this is the first time he has heard of the concerns presented this evening.

Vice Chair Jones stated that he took a tour of the facility recently and was very pleased with what he saw and the information he was given. However, after hearing the concerns from the LLMHP residents this evening he would like to know what measures can be taken to address the concerns of the residents.

Commissioner Carrillo inquired about the property distance over the years from the project site to the LLMHP residents.

Mr. Ballon stated as the mining progresses in the future, the impacts will move further away from the LLMHP residents.

Discussion ensued on the possible effects of the blasting to some of the LLMHP properties.

Commissioner Carrillo asked what can be done to help the residents with the dust.

Mr. Ballon stated AAA will conduct best practices research and potentially modern technology. AAA can also look into changing the patterns of the current watering process.

Vice Chair Jones stated he would like to clarify what AAA will do to mitigate some of the concerns voiced this evening.

Commissioner Ruscigno stated he would like to confirm that the reclaimed dirt will be buildable.

Mr. Ballon stated yes.

Commissioner Ruscigno asked if there is room for improvement based on rules and regulations currently in place or from new rules.

Mr. Ballon stated yes.

Ms. Coletta asked Mr. Ballon to speak on the monitoring through Air Quality Management District (AQMD).

CRYSTAL HOWARD, REPRESENTING ENVIROMINE, INC., stated if AQMD changes a rule there is a timeline by which to comply.

Commissioner Ruscigno asked what would happen to the royalties if AAA sells their business to another company.

Ms. Howard stated the royalties stay with the land.

Commissioner Carrillo speaking to the translated testimony of some speakers, stated the residents are not against AAA being in business; however, she said they are asking for mitigation measures to assist with their concerns.

Ms. Coletta asked Mr. Ballon if AAA has the ability within the next six months to conduct air quality monitoring to observe what is taking place during operations in order to understand what needs to be mitigated based on what was presented by the residents this evening.

Mr. Ballon stated yes.

Ms. Coletta stated the Commission can add conditions of approval in the motion to approve.

A motion was made by Carrillo, seconded by Jones, that the Planning and Housing Commission APPROVE DA2018-0002 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

18-2053

SMP2017-0101: Application made by All American Asphalt to amend an existing surface mine permit (SMP95-01) to: 1) extend the permit for a period of 100 years; 2) excavate to a depth of 400 feet above mean sea level (amsl) from 500 feet above mean sea level under the existing permit; 3) reconfigure the mining phases of the operation from three to five phases within the current footprint allowed by the existing surface mine permit; and 4) increase total reserves to 177 million tons from 112 million tons. The quarry is located at 1776 All American Way, generally south of Magnolia Avenue and east of Interstate 15 in the M-3/MR (Heavy Manufacturing/Mineral Resources Overlay) zone. (Applicant: All American Asphalt, 400 East Sixth Street, Corona, CA).

Attachments: [Staff Report](#)[Resolution No. 2518](#)[Locational](#)[Exhibit A - Site Plan](#)[Exhibit B1-B3 - Conditions of Approval SMP2017-0101, Conditions of Approval for SMP90-01 and Conditions of Approval for SMP95-01](#)[Exhibit C - Property Zoning](#)[Exhibit D - Property General Plan](#)[Exhibit E - Existing Mining Phases](#)[Exhibit F1-F7 - Proposed Mining Phases](#)[Exhibit G1-G4 - Revised Phasing Cross Sections](#)[Exhibit H - Environmental Documentation](#)

A motion was made by Jones, seconded by Carrillo, that the Planning and Housing Commission recommend adoption of the Subsequent Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2518 GRANTING SMP2017-0101 with revised condition 31 and added condition 18, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 3 - Carrillo, Jones, and Ruscigno

18-2054

SMRP2018-0001: Surface Mine Reclamation Plan for the All American Asphalt Quarry covering 263 acres on a 321-acre site (located at 1776 All American Way, generally south of Magnolia Avenue and east of Interstate 15) in the M3/MR Overlay (Heavy Manufacturing/Mineral Resources Overlay) zone. (Applicant: All American Asphalt, 400 East Sixth Street, Corona, CA).

Attachments: [Staff Report](#)[Resolution No. 2519](#)[Locational and Zoning Map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Mining phasing plan](#)[Exhibit D - Final reclamation plan](#)[Exhibit E1-E2 - Benched sloped cross section & cross section with haul road](#)[Exhibit F - Reclamation Plan Amendment for All American Asphalt \(Prepared by EnviroMine Inc.\)](#)[Exhibit G - Environmental documentation](#)

A motion was made by Jones, seconded by Carrillo, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2519 APPROVING SMRP2018-0001, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 3 - Carrillo, Jones, and Ruscigno

WRITTEN COMMUNICATIONS

OLIVIA SANCHEZ, Planning and Housing Commission Secretary, stated that eight letters of support from businesses and residents were received in support of the AAA item.

8. ADMINISTRATIVE REPORTS

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

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

[18-2163](#) Report by Commissioner Ruscigno on the October 1, 2018 Infrastructure Committee meeting.

Attachments: [20181001-Infrastructure Committee agenda.](#)

Commissioner Ruscigno stated there was discussion on a potential amendment to the City's Zoning Ordinance to require discretionary review of industrial buildings solely used for warehouse and distribution.

11. ADJOURNMENT

Vice Chair Jones adjourned the meeting at 8:53 p.m. to the Planning and Housing Commission meeting of Monday, October 22, 2018, commencing at 6:00 p.m. in the City Hall Council Chambers.