



Agenda Report

File #: 18-2206

**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 V17-001 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 by CUP17-003 on 4.98 acres (located north of Foothill Parkway and west of State Street) in the A (Agriculture) Zone, and consideration of the Mitigated Negative Declaration regarding potential environmental impacts of the project. (Applicant: PHX Architecture for Rudolfo & Maria Franco)

RECOMMENDED ACTION:

That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting V17-001, based on the findings contained in the staff report and conditions of approval.

-OR-

2. Set the item for review at a subsequent meeting.

ANALYSIS:

The property owners and applicant of V17-001 are Rudolfo and Maria Franco, who are proposing to develop their property located near the intersection of Foothill Parkway and State Street (west side) into a tennis center for recreational purposes. The size of the property is 4.98 acres. The center will include a 4,633 square foot recreation building, 686 square foot restroom/classroom building, 11 practice tennis courts, and one grandstand tennis court for tournaments. The facility will also have a parking lot on site containing 60 parking spaces which is required by the Corona Municipal Code to serve the facility. The establishment of the tennis center is being reviewed by Conditional Use Permit 17-003 (CUP17-003).

The site is zoned Agricultural and governed by the development standards prescribed by Chapter 17.06 (Agricultural Zone) of the Corona Municipal Code. The zoning requires a minimum front yard setback of 25 feet. Buildings and parking lots are not permitted within this area which must be landscaped. The site's location, existing topography, a MWD easement that bisects the site, and unique lot shape have created challenges for the applicant in designing a site that can accommodate the necessary parking, buildings, and courts. Therefore, the applicant is seeking to eliminate the entire 25-foot front yard landscaped setback in order to accommodate on-site parking spaces for the proposed facility. It is also worth noting, a concrete block garden wall with pilasters exists on the front property line of the property facing Foothill Parkway. The parking for the tennis center would be located behind this wall.

Eliminating the 25-foot front yard landscaped setback will not negatively impact the site's aesthetics or cause a degradation to the area as there is an existing landscaped parkway and sidewalk in front of the site that measures a depth of approximately 36 feet from the curb to the parking lot screen wall. Therefore, a sufficient buffer and setback exists between the project site and the curb line of the street on Foothill Parkway.

Other than the front yard setback, all other aspects of the project will meet the development standards of the zone. The variance will not affect the surrounding properties as the project is still capable of complying with other development standards imposed by the Corona Municipal Code.

The Planning and Housing Commission at its meeting on October 8, 2018, reviewed the applicant's request in a scheduled public hearing and determined the property does have a unique hardship and made findings to approve the variance in accordance with the granting criteria listed in Section 17.96.020 of the Corona Municipal Code.

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on August 3, 2016, discussed the proposal. The Committee encouraged the applicant to engage with the nearby residents to address concerns they may have regarding this type of use near the residents.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all required processing fees for this request.

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 (Carrillo/Ruscigno) and carried unanimously with Chair Norton and Commissioner Dunn absent, that the Planning and Housing Commission adopt Resolution No. 2520 granting V17-001 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 5.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

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

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

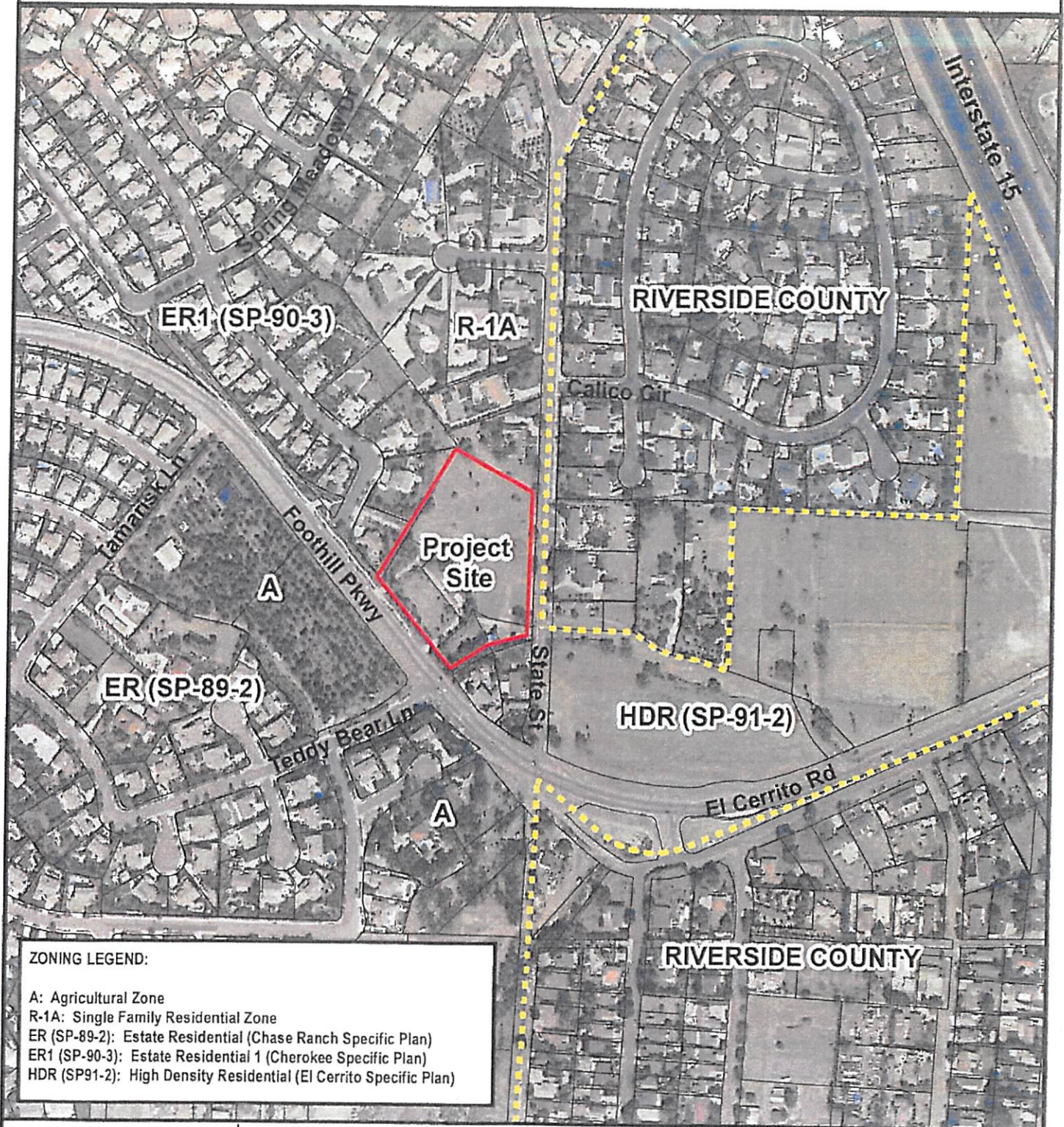
EXHIBITS

1. Locational and Zoning Map.
2. Site Plan for V17-001.
3. Fence & Wall Plan.
4. Planning and Housing Commission Staff Report.
5. Draft Minutes of the Planning and Housing Commission meeting of October 8, 2018.

APPLICANT INFORMATION

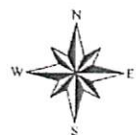
Name: Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260

LOCATIONAL & ZONING MAP



Date: 09/19/2018

CUP17-003, V17-001 and PM 37334

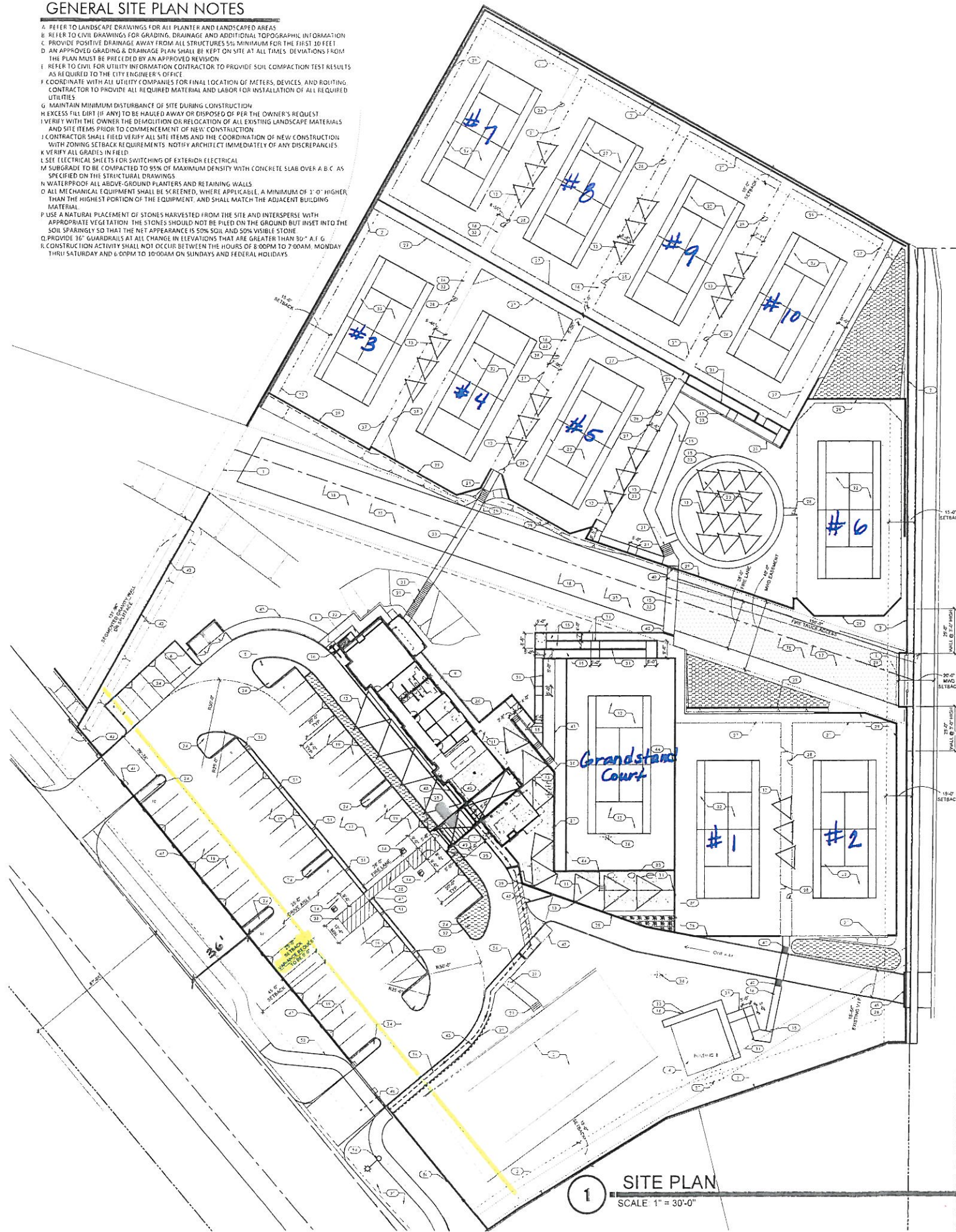


EXHIBIT

1

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 55' MINIMUM FOR THE FIRST 30 FEET.
D. AN APPROVED GRADING & DRAINAGE PLAN SHALL BE KEPT ON SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECISELY 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 INTERSPERSE WITH APPROPRIATE VEGETATION. THE STONES SHOULD NOT BE PLACED 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.T.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.



GENERAL NOTES

- A. FIRE TRUCK ACCESS 28'-0" MIN. WIDTH REQUIRED FOR FIRE TRUCK. IS PROVIDED INSIDE TURN RADIUS IS 75'-0". OUTSIDE TURN RADIUS IS 50'-0".
B. ADA 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.
C. NEW RECREATION BUILDING - CMU WALL

KEYNOTES

1. EXISTING SECONDARY ENTRY GATE FOR MWD & FIRE ACCESS ONLY.
2. EXISTING MASONRY SITE WALL.
3. EXISTING PRACTICE COURT.
4. EXISTING AUXILIARY STRUCTURE TO BE CONVERTED TO RESTROOM/CLASSROOM BUILDING.
5. NEW ON-SITE FIRE HYDRANT.
6. TRASH ENCLOSURE PER CITY OF CORONA STD DETAIL.
7. PORTE COCHERE.
8. MECHANICAL YARD ENCLOSURE - CMU WALL.
9. NEW RECREATION BUILDING.
10. BICYCLE RACK.
11. VIEWING DECK.
12. GRANDSTAND COURT.
13. TENSILE FABRIC SHADE STRUCTURES.
14. ACCESSIBLE PARKING SPACES.
15. ADA ACCESSIBLE RAMP/WALKWAY.
16. PEDESTRIAN CIRCULATION.
17. FIRE TRUCK ACCESS AT MWD EASEMENT - MIN. 28'-0" WIDE ASPHALT FOR 150 FEET MIN. FROM GATE TO CONCRETE WALKWAY.
18. METROPOLITAN WATER DISTRICT EASEMENT - 40' WIDE NEW PARKING - 9'-0" X 20'-0".
19. NEW SECONDARY ACCESS GATE - PM/ATE.
20. CONCRETE STAIRS.
21. NEW SES.
22. CIRCLE PLAZA WITH SHADE CANOPIES.
23. LANDSCAPE.
24. ACCESSIBLE PARKING SIGN.
25. KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS.
26. CHAIN LINK FENCING AT COURT.
27. GATE OPENING AT COURT.
28. RETAINING WALL. SEE CIVIL.
29. 42" HIGH GUARDRAIL.
30. PROPOSED NEW CONCRETE TENNIS COURT.
31. PROPOSED CONCRETE WALKWAY.
32. ADDITIONAL NEW PARKING EASEMENT / ACCESS ROAD CONTINUOUS BEYOND FIRE TRUCK ACCESS. TRANSITION FROM ASPHALT TO COMPACTED CLASS II AGGREGATE BASE. DEPTH AS SPECIFIED BY CIVIL.
33. EXISTING POLE TO BE REMOVED.
34. EXISTING SEPTIC TANK TO BE REMOVED. STRUCTURE TO BE CONNECTED TO SITE SEWER.
35. MINIMUM 5'-0" WIDE (8'-0" AT VAN) ACCESSIBLE LOADING AND UNLOADING. NO PARKING. 12" HIGH LETTERS M11.
36. NEW DECELERATION LANE, SEE CIVIL.
37. DETECTABLE WARNING AT ALL ACCESSIBLE PATHS OF TRAVEL CROSSING VEHICULAR PATHWAYS.
38. TERRACED SEATING AT GRANDSTAND, SEE DETAIL 2/1A/102.
39. NEW DECORATIVE MASONRY SITE WALL/RETAINING WALL.
40. NEW SECURED VEHICLE GATE.
41. SEGMENTED GRAVITY RETAINING WALL SEE DETAIL 1/1A/107.
42. SECURITY FENCE.
43. REMOVE EXISTING GATE.
44. LOWER EXISTING SITE WALL TO 3'-6" 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.
45. NEW SIGN UNDER SEPARATE PERMIT.
46. EXISTING SECONDARY ENTRY ONLY ONE WAY ACCESS FOR SHUTTLE SERVICE ON TOURNAMENT DAYS AND EMPLOYEES ONLY.
47. 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.
48. BIO BASIN SEE CIVIL DRAWINGS.
49. PROPOSED SIDEWALK. REFER TO CIVIL.
50. RELOCATE EXISTING STREET LIGHT BEHIND NEW CURB PER CITY STANDARDS.
51. PROPOSED TERRACED PLANTER.
52. ACCESSIBLE PATH OF TRAVEL.



PROJECT DIRECTORY

OWNER:
Mrs. Maria Franco & Mr. Rodolfo Franco
3255 Gannett Circle
Corona, CA 92881
franco@sonorandustries.com
maria@atimtransportinc.com

ARCHITECT OF RECORD:
PHX Architecture
15990 N. Greenway-Hayden Loop Ste. C-100
Scottsdale, AZ 85260
P. 480.477.1111
CONTACT: Eric B. Peterson 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 4.87 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, CORTEX 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, 40,427.75 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 - 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): 15 FEET
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. (116,710 COINSTRUCTION)
GROSS BLDG. AREA	686 SF (EXIST. BUILDING)

FLOOR AREA RATIO	2.45%
LOT COVERAGE	2.45%

LANDSCAPING: XEROSCAPING/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 RADIUS.

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	2,004 S.F.
VIEWING DECK	2,826 SF (LF = 15 = 189 PEOPLE)
TERRACE SEATING	1,68 LF (12 RATIO = 84 PEOPLE)

TENNIS COURTS:
17 (10 PRACTICE COURTS, 1 TOURNAMENT COURT & 1 EXISTING COURT)

REQUIRED PARKING SPACES	1,750 SF BUILDING AREA BUILDING A: 4,633 SF/250 = 19 SPACES BUILDING B: 686 SF/250 = 3 SPACES 3 SPACES PER TENNIS COURT 12 COURTS = 36 SPACES
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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 27 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 NORTHEASTERN 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 81° 03' 28" EAST, ALONG THE NORTHEASTERN LINE OF SAID LOT 1, 263.88 FEET TO THE NORTHEASTERN 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, 408.85 FEET, THENCE NORTH 79° 14' 52" WEST, 141.73 FEET, THENCE NORTH 65° 37' 46" 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 NORTHEASTERN 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 67° 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 89° 45' 00" WEST, 369.23 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 55° 04' 00" EAST, 211.11 FEET, THENCE NORTH 58° 29' 00" EAST, 98.00 FEET, THENCE NORTH 71° 30' 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. PHIDLEY AND HELEN PHIDLEY, 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' 46" 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

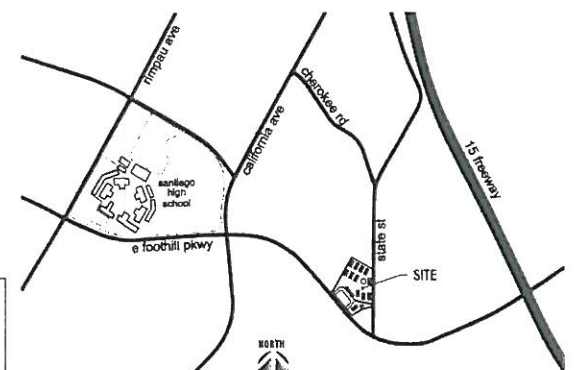
DEVELOPMENT PLAN REVIEW: DPR16-027
MEETING DATE(S): 12/01/2016, 6/22/2017
6/29/2017, 7/29/2017, 10/12/2017

RELATED CASES: PM37334

- REQUEST(S):
1. TO REDUCE THE FRONT YARD SETBACK OF 25 FEET TO ZERO FEET IN ORDER TO ACCOMMODATE THE MINIMUM REQUIRED ON-SITE 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.
2. ALLOW AN OFF-SITE 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



15990 N. GREENWAY-HAYDEN LOOP
SUITE C-100
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F 480.388.3858
PHXARCH.COM

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

DESIGN
REVIEW
NOT FOR
CONSTRUCTION

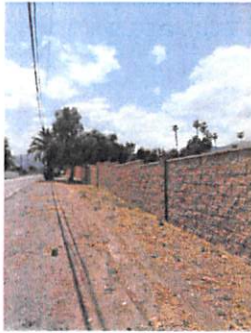
DRAWN BY: M.H.
CHECKED BY: M.N.H.
REVISIONS:

PROJECT NO: 16058
DATE: MAY 3, 2018
LOG SHEETS:

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

A100

EXHIBIT 2



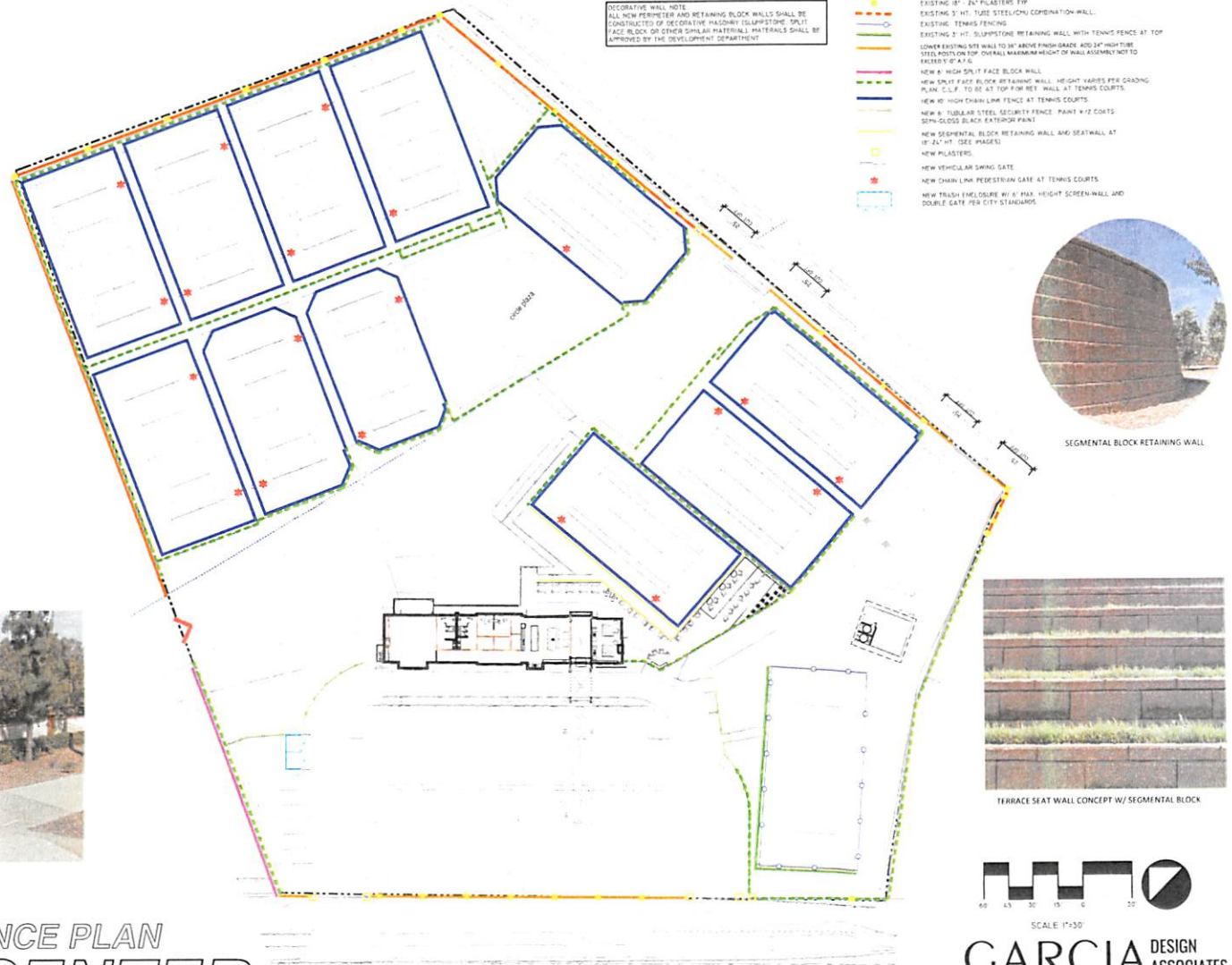
EXISTING 6' HT. CMU WALL W/PILASTERS AT STATE ST.



EXISTING GATE AT STATE ST.



EXISTING FRONTAGE WALL AT FOOTHILL PKWY.



SCHEMATIC WALL AND FENCE PLAN

A&F TENNIS CENTER

1695 E. CHASE DR., CORONA 92881

GARCIA DESIGN ASSOCIATES
LANDSCAPE ARCHITECTURE

4200 CHINO HILLS PKWY, STE 135-284
CHINO HILLS, CA 91709
P. 951.788.0277 F. 951.788.0288
www.gdalandarch.com



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Agenda Report

File #: 18-2146

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 10/8/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

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).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2520 GRANTING V17-001, based on the findings contained in the staff report and 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 sites two street frontages.

The property owners and applicant of V17-001 are Rudolfo and Maria Franco, who are proposing to develop the site into a tennis center for recreational purposes. The center will include a 4,633 square foot recreation building, 686 square foot restroom/classroom building, 11 practice tennis courts, and one grandstand tennis court for tournaments. The facility will also have a parking lot on site containing 60 parking spaces which is required by the Corona Municipal Code to serve the facility.

The site is zoned Agricultural and governed by the development standards prescribed by Chapter 17.06 (Agricultural Zone) of the Corona Municipal Code. The zoning requires a minimum front yard setback of 25 feet. Buildings and parking lots are not permitted within this area which must be landscaped. The site's location, existing topography, an MWD easement that bisects the site, and unique lot shape have created challenges for the applicant in designing a site that can accommodate the necessary parking, buildings, and facilities. Therefore, the applicant is seeking to eliminate the entire 25-foot front yard setback in order to develop the site as proposed. It is also worth noting, a concrete block garden wall with pilasters exists on the front property line of the property facing Foothill Parkway.

The variance is being reviewed concurrently with two other applications which are necessary for the development. CUP17-003 is a conditional use permit that reviews the site plan, architecture, landscaping, and other details of the development. PM 37334 is a parcel map that is intended to consolidate the site's existing four lots into one lot 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). Overall, the Committee was receptive to the proposal, but emphasized the applicant's need to reach out to adjoining neighbors.

Staff has received letters from the adjacent property owners to the north at 2791 State Street and to the west at 1675 Heartland Way supporting the applicant's development. Copies of the letters can be found with CUP17-003 under Exhibit L1-L2. The applicant has also indicated to staff that he reached out to the other surrounding property owners regarding the development and has positive feedback.

PROJECT DESCRIPTION

As shown in Exhibit A, the proposed tennis center fronts Foothill Parkway to the southwest. The recreation building and parking occupy the area nearest to Foothill Parkway, and the tennis courts occupy the northern and eastern portions of the site. Section 17.06.100(B)(1) of the CMC requires a 25-foot front yard setback for properties located in the Agricultural Zone. The site's street frontage along Foothill Parkway is considered to be the front yard. The applicant is requesting a variance

from this standard in order to provide necessary parking spaces within the setback area. The applicant's justification for the variance is based on the site's physical constraints which are discussed below.

- The site is an infill site as it is bordered by Foothill Parkway to the southwest, State Street to the east, and residential properties to the north, west, and southeast. The site's infill location does not allow for any expansion to the site.
- The site's existing topography creates challenges in the site's design. Presently, the site slopes downward from south to north. Due to the uneven grade on the site, the only area conducive for the establishment of the recreation building and parking lot is the southwest portion of the site. This area is level with Foothill Parkway and is the same pad where the former home on the site was previously constructed before it was demolished. The pad makes up only 21 percent of the total site area. The balance of the site, which is over 79 percent, falls steeply from the pad sloping toward the northern property line. The lower portion of the site is where the tennis courts are proposed. There is an approximate eight-foot drop from the grade of the pad to the area immediately behind the pad. This change in grade is depicted in Exhibit C which shows a cross-section of the pad area. The cross-section is identified as Section D. As the site slopes to the north the grade continues to drop. Practice courts #3, #4, #5, and #6 are approximately 17 to 21 feet lower than the pad. Practice courts #7, #8, #9, and #10 are approximately 22 to 24 feet lower than the pad.
- The site is also constrained by an existing 40-foot wide MWD (Metropolitan Water District) easement that bisects the middle of the site from east to west. No buildings, tennis courts, fencing, or structures may be constructed over the easement which limits where the recreation building and tennis courts can be placed on the site. The easement takes up 16,472 square feet of site area which is a loss of usable land to the tennis center.
- By industry standards, tennis courts are to be oriented in the north-south direction as rigidly as possible to minimize the effects of sun on the courts as the sun moves from east to west during the day.

With the parameters described above, the proposed site layout is the most efficient use of space that still allows the site to be functional, organized, and attractive. Eliminating the 25-foot landscaped setback in front of the site will not negatively impact the site's aesthetics or cause a degradation to the area as there is an existing landscaped parkway and sidewalk in front of the site that measures a depth of approximately 36 feet from the curb to the parking lot screen wall. The parkway is depicted on the applicant's conceptual landscape plan attached as Exhibit D. Photographs of the parkway and surrounding areas are attached as Exhibit E.

Other than the front yard setback, all other aspects of the project will meet the development standards of the zone. The variance will not affect the surrounding properties as the project is still capable of complying with other development standards imposed by the Corona Municipal Code.

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 G.

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 responses from a resident expressing concerns regarding the project's potential parking impacts to the surrounding neighborhood. A copy of the correspondence is attached to CUP17-003 as Exhibit M.

STAFF ANALYSIS

Corona Municipal Code Section 17.96.020 establishes that special circumstances applicable to the property, such as size, shape, topography, location or surroundings must exist in order for the Planning and Housing Commission to grant a variance. As demonstrated by the applicant's site plan, special circumstances do exist for the project site. The site is physically constrained by existing surrounding developments, uneven terrain, an existing 40-foot wide WMD easement that bisects the site, and industry standard tennis court orientation.

The variance will not adversely affect the property or the use thereof in the vicinity of the project site because the elimination of the 25-foot landscape setback will be offset by an existing landscaped parkway and sidewalk that has an overall depth of approximately 36 feet in front of the project site. The parkway contains existing mature landscaping which will provide the necessary street buffering and visual enhancements to the site. Also, the property is capable of meeting all other applicable development standards imposed by the Corona Municipal Code. The variance is not a granting of special privileges as the applicant has demonstrated that the physical characteristics of the project site and surrounding area pose special circumstances that apply to the subject site. Therefore, V17-001 is recommended for approval based on the following findings and conditions of approval attached as Exhibit B.

FINDINGS FOR APPROVAL OF V17-001

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 Corona Municipal Code Section 17.96.020, the strict application of the terms of the zoning regulations from which the Variance is being sought deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification because of the following special circumstances applicable to the property related to size, shape, topography, location or surroundings:
 - a. *The site is an infill site as it is bordered by Foothill Parkway to the southwest, State Street to the east, and residential properties to the north, west, and southeast. The site's infill location does not allow for any expansion to the site.*
 - b. *The site's existing topography slopes downward from south to north. Due to the uneven grade on the site, the only area conducive for the establishment of the recreation building and parking lot is the southwest portion of the site. This area makes up only 21 percent of the total site area. The balance of the site, which is over 79 percent, falls steeply from the pad sloping toward the northern property line. The lower portion of the site is where the tennis courts are proposed. There is an approximate eight-foot drop from the grade of the pad to the area immediately behind the pad. As the site slopes to the north the grade continues to drop. Practice courts #3, #4, #5, and #6 are approximately 17 to 21 feet lower than the pad. Practice courts #7, #8, #9, and #10 are approximately 22 to 24 feet lower than the pad.*
 - c. *The site is also constrained by an existing 40-foot wide MWD (Metropolitan Water District) easement that bisects the middle of the site from east to west. No buildings, tennis courts, fencing, or structures may be constructed over the easement which limits where the recreation building and tennis courts can be placed on the site. The easement takes up 16,472 square feet of site area which is a loss of usable land to the tennis center.*
 - d. *By industry standards, tennis courts are to be oriented in the north-south direction as rigidly as possible to minimize the effects of sun on the courts as the sun moves from east to west during the day.*
3. Pursuant to Corona Municipal Code Section 17.96.020, the approval of V17-001 does not constitute the granting of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is located for the following reasons:
 - a. *Approval of V17-001 would not be a granting of special privileges as the applicant has demonstrated that the physical characteristics of the project site and surrounding area pose special circumstances that apply to the subject site. Also, the subject variance will enable the development of a tennis center that will serve the community.*
4. Pursuant to Corona Municipal Code Section 17.96.020, the Variance will not adversely affect property and the use thereof in the vicinity of subject property or the public health, safety and general welfare for the following reasons:

- a. *Approval of V17-001 will not adversely affect the property or the use thereof in the vicinity of the project site because the elimination of the 25-foot landscape setback will be offset by an existing landscaped parkway and sidewalk that has an overall depth of approximately 36 feet in front of the project site. The parkway contains existing mature landscaping which will provide the necessary street buffering and visual enhancements to the site. Also, the property is capable of meeting all other applicable development standards imposed by the Corona Municipal Code.*

PREPARED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: TERRI MANUEL, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Resolution No. 2520
2. Locational and Zoning Map.
3. Exhibit A - Site Plan
4. Exhibit B - Conditions of Approval
5. Exhibit C - Section D of Conceptual Grading Pan
6. Exhibit D - Landscape Plan
7. Exhibit E - Photographs of the site and vicinity
8. Exhibit F - Applicant's letter dated December 13, 2017
9. Exhibit G - Environmental Documentation
10. Exhibit H - GIS Aerial Map

Case Planner: Sandra Yang (951) 736-2262



RESOLUTION NO. 2520

APPLICATION NUMBER: V17-001

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING 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).

WHEREAS, the application to the City of Corona, California, for a variance from Corona Municipal Code Section 17.06.100(B)(1) has been made by PHX Architecture for Rudolfo & Maria Franco, duly submitted to said City's Planning and Housing Commission for decision after public hearing, for which proper notice was given, held on October 8th, 2018, as required by law; and

WHEREAS, after close of said Hearing, the Commission by formal action, found that because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of Section 17.06.100(B)(1) deprives subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification, based on the evidence presented to the Commission during said hearing;

WHEREAS, at the conclusion of said hearing the Planning and Housing Commission adopted the Mitigated Negative Declaration prepared for the project in compliance with the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, in a regular session assembled this 8th day of October 2018, that the aforesaid application for a variance per Section 17.06.100(B)(1) is hereby granted in accordance with Exhibit A and approved for the following reasons:

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 Corona Municipal Code Section 17.96.020, the strict application of the terms of the zoning regulations from which the Variance is being sought deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification because of the following special circumstances applicable to the property related to size, shape, topography, location or surroundings:
 - a. *The site is an infill site as it is bordered by Foothill Parkway to the southwest, State Street to the east, and residential properties to the north, west, and southeast. The site's infill location does not allow for any expansion to the site.*
 - b. *The site's existing topography slopes downward from south to north. Due to the uneven grade on the site, the only area conducive for the establishment of the recreation building and parking lot is the southwest portion of the site. This area makes up only 21 percent of the total site area. The balance of the site, which is over 79 percent, falls steeply from the pad sloping toward the northern property line. The lower portion of the site is where the tennis courts are proposed. There is an approximate eight-foot drop from the grade of the pad to the area immediately behind the pad. As the site slopes to the north the grade continues to drop. Practice courts #3, #4, #5, and #6 are approximately 17 to 21 feet lower than the pad. Practice courts #7, #8, #9, and #10 are approximately 22 to 24 feet lower than the pad.*
 - c. *The site is also constrained by an existing 40-foot wide MWD (Metropolitan Water District) easement that bisects the middle of the site from east to west. No buildings, tennis courts, fencing, or structures may be constructed over the easement which limits where the recreation building and tennis courts can be placed on the site. The easement takes up 16,472 square feet of site area which is a loss of usable land to the tennis center.*

- d. By industry standards, tennis courts are to be oriented in the north-south direction as rigidly as possible to minimize the effects of sun on the courts as the sun moves from east to west during the day.*
3. Pursuant to Corona Municipal Code Section 17.96.020, the approval of V17-001 does not constitute the granting of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is located for the following reasons:
 - a. Approval of V17-001 would not be a granting of special privileges as the applicant has demonstrated that the physical characteristics of the project site and surrounding area pose special circumstances that apply to the subject site. Also, the subject variance will enable the development of a tennis center that will serve the community.*
4. Pursuant to Corona Municipal Code Section 17.96.020, the Variance will not adversely affect property and the use thereof in the vicinity of subject property or the public health, safety and general welfare for the following reasons:

Approval of V17-001 will not adversely affect the property or the use thereof in the vicinity of the project site because the elimination of the 25-foot landscape setback will be offset by an existing landscaped parkway and sidewalk that has an overall depth of approximately 36 feet in front of the project site. The parkway contains existing mature landscaping which will provide the necessary street buffering and visual enhancements to the site. Also, the property is capable of meeting all other applicable development standards imposed by the Corona Municipal Code.

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

Adopted this 8th day of October 2018.



Tim Jones, Vice Chair
Planning and Housing Commission
City of Corona, California

ATTEST:



Olivia Sanchez
Secretary, Planning and Housing Commission
City of Corona, California

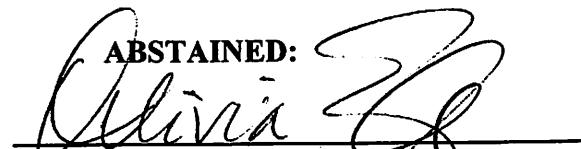
I, Olivia Sanchez, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 8th day of October 2018, and was duly passed and adopted by the following vote, to wit:

AYES: Jones, Carrillo, and Ruscigno

NOES:

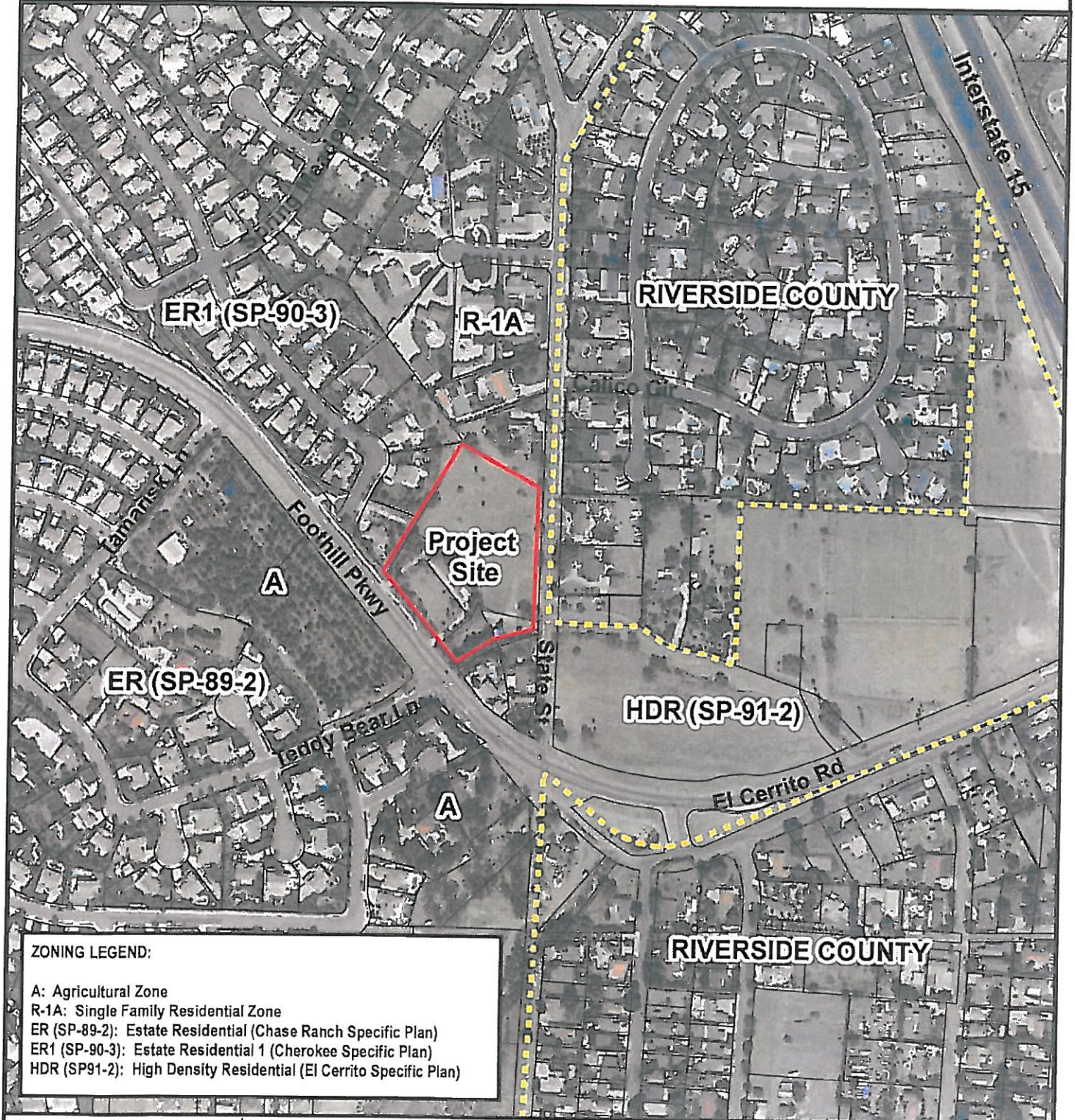
ABSENT:

ABSTAINED:



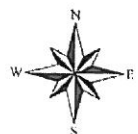
Olivia Sanchez
Secretary, Planning and Housing Commission
City of Corona, California

LOCATIONAL & ZONING MAP



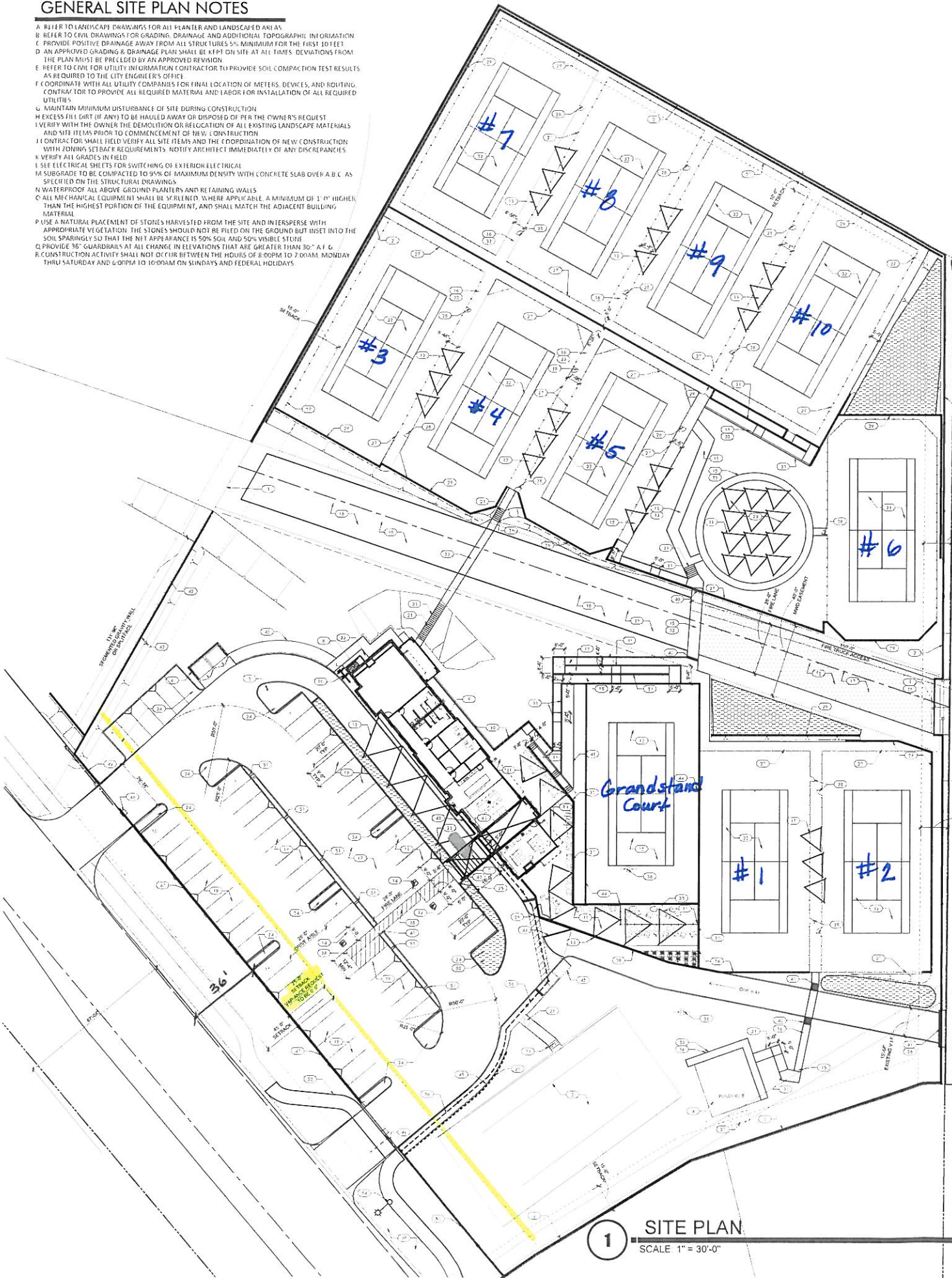
Date: 09/19/2018

CUP17-003, V17-001 and PM 37334



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 TOPOGRAPHICAL 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 OR 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 JOINING 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 SILENTED 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 SPRINGING 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 24'-0" MIN. WIDTH REQUIRED FOR FIRE TRUCK. IS PROVIDED INSIDE TURN RADIUS IS 75'-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

1. EXISTING SECONDARY ENTRY GATE FOR MVD & FIRE ACCESS ONLY.
2. EXISTING MASONRY SITE WALL.
3. EXISTING PRACTICE COURT.
4. EXISTING AUXILIARY STRUCTURE TO BE CONVERTED TO RESTROOM/CLASSROOM BUILDING.
5. NEW ON-SITE FIRE HYDRANT.
6. TRASH ENCLOSURE PER CITY OF CORONA STD DETAIL.
7. PORTE COCHERE.
8. MECHANICAL YARD ENCLOSURE - CMU WALL.
9. NEW RECREATION BUILDING.
10. BICYCLE RACK.
11. VIEWING DECK.
12. GRANDSTAND COURT.
13. TENSILE FABRIC CANOPES.
14. ACCESSIBLE PARKING SPACE.
15. ADA ACCESSIBLE RAMP/WALKWAY.
16. PEDESTRIAN CIRCULATION.
17. FIRE TRUCK ACCESS AT MVD EASEMENT - MIN. 28'-0" WIDE ASPHALT FOR 150 FEET MIN. FROM GATE TO CONCRETE WALKWAY.
18. METROPOLITAN WATER DISTRICT EASEMENT-40' WIDE.
19. NEW PARKING - 9'2" X 20'-0".
20. NEW SECONDARY ACCESS GATE - PRIVATE CONCRETE STAIRS.
21. NEW SES.
22. CIRCLE PLAZA WITH SHADE CANOPES.
23. LANDSCAPE.
24. ACCESSIBLE PARKING SIGN.
25. KIOSK BOX PER FIRE DEPARTMENT REQUIREMENTS.
26. CHAIN LINK FENCING AT COURT.
27. GATE OPENING AT COURT.
28. RETAINING WALL. SEE CIVIL.
29. 42" HIGH GUARDRAIL.
30. HANDRAIL.
31. PROPOSED NEW CONCRETE TENNIS COURT.
32. PROPOSED CONCRETE WALKWAY.
33. ADDITIONAL NEW PARKING.
34. EASEMENT / ACCESS ROAD CONTINUES BEYOND FIRE TRUCK ACCESS. TRANSITION FROM ASPHALT TO COMPACTED CLASS II AGGREGATE BASE. DEPTH AS SPECIFIED BY CIVIL.
35. EXISTING POLE TO BE REMOVED. STRUCTURE TO BE CONNECTED TO SITE SEWER.
36. MINIMUM 5'-0" WIDE (8'-0" AT VAN) ACCESSIBLE LOADING AND UNLOADING. TWO PARKING - 1' 12" HIGH LETTERS MIN.
37. NEW DECORATIVE MASONRY SITE WALL/RETAINING WALL.
38. NEW SECURED VEHICLE GATE.
39. SEGMENTED GRAVITY RETAINING WALL SEE DETAIL 1. A102.
40. SECURITY FENCE.
41. REMOVE EXISTING GATE.
42. LOWER EXISTING SITE WALL TO 36" ABOVE FINISH GRADE.
43. ADD 24" HIGH TUBE STEEL POSTS ON TOP. OVERALL MAXIMUM HEIGHT OF WALL ASSEMBLY NOT TO EXCEED 5'-0" A.F.G.
44. NEW SIGN UNDER SEPARATE PERMIT.
45. EXISTING SECONDARY ENTRY ONLY ONE WAY ACCESS FOR SHUTTLE SERVICE ON TOURNAMENT DAYS AND EMPLOYEES ONLY.
46. 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.
47. CURB OPENINGS SEE CIVIL DRAWINGS.
48. BID BASIN SEE CIVIL DRAWING.
49. PROPOSED SIDEWALK. REFER TO CIVIL.
50. RELOCATE EXISTING STREET LIGHT BEHIND NEW CURB PER CITY STANDARDS.
51. PROPOSED TERRACED PLANTER.
52. ACCESSIBLE PATH OF TRAVEL.

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/DOUGHT-RESISTANT PLANTS.
BUILDING ARCHITECTURE IS MODERN SANTA BARBARA WITH STUCCO, CORTEX 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 (0.392 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 (RESIDENTIAL) COMMUNITY FACILITIES DISTRICT
EXISTING ZONING: AG (AGRICULTURAL ZONE)
PROPOSED ZONING: TENNIS CENTER V - CONDITIONAL USE PERMIT

REQUIRED SETBACKS:
FRONT YARD (FOOTHILL PARKWAY) 75 FEET
INTERIOR SIDE YARD (WESTERN AND EASTERLY PERIMETERS) 15 FEET
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 / 10'-0"
ALLOWABLE MAX. HEIGHT PER CUP: XX'

SITE AREA	217,145 S.F. (4.98 ACRES)
GROSS BLDG. AREA	4,077 S.F. (NEW CONSTRUCTION)
GROSS BLDG. AREA	686 SF (EXIST. BUILDING)

FLOOR AREA RATIO	2.45%
LOT COVERAGE	2.45%

LANDSCAPING: XEROSCAPE/DOUGHT-RESISTANT
VEHICULAR ACCESS: MAIN ENTRANCE FROM FOOTHILL PARKWAY WITH SECONDARY ACCESS FROM STATE STREET

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

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	4,033 S.F.
VIEWING AREA	3,004 S.F.
VIEWING DECK	7,836 SF (LF = 15 = 189 PEOPLE)
TERRACE SEATING	168 LF (1/2 RATIO = 84 PEOPLE)

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

REQUIRED PARKING SPACES:
BUILDING A: 4,033 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 28, PAGE 99 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, SAID POINT BEING ON THE NORTHEASTERN LINE OF CHASE DRIVE, 80.00 FEET WEST, 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, 317.66 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 NORTHEASTERN CORNER THEREOF, SAID POINT BEING ON THE WESTERLY LINE OF STATE STREET, 60.00 FEET WEST, THENCE SOUTH 0° 33' 15" EAST, ALONG SAID WESTERLY LINE OF STATE STREET, 405.92 FEET, THENCE NORTH 77° 14' 52" WEST, 141.73 FEET, THENCE NORTH 45° 27' 49" WEST, 54.63 FEET, THENCE SOUTH 32° 49' 10" WEST, 59.08 FEET, THENCE NORTH 39° 45' 15" EAST, 205.28 FEET, THENCE NORTH 33° 20' 15" EAST, 59.75 FEET, THENCE NORTH 67° 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 28, PAGE 99 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, SAID POINT BEING ON THE NORTHEASTERN LINE OF CHASE DRIVE, 80.00 FEET WEST, 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, 59.75 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, 269.23 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° 28' 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. BRIDLEY AND HELEN P. BRIDLEY, HUSBAND AND WIFE, BY DEED RECORDED AUGUST 19, 1963 AS INSTRUMENT NO. RA6669, 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.

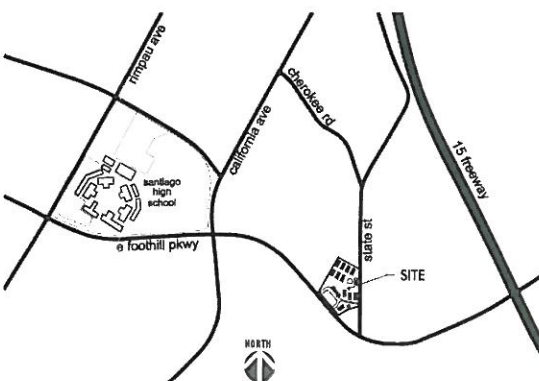
USE PERMITS/RELATED CASES

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: PH07334

REQUEST(S):
1. TO REDUCE THE FRONT YARD SETBACK OF 75 FEET TO ZERO FEET IN ORDER TO ACCOMMODATE THE MINIMUM REQUIRED ON-SITE 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.
2. ALLOW AN OFF-SITE 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



PROJECT DIRECTORY:
OWNER:
Mrs. Maria Franco & Mr. Rudolfo Franco
3265 Garretson Circle
Corona, CA 92881
franco@simonandfranco.com
maria@simonandfranco.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
Maurita N. Harris AIA
maurita@phxarch.com



15990 N. GREENWAY-HAYDEN LOOP
SUITE C-100
SCOTTSDALE, AZ 85260
T 480.477.1111
F 480.388.3588
PHXARCH.COM

PHX ARCHITECTURE
LIVING + ARCHITECTURE
15990 N. GREENWAY-HAYDEN LOOP
SUITE C-100
SCOTTSDALE, AZ 85260
T 480.477.1111
F 480.388.3588
PHXARCH.COM

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.
BLANKS:

PROJECT NO.: 16058
DATE: MAY 3, 2018
CITY/STATE:

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

A100



Project Conditions

City of Corona

Project Number: V17-001

Description: VARIANCE TO REDUCE THE FRONT YRD SETBACK FOR A TENNIS CENTER

Applied: 5/18/2017

Approved:

Site Address: 1695 E CHASE DR CORONA, CA

Closed:

Expired:

Status: APPLIED

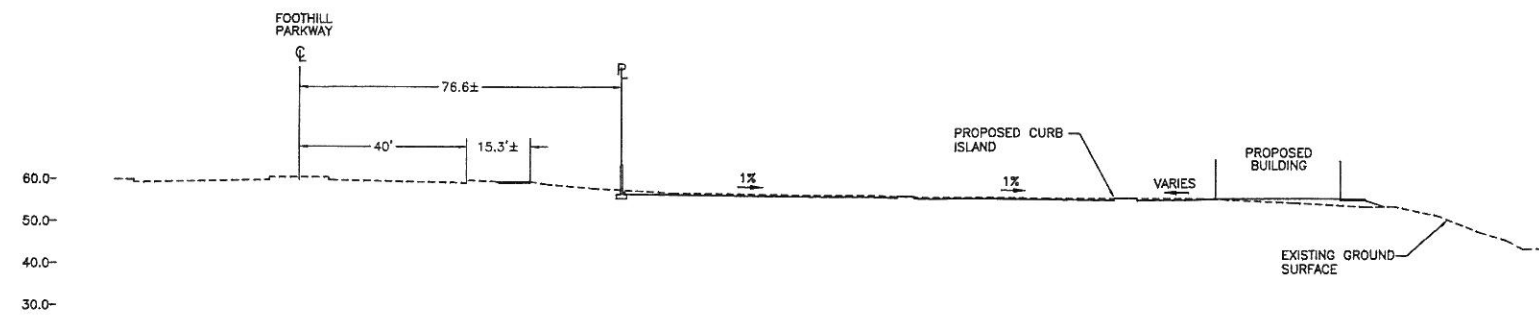
Applicant: PHX ARCHITECTURE

Parent Project:

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

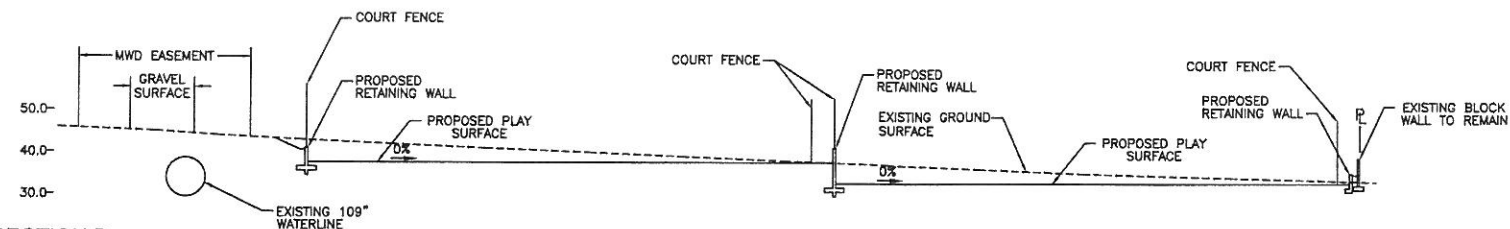
Details: FULL DESCRIPTION: V FOR A 4,077 SQ FT RECREATION BUILDING AND 11 TENNIS COURTS ON 4.98 ACRES.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
PLANNING	
<p>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.</p> <p>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.</p> <p>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.</p> <p>4. The applicant or his successor in interest shall comply with the Mitigated Negative Declaration prepared for the project.</p> <p>5. This variance permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, or compliance with all conditions on the granting of this variance within two (2) years after the effective date thereof, and if they are not utilized, or construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege, permit, or variance granted shall be deemed to have lapsed.</p>	



SECTION A

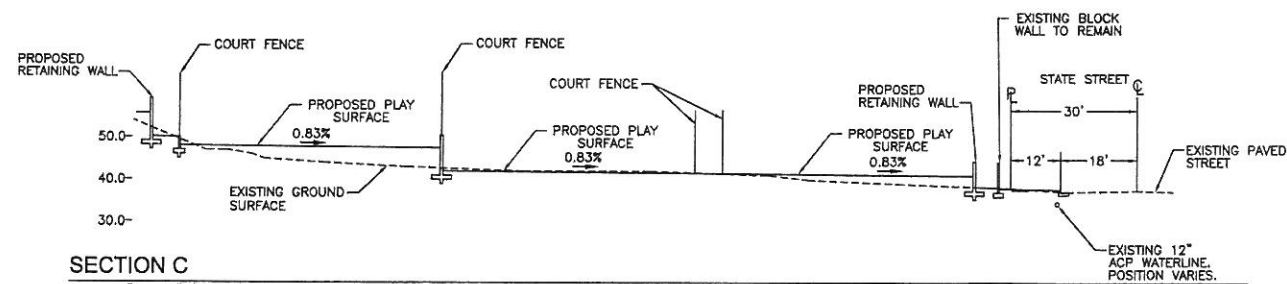
SCALE: 1" = 20' (H & V)



SECTION B

SCALE: 1" = 20' (H & V)

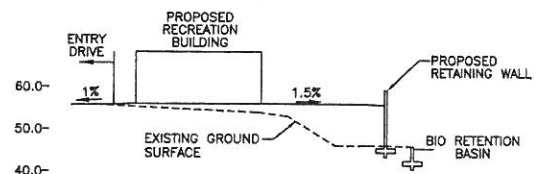
SEE ARCHITECTURAL FOR SCREEN
AND COURT FENCING.



SECTION C

SCALE: 1" = 20" (H & V)

SEE ARCHITECTURAL FOR SCREEN
AND COURT FENCING.



SECTION D

SCALE: 1" = 20' (H & V)

DESIGN REVIEW



REVISIONS:		APPROVED	DATE
REMARK	DESCRIPTION		

DESIGNED: VCK **DRAWN:** VCK **CHECKED:** VCK

THE PRIZM GROUP

310 N. COTA ST. SUITE 1, CORONA, CA 92680
 PHONE: (951) 737-4406 • log@the-prizm-group.com

Scale:
 1" = 20'

Bench Mark:
 SEE SHEET 1
 CONTOUR INTERVAL IS 1 FEET.

Date:
 5-4-18

A & F TENNIS CENTER

C.U.P. EXHIBIT

PROPOSED

SECTIONS

Sheet No.

5

OF 5 SHEETS

FILE NO.

16-011

File name: P:\TPG\16\16-011\CUP\16-011 CUP02.dwg

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
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OFFSITE STREET FRONTAGE TREES

	EXISTING STONE PINE TREE		N/A	3 LOW
	EXISTING WASHINGTONIA PALM TREES		N/A	3 LOW
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	3 LOW

SHRUBS

	MUHLENBERGIA EMERITA	BULL GRASS	5 GAL	3 LOW
	HELIOTROPICUM SEMPERPERENS	BLUE OAT GRASS	1 GAL	3 LOW
	DIANTHUS GRISEUS	VARGATED CAMEL CREEPER	5 GAL	3 LOW
	PENNISETUM S. "EATON CANYON"	DWARF RED FOUNTAIN GRASS	1 GAL	3 LOW
	JUNIPERUS HORIZONTALIS "YOUNGSTON"	YOUNGSTON ANDORRA JUNIPER	5 GAL	3 LOW

GROUND COVER

	LANTANA CANARA "NEW GOLD"	LANTANA	1 GAL @ 3' O.C.	3 LOW
	MYOPORIUM PARVIFOLIUM "PINK"	PINK AUSTRALIAN RACER	1 GAL @ 3' O.C.	3 LOW
	EXISTING SHRUBS TO REMAIN	EXIST. INDIA HAWTHORNE AND STAR JASMINE	N/A	5 MED

ON-SITE PLANTING TREES

	LAGERSTROEMIA INDICA "WATERMELON"	WATERMELON RED CROPE MYRTLE (MULTI-TRUNK)	36" BOX	36" BOX
	MUS PARVIFLORA	CHINESE EVERGREEN ELM	24" BOX	24" BOX
	ARBUTUS UNEDO "MARINA"	MARINA STRAWBERRY TREE	24" BOX	24" BOX
	CITRUS SPP.	MISC. CITRUS VARIETIES	24" BOX	24" BOX
	HETEROMELES ARBUTIFOLIA	TOYON	24" BOX	24" BOX
	EXISTING SITE CALIF. PEPPER TREE		N/A	N/A
	EXISTING SITE PALM TREE		N/A	N/A

NOTE

1. ALL PLANTING AREAS TO RECEIVE 5" DEPTH, NITROGEN STABILIZED, SHREDED BARK MULCH
11. IN AREAS WITH GROUND COVER PLANTED FROM FLATS MULCH DEPTH SHALL BE ONE AND ONE HALF INCHES (1-1/2")
2. INSTALL LINEAR ROOT BARRIER TO ALL TREES WITHIN 8' OF HARDSCAPE
3. EXTEND ALL GROUND COVER BENEATH SHRUBS AND TREES
4. IF LOCATING PLANT MATERIAL BECOMES A DIFFICULTY, CONTACT MONROVIA NURSERY (626) 334-9321

IRRIGATION CONCEPT STATEMENT

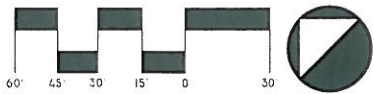
1. IRRIGATION PLANS SHALL COMPLY WITH CITY OF CORONA ORDINANCES FOR WATER EFFICIENT LANDSCAPING
2. ALL PLANTERS AREAS SHALL UTILIZE A DRIP WATERING SYSTEM FOR LOW VOLUME APPLICATION OF WATER
3. ALL VALVES SHALL HAVE PRESSURE REGULATION AND FLOW SENSING DEVICES FOR FLOW-MONITORED IRRIGATION WILL BE USED
4. CONTROLLERS SHALL BE "SMART" CONTROLLERS UTILIZING THE LATEST TECHNOLOGY FOR WATER CONTROL AND MONITORING. ALL CONTROLLERS SHALL ALSO HAVE EVAPOTRANSPIRATION MANAGERS OR SIMILAR DEVICES FOR WEATHER BASED ADJUSTMENTS
5. LARGE SLOPE AREAS SHALL BE IRRIGATED VIA SINGLE STREAM ROTORS WITH A LOW APPLICATION RATE FOR ACCEPTABLE SOIL WATER ABSORPTION WITHOUT RUNOFF

SITE LANDSCAPE AREA CALCULATIONS:	
(TOTAL PERCENT REQUIRED=)	10%
TOTAL SITE SQUARE FOOTAGE=	216,662
TOTAL ON-SITE LANDSCAPING=	60,630
TOTAL PERCENTAGE OF LANDSCAPE PROVIDED=	28%



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
SHRUBS				
	LOROPETALUM CHINENSE "SNOW PANDA"	SNOW PANDA FRINGE FLOWER	15 GAL	5 MED
	PHOTINIA X. FRASERI	FRASERS PHOTINIA	5 GAL	5 MED
	RHAMPHOLEPIS INDICA "PINK LADY"	PINK LADY HAWTHORNE	1 GAL	5 MED
	NANDINA D. "FIREPOWER"	HEAVENLY BAMBOO	5 GAL	5 MED
	HEMEROCALLIS SPP. "STARBURST"	STARBURST EVERGREEN RED DAYLILY	1 GAL	5 MED
	JUNIPERUS HORIZONTALIS "YOUNGSTON"	YOUNGSTON ANDORRA JUNIPER	5 GAL	3 LOW
	BERBERIS THUNBERGII "MONARCH"	CHERRY BOMB JAPANESE BARBERY	5 GAL	3 LOW
	BAMBUSIA NUDA TRIPLEX "ALPHONSE KARR"	ALPHONSE KARR BAMBOO	15 GAL	5 MED
	ATRIPEX CANESCENS	SALTBLUSH		3 LOW
	CASSIA FINA GILLESII	BIRD OF PARADISE BUSH	15 GAL	3 LOW
	CISTUS LADANIFER	CRIMSON SPOT ROCK ROSE	1 GAL	3 LOW
	AGAVE DESMETIANA	SMOOTH EDGE AGAVE	15 GAL	3 LOW
GROUND COVER / VINES				
	TRACHELIUM JASMINDES	STAR JASMINE	FLATS @ 18" O.C.	5 MED
	LANTANA CANARA "NEW GOLD"	LANTANA	1 GAL @ 3' O.C.	3 LOW
	MYOPORIUM PARVIFOLIUM "PINK"	PINK AUSTRALIAN RACER	1 GAL @ 3' O.C.	3 LOW
	BASIN CALIFORNIA NATURAL GRASS AND MIX #1 BY AGROWID TEC SEED HYDROSEED			3 LOW
	BACCHARIS P. "TWIN PEAKS"	DWARF COYOTE BRUSH	1 GAL	3 LOW
	ACACIA REDOLENS "LOW BOY"	PROSTRATE ACACIA	1 GAL @ 5' O.C.	3 LOW
	PREMIUM SYNTHETIC TURF	N/A		



SCALE 1"=30'

CARCIA DESIGN ASSOCIATES
LANDSCAPE ARCHITECTURE

4200 CHINO HILLS PKWY, STE 135-284
CHINO HILLS, CA 91709
P. 951.788.0277 F. 951.788.0288
www.gdalandarch.com

SCHEMATIC LANDSCAPE DESIGN
A&F TENNIS CENTER
1695 E. CHASE DR., CORONA 92881



Looking northeast towards the project site from Foothill Parkway.



Copy

December 13, 2017

RE: A+F Tennis Center
(former address 1695 E. Chase Drive)
DPR16-027 / CUP17-003 / V17-001 / PM 37334
Variance Request

Proposed Use:

This is a proposal to establish a new construction tennis facility consisting of a 4,077 sf recreation building and 11 new tennis courts with a grandstand on the main court. This 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.

Project Brief:

The current design of the recreation building maximizes views to the mountains both to the north and south of the site while minimizing the impact of earth disturbance by using the natural topography as a way to organize the courts and the structure. The courts are inviting and set amongst a grove of orange trees, recalling Corona's citrus past and a Circle Plaza (based on the geometry of Grand Blvd) which offers a unique space for outdoor gatherings. Also, conscious of the extreme lack of water in the region, the plant palette consists of drought-resistant desert agaves and other cacti that enhance the site while conserving precious water.

The building itself is modest and fits within the context of the surrounding residential neighborhood: white stucco 'Santa Barbara' style detailing with an elegant corten steel porte-cochere entrance piece as the main poetic gesture: an invitation to the community. The indoor/outdoor connections are enhanced via the use of retractable glass walls that allow everyone to enjoy the great weather year round. Lime green shade sails (the color of tennis balls) throughout the site add a playful and modern touch to the facility.

The main entry is accessed from Foothill Parkway, with a low screen wall at the parking lot and decorative fencing to provide visibility of the building as well as discourage loitering when the site is vacant. An internal fence will provide additional security to the building and courts after hours. A deceleration turn out lane has also been added to aid in the transition of traffic from Foothill Parkway into the site. This works with the sight visibility triangles for safe entry and exit from the site. The balance of the perimeter of the site is currently fenced in with CMU wall finished to blend in with the surrounding neighborhood. Parking for daily and weekly use shall be contained to the property, as the site meets the required number of parking spaces per City of Corona parking criteria. The secondary entry from State Street is limited to staff and shuttle service on tournament days, not for general public use.

Hardship:

The zoning for this use and area calls for a 25 foot front yard landscape setback. The proposed design of the site utilizes the area from the property line to 124 feet northeast for the parking lot. The distance from the property line to face of building is approximately 138 feet. The proposed location is actually on the same pad of the former structure that has since been demolished on the site. The parking lot as designed will meet the required number of parking spaces per City of Corona parking standards for this use. As mentioned above, there is an existing site wall; this will remain, to screen the parking lot from Foothill Parkway. If we are required to adhere to the 25 foot front yard setback, then it will reduce the parking count by one-third of the required number of spaces.



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

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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 to 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	NOx	CO	SOx	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 Mangalar 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	<u>Tribal Monitoring:</u> 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	<u>Archaeological Monitoring:</u> 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:					

	<p>i. Project grading and development scheduling;</p> <p>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;</p> <p>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.</p>	Conditions of Approval	Submittal of documentation	During grading operations	Project archaeologist and Community Development Dept.		
6	<p><u>Treatment and Disposition of Cultural Resources:</u> 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:</p> <p>a. <u>Temporary Curation and Storage:</u> 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</p>						

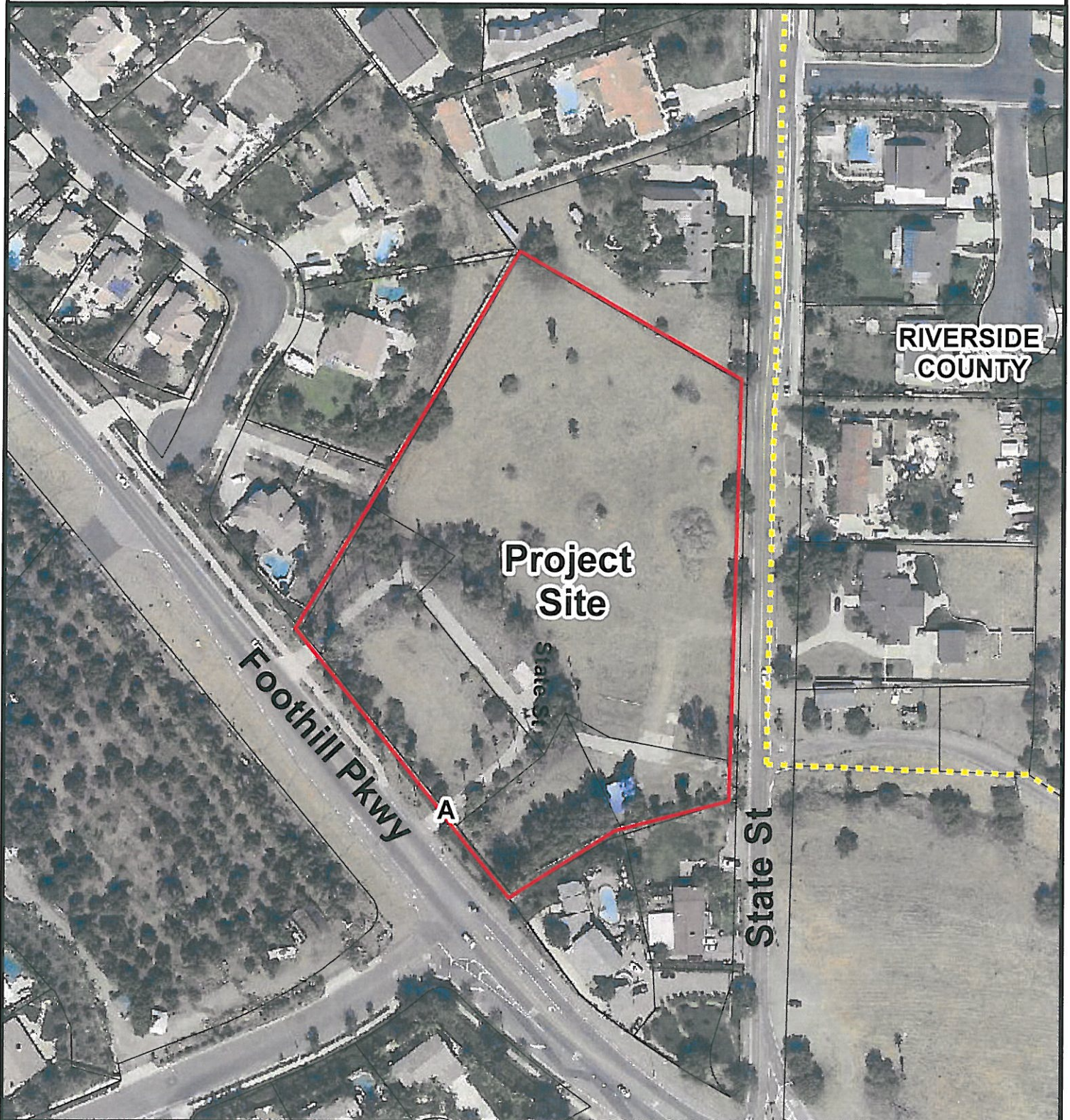
	<p>b. <u>Treatment and Final Disposition:</u> The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Corona Community Development Department with evidence of same:</p> <ul style="list-style-type: none"> 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
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	<p>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.</p>					
7	<p><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.</p>	Conditions of Approval	Submittal of documentation	During grading operations	Project archaeologist and Community Development Dept.	
8	<p><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:</p> <p>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.</p>	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: 09/24/2018

CUP17-003, V17-001 and PM 37334



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

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.