

June 22, 2016



CITY OF CORONA
DEPARTMENT OF
WATER & POWER

City of Corona
Department of Water & Power
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Corona, CA 92880

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RE: Letter of objection (CEQA), City of Corona water tank project, Keith and Nelson.

From: Florence E. Settles Trust, **Alan H. Settles, Jr.**, Trustee, 1709 Galloway Lane, Corona, CA 92883 (Parcel 279220006-2). Mailing address: **2141 Mendocino Street, Fullerton, CA 92831-1237.**

The City of Corona issued a first notice and held a field meeting with interested parties in June, 2016 to provide a high level overview of the City's plans to construct a large water holding tank on newly acquired property on the east side of **Nelson Street, south of Keith Street.**

Limited details have been provided in writing by the city.

Our property, **1709 Galloway Lane, Corona, CA 92883**, appears to be at the same approximate elevation as the water tank site, and is located on the west side of Nelson Street, opposite the water tank site.

The Settles family has owned and lived on our property since 1979 (37 years).

The Settles property will be adversely impacted as follows:

- Our expansive views to the east will be replaced by an imposing water tank. No amount of landscaping can make a 9 – 20 foot tank attractive. *You can put lipstick on a pig -- but you still have a pig!*
- We already have an ugly water tank adjacent to our property, located on the south side of Galloway Lane.
- The Settles, and surrounding property owners, will **suffer lower property values** due to this proposal, while others – not visually impacted – will benefit financially. In short: We lose property value so that large developers can gain millions of dollars in profit. **WE NEED FOR THE CITY TO LOOK OUT FOR OUR INTERESTS.** Long after the developers have retired to their estates – we will be living with this ugly water tank.
- **Another BIG issue: We are in a drought. Where is the water going to come from to fill the tank and serve thousands of new residents? (We already lack the water to keep our lawns alive).**
- Traffic is already bad. Thousands of additional cars will make a bad situation much worse.

At the very least, under CEQA, we expect the city to rethink this project.

- A reasonable mitigating measure would be to completely bury the water tank (Which will already, under your proposal, be *partially buried*).
- Then, without an above ground presence, and with some low level landscaping, the visual impact will be transformed from a visual blight to a community enhancement by assuming a *park like appearance*. Paving the dirt portion of Nelson would be a big improvement too.
- By IMPROVING the appearance of the site – without blocking anyone's view – the developer gets his homes – **the neighborhood gets a park** – and everyone wins.
- Plopping a huge water tank on a vacant property is relatively easy. Doing it in an environmentally responsible way is more difficult. Our proposal provides the city with an opportunity *to do the right thing* for **EVERYONE** impacted by your proposal. If it costs more to implement the mitigation measures suggested – Please follow this simple principle: Let the one who benefits (the developer) pay. Without water – The developer loses millions of dollars in profit. What is fair is fair.
- The proposed water tank will be the second water tank on Nelson Street – making it the third tank in a quarter mile radius.

The construction of a large water tank in an established residential area, whose primary beneficiary is the developer of approximately 1800 homes *who will not be impacted aesthetically* by the unattractive and imposing tank, seems unfair. We will suffer *all of the negative effects* from this project – See list on page 1 – while the new homes developer will enjoy most of the benefits! Burying this tank will solve the problem.

In a conversation with Mr. Koper last Friday, June 17, 2017, I was advised that the CEQA process has not concluded.

We have the following understanding of the CEQA process:

CEQA process overview: CEQA mandates actions all state and local agencies must take to advance that policy. Specifically, for any project under CEQA's jurisdiction with potentially significant environmental impacts, agencies must **identify mitigation measures and alternatives** by preparing an **Environmental Impact Report**, and must approve projects with **feasible mitigation measures** and the **environmentally superior alternative**.^[4] The [California Resources Agency](#) promulgates the CEQA Guidelines, [California Code of Regulations](#) Title 14 § 15000 et seq., which detail the protocol by which state and local agencies comply with CEQA requirements. Appendix A of the CEQA Guidelines summarizes this protocol in flowchart form.^[5] CEQA originally applied to only public projects, but [California Supreme Court](#) interpretation of the statute, as well as later revisions to the wording, have expanded the CEQA's jurisdiction to nearly all projects within California, including those accomplished by private businesses and individuals. § 21002.1: **"Each public agency shall mitigate or avoid the significant effects on the environment of projects that it carries out or approves whenever it is feasible to do so."** For private projects, CEQA applies when a government permit or other entitlement for use is necessary.^[6]

We believe the intent of CEQA is not to stop progress – new construction – but to require that the proposed construction does not destroy or unnecessarily degrade the environment of established areas.

Clearly, the city's water tank project, based on the above ground height of 9 – 20 feet (Provided at the field meeting) will have a substantial negative impact on the surrounding neighborhood.

I can be reached at: 2141 Mendocino Street, Fullerton, CA 92831-1237. Cell phone: 714 496-1408. Email: alansettles@sbcglobal.net.

Respectfully,

Alan H. Settles, Jr.

