



Agenda Report

File #: 19-0212

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 3/20/2019

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of PM 37357, a parcel map application to subdivide 6.8 acres into two parcels (located on the south side of Ontario Avenue and west of Buena Vista Avenue at 988 W. Ontario Avenue) in the A (Agricultural) Zone and proposed R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) Zone. (PM2017-0103) (Applicant: Tim East with the Evangelical Free Church of Corona) - (NOT AN ADVERTISED PUBLIC HEARING)

RECOMMENDED ACTION:

That the City Council approve PM 37357 subject to the findings and conditions of approval as recommended by the Planning and Housing Commission.

ANALYSIS:

Parcel Map 37357 is an application by the Evangelical Free Church of Corona to subdivide 6.8 acres into two lots. The project site is located at 988 W. Ontario Avenue which is south of Ontario Avenue and west of Buena Vista Avenue. The property contains the church's main sanctuary building, ancillary buildings associated with the congregation's operations, parking lot and landscaping. Initial construction of the church was in 1987 and the site was eventually built-out over time. However, approximately 0.61 acres (26,480 square feet) located on the southwest corner of the church property was not developed and remains unimproved. The church is proposing to separate this 0.61 acres from the rest of the site so that it is independent from the church and on its own separate parcel. The purpose is to sell the 0.61-acre parcel and have it developed with a single family residential dwelling. The zoning of the church property Agriculture, but to accommodate a single family dwelling on the 0.61 acres separate from the church, a change of zone is being processed on the parcel to the R-1-9.6 zone. The R-1-9.6 zone allows single family residential on a minimum lot size of 9,600 square feet. The remaining 6.2 acres will be for the church and the zoning will remain Agricultural.

Parcel 1 is approximately 0.61 acres and designed to meet the subdivision standards prescribed by the R1-9.6 zone, which requires a minimum lot area of 9,600 square feet and a minimum lot width

and depth of 80 feet and 100 feet, respectively. Parcel 2 is 6.2 acres and continues to comply with the Agricultural zone, which requires a minimum lot size of five acres and a minimum lot width and depth of 250 feet 300 feet, respectively. Table A demonstrates the parcels' compliance with the subdivision standards for the R1-9.6 and Agricultural zones.

Table A
Parcel Summary

Parcel No.	Zone	Lot Area	Lot Width	Lot Depth
1	R1-9.6 (9,600 sq. ft. minimum lot area)	0.608 acres (26,480 sq. ft.)	82.50	319
2	Agricultural (5 acres minimum lot area)	6.185 acres	411.89	528
Total	-	6.826 acres	-	-

The project site is designated as Low Density Residential (LDR) on the city's General Plan land use map, which allows the site to be developed at a density of no more than six dwelling units per acre. The two-lot subdivision proposed on the 6.8 acres would result in a density of 0.29 du/ac and would not exceed the maximum allowable density permitted by the LDR designation of the General Plan.

The project site is also located within the South Corona Community Facilities Plan (South Corona CFP), which is an overlay plan that establishes additional development standards and target densities for residential developments. The South Corona CFP land use plan designates the project site as Low Density Residential, which has a maximum allowable target density of 2.96 du/ac. The project's proposed density of 0.29 du/ac does not exceed this target density.

Access

Parcel 1 will take vehicular access from Othello Lane, and Parcel 2 will take vehicular access from existing driveways located on Ontario Avenue and Buena Vista Avenue. Per the General Plan, Othello Lane is classified as a local residential street with an overall right-of-way width of 64 feet. Ontario Avenue is a major arterial with an overall right-of-way width of 127 feet. Buena Vista Avenue is a collector street with an overall right-of-way width of 68 feet. No additional street widening is required for the portions of Othello Lane, Ontario Avenue, and Buena Vista Avenue adjacent to the project site. Since only Parcel 1 will be developed for a single-family dwelling, the proposed residential use on this parcel is not expected to generate traffic in the area.

The church will continue to take access from Ontario Avenue and Buena Vista Avenue. No access to the church is provided from Othello Lane because of it being a local street.

Public Improvement

The applicant is required to construct the missing public improvements adjacent to Parcel 1 which includes constructing a 12-foot wide sidewalk and landscaped parkway adjacent to curb to match the existing 12-foot wide sidewalk and landscaped parkway that fronts the existing residential properties on the north side of Othello Lane going westward. Going eastward next to the church property, the parkway will transition only to a sidewalk to join the existing sidewalk on the backside of the church.

PM 37357 proposes to vacate six feet of right-of-way on the northside of Othello Lane within the

parkway. The proposed vacation would revert the parkway to its original width of six feet established by Tract Map 24272 in 1995. Tract Map 24272 created Othello Lane and came after the church property was constructed. The block wall that exists along the right-of-way was constructed legally behind the sidewalk and outside of the right-of-way in or around 1995. Subsequent Parcel Map 30425 in 2002, which covered a portion of the church property required the additional six feet of right-of-way on the northside of Othello Lane creating the situation with the existing block wall being within the city's parkway. Therefore, PM 37357 proposes to correct the situation that was created by PM 30425 in 2002 and bring the parkway design back to its original condition in 1995.

The 6-foot right-of-way vacation on Othello Lane will result in a modified parkway design and an overall right-of-way width of 58 feet. The southside of Othello Lane from the centerline of the street would have a right-of-way width of 32 feet and the northside of the street from the centerline would have a right-of-way width of 26 feet. The paved roadway width of the street is 40 feet with the parkway (sidewalk and landscaping) width on the southside being 12 feet wide and the width on the northside being 6 feet. Therefore, the capacity of the street does not change by having a 6-foot wide parkway on the north side for sidewalk only. No additional street widening is required for the portions of Othello Lane adjacent to the project site as the addition of the one residential dwelling on this street is not expected to generate traffic different from the other single family dwellings on this street.

Fencing

A portion of the church site contains existing chain link fencing along the south property line facing Othello Lane while the remainder of the perimeter has a block wall. The Commission asked if the applicant would be willing to remove the chain link fence and replace it with a 3-foot high block wall to match the adjacent wall. The applicant's representative indicated that he would be willing to replace the chain link fence with a 3-foot high block wall. Although a condition of approval was not added by the Commission, a condition of approval has since been added by staff.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid \$11,006.75 in application processing fees for the parcel map application.

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 measures 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 February 25, 2019, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Norton/Shah) and carried unanimously, that the Planning and Housing Commission recommends adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and approval of PM 37357 to the City Council, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

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

SUBMITTED BY: MICHELE NISSEN, ACTING CITY MANAGER

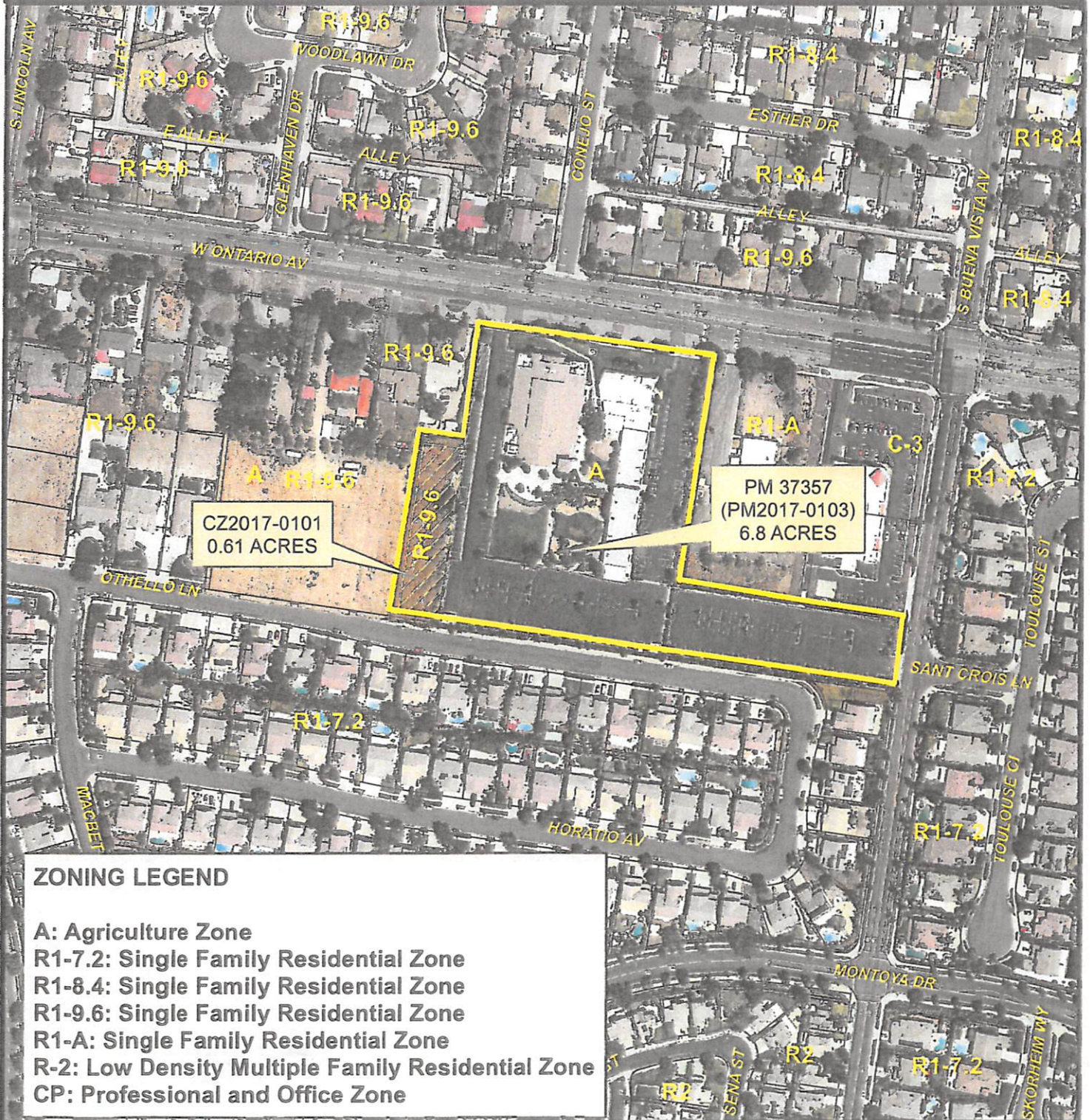
Attachments:

1. Exhibit 1 - Locational and Zoning Map.
2. Exhibit 2 - Site Plan for PM 37357.
3. Exhibit 3 - Planning and Housing Commission Staff Report.
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of February 25, 2019.

APPLICANT INFORMATION:

Tim East with the Evangelical Free Church of Corona, 988 W. Ontario Avenue Corona CA 92882

AERIAL & ZONING MAP



Date: 01/30/2019

988 W. Ontario Avenue
CZ2017-0101 & PM 37357 (PM2017-0103)



EXHIBIT

1



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Agenda Report

File #: 19-0156

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 2/25/2019

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PM 37357 (CONTINUED): A parcel map application to subdivide 6.8 acres into two parcels located on the south side of Ontario Avenue and west of Buena Vista Avenue at 988 W. Ontario Avenue in the A (Agricultural) Zone and proposed R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) Zone. (PM2017-0103) (Applicant: Tim East with the Evangelical Free Church of Corona, 988 W. Ontario Avenue Corona CA 92882).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and **APPROVAL** of **PM 37357** to the City Council, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 6.8 acres

Existing Zoning: A (Agricultural)

Existing General Plan: LDR (Low Density Residential)

Existing Land Use: Church

Proposed Land Use: Church and a single-family residential lot

Surrounding Zoning/Land Uses:

N: R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet)/Single-family residences

E: R1-A (Single Family Residential, minimum lot size 40,000 square feet)/First Presbyterian Church

S: R1-7.2 (Single Family Residential, minimum lot size 7,200 square feet)/Single-family residences

W: R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet)/Single-family residences

BACKGROUND

The Evangelical Free Church of Corona is on 6.8 acres located at 988 W. Ontario Avenue near the intersection of Ontario Avenue and Buena Vista Avenue. The zoning of the property is Agriculture which requires a minimum lot size of five acres. Most of the church property was developed in 1987

operations, parking lot and landscaping. However, approximately 0.61 acres (26,480 square feet) located on the southwest corner of the church property was not developed and remains unimproved. The church is proposing to separate this 0.61 acres from the rest of the site so that it is independent from the church and on its own separate parcel. The church is processing a change of zone application to change the current zone of the 0.61 acres from Agriculture to single family residential and a parcel map (PM 37357) to create two separate parcels over the entire 6.8 acres. One parcel will be established for the 0.61 acres and a second parcel will be established for the existing congregation. Both applications are being reviewed concurrently.

The proposed project was reviewed by city staff at the Development Plan Review meeting on October 5, 2017. The applicant submitted official applications for a change of zone and parcel map to the city on November 17, 2017, which were reviewed by the Project and Environmental Review Committee on December 21, 2017. The Committee issued an incomplete application submittal letter to the applicant on December 21, 2017, noting the items missing from the application package. The applicant over time submitted the required items to staff with the applications finally considered complete on December 7, 2018, and cleared for public hearing before the Planning Commission on February 11, 2019.

February 11, 2019 Public Hearing

The project was initially reviewed by the Planning and Housing Commission at a public hearing on February 11, 2019. The Commission continued the public hearing on the application to February 25, 2019, to allow staff the opportunity to address some of the comments from the Commission. The following discusses and addresses those comments.

- The Commission inquired about the origin of the existing block wall that is located within the public right-of-way at the southeasterly property line of the Evangelical Free Church of Corona (Parcel 2).

As shown in Exhibit C2, the south property line of the Evangelical Free Church facing Othello Lane has a chain link fence at the westerly portion of the site with the remainder of the south perimeter having a three-foot high block wall and six-foot high block wall. The first phase of the Evangelical Free Church was constructed in 1987 and came before the construction of Othello Lane. The same situation applied to First Presbyterian Church located directly east of Evangelical Free Church, which was constructed prior to Othello Lane. The churches properties at that time backed on to a vacant lot and Evangelical Free Church constructed a perimeter block wall along their south property line to separate the two properties.

In 1995, Tract Map 24272 was recorded and created the residential tract and Othello Lane to the south of the churches. Tract Map 24272 was recorded with Othello Lane having an overall right-of-way width of 58 feet. The southside of Othello Lane from the centerline of the street has a right-of-way width of 32 feet and the northside of the street from the centerline had a right-of-way width of 26 feet. The paved roadway width of the street is 40 feet with the parkway width on the southside being 12 feet wide and the width on the northside being 6

feet. The developer of the residential tract to the south constructed the six foot high block wall that exists along this section of the property. The developer was required to do this in order to create a buffer between the church property and the residential properties to the south. At that time, the developer constructed the wall outside of the right-of-way because the parkway width on the northside of the street was only 6 feet. The 6-foot high block wall was constructed behind the sidewalk and behind the 6-foot wide parkway.

In 2002, the First Presbyterian Church decided to subdivide their property into three lots and sell off the excess land that was not being used by the church. The subdivision was processed as Parcel Map 30425. First Presbyterian retained two acres, which is the location of their current site and sold the other two parcels. Evangelical Free Church eventually acquired the rear parcel adjacent to Othello Lane and extended their parking lot. Staff however, required PM 30425 to dedicate an additional 6 feet on the northside of Othello Lane in order to have a 12-foot wide parkway that was consistent with the city's local street standard. However, the block wall already existed and was constructed legally outside of the right-of-way at the time the residential properties to the south were constructed. Therefore, PM 30425 created the situation with the wall being within the right-of-way by requiring the additional 6 feet on the map that did not previously exist.

This parcel map, PM 37357, proposes to revert the parkway to its original condition as approved in 1995 under Tract Map 24272. The capacity of the roadway remains the same as the paved width of the road will continue to be 40 feet. The curb, gutter and sidewalk were also constructed on both sides of the street. This existing condition only affects the section of Othello Lane that is adjacent to the church site. The right-of-way section however beyond the church going westward will have a 12-foot wide parkway in front of the future residential properties.

- The Commission inquired about potential impacts to nesting birds and burrowing owls during the unpermitted grading of the project site.

As discussed in the project's Mitigated Negative Declaration (Exhibit F), biological surveys were conducted on the project site by Helix Environmental Planning on two occasions. The first survey was a comprehensive biological survey which was conducted on June 21, 2016. This survey revealed no evidence of any endangered or threatened species or species of concern including nesting birds and burrowing owls on the project site. The second survey was conducted on October 8, 2018 which focused only on burrowing owls. This survey reviewed no evidence of burrowing owls on the project site. Based on staff's discussions with the applicant's representative, Mr. Dale Worthington, and information provided by the Public Works Department, the site was rough graded immediately after the second survey was conducted. It is important to note that when the site was graded, this activity occurred outside of the nesting bird season, which is January 15 through August 31, and the burrowing owl breeding season, which is February 1 through August 31. Therefore, it is highly unlikely

that nesting birds or burrowing owls were impacted during the initial site disturbance.

- The Commission inquired about potential impacts to cultural resources during unpermitted grading of the project site.

As discussed in the Mitigated Negative Declaration, mitigation measures were incorporated under the Cultural Resources section requiring the applicant to enter into a tribal monitoring agreement with the Rincon Luiseno tribe to allow for tribal monitoring on the site during project grading and construction. The monitoring process would allow the tribal monitor to stop grading and/construction activities in the event cultural resources and/or human remains are encountered. The Rincon Luiseno tribe has been informed by staff that the project was previously graded; however, the tribe has expressed their desire to continue with the tribal monitoring agreement process. Therefore, the mitigation measures pertaining to cultural resources shall remain as part of the Mitigated Negative Declaration, and evidence of such agreement must be supplied to the City prior to the city issuing a grading or building permit, whichever one occurs first.

PROJECT DESCRIPTION

PM 37357 is a proposal to subdivide 6.8 acres into two lots. Parcel 1 is undeveloped and located on the southwest corner of the project site and is intended to be developed with a single-family dwelling. Parcel 1 is approximately 0.61 acres and designed to meet the subdivision standards prescribed by the R1-9.6 Zone proposed through companion application CZ2017-0101, which requires a minimum lot area of 9,600 square feet and a minimum lot width and depth of 80 feet and 100 feet, respectively. Parcel 2 is 6.2 acres and contains the developed portion of the property (church buildings, parking lot, and landscaping) and will remain in the Agricultural Zone, which requires a minimum lot size of five acres and a minimum lot width and depth of 250 feet 300 feet, respectively. Table A demonstrates the lots' compliance with the subdivision standards for the R1-9.6 and Agricultural zones.

TABLE A
Number Lot Summary

Parcel No.	Zone	Lot Area	Lot Width	Lot Depth
1	R1-9.6 ¹ (9,600 sq. ft. minimum lot area)	0.608 acres (26,480 sq. ft.)	82.50	319
2	Agricultural (5 acres minimum lot area)	6.185 acres	411.89	528
Total	-	6.826 acres	-	-

1. Zone as proposed by CZ2017-0101.

The project site is designated as Low Density Residential (LDR) on the City's General Plan land use map, which allows the site to be developed at a density of no more than six dwelling units per acre. The two-lot subdivision proposed on the 6.8 acres would result in a density of 0.29 du/ac, and therefore, would not exceed the maximum allowable density permitted by the LDR designation of the General Plan.

The project site is located within the South Corona Community Facilities Plan (South Corona CFP), which is an overlay plan that establishes additional development standards and target densities for residential developments. The South Corona CFP land use plan designates the project site as Low Density Residential, which has a maximum allowable target density of 2.96 du/ac. The project's proposed density of 0.29 du/ac does not exceed this target density, and therefore, the applicant's subdivision complies with the South Corona CFP.

Furthermore, the 6.8-acre site is located adjacent to existing residential lots to the west and north that are protected by Policy 6 of the South Corona CFP. These protected lots are identified in Exhibit D as orange in color. Policy 6 contains design standards written in the South Corona CFP that are intended to protect existing larger lot residential neighborhoods that experience new development adjacent to them. Policy 6 ensures compatibility between the existing larger lots and new development. Per the design standards of Policy 6, new residential lots that are developed adjacent to or on the same block with existing lots protected under Policy 6 are required to comply with the following standards:

- The new lots shall be similar in area with the existing lots, but need not exceed one acre in area.
- The new lots are required to be similar in width to the existing lots, but need not exceed 130 feet in width.
- If the new lots back onto existing lots, then the new lots shall have a minimum rear yard setback of 30 feet.
- The new lots shall construct a six-foot high block wall between the new and existing lots, unless protest is received from the adjacent existing lots.

The nearest protected properties to the project site are the developed properties to the north and northwest which are 0.38 and 0.43 acres, respectively. The properties within the adjacent tract (TTM 37114) to the west are also protected by Policy 6 even though this is a fairly new subdivision. These lots range in size from 0.44 to 0.82 acres. As shown in Table A, the applicant's proposed lots under PM 37357 are 0.61 and 6.2 acres, and therefore, are similar in size to the existing lots within this residential neighborhood. Also, as shown by the parcel map in Exhibit A, the lots are designed to be similar to the existing lots in terms of lot width and lot depth. The parcel map also shows a 30-foot rear yard building setback line along the northern portion of Parcel 1 which is a requirement of Policy 6. Future development of Parcel 1 will be required to comply with this rear yard setback requirement in addition to constructing the required six-foot high perimeter block wall as listed above. These standards are ensured by the conditions of approval attached as Exhibit B.

ACCESS AND PUBLIC IMPROVEMENTS

Parcel 1 will take vehicular access from Othello Lane, and Parcel 2 will take vehicular access from existing driveways located on Ontario Avenue and Buena Vista Avenue. Per the General Plan, Othello Lane is classified as a local residential street with an overall right-of-way width of 64 feet. Ontario Avenue is a major arterial with an overall right-of-way width of 127 feet. Buena Vista Avenue is a collector street with an overall right-of-way width of 68 feet. No additional street widening is required for the portions of Othello Lane, Ontario Avenue, and Buena Vista Avenue adjacent to the project site. Since only Parcel 1 will be developed for a single-family dwelling, the proposed residential use on this parcel is not expected to generate traffic in the area. The surrounding roadways are capable of handling the number of trips that a single-family residence is expected to

generate and will not be impacted by the proposed subdivision.

The applicant is required to construct the missing public improvements adjacent to Parcel 1 which includes constructing a 12-foot wide sidewalk and landscaped parkway adjacent to curb to match the existing 12-foot wide sidewalk and landscaped parkway that fronts the existing residential properties on the north side of Othello Lane going toward Lincoln Avenue and the adjacent tract (TTM 37114) which was also subject to the same improvements. The landscape parkway for Parcel 1 will terminate at the eastern limits of the Parcel 1 boundary and the sidewalk will transition to join the existing sidewalk in front of Parcel 2, which is the location of the existing church.

PM 37357 proposes to vacate six feet of right-of-way on the northside of Othello Lane within the parkway. The proposed vacation would revert the parkway to its original width of six feet established by Tract Map 24272 in 1995. The block wall that exists along the right-of-way was constructed legally behind the sidewalk and outside of the right-of-way in or around 1995. Subsequent Parcel Map 30425 in 2002 required the additional six feet on the northside of Othello Lane creating the situation with the existing block wall being within the right-of-way. Therefore, PM 37357 proposes to correct the situation that was created by PM 30425 in 2002.

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 measures 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 are provided as Exhibit F.

FISCAL IMPACT

The applicant paid \$11,006.75 in application processing fees for the parcel map application.

PUBLIC NOTICE AND COMMENTS

A 20-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the *Sentinel Weekly News* and posted at the project site. As of the preparation of this report, the Community Development Department has not received any inquiries from the public in response to the notice.

STAFF ANALYSIS

PM 37357 will enable the Evangelical Free Church of Corona to subdivide a 6.8-acre property into two parcels. Parcel 1 is approximately 0.61 acres and Parcel 2 is 6.2 acres. Parcel 1 will be changed from the Agricultural Zone to the R1-9.6 Zone which will enable the development of a single-family dwelling on a lot smaller than five acres. Parcel 2 contains the existing church buildings, parking lot, and landscaping which will remain under the current Agricultural Zone. Each new lot is designed to comply with the subdivision standards of its zone in terms of lot area, width and depth requirements.

Furthermore, the parcel map yields a density of 0.29 du/ac on the project site which is consistent with the Low Density Residential designation established on the project site by the General Plan and South Corona Community Facilities Plan. Therefore, based on the following findings and conditions of approval attached as Exhibit B, PM 37357 is recommended for approval.

FINDINGS OF APPROVAL FOR PM 37357

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 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 Conditions of Approval attached as Exhibit B.*
 - b. *There is no substantial evidence before the City that the revised project may have a significant effect.*
2. Pursuant to California Government Code Section 66411.1 this division of land necessitates the inclusion of conditions of approval for the following reasons:
 - a. *The guarantee of the construction of improvements for Othello Lane is necessary for the public's safe access to and around the site.*
 - b. *The improvement of Othello Lane adjacent to the project site is necessary for the orderly development of the project area and so that further development would not be detrimental to the public.*
3. None of the conditions provided in Section 66474 of the California Government Code exist for the following reasons:
 - a. *PM 37357 is consistent with the Low Density Residential designation of the General Plan and South Corona Community Facilities Plan because the Low Density designation accommodates moderate to large size lots at a density not exceeding 6 du/ac and 2.96 du/ac, respectively. The project is proposing two parcels; Parcel 1 is 26,480 square feet and Parcel 2 is 269,438 square feet, and a density of 0.29 du/ac.*
 - b. *The design of the proposed subdivision is consistent with the subdivision standards of the R1-9.6 Zone and A Zone for Parcel 1 and Parcel 2, respectively. The R1-9.6 Zone prescribes a minimum lot width of 80 feet and a minimum lot depth of 100 feet for new lots, and Parcel 1 provides a lot width of 82.5 feet and depth of 320 feet and lot size of 26,480 square feet. The A zone prescribes a minimum lot width of 250 feet and depth of 300 feet, and Parcel 2 provides a width of 412 feet and depth of 528 feet, and a lot size of 6.1 acres.*
 - c. *The site is physically suitable for the type of development proposed and offers adequate vehicular access from Othello Lane for Parcel 1 and from Ontario Avenue and Buena Vista Avenue for Parcel 2.*
 - d. *The site is physically suitable for the proposed density of development. The project site's General Plan designation of Low Density Residential, which permits a maximum*

density of six dwelling units per acre, and the project proposes a density of 0.29 du/ac which is below the site's allowable maximum density.

- e. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because the project's initial study has determined that potential environmental impacts are capable of being mitigated to less than significant levels.*
 - f. The proposed subdivision will not result in adverse impact to public health, safety or general welfare because the project adheres to the development standards of the zone in which it is located promoting orderly development of the project site and the improvements associated with the project adhere to city standards.*
 - g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because no such easements exist of the project site, or the easements are being protected in place or relocated elsewhere on the project site.*
4. Pursuant to California Government Code Section 66464.6, the discharge of waste from the proposed subdivision into existing community sewers would not result in violation of existing requirements presented by the Santa Ana Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code for the following reason:
- a. The amount of discharge to be produced by the development does not exceed the limit established by the Santa Ana Regional Water Quality Control Board as monitored by the city's Department of Water and Power.*
5. The proposal is in conformance with the standards of the R1-9.6 and the Agricultural Zones for the following reasons:
- a. The two lots created by PM 37357 are capable of meeting the minimum lot area, width, and depth requirements prescribed by the R1-9.6 Zone for Parcel 1 and the Agricultural Zone for Parcel 2.*

PREPARED BY: LUPITA GARCIA, ASSISTANT PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: TERRI MANUEL, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

- 1. Aerial and Zoning Map
- 2. Exhibit A - Parcel Map 37357 (PM2017-0103)

3. Exhibit B - Conditions of Approval
4. Exhibit C1 - Cross-Section for Othello Lane
5. Exhibit C2 - Map of Existing Walls Along The South Boundaryline of Parcel 2
6. Exhibit C3 - Street Views from Othello Lane
7. Exhibit D - South Corona Community Facilities Plan - Policy 6
8. Exhibit E - Applicant's letter dated July 13, 2018
9. Exhibit F - Environmental Documentation

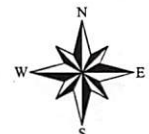
Case Planner: Lupita Garcia (951) 736-2293

AERIAL & ZONING MAP



Date: 01/30/2019

988 W. Ontario Avenue
CZ2017-0101 & PM 37357 (PM2017-0103)



LOT INFORMATION:

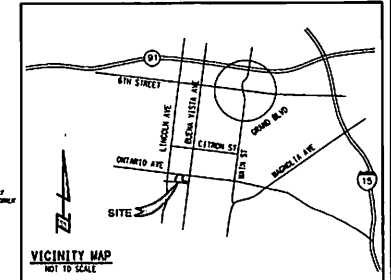
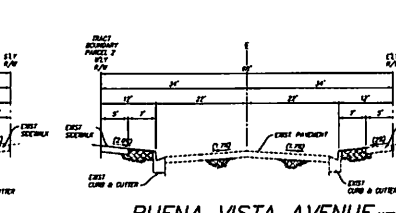
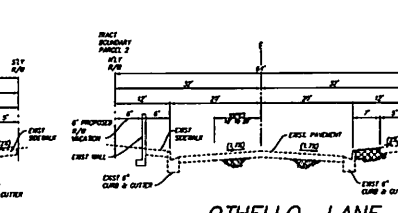
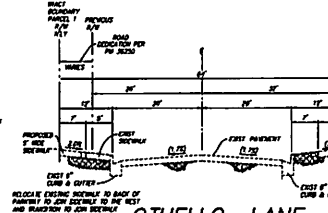
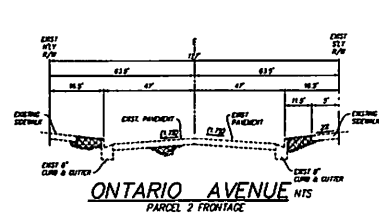
NUMBER OF LOTS: 2
GROSS AREA: 6.806 ACRES

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 37357

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 36250, AS PER MAP RECORDED IN BOOK 232 PAGES 57 AND 58 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SHEET 1 OF 1 SHEETS

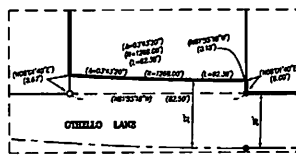


GENERAL NOTES:

- PREPARED MARCH 2018
- CROSS AREA: 6.793 AC
- PARCEL SUMMARY
- EXISTING ASSESSORS PARCEL NUMBER: 113-420-009
- EXISTING GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LDR) 3.6 (U/AC)
- EXISTING LAND USE: EXISTING CHURCH AND VACANT AREA
- PROPOSED LAND USE: PARCEL 1 SINGLE FAMILY RESIDENTIAL, PARCEL 2 CHURCH
- SPECIFIC PLAN: NOT APPLICABLE
- EXISTING ZONING: AGRICULTURE
- PROPOSED ZONING: PARCEL 1 - R1-9.6, PARCEL 2 - AGRICULTURE
- ADJACENT LAND USE: ZONING/GENERAL PLAN DESIGNATION
- PROPOSED NUMBER OF PARCELS: 2
- ADJACENT LAND USE: ZONING/GENERAL PLAN DESIGNATION
- NORTH: SINGLE FAMILY RESIDENTIAL ZONE: R1-9.6/GENERAL PLAN LDR
- EAST: CHURCH ZONE: R1-9.6/GENERAL PLAN LDR
- SOUTH: SINGLE FAMILY RESIDENTIAL ZONE: R1-9.6/GENERAL PLAN LDR
- WEST: SINGLE FAMILY RESIDENTIAL ZONE: R1-9.6/GENERAL PLAN LDR
- CONSTRUCTION: 100% VACANT
- ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE
- STREET GRADES: N/A NO EXISTING STREETS PROPOSED
- PROPOSED SLOPE: 2:1 MAXIMUM
- SETBACKS: FRONT YARD = 25 FT MINIMUM, SIDE YARD = 10 FT AND 5 FT MINIMUM, REAR YARD = 30 FT MINIMUM
- STREET FRONTAGE: OTHELLO AVENUE = 411.9 LF, OTHELLO LANE = 82.5 LF, BUENA VISTA AVENUE = 127.3 LF
- UTILITY PROVISIONS: WATER SERVICE: CORONA CWP, SEWER SERVICE: CORONA CWP, ELECTRICAL SERVICE: SOUTHERN CALIFORNIA Edison, NATURAL GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY, TELEPHONE SERVICE: PACIFIC BELL, CABLE SERVICE: PACIFIC BELL
- ESTIMATED EARTHWORK: RAW GULCH: 200 CY, RAW FILL: 700 CY, ESTIMATED ADJUSTMENTS: ESTIMATED IMPORT: 200 CY
- ADDRESS: 1885 OTHELLO AVENUE, CORONA, CA 92622
- PROPOSED PHASING: ONE FINAL PARCEL MAP
- SEWER LATERALS ON OTHELLO LANE SHALL BE FLAT RATES @ 2% MINIMUM
- SOUTH CORONA CWP CALCULATIONS: GROSS AREA = 6.793 AC, ADJUSTED GROSS AREA = 6.829 AC, TARGET DENSITY = 2.96 DU/AC, PROPOSED DENSITY = 2.9 DU/AC, PERMITTED NUMBER OF DWELLING UNITS = 20, PROPOSED NUMBER OF DWELLING UNITS = 1
- PARCEL 1 IS SUBJECT TO AMERIGATION INTO CTD 2016-1 AND 2016-2. PARCEL 2 IS SUBJECT TO AMERIGATION INTO CTD 2016-3.

EASEMENT NOTES:

- A RIGHT OF WAY HERETOBY TO THE SOUTH RIVERSIDE LAND AND WATER COMPANY, AND ITS ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES AND DITCHES, FLUMES AND CONDUITS FOR ALL PURPOSES OF IRRIGATION AND DOMESTIC USE IN A DOCUMENT RECORDED OCTOBER 24, 1980 IN BOOK 231, PAGE 485 AND IN CTD (NOT PLATABLE BY RECORD)
- AN EASEMENT FOR DITCHES, AND A RIGHT TO LAY AND MAINTAIN WATER PIPES OVER AND ACROSS THE HEREIN AND INCIDENTAL PURPOSES, IN FAVOR OF ORANGE HEIGHTS WATER COMPANY, RECORDED FEBRUARY 1, 1910 IN BOOK 290 OF RECORD, PAGE 232. (NOT PLATABLE BY RECORD)
- AN EASEMENT FOR UNDERGROUND ELECTRICAL, SUPPLY SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, RECORDED OCTOBER 8, 1988 AS INSTRUMENT NO. 88-292523 OF OFFICIAL RECORDS. (RECORDED HEREIN)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, RECORDED NOVEMBER 24, 2000 AS INSTRUMENT NO. 00-480009 OF OFFICIAL RECORDS. (RECORDED HEREIN)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF PARCEL 1 OF PARCEL MAP NO. 36250, FILED IN BOOK 232, PAGES 57 AND 58 OF PARCEL MAPS, RECORDED MAY 13, 2011 AS INSTRUMENT NO. 2011-021614 OF OFFICIAL RECORDS.



SURVEYOR'S NOTES:

- CHUCKLES RECORD DATA FROM PARCEL MAP NO. 36250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58.
 - INDICATES MONUMENT SET FOR PARCEL MAP NO. 36250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58. 1-1/2" IRON PIPE, TAPPED 1/2" FROM CORNER.
 - INDICATES MONUMENT FOUND FOR PARCEL MAP NO. 36250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58.
- THIS PARCEL MAP CONSISTS OF 2 PARCELS.
- OWNER: SOUTHERN CALIFORNIA CHURCH OF CORONA, CA, INC. 2208 WINTER GARDEN STREET CORONA, CA 92622
- ENGINEER: ACCORDING & ASSOCIATES, INC. 2208 WINTER GARDEN STREET CORONA, CA 92622 909-243-1724

MONUMENT DESCRIPTION:

- 1" IRON PIPE, 1/2" FROM CORNER, 1/2" FROM CORNER, 1/2" FROM CORNER.
- 1" IRON PIPE, 1/2" FROM CORNER, 1/2" FROM CORNER, 1/2" FROM CORNER.
- 1" IRON PIPE, 1/2" FROM CORNER, 1/2" FROM CORNER, 1/2" FROM CORNER.
- 1" IRON PIPE, 1/2" FROM CORNER, 1/2" FROM CORNER, 1/2" FROM CORNER.
- 1" IRON PIPE, 1/2" FROM CORNER, 1/2" FROM CORNER, 1/2" FROM CORNER.
- 1" IRON PIPE, 1/2" FROM CORNER, 1/2" FROM CORNER, 1/2" FROM CORNER.
- 1" IRON PIPE, 1/2" FROM CORNER, 1/2" FROM CORNER, 1/2" FROM CORNER.
- 1" IRON PIPE, 1/2" FROM CORNER, 1/2" FROM CORNER, 1/2" FROM CORNER.
- 1" IRON PIPE, 1/2" FROM CORNER, 1/2" FROM CORNER, 1/2" FROM CORNER.
- 1" IRON PIPE, 1/2" FROM CORNER, 1/2" FROM CORNER, 1/2" FROM CORNER.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN ON THIS MAP IS THE CENTER LINE OF BATHURST AVENUE, FOR PARCEL MAP NO. 36250, FILED IN BOOK 232 OF PARCEL MAPS, AT PAGES 57 AND 58. BEING NORTH BY 85° 22' WEST.





Project Conditions

City of Corona

Project Number: PM2017-0103

Description: PARCEL MAP TO SUBDIVIDE 6.8 ACRES INTO 2 LOTS.

Applied: 11/17/2017

Approved:

Site Address: 988 W ONTARIO AV CORONA, CA 92882

Closed:

Expired:

Status: COMPLETE

**Applicant: EVANGELICAL FREE CHURCH OF CORONA
988 W ONTARIO AVE CORONA CA, 92882**

Parent Project: DPR2017-0114

Details:

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
FIRE	
<ol style="list-style-type: none">1. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.2. A minimum fire flow of 1500 gpm shall be provided.3. Fire hydrants are to be spaced a maximum 300 feet apart.	
PLANNING	
<ol style="list-style-type: none">1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.3. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.4. The applicant or his successor in interest shall comply with the mitigation measures established in the Mitigated Negative Declaration prepared for PM 37357 (PM2017-0103).5. The DPR Comments, Conditions of Approval and Mitigation Monitoring Plan (if applicable) shall be incorporated onto all future building plans.	



Project Conditions

City of Corona

PLANNING	
<ol style="list-style-type: none"> 6. The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval (Exhibit B), as well as be in substantial conformance with the respective application materials presented before the Board or Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc. 7. PM 37357 (PM2017-0103) shall be recorded prior to issuance of a Certificate of Occupancy on Parcel 1. 8. Parcel 1 is subject to Riverside County's MSHCP fee, which is calculated and collected at the time building permits are issued. 9. Per Policy 6 of the South Corona Community Facilities Plan, future development of Parcel 1 shall adhere to the minimum rear yard setback of 30 feet. 10. Prior to the issuance of a Certificate of Occupancy for Parcel 1, a six-foot high decorative block wall shall be constructed along the side and rear lot lines of Parcel 1, unless written protest is received from the adjacent property owners objecting to the block wall. 11. The change of zone shall be approved and in effect on Parcel 1 prior to the recordation of PM 37357. 	
PUBLIC WORKS	
<ol style="list-style-type: none"> 1. The Public Works and the Departments of Water and Power, Maintenance and Parks and Landscaping Conditions of Approval for the subject application and shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the Public Works Department Land Development Section. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail. 2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions. 3. Prior to map recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property. 4. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required. 5. The submitted parcel map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said parcel map to be resubmitted for further consideration. 6. The developer shall construct or guarantee construction of the required improvements prior to recordation of the Parcel Map because the construction of the improvements is a necessary prerequisite to the orderly development of the surrounding area. 7. All conditions of approval shall be satisfied and the final parcel map prepared and accepted by the City for recordation within 24 months of its approval, unless an extension is granted by the City Council. 8. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City. 9. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances. 10. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Public Works Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans. 	



Project Conditions City of Corona

PUBLIC WORKS

11. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
 - (a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.
 - (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

12. All handling of solids waste, recyclables and/or construction & demolition debris during all phases of construction and post construction shall conform to the City of Corona Municipal Code, Title 8, Chapter 8.20.80, as well as conform to applicable Federal, State and local laws, rules, regulations, ordinances and all provisions.
13. Prior to map recordation or issuance of a building permit, whichever occurs first, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following:
 - a) All missing street facilities fronting Othello Lane, Buena Vista Avenue, and Ontario Avenue
 - b) All drainage facilities
 - c) All required grading, including erosion control.
 - d) All required sewer and water facilities
 - e) All required landscaping
 - f) All under grounding of overhead utilities, except for cables greater than 32k volts.
14. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.
15. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Public Works Department Land Development Section. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development.
16. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section.
17. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist, plant taxonomist or field biologist specializing in native plants, stating that an investigation and/or eradication of scale broom weed (*Lepidospartum Squamatum*) has been completed.
18. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.
19. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.
20. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans with respect to Water Quality Control facilities.
21. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.



Project Conditions City of Corona

PUBLIC WORKS

22. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.
23. Prior to issuance of a grading permit, the project shall incorporate LID Principles (Site Design) and Source Control BMPs, as applicable and feasible, into the project plans for review and approval by the Public Works Department.
24. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.
25. Prior to recordation or approval of any improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site. The study shall show that the post construction runoff does not exceed the pre-existing runoff leaving the site for the 100-year storm event. Any additional runoff shall be detained in an approved detention facility.
26. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall address the following:
 - a) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site.
 - b) The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow.
 - c) All residential lots shall drain toward the street. Lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system.
27. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director.
28. Prior to map recordation, the applicant shall release and relinquish all vehicular access rights to the City of Corona along Ontario Avenue, except at approved intersections and driveways. .
29. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
 - a) All local and/or major arterial highways' vertical and horizontal alignments shall be approved by the Director of the Public Works Department.
 - b) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans.
 - c) All street intersections shall be at ninety (90) degrees or as approved by the Public Works Director.
 - d) All reverse curves shall have a minimum tangent of fifty (50) feet in length.
 - e) Under grounding of existing and proposed utility lines.
 - f) Street lights.
 - g) All other public improvements shall conform to City of Corona standards.
30. Prior to approval of improvement plans, the improvement plans shall show Othello Lane fronting the project to be improved to half width plus ten (10) additional feet unless otherwise approved by the Public Works Director. At the discretion of the applicant, the existing pavement maybe cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.
31. Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Public Works Department.
32. Prior to acceptance of improvements, the Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.

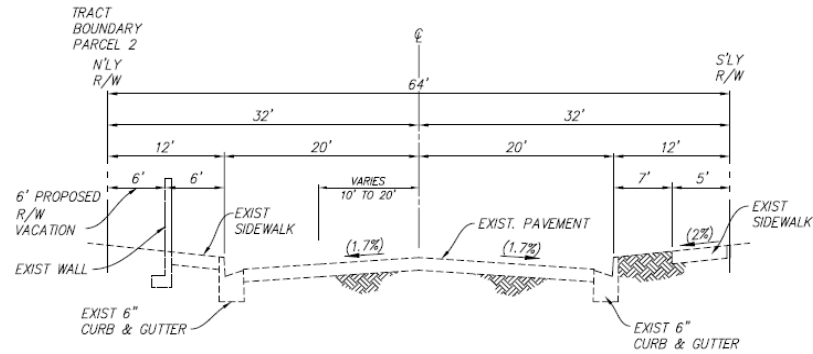


Project Conditions City of Corona

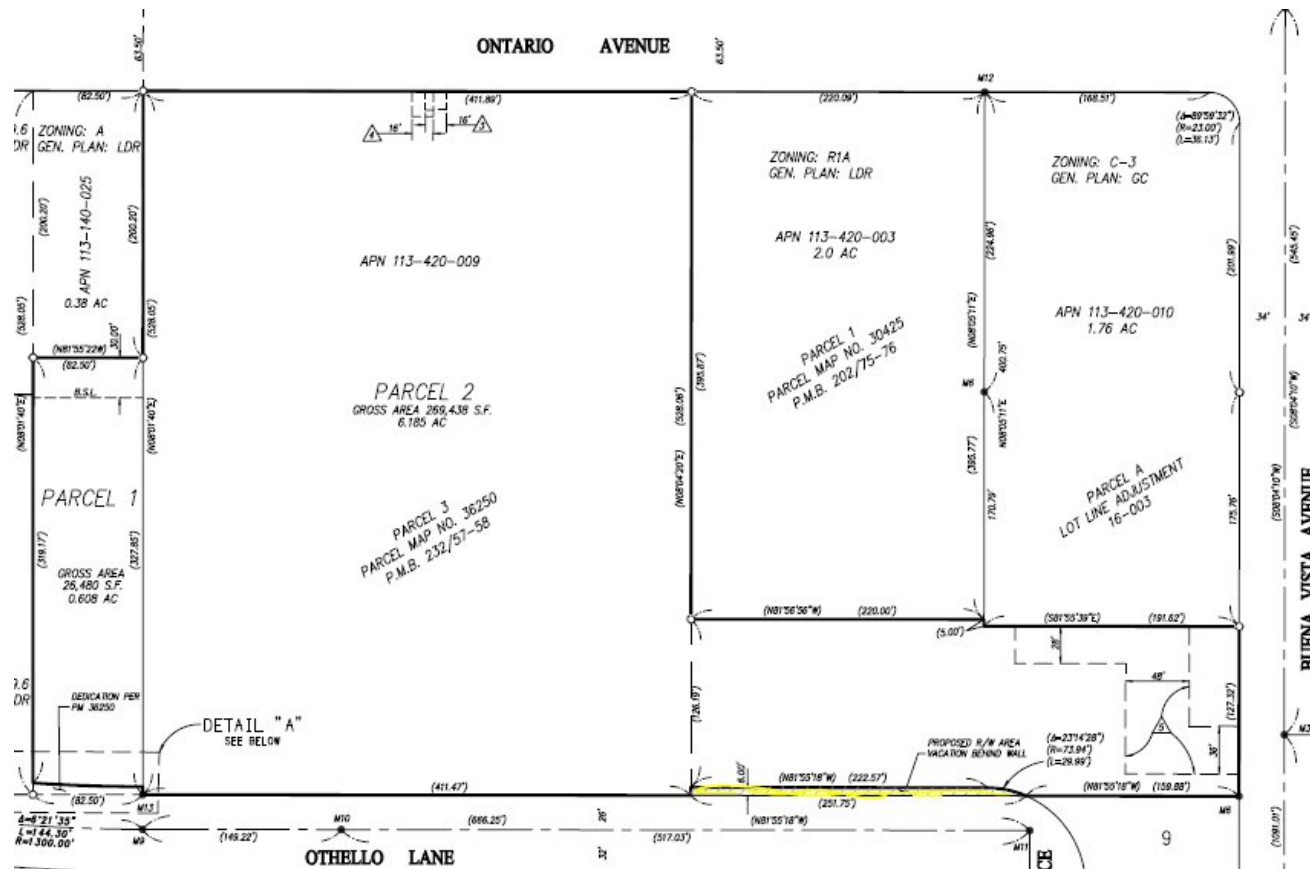
PUBLIC WORKS

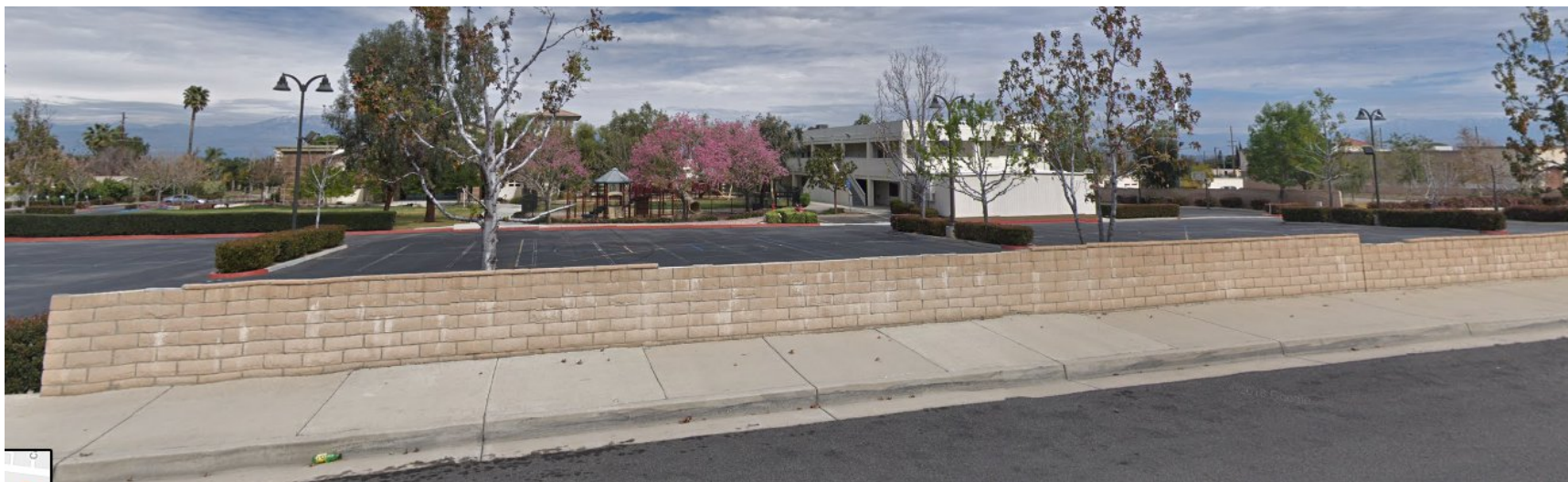
33. Prior to map recordation the applicant shall annex Parcel 1 into a City of Corona Community Facilities District (CFD) 2016-3 (Maintenance Services). All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.
34. Prior to map recordation, or as subject to the Public Works Director, the applicant shall annex Parcel 1 into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) and 2016-3 (Maintenance Services). All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.
35. Prior to final map recordation the applicant shall prepare a disclosure statement indicating that Parcel 1 is, or will be, within an Assessment District, Community Facilities District and/or Landscape Maintenance District and will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Public Works Department and shall be recorded concurrently with the final map.
36. Prior to map recordation, issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.
37. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Department of Water and Power standards and Riverside County Department of Health Services Standards unless otherwise approved by the Public Works and Department of Water and Power Directors.
38. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.
39. Prior to map recordation or building permit issuance, whichever occurs first, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, potable water services, sewer laterals, and reduced pressure principle assemblies within the public right of way and/or easements.
40. The applicant shall dedicate easements for all public water, reclaimed water, sewer and electric facilities needed to serve the project in accordance the Department of Water and Power standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the General Manager. Structures and trees shall not be constructed or installed within a public utility easement.
41. Prior to issuance of any building permits, a domestic water and fire flow system shall be approved by the Public Works Department and constructed by the developer, to the satisfaction of the Public Works Director and Fire Chief.
42. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.
43. Fire Hydrants shall be a maximum 250 feet apart or as directed by the Fire Department.
44. The developer shall install automatic irrigation to all street trees separated from adjacent residences by a fence or wall prior to the issuance of a Certificate of Occupancy.
45. Street trees shall be a minimum 24-inch box size and installed per City Standard Plan no. 614-0. The City Street Tree Planting detail is to be included in all submitted landscape plans.
46. All onsite and parkway landscaping shall be planted with California friendly plant pallet.
47. Manhole rim elevations shall be lower than all pad elevations immediately downstream; otherwise a back flow prevention valve will be required.
48. Static pressures exceeding 80 psi require an individual pressure regulator.
49. Prior to map recordation or issuance of a building permit, whichever comes first, the applicant shall process a right-of-way vacation on Othello Lane for the excess six-foot right-of-way located behind the existing block wall along the southerly boundary of Parcel 2. The right-of-way may be abandoned concurrently with the map.

PM 37357 cross-section of proposed right-of-way vacation



OTHELLO LANE_{NTS} PARCEL 2 FRONTAGE





View of existing block wall from Othello Lane looking south



View of existing chain link fence from Othello Lane looking south



Parcel 1

Parcel 2

Northpoint Evangelical-Free Church

First Presbyterian Church

Rite Aid

Existing chain link fence.

Existing 3-foot high block/retaining wall.

Existing 6-foot high block wall.

W Ontario Ave

W Ontario Ave

W Ontario Ave

W Ontario Ave

W Ontario Ave

S Buena Vista Ave

S Buena Vista Ave

S Buena Vista Ave

Vista Ave

Sant Crois Ln

Othello Ln

Othello Ln

Othello Ln

Othello Ln

Othello Ln

Othello Ln

Southeasterly Wall

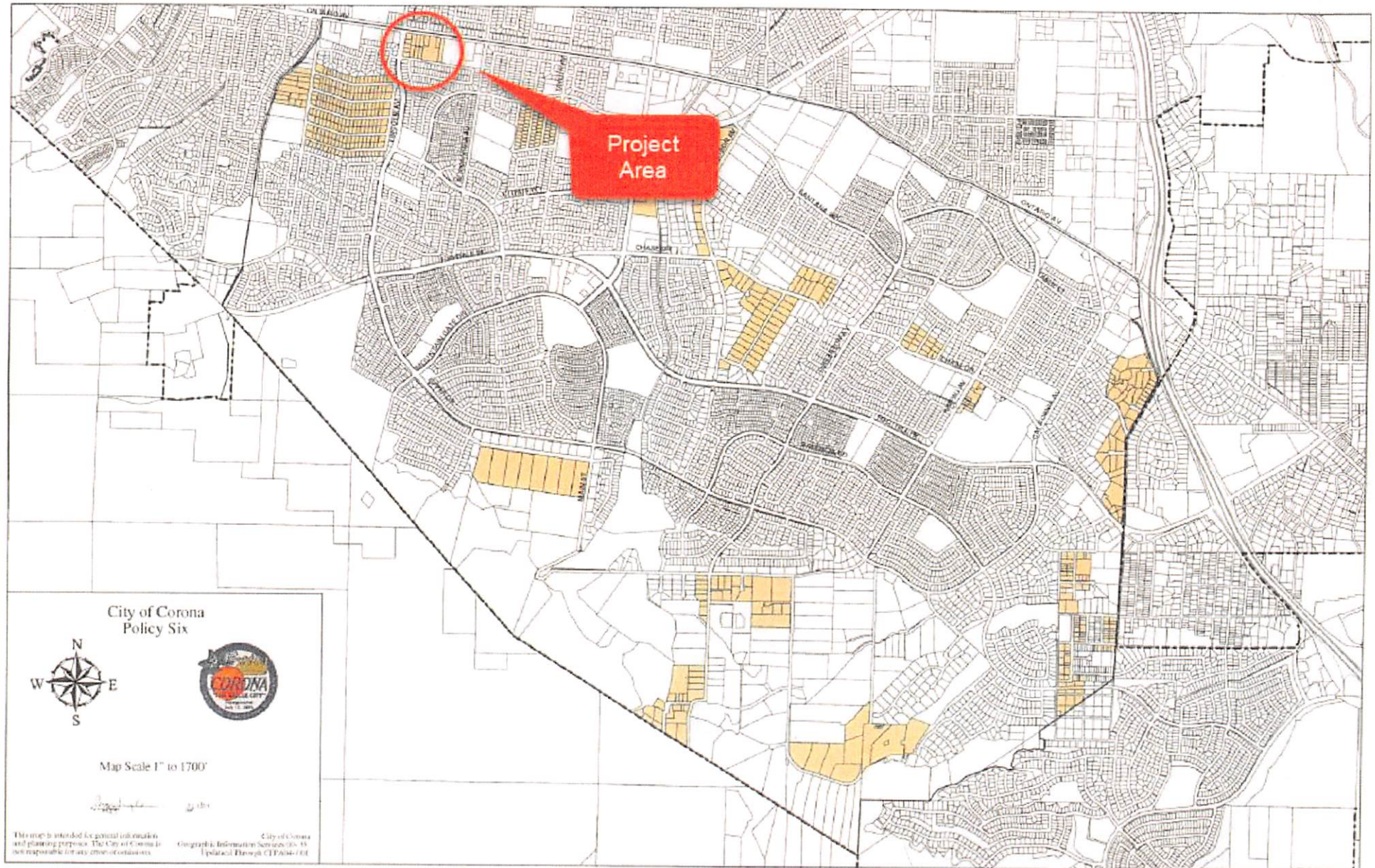


Southwesterly Wall



South Corona Community Facilities Plan

Policy 6 Map



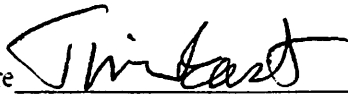
Sandra Yang
Senior Planner
CITY OF CORONA
Community Development Dept. - Planning Division
Phone: (951)736-2262
Direct: (951)279-3553
Email: Sandra.Yang@CoronaCA.gov
Website: www.CoronaCA.gov

Date: 7-13-18

Subject: Letter from the applicant giving essential subdivision information per CMC 16.12.060.

- (A) The subdivision development plan is to subdivide the southwesterly portion of the Evangelical Free Church of Corona lot (APN 113-420-09) into a single family residential lot. The lot will be developed with a single-family home once the subdivision is complete.
- (B) The source, quality and estimate of available quantity of domestic water supply is the Corona Department of Water and Power's existing water main located in Othello Lane. The quality of water is excellent and estimated available quantity is sufficient to support a single-family residence and fire requirements.
- (C) The street improvements include asphalt concrete, curb and gutter and sidewalk to match existing. The utilities are already installed in Othello Lane and laterals will be connected to these existing utilities.
- (D) The proposed method of sewage disposal is connecting to the existing sewer main located in Othello Lane.
- (E) Storm drains are not proposed for this small single-family residence infill project.
- (F) No protective covenants are anticipated to be recorded for this project.
- (G) Phasing is not proposed for this project.

Signature



Tim East

Evangelical Free Church of Corona

Applicant



CITY OF CORONA

MITIGATED NEGATIVE DECLARATION

NAME, DESCRIPTION AND LOCATION OF PROJECT:

CZ2017-0101: An application to change the zone on 0.61 acres from A (Agriculture) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) located on the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue.

PM 37357 (PM2017-0103): A parcel map application to subdivide 6.8 acres into two parcels located on the south side of Ontario Avenue and west of Buena Vista Avenue at 988 W. Ontario Avenue in the A (Agriculture) Zone and proposed R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) Zone.

ENTITY OR PERSONS UNDERTAKING PROJECT:

Tim East
Evangelical Free Church of Corona
988 W. Ontario Avenue
Corona, Ca 92882

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

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

Date: _____

Mayor
City of Corona

Date filed with County Clerk: _____



CITY OF CORONA INITIAL STUDY / ENVIRONMENTAL CHECKLIST

PROJECT TITLE:

CZ2017-0101: An application to change the zone on 0.61 acres from A (Agriculture) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) located on the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue.

PM 37357 (PM2017-0103): A parcel map application to subdivide 6.8 acres into two parcels located on the south side of Ontario Avenue and west of Buena Vista Avenue at 988 W. Ontario Avenue in the A (Agriculture) zone and proposed R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) zone.

PROJECT LOCATION:

Located on the north side of Othello Lane, south of Ontario Avenue, and west of Buena Vista Avenue, in the City of Corona, County of Riverside (APN: 113-420-009).

PROJECT PROPONENT:

Tim East
Evangelical Free Church of Corona
988 W. Ontario Avenue
Corona, CA 92882

PROJECT DESCRIPTION:

The project entails subdividing 6.8 acres into two parcels. Parcel 1 is 0.61 acres and Parcel 2 is 6.2 acres. The project also entails changing the zone on Parcel 1 from A (Agriculture) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) to enable the subdivision and development of a single family dwelling on the 0.61 acres. Parcel 2 contains an existing church which will remain. The project site is located on the north side of Othello Lane, south of Ontario Avenue, and west of Buena Vista Avenue. The applications associated with the proposal are PM 37357 and CZ2017-0101. The purpose of each application is described above under the Project Title section of this document.

ENVIRONMENTAL SETTING:

The 6.8-acre property contains the Evangelical Free Church of Corona, which is developed with buildings, a parking lot and landscaping. A small undeveloped area is located on the southwest corner of the property. The project site is relatively flat and is bordered by Ontario Avenue to the north with single family residential development beyond, First Presbyterian Church and a Rite Aid store to the east with Buena Vista Avenue and single-family residential developments beyond, Othello Lane to the south with single family residential developments beyond, and residential developments and vacant land to the west. The vacant land that borders the west perimeter of

the project site is currently being developed for single family homes.

GENERAL PLAN \ ZONING:

The subject property has a zoning of A (Agriculture) and a General Plan designation of LDR (Low Density Residential, 3 to 6 du/ac). The properties to the north are zoned R1-9.6 and have a General Plan designation of LDR. The property to the east is zoned R1-A (Single Family Residential, minimum lot size 40,000 square feet) and has a General Plan designation of LDR. The properties to the south are zoned R1-7.2 (Single Family Residential, minimum lot size 7,200 square feet) and have a General Plan designation of LMDR (Low Medium Density Residential, 6 to 8 du/ac). The properties to the west are zoned R1-9.6 and have a General Plan designation of LDR. The R1-9.6 Zone that is proposed for the 0.61 acres (Parcel 1) located on the southwest corner of the project site is consistent with the zoning of the abutting properties to the west and northwest of the project site. The remaining 6.2 acres (Parcel 2) containing the church buildings and parking lot will remain under the Agriculture Zone. The proposed project yields a density of 0.29 du/ac which is below the allowable density range of 3 to 6 du/ac established by the General Plan for the LDR (Low Density Residential) designation. The project's density is also below the maximum allowable density of 2.98 du/ac established by the South Corona Community Facilities Plan for the L (Low Density Residential) 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.**
- ☒ 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 type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Aesthetics | |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | |

Date Prepared: December 19, 2018

Prepared By: Lupita Garcia, Assistant Planner

Contact Person: Lupita Garcia

Phone: (951) 736-2434

AGENCY DISTRIBUTION

(check all that apply)

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

UTILITY DISTRIBUTION

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

Discussion:

The 6.8-acre project site is currently designated LDR (Low Density Residential) on the City's General Plan map which permits residential development to occur at a density ranging from 3 to 6 du/ac. The site is also designated as L (Low Density Residential) on the South Corona Community Facilities Plan which has a maximum allowable target density of 2.96 du/ac. The proposed project yields a density of 0.29 du/ac which is below the allowable density range of 3 to 6 du/ac established by the General Plan for the LDR designation. The project's density is also below the maximum allowable density of 2.98 du/ac established by the South Corona Community Facilities Plan for the L designation. Therefore, the project would not conflict with the General Plan or South Corona Community Facilities Plan and no mitigation is warranted.

The project site is zoned Agriculture which requires a minimum of five acres for newly created lots. In order to separate Parcel 1 from the project site, a zone change from Agriculture to R1-9.6 is necessary for Parcel 1 as the R1-9.6 Zone only requires a minimum lot size of 9,600 square feet. Parcel 1 is 0.61 acres, or 26,480 square feet, which complies with the R1-9.6 Zone's minimum lot size requirement. The proposed zoning for Parcel 1 is consistent with the properties to the west and northwest of the project site which also are zoned R1-9.6. The zoning of Agriculture for Parcel 2 will remain. Therefore, no mitigation is required.

The project site is located in a predominantly residential area consisting of lots that are similar in size to Parcel 1. The subdivision and zone change for Parcel 1 will enable the development of a single family home on Parcel 1 which is consistent with the existing surrounding residential land use. Therefore, development of the proposed project would not conflict with the surrounding land uses or physically divide the community. As such, mitigation would not be required.

2. POPULATION AND HOUSING:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial growth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing or people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed project will subdivide a 6.8-acre parcel containing the Evangelical Free Church of Corona into two parcels. The project includes changing the zone for Parcel 1 from A (Agriculture) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet). The zoning of Parcel 2 will remain Agriculture. The project will not induce substantial growth or exceed the city's population projections established in the 2004 General Plan for build-out year 2025, as the subdivision would only result in the development of one dwelling unit on Parcel 1. Parcel 2 will remain occupied by the church. Therefore, no impact would occur, and no mitigation would be required.

Development of the proposed project will not result in the displacement of substantial numbers of existing housing or people because Parcel 1 is vacant and Parcel 2 contains a church. Therefore, no mitigation is warranted.

3. GEOLOGIC PROBLEMS:

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

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

Discussion:

The project site is not located within the Alquist-Priolo fault zone. The project site is fully developed with the exception of the 0.61 acres on the southwest corner of the property adjacent to the church parking lot and Othello Lane. The project site is relatively flat land where landslides or other forms of natural slope instability are not expected to be a significant hazard to the project site and no mitigation is warranted.

4. HYDROLOGY AND WATER QUALITY:

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Violate water quality standards/waste discharge requirements | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Deplete groundwater supplies | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Alter existing drainage pattern | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Within 100-year flood hazard area | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Increase exposure to flooding | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Exceed capacity of storm water drainage system | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

The scope of work consists of subdividing a 6.8-acre parcel containing the Evangelical Free Church of Corona into two parcels, Parcel 1 and Parcel 2, and changing the zone for Parcel 1 from A (Agriculture) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet). The applicant submitted plans to the City's Building Division to construct a 4,098 square foot residence on the proposed Parcel 1 (Permit No. B18-02353). The project is not expected to alter drainage patterns or expose people to flooding. Additionally, based on FEMA (Federal Emergency Management Agency) flood maps, the project site does not lie within the 100 year flood zone. The applicant also submitted a precise grading plan analyzing the site's existing and proposed drainage patterns to the Public Works Department as the development is proposing a cut of 100 cubic yards and a fill of 300 cubic yards. Therefore, impacts related to drainage and flooding would be less than significant and no mitigation is required.

5. AIR QUALITY:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. Conflict with air quality plan
- b. Violate air quality standard
- c. Net increase of any criteria pollutant
- d. Expose sensitive receptors to pollutants
- e. Create objectionable odors

Discussion:

Per the City of Corona General Plan EIR (March 17, 2004), the 1997 Air Quality Management Plan (AQMD) and 1999 Amendment for Ozone were prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clear air to the region, and to minimize the impact on the economy. Projects that are considered to be consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP.

Furthermore, projects consistent with the population forecasts identified in the Growth Management Chapter of the Regional Comprehensive Plan and Guide (RCPG) prepared by SCAG are considered consistent with the AQMP growth projections, since the Growth Management Chapter forms the basis of the land use and transportation control portions of the AQMP. The City of Corona is located within the Riverside County sub-region of the RCPG; therefore, development based on the City's General Plan land uses would be consistent with AQMP attainment forecasts.

The project site was included in this evaluation, as the City's General Plan designates the site for Low Density Residential development. Therefore, this is considered a less than significant impact and no mitigation is warranted.

Development of the project site based on the City's General Plan will generate construction and/or operational emissions that do not exceed the SCAQMD's recommended thresholds of significance (General Plan EIR 2004). Although this project will not cause a potentially significant air quality impact, the project is required to adhere to General Plan Policy 10.20.8 in order to minimize emissions. Compliance with this policy is ensured by the City's adopted General Plan; therefore, this is considered a less than significant impact and no additional mitigation is warranted.

6. TRANSPORTATION/TRAFFIC:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system
- b. Conflict with an applicable congestion management program
- c. Change in air traffic patterns
- d. Traffic hazards from design features
- e. Emergency access
- f. Conflict with alternative transportation policies (adopted policies, plans or programs for public transit, bicycle or pedestrian facilities)

Discussion:

The project site is currently accessible from both Ontario Avenue and Buena Vista Avenue. With development applications PM 37357 and CZ2017-0101, Parcel 1 will be accessible from Othello Lane and access for Parcel 2 will remain the same from Ontario Avenue and Buena Vista Avenue. Ontario Avenue is a major roadway having an overall right-of-way width of 127 feet, and Othello Lane is a local street having an overall right-of-way width of 64 feet. The applicant is required to construct the missing public improvements on Othello Lane adjacent to Parcel 1 which includes constructing a 12-foot wide

sidewalk and landscaped parkway adjacent to curb to match the existing improvements on the north side of Othello Lane west of the project site. The density of the project is 0.29, which is less than the allowable Low Density Residential density set forth by the City's General Plan and South Corona Community Facilities Plan for the project site. The single-family residence proposed by development applications PM 37357 and CZ2017-0101 is not anticipated to generate traffic in the area. Additionally, the surrounding roadways are capable of handling the number of trips that a single-family residence is expected to generate and will not be impacted by the proposed subdivision and change of zone applications. Therefore, the project is not anticipated to result in additional impacts to traffic or local roadways. As such, no mitigation is warranted.

7. BIOLOGICAL RESOURCES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Endangered or threatened species/habitat	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflicts with local biological resource policies or ordinances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflicts with any habitat conservation plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

A biological assessment (Helix Environmental Planning, July 8, 2018) was prepared for the adjacent tract TTM 37114 located west of the project site, which also included the undeveloped 0.61 acres on the project site. The assessment was prepared as part of the compliance with the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP). However, the assessment did not clearly identify the 0.61 acres in any of its exhibits or state that the 0.61 acres was surveyed as part of the adjacent tract. As such, staff requested that the applicant submit further documentation clarifying the survey boundary. In response, Helix Environmental Planning submitted an addendum to the previous biological assessment clarifying that the 0.61 acres was surveyed with the adjacent tract on June 21, 2016. Note that staff did not request the remainder 6.2 acres on the project site to be surveyed since this area is already developed. The 0.61-acre site complies with the policies of Section 6.1.2 which protect species associated with Riparian/Riverine Areas and Vernal Pools. No Riparian/Riverine Areas or Vernal Pools exist on site and no associated species are expected to occur. None of the plant or animal species listed in Section 6.1.2 was observed or expected to occur on the project site. No impacts to Riparian/Riverine Areas, Vernal Pools, or associated plant and animal species would occur; therefore, the project is consistent with MSHCP Section 6.1.2.

The 0.61 acres is located in an MSHCP survey area for the burrowing owl; therefore, a burrowing owl survey (October 8, 2018) was prepared by Helix Environmental Planning for the project site. The project site lacks suitable habitat to support the burrowing owl. The surrounding development, the lack of connectivity to larger areas of habitat, and the small size of the parcel (0.61 acres) make the site unlikely to be utilized by the burrowing owl. Also, no burrowing owls or signs of burrowing owl were observed during the field survey. Although the site appears to have no burrows, mitigation is recommended to ensure that there are no accidental takings of this species during construction of the site. The applicant is required to conduct a pre-construction burrowing owl survey which must be prepared and submitted to the city within 30 days prior to the issuance of a grading permit. Compliance with this mitigation would reduce impacts to a less than significant level. **(Mitigation Measure 1)**

Furthermore, construction of the project may require the removal or trimming of common (non-sensitive) trees and shrubs. If this occurs during the general bird nesting season (January 15 through August 31) and/or raptor nesting season (January 15 through July 31), this could result in potential adverse effects on nesting birds and raptors in violation of the Migratory Bird Treaty Act (MBTA). Indirect effects could occur as a result of construction noise in the immediate vicinity of undeveloped areas supporting an active bird nest, such that the disturbance results in nest abandonment or nest failure. Therefore, mitigation is warranted which would reduce potential impacts to birds protected under the MBTA to less than significant. **(Mitigation Measure 2)**

Scalebroom ("scale broom") is a shrub native to California and Arizona. It grows in sandy and gravelly soils in washes and similar alluvial environments. This species is adapted to withstand and recover from the extreme conditions caused by flooding in its native environment. Its adaptations include deep roots to anchor the plant in case of heavy scouring of the sediment substrate, and a large underground stem (or "rootstock") that stores energy and enables resprouting of the above-ground stem is broken off or if the plant is buried as a result of flooding. Because of the energy stored in the rootstock,

scalebroom is able to exert tremendous pressure at the stem tip. This adaptation allows scalebroom to survive under heavy sediment and may also enable it to raise or break through man-made structures under some circumstances. Therefore, prior to the issuance of any grading permit or construction of public improvements, the Public Works Department requires that the developer have a qualified botanist, plant taxonomist, or field biologist (specializing in native plants) survey the site for the presence of the Scalebroom shrub. If the shrub is present on the site, the applicant is required to eradicate the weed by means identified by the specialist, such as excavating the shrub including the root ball and the application of herbicides. A scalebroom pre-construction survey (Helix Environmental Planning, October 18, 2018) was prepared for Parcel 1. The biologist walked the entire project site checking for the presence of scalebroom and no evidence of scalebroom was observed or detected during the survey. The survey matches the results of the Helix biological assessment conducted in 2016 for the adjacent tract, TTM 37114 located west of the project site. Therefore, no additional mitigation pertaining to scalebroom is required of the applicant.

The applicant is required to pay applicable fees related to the MSHCP, which is a habitat conservation plan 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 project site is not located within a criteria area; therefore, the applicant is only subject to the MSHCP mitigation fee for development of Parcel 1. Parcel 2 is exempted since it is developed. This fee will be used to acquire and preserve vegetation communities and natural areas, which are known to support these sensitive species.

The project site is located in a developed area surrounded by residential development. Therefore, developing the project site would not interfere with wildlife movement and no mitigation would be required.

Mitigation Measures:

1. ***All future clearing, grubbing, tree trimming, and tree removals must be conducted outside the bird nesting season. The typical nesting season is often considered January 15 to August 31. If the breeding season cannot be avoided, a survey of all areas with potential for nesting birds shall be conducted and submitted to the Community Development Department no more than three (3) days prior to issuance of a grading permit. If active nests are found, work will need to be postponed until active nesting has concluded and verified by a qualified biologist.***
2. ***Within 30 days prior to the issuance of a grading permit, the developer shall have a qualified biologist conduct a pre-construction survey for the borrowing owl to confirm the presence or absence of the species on the project site. The survey shall be submitted to the Community Development Department for review. The survey is valid for only 30 days; therefore, if a grading permit is not issued within 30 days of the survey date of the pre-construction survey, then another pre-construction survey shall be required.***

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

Discussion:

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

9. HAZARDS AND HAZARDOUS MATERIALS:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Transport, use or disposal of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Risk of accidental release of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Hazardous materials/emissions within ¼ mile of existing or proposed school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Located on hazardous materials site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with Airport land use plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair emergency response plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase risk of wildland fires	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A Phase I Environmental Site Assessment (July 27, 2018) was conducted for the site by Geotek, Inc. to evaluate the physical conditions of the project site and to uncover any hazardous wastes that may have been previously used, treated, stored or disposed on the project site. A site survey was conducted by Geotek which reviewed no evidence of underground or aboveground storage tanks. No hazardous or waste materials were found. Geotek obtained and reviewed various federal and state environmental databases. Records from various regulatory agencies were reviewed. The project site did not appear on any of the databases or records. Geotek also reviewed various maps, local records with the City of Corona and aerial photographs dated as far back as 1931. The site appeared to be utilized for agriculture purposed in aerial photographs dated between 1931 and 1948. The site appeared to be vacant in aerial photographs dated between 1953 and 1989. The 1994 aerial photographs revealed vehicles parked on the site. The site again appeared to be vacant in aerial photographs between 2006 and 2018. The Phase I Environmental Site Assessment did not reveal evidence of an environmental condition or concern in connection with the subject site. A limited soil analysis was conducted at the site to determine the presence of agricultural chemicals in the soil. Two shallow soil samples were obtained from the site and submitted to a state certified laboratory for analysis of organochlorinated pesticides (OCP) in accordance with U.S. Environmental Protection Agency Method 8081A. Analysis of the soil samples resulted in no detectable concentrations of OCPs in the samples and no additional investigation is recommended from an environmental perspective. Therefore, no mitigation is warranted.

The project site is not located in the vicinity of any existing or proposed school. The nearest schools are Letha Raney Intermediate, Vicentia Elementary, and Foothill Elementary which are located approximately 0.5 miles north, 0.5 miles to the northeast, and 0.5 miles southeast, respectively. The schools are separated from the project site by residential developments. 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, which is located approximately 2.7 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 within a "High Fire Risk Area" as defined in Chapter 3.36 of the Corona Municipal Code because it is not within 1.5 miles of the Cleveland National Forest. The project will be subject to all applicable fire code requirements associated with adequate fire access, fire flows, and number of hydrants. The project will also be subject to fire facility fees as require by the Corona Municipal Code. Therefore, the project would result in a less than significant impact as it pertains to this issue and no mitigation is required.

10. NOISE:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. Exceed noise level standards
- b. Exposure to excessive noise levels/vibrations
- c. Permanent increase in ambient noise levels
- d. Temporary increase in ambient noise levels
- e. Conflict with Airport Land Use Plan noise contours

Discussion:

Long-term noise impacts will be minimal given that the proposed use is single family residential. Short-term impacts, however, are associated with future grading and project construction, but are reduced to a less than significant level by 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 west and south of the project site.

The nearest airport to the project site is the Corona Municipal Airport, which is located approximately 2.7 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.

11. PUBLIC SERVICES:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. Fire protection
- b. Police protection
- c. Schools
- d. Parks & recreation facilities
- e. Other public facilities or services

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 type="checkbox"/>	<input checked="" type="checkbox"/>
f. Adequate landfill capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with solid waste regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Southern California Edison will provide electric services while Southern California Gas will provide natural gas services to the 0.61-acre site (Parcel 1). At the time of project grading, necessary gas and power lines will be extended to the project site by the developer. City water and sewer services will also be provided to the project site, and Waste Management will provide waste collection and disposal services. The amount of residential gas, power and waste to be generated by future development of the 0.61 acres is not expected to impact these services. AT&T will provide telephone service on demand to the project site. Therefore, no further mitigation measures are required of the applicant.

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

Discussion:

Per Figure 4.4.2 of the General Plan Technological Background Report, Ontario Avenue is classified as a scenic highway between Mangular Avenue and State Street. As shown on the City's General Plan Land Use map, commercial and residential developments are the primary land uses along this street, with single-family residential and institutional land uses already located in the project area. With development applications PM 37357 and CZ2017-0101, only Parcel 2 will front Ontario Avenue, and Parcel 1 will front Othello Lane. Parcel 2 is fully developed with the Evangelical Free Church of Corona and will continue to preserve the scenic view Ontario Avenue offers. Therefore, no mitigation is warranted.

Implementation of the proposed project would result in two separate parcels. For Parcel 1, the applicant is proposing a change of zone from Agriculture to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) to enable development of a single family dwelling on the parcel. Parcel 2 will contain the Evangelical Free Church of Corona which currently exists on the project site. The future single family residence proposed on Parcel 1 will be consistent with the residential uses that already exist in the surrounding area and will not degrade the visual character of the site and surroundings. Therefore, no mitigation is warranted.

The use of Parcel 1 for residential purposes will not produce glare or light pollution onto the adjoining properties and therefore, no mitigation is 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"/>
d. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074.	<input type="checkbox"/>	<input 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:

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 December 21, 2017. The Department received an email from the Rincon Band of Luiseno Indians in January of 2018 requesting tribal monitoring during the development of Parcel 1. Therefore, mitigation measures were added to reduce the potential impacts to cultural resources to a less than significant level. **(Mitigation Measures 3-8)**

Mitigation Measures:

3. **Tribal Monitoring:** Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe that has requested monitoring through consultation with the City during the AB 52 process, as applicable. The applicant shall coordinate with the Tribe to develop a Tribal Monitoring Agreement. 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.
4. **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 tribes, 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, Tribes 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.
5. **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 Monitors 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.
6. **Sacred Sites:** All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
7. **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.
8. **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 mediation 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. Under 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 or provide a separate GHG analysis as the project would be considered to be consistent with the CAP and determined to have a less than significant individual and cumulative impact for GHG emissions. The CAP considers a single family residential project that has less than 60 units a small project that would generate less than 3,000 MtCO₂e of GHG emissions. Since the applicant's project consists of only one single family dwelling unit on Parcel 1, the proposed project would not be required to utilize the screening tables or provide a separate GHG analysis as the project's impacts associated with GHG emissions are expected to be less than significant. Therefore, the project would be consistent with the City's CAP and no mitigation would be required.

17. TRIBAL CULTURAL RESOURCES:

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

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Cause a substantial adverse change in the significance of a tribal cultural resources as defined in Public Resources Code section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5010.1(k), or | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion:

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Fish/ wildlife population or habitat or important historical sites

b. Cumulatively considerable impacts

c. Substantial adverse effects on humans

d. Short-term vs. long-term goals

Discussion:

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

- Biological Resources
- Cultural Resources
- Tribal Cultural Resources

However, appropriate mitigation measures have been developed. Mitigation Measures 1-8 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. City of Corona General Plan Technical Background Report, March 2004
3. Phase I Environmental Site Assessment, prepared by Geo Tek, Inc., July 27, 2018
4. Multiple Species Habitat Conservation Plan, prepared by Helix Environmental Planning, July 8, 2016
5. Addendum to Multiple Species Habitat Conservation Plan, prepared by Helix Environmental Planning, December 3, 2018
6. Burrowing Owl Pre-Construction Survey, prepared by Helix Environmental Planning, October 8, 2018
7. Scalebroom (*Lepidospartum squamatum*) survey, prepared by Helix Environmental Planning, October 18, 2018
8. GIS Aerial Map



MITIGATION MONITORING AND REPORTING PROGRAM CITY OF CORONA

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
BIOLOGICAL RESOURCES						
1	All future clearing, grubbing, tree trimming, and tree removals be conducted outside the bird nesting season. The typical nesting season is often considered January 15 to August 31. If the breeding season cannot be avoided, a survey of all areas with potential for nesting birds shall be surveyed no more than three (3) days prior to issuance of a grading permit. If active nests are found, work will need to be postponed until active nesting has concluded and verified by a qualified biologist.	Condition of Approval	Submittal of report	Prior to issuance of a grading permit	Community Development Department (Planning)	
2	Within 30 days prior to the issuance of a grading permit, the developer shall have a qualified biologist conduct a pre-construction survey for the borrowing owl to confirm the presence or absence of the species on the project site. The survey shall be submitted to the Community Development Department for review. The survey is valid for only 30 days; therefore, if a grading permit is not issued within 30 days of the survey date of the pre-construction survey, then another pre-construction survey shall be required.	Condition of Approval	Submittal of report	Prior to issuance of a grading permit	Community Development Department (Planning)	
CULTURAL RESOURCES						
3	Tribal Monitoring: Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe that has requested monitoring through consultation with the City during the AB 52 process, as applicable. The	Condition of Approval	Submittal of report or documentation	During grading activities	Community Development Department (Planning)	

Environmental: CZ2017-0101 and PM 35357 (PM2017-0103)

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	applicant shall coordinate with the Tribe to develop a Tribal Monitoring Agreement. 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.					
4	<p>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.</p> <p>a. The Project Archaeologist, in consultation with interested tribes, 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> <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, Tribes and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly</p>	Condition of Approval	Submittal of report or documentation	During grading activities	Community Development Department (Planning)	

Environmental: CZ2017-0101 and PM 35357 (PM2017-0103)

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	discovered cultural resource deposits that shall be subject to a cultural resources evaluation.					
5	<p>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:</p> <p>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</p> <p>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:</p> <p>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;</p> <p>ii. A curation agreement with an appropriate qualified repository within Riverside County that</p>	Condition of Approval	Submittal of report or documentation	During grading activities	Community Development Department (Planning)	

Environmental: CZ2017-0101 and PM 35357 (PM2017-0103)

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	<p>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;</p> <p>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.</p> <p>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 Monitors 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>					

Environmental: CZ2017-0101 and PM 35357 (PM2017-0103)

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
6	Sacred Sites: All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.	Condition of Approval	Submittal of report or documentation	During grading activities	Community Development Department (Planning)	
7	<p>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:</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> <p>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.</p>	Condition of Approval	Submittal of report or documentation	During grading activities	Community Development Department (Planning)	
8	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	Condition of Approval	Submittal of report or documentation	During grading activities	Community Development Department (Planning)	

Environmental: CZ2017-0101 and PM 35357 (PM2017-0103)

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	<p>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 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 mediation and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).</p>					

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Monday, February 25, 2019

6:00 PM

Council Chambers

Planning and Housing Commission

Karen Alexander, Chair
Timothy Jones, Vice Chair
Mitchell Norton, Commissioner
Viren Shah, Commissioner
Vacant, Commissioner

EXHIBIT 4

Rollcall

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. RECOGNITION OF FORMER CHAIR - conducted by Chair Alexander**
- 4. ORAL COMMUNICATIONS FROM THE PUBLIC**
- 5. MEETING MINUTES**

Approval of minutes for the Planning and Housing Commission meeting of February 11, 2019.

Attachments: 20190211-P&H Minutes - DRAFT

A motion was made by Norton, seconded by Shah, that the Planning and Housing Commission approve the meeting minutes of February 11, 2019, with a correction to the typo on page four. The motion carried by the following vote:

- 6. CONSENT ITEMS**
- 7. PUBLIC HEARINGS**

CZ2017-0101 (CONTINUED): An application to change the zone on approximately 0.61 acres from A (Agricultural) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) located on the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue. (Applicant: Tim East with the Evangelical Free Church of Corona, 988 W. Ontario Avenue Corona CA 92882).

Attachments: Staff Report

Aerial and Zoning Map

Exhibit A - Existing and Proposed zoning map amendment

Exhibit B - Existing General Plan and South Corona CFP exhibit

Exhibit C - Parcel Map 37357

Exhibit D - Applicant's letter dated July 12, 2017

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

Exhibit F - Environmental Documentation

CZ2017-0101 PM37357 Presentation for Feb 25

A motion was made by Shah, seconded by Norton, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of CZ2017-0101 to the City Council, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

PM 37357 (CONTINUED): A parcel map application to subdivide 6.8 acres into two parcels located on the south side of Ontario Avenue and west of Buena Vista Avenue at 988 W. Ontario Avenue in the A (Agricultural) Zone and proposed R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) Zone. (PM2017-0103) (Applicant: Tim East with the Evangelical Free Church of Corona, 988 W. Ontario Avenue Corona CA 92882).

Attachments: Staff Report

Aerial and Zoning Map.pdf

Exhibit A - Parcel Map 37357 (PM2017-0103)

Exhibit B - Conditions of Approval

Exhibit C1 - Cross-Section for Othello Lane

Exhibit C2 - Map of Existing Walls Along the South Boundaryline of Parcel 2

Exhibit C3 - Street Views from Othello Lane

Exhibit D - South Corona Community Facilities Plan - Policy 6

Exhibit E - Applicant's letter dated July 13, 2018

Exhibit F - Environmental Documentation

A motion was made by Norton, seconded by Shah, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of PM 37357 to the City Council, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

CZ2018-0002: An application to change the zone on 1.46 acres located at 1215 E. Ontario Avenue from C-2 (Restricted Commercial) to C-3 (General Commercial) to facilitate the development of a 4,462 sq. ft. drive-through restaurant (Applicant: Ruben Gonzalez, PM Design Group, 38 Executive Park, Suite 310, Irvine, CA 92614).

Attachments: Staff Report

Locational and Zoning Map

Exhibit A - Proposed Zoning Map Amendment

Exhibit B - Existing General Plan

Exhibit C - Site Plan for Raising Cane's restaurant

Exhibit D - Applicant's letter dated November 20, 2018 describing the scope of the project

Exhibit E - Legal Description of the change of zone project site and Parcel Map 36633

Exhibit F - Environmental Documentation

CZ2018-0002 PPM2018-0011 PP Presentation

A motion was made by Norton, seconded by Shah, that the Planning and Housing Commission CONTINUE items CZ2018-0002 and PPM2018-0011 to the Planning and

Housing Commission meeting of March 11, 2019. The motion carried by the following vote:

PPM2018-0011: Precise plan application to construct a 4,462 sq. ft. restaurant with drive-through services for Raising Cane's on 1.46 acres in the proposed C-3 (General Commercial) Zone located at 1215 E. Ontario Avenue (Applicant: Ruben Gonzalez, PM Design Group, 38 Executive Park, Suite 310, Irvine, CA 92614).

Attachments: Staff Report

Resolution No. 2529

Locational and Zoning Map

Exhibit A - Site Plan

Exhibit B - Conditions of Approval

Exhibit C - Floor plan

Exhibits D1 & D2 - Detailed Elevation Plans

Exhibits E1 & E2 - Colored Elevation Plans

Exhibits F1 & F2 - Landscape Plan

Exhibit G - Applicant's letter dated November 20, 2018 addressing the scope of the project

Exhibit H - Environmental Documentation

8. WRITTEN COMMUNICATIONS

9. ADMINISTRATIVE REPORTS

10. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

11. ADJOURNMENT