



Agenda Report

File #: 19-0211

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 Ordinance No. 3293, first reading of an Ordinance of the City of Corona, California for CZ2017-0101, 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)

RECOMMENDED ACTION:

That the City Council:

1. Adopt the Mitigated Negative Declaration and approve CZ2017-0101 as recommended by the Planning and Housing Commission.
2. Introduce by title only and waive full reading for consideration of Ordinance No. 3293, first reading of an ordinance of the City of Corona, California, approving a change of zone on 0.61 acres from A (Agricultural) to R1-9.6 (Single Family Residential, on property generally located on the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue). (CZ2017-0101)

ANALYSIS:

Change of Zone 2017-0101 is an application by the Evangelical Free Church of Corona to change the zone on approximately 0.61 acres from A (Agriculture) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet). The church owns 6.8 acres which contains their existing sanctuary, ancillary buildings and parking lot located at 988 W. Ontario Avenue. However, approximately 0.61 acres (26,480 square feet) located on the southwest corner of the church property facing Othello Lane 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 is 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 proposed zone is consistent with the current zoning in the immediate area as the properties immediately to the north and west are also zoned R1-9.6. It should also be noted that the properties bordering the project site to the west underwent a similar rezone in 2016 which changed 2.29 acres from Agricultural to R1-9.6 to enable the land to be subdivided into four lots (TTM 37114) for the development of single-family homes. The applicant's proposal would result in a lot size similar to the size of lots of the adjacent tract.

The R-1-9.6 zone is consistent with the site's General Plan designation of Low Density Residential (LDR) which allows a density range of 3 to 6 dwelling units to the acre (du/ac). The property is also within the boundaries of the South Corona Community Facilities Plan (CFP) and designated Low Density. The Low Density of the South Corona CFP has a residential target density of 2.96 du/ac. The 0.61 acres would accommodate one residential dwelling resulting in a density of 1.6 du/ac. The remainder of the church property will retain its Agricultural zone and will not result in additional residential density. Therefore, the proposed zone change maintains consistency with the General Plan and South Corona CFP.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid \$4,895.00 in application processing fees for the change of zone 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 (Shar/Norton) and carried unanimously, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approval of CZ2017-0101 to the City Council, based on the findings contained in the staff report. The minutes of the Planning and Housing Commission meeting are included as Exhibit 5.

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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 - City Ordinance No. 3293.
2. Exhibit 2 - Locational and Zoning Map.
3. Exhibit 3 - Proposed Change of Zone.
4. Exhibit 4 - Planning and Housing Commission Staff Report.
5. Exhibit 5 - 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

ORDINANCE NO. 3293

**AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA
APPROVING A CHANGE OF ZONE ON 0.61 ACRES FROM A
(AGRICULTURAL) TO R-1-9.6 (SINGLE FAMILY
RESIDENTIAL) ON PROPERTY GENERALLY LOCATED
ON THE NORTH SIDE OF OTHELLO LANE,
APPROXIMATELY 840 FEET WEST OF BUENA VISTA
AVENUE (CZ2017-0101)**

WHEREAS, on February 25, 2019, the Planning and Housing Commission of the City of Corona ("Planning Commission") conducted a duly noticed public hearing and recommended that the City Council of the City of Corona ("City Council") approve a change of zone ("Change of Zone") of 0.61 acres generally located on the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue ("Subject Property"), from A (Agricultural) to R-1-9.6 (Single Family Residential, minimum lot size 9,600 sq. ft.) to facilitate future single family residential development on the Subject Property; and

WHEREAS, the proposed Change of Zone will allow the Subject Property to be developed in a manner consistent with the properties immediately north and west of the Subject Property and, along with companion application PM 37357 (PM2017-0103), will facilitate the division of a larger parcel totaling 6.8 acres into one 6.19 acre parcel which is developed for public use and consists of a main church building, ancillary buildings associated with the church's operations, a parking lot and landscaping and one 0.61 acre parcel which can be sold for single family residential use; and

WHEREAS, on the basis of the initial study, which indicated that all potential environmental impacts from the Change of Zone were less than significant or could be mitigated to a level of insignificance, a Mitigated Negative Declaration ("MND") was prepared pursuant to California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"), the State CEQA Guidelines and the City of Corona Local CEQA Guidelines; and

WHEREAS, the MND was made available to the public and to all interested agencies for review and comment on January 23, 2019, pursuant to CEQA, the State CEQA Guidelines and the City of Corona Local CEQA Guidelines; and

WHEREAS, the Planning Commission based its recommendation to approve the Change of Zone on certain conditions of approval, the findings set forth below and adoption of the MND; and

WHEREAS, on March 20, 2019, the City Council conducted a duly noticed public hearing at which all persons wishing to testify in connection with the Change of Zone were heard and the Change of Zone was comprehensively reviewed.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. As the decision-making body for this Change of Zone, the City Council has reviewed and considered the information contained in the MND, the initial study and the administrative record for this Change of Zone, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND, the initial study and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

A. The MND, initial study and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines and the City of Corona Local CEQA Guidelines.

B. The MND and initial study contain a complete and accurate reporting of the environmental impacts associated with this Change of Zone and reflects the independent judgment and analysis of the City Council.

C. There is no substantial evidence in the administrative record supporting a fair argument that the Change of Zone may result in significant environmental impacts.

D. All environmental impacts of the Change of Zone are less than significant.

SECTION 2. Adoption of Mitigated Negative Declaration. The City Council hereby approves and adopts the MND prepared for this Change of Zone.

SECTION 3. Change of Zone Findings. Pursuant to Corona Municipal Code (“CMC”) section 17.104.120 and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. This proposed Change of Zone is in conformity with the General Plan map and text for the following reasons:

(i) CZ2017-0101 is consistent with the Low Density Residential designation of the General Plan which prescribes a maximum density of six dwelling units per acre and the South Corona Community Facilities Plan, the boundaries of which include the Subject Property, which prescribes a target density of 2.96 dwelling units per acre. The R-1-9.6 zone being proposed on the 0.61 acres will result in a density of 1.6 du/ac to allow for one single family dwelling unit on the Subject Property.

(ii) The R-1-9.6 is primarily for single family residential use and is consistent with the Low Density Residential designation of the General Plan.

(iii) CZ2017-0101 is consistent with Policy 1.8.1 of the General Plan as it promotes the conservation of existing residential neighborhoods by permitting the infill of housing that is compatible in density and scale with existing uses.

B. The Subject Property is suitable for the uses permitted in the R-1-9.6 zone in terms of access, size of parcel and relationship to similar or related uses for the following reasons:

(i) The Subject Property is located in an area that has existing land uses that are similar and compatible with the proposed use of the Subject Property and has access from a public street.

(ii) The Subject Property is larger than the minimum lot size required by the R-1-9.6 zone and future development of the site would be capable of meeting the development standards of the zone.

C. This proposed Change of Zone is necessary and proper at this time and is not likely to be detrimental to the adjacent property or residences for the following reasons:

(i) The R-1-9.6 zone proposed for the Subject Property will not be detrimental to the adjacent properties because the surrounding zoning and land uses to the north, west and south are single family residential and have the same or similar residential zoning.

(ii) The R-1-9.6 zone accommodates the applicant's parcel map application (PM 37357), which would allow a parcel smaller than five acres to be created, but still be compatible with the surrounding residential land uses.

D. This proposed Change of Zone is in the interest of the public health, safety, necessity, convenience and general welfare and in accordance with good zoning practice for the following reasons:

(i) CZ2017-0101 is consistent with the Low Density Residential designation of the City's General Plan Land Use Map.

(ii) CZ2017-0101 will help facilitate development of a single family residence on excess land that is not being used by the property owner and improve undeveloped property in accordance with City standards.

SECTION 4. Approval of Change of Zone (CZ2017-0101). CZ2017-0101 is hereby approved to change 0.61 acres of real property located the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue, as described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, from A (Agricultural) to R-1-9.6 (Single Family Residential, minimum lot size 9,600 sq. ft.) as described in Chapter 17.24 of Title 17 of the Corona Municipal Code.

SECTION 5. Modification of Zoning Map. The Community Development Director shall modify the Official Zoning Map of the City of Corona in accordance with this Ordinance to indicate thereon the zoning applicable to the Subject Property as set forth on the map attached as Exhibit "B" attached hereto and incorporated by reference.

SECTION 6. Custodian of Records. The documents and materials that constitute the record of proceedings on which the findings set forth in this Ordinance have been based are located at the City of Corona City Hall, 400 S. Vicentia Avenue, Corona, California 92882. The custodian for these records is Joanne Coletta, Community Development Director.

SECTION 7. Effective Date of Ordinance. The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in a general circulation newspaper published in the City of Corona. This Ordinance shall take effect and be in force on the 30th day after its adoption.

ADOPTED this 3rd day of April, 2019.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California, duly held on the 20th day of March, 2019, and thereafter at regular meeting held on the 3rd day of April, 2019, it was duly passed and adopted by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 3rd day of April, 2019.

City Clerk of the City of Corona, California

SUMMARY

On April 3, 2019, the Corona City Council will consider approving a Change of Zone to change the zone on 0.61 acres from A (Agricultural) to R-1-9.6 (Single Family Residential, minimum lot size 9,600 sq. ft.) on property generally located on the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue. A certified copy of the full text of this proposed ordinance is posted in the City Clerk's office.

The City Council meets at 6:30 a.m. in the Council Chambers in the Corona City Hall, located at 400 South Vicentia Avenue. The City Clerk's office is located in City Hall near the Council Chambers.

EXHIBIT "A"

LEGAL DESCRIPTION AND DEPICTION

**(THE LEGAL DESCRIPTION AND DEPICTION ARE ATTACHED AS PAGES A-1
THROUGH A-2 BEHIND THIS PAGE)**

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARCEL MAP NO. 36250, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 232, PAGES 57 AND 58, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 113-420-009-2

EXHIBIT A1

CHANGE OF ZONE MAP

LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP 37357

EASEMENT NOTES:

1. A RIGHT OF WAY RESERVED 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 DECEMBER 26, 1895 IN BOOK 28, PAGE 385 PF DEEDS. (NOT PLOTTABLE BY RECORD)
2. AN EASEMENT FOR LANDSCAPING AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF CORONA, AS DEDICATED PER PARCEL MAP NO. 30425, ON FILE IN BOOK 202, PAGE 75 AND 78 OF PARCEL MAPS.
3. 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 265 OF DEEDS, PAGE 382. (NOT PLOTTABLE PER RECORD)
4. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 8, 1988 AS INSTRUMENT NO. 88-290255 OF OFFICIAL RECORDS. (RESERVED HEREON)
5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 30, 2005 AS INSTRUMENT NO. 05-985939 OF OFFICIAL RECORDS. (RESERVED HEREON)
6. AN EASEMENT FOR PARKING AND INGRESS/EGRESS PURPOSES IN FAVOR OF PARCEL 2 OF PARCEL MAP NO. 38250, FILED IN BOOK 232, PAGES 57 AND 58 OF PARCEL MAPS, RECORDED MAY 13, 2011 AS INSTRUMENT NO. 2011-021243 OF OFFICIAL RECORDS.

MONUMENT DESCRIPTION:

- M1 2" BRASS CAP IN WELL, TAG LIES, CL INTERSECTION, WELL CAN FLUSH WITH SURFACE.
- M2 1" IRON PIPE, TAG LIES, FLUSH, CL INTERSECTION.
- M3 1" IRON PIPE, TAGGED L.S. 4311, FLUSH.
- M4 1" IRON PIPE, TAGGED L.S. 4311, FLUSH.
- M5 1-1/2" IRON PIPE WITH PLASTIC PLUG, LIES, ON 0.2' NELD FOR LINE, 508.0711" W 0.25' FROM CORNER.
- M6 NAIL AND TAG IN TOP OF PLASTER, TAGGED L.S. 5821, N274518"W 0.14' FROM CORNER.
- M7 1" IRON PIPE, TAGGED L.S. 5821, ON 0.3' CL INTERSECTION.
- M8 1" IRON PIPE, TAGGED L.S. 5821, FLUSH.
- M9 1" IRON PIPE, TAGGED L.S. 5821, CL INTERSECTION OF OTHELLO LANE WITH EAST LINE LOT 301, M.B. 2/2.
- M10 1-1/2" IRON PIPE, TAGGED L.S. 5821, CL INTERSECTION OF OTHELLO LANE WITH EAST LINE OF TRACT 24272-4.
- M11 1" IRON PIPE, TAGGED L.S. 5821, FLUSH, CL INTERSECTION.
- M12 1" IRON PIPE, WITH PLASTIC PLUG TAGGED L.S. 6957, ON 0.2'.
- M13 3/4" IRON PIPE, TAGGED R.C.E. 19640, FLUSH.

PARCEL 1
25,474 S.F.
0.586 ACPARCEL 2
289,438 S.F.
6.185 ACPARCEL 3
PARCEL MAP NO. 38250
P.M.B. 232/57-58PARCEL 2
PARCEL MAP NO. 30425
P.M.B. 202/75-76PARCEL 2
PARCEL MAP NO. 38250
P.M.B. 232/57-58

6

5

4

3

2

1

BUENA VISTA AVENUE

SAINT CROIX LANE

MONTROYA DRIVE

OTHELLO LANE

OTHELLO LANE

DETAIL "A"

SCALE: 1"=40'

SURVEYOR'S NOTES:

- () DENOTES RECORD DATA FROM PARCEL MAP NO. 38250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58.
- INDICATES MONUMENT SET PER PARCEL MAP NO. 28250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58. 1-1/2" IRON PIPE, TAGGED RICE 26928.
- INDICATES MONUMENT FOUND PER PARCEL MAP NO. 28250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58.

THIS MAP CONSISTS OF 2 PARCELS.

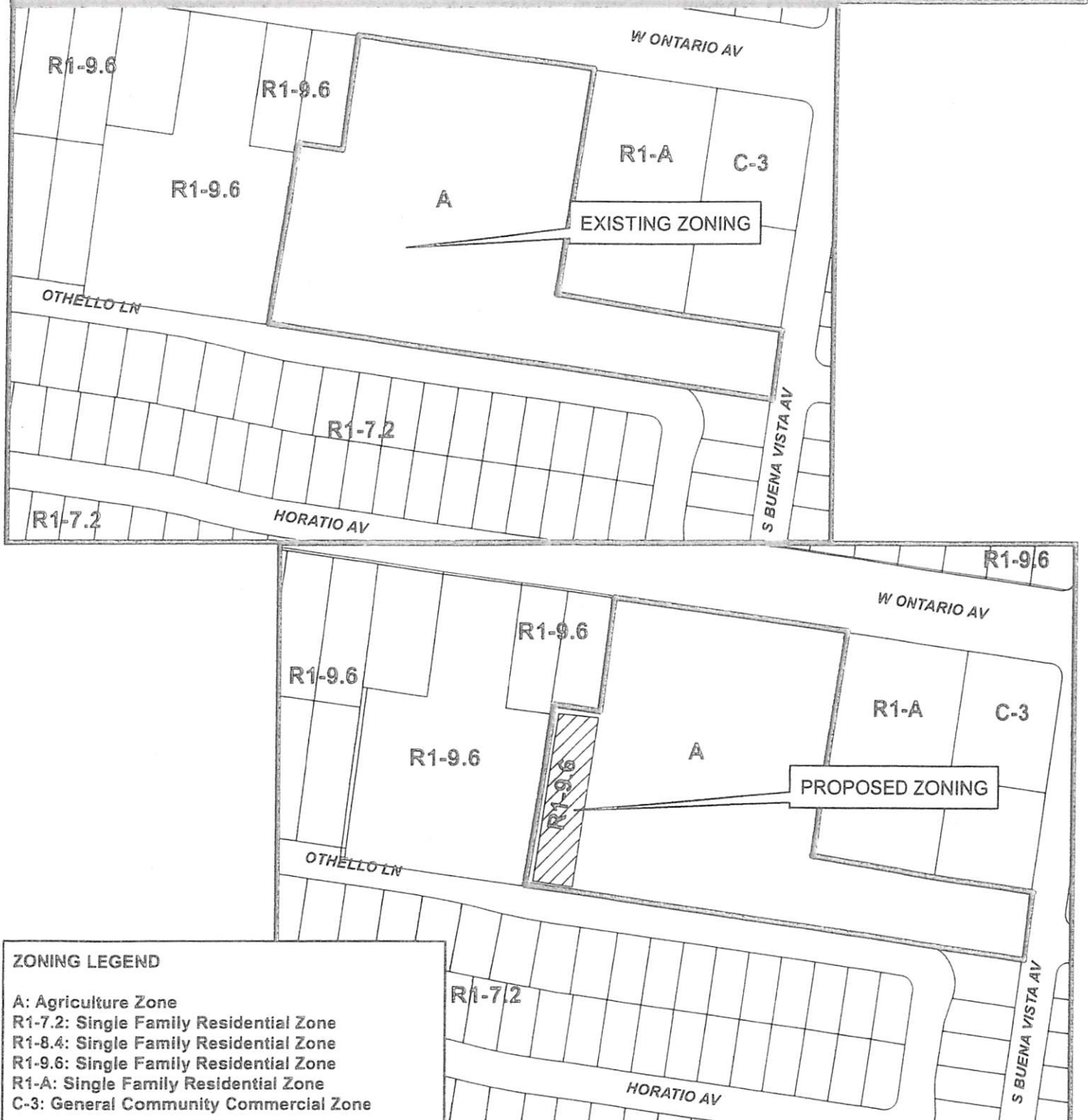
TRACT NO. 24272-5
M.B. 251/30-32TRACT NO. 24272-4
M.B. 251/27-29TRACT NO. 24272-3
M.B. 251/24-26TRACT NO. 24272-2
M.B. 251/21-23TRACT NO. 24272-1
M.B. 251/18-20TRACT NO. 24272-6
M.B. 251/33-35TRACT NO. 24272-7
M.B. 251/36-38TRACT NO. 24272-8
M.B. 251/39-41TRACT NO. 24272-9
M.B. 251/42-44TRACT NO. 24272-10
M.B. 251/45-47TRACT NO. 24272-11
M.B. 251/48-50TRACT NO. 24272-12
M.B. 251/51-53TRACT NO. 24272-13
M.B. 251/54-56TRACT NO. 24272-14
M.B. 251/57-59TRACT NO. 24272-15
M.B. 251/60-62TRACT NO. 24272-16
M.B. 251/63-65TRACT NO. 24272-17
M.B. 251/66-68TRACT NO. 24272-18
M.B. 251/69-71TRACT NO. 24272-19
M.B. 251/72-74TRACT NO. 24272-20
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M.B. 251/78-80TRACT NO. 24272-22
M.B. 251/81-83TRACT NO. 24272-23
M.B. 251/84-86TRACT NO. 24272-24
M.B. 251/87-89TRACT NO. 24272-25
M.B. 251/90-92TRACT NO. 24272-26
M.B. 251/93-95TRACT NO. 24272-27
M.B. 251/96-98TRACT NO. 24272-28
M.B. 251/99-101TRACT NO. 24272-29
M.B. 251/102-104TRACT NO. 24272-30
M.B. 251/105-107TRACT NO. 24272-31
M.B. 251/108-110TRACT NO. 24272-32
M.B. 251/111-113TRACT NO. 24272-33
M.B. 251/114-116TRACT NO. 24272-34
M.B. 251/117-119TRACT NO. 24272-35
M.B. 251/120-122TRACT NO. 24272-36
M.B. 251/123-125TRACT NO. 24272-37
M.B. 251/126-128TRACT NO. 24272-38
M.B. 251/129-131TRACT NO. 24272-39
M.B. 251/132-134TRACT NO. 24272-40
M.B. 251/135-137TRACT NO. 24272-41
M.B. 251/138-140TRACT NO. 24272-42
M.B. 251/141-143TRACT NO. 24272-43
M.B. 251/144-146TRACT NO. 24272-44
M.B. 251/147-149TRACT NO. 24272-45
M.B. 251/150-152TRACT NO. 24272-46
M.B. 251/153-155TRACT NO. 24272-47
M.B. 251/156-158TRACT NO. 24272-48
M.B. 251/159-161TRACT NO. 24272-49
M.B. 251/162-164TRACT NO. 24272-50
M.B. 251/165-167TRACT NO. 24272-51
M.B. 251/168-170TRACT NO. 24272-52
M.B. 251/171-173TRACT NO. 24272-53
M.B. 251/174-176TRACT NO. 24272-54
M.B. 251/177-179TRACT NO. 24272-55
M.B. 251/180-182TRACT NO. 24272-56
M.B. 251/183-185TRACT NO. 24272-57
M.B. 251/186-188TRACT NO. 24272-58
M.B. 251/189-191TRACT NO. 24272-59
M.B. 251/192-194TRACT NO. 24272-60
M.B. 251/195-197TRACT NO. 24272-61
M.B. 251/198-200TRACT NO. 24272-62
M.B. 251/201-203TRACT NO. 24272-63
M.B. 251/204-206TRACT NO. 24272-64
M.B. 251/207-209TRACT NO. 24272-65
M.B. 251/210-212TRACT NO. 24272-66
M.B. 251/213-215TRACT NO. 24272-67
M.B. 251/216-218TRACT NO. 24272-68
M.B. 251/219-221TRACT NO. 24272-69
M.B. 251/222-224TRACT NO. 24272-70
M.B. 251/225-227TRACT NO. 24272-71
M.B. 251/228-230TRACT NO. 24272-72
M.B. 251/231-233TRACT NO. 24272-73
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M.B. 251/237-239TRACT NO. 24272-75
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M.B. 251/246-248TRACT NO. 24272-78
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M.B. 251/252-254TRACT NO. 24272-80
M.B. 251/255-257TRACT NO. 24272-81
M.B. 251/258-260TRACT NO. 24272-82
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M.B. 251/285-287TRACT NO. 24272-91
M.B. 251/288-290TRACT NO. 24272-92
M.B. 251/291-293TRACT NO. 24272-93
M.B. 251/294-296TRACT NO. 24272-94
M.B. 251/297-299TRACT NO. 24272-95
M.B. 251/300-302TRACT NO. 24272-96
M.B. 251/303-305TRACT NO. 24272-97
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M.B. 251/312-314TRACT NO. 24272-100
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M.B. 251/318-320TRACT NO. 24272-102
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M.B. 251/330-332TRACT NO. 24272-106
M.B. 251/333-335TRACT NO. 24272-107
M.B. 251/336-338TRACT NO. 24272-108
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M.B. 251/357-359TRACT NO. 24272-115
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M.B. 251/471-473TRACT NO. 24272-153
M.B. 251/474-476TRACT NO. 24272-154
M.B. 251/477-479TRACT NO. 24272-155
M.B. 251/480-482TRACT NO. 24272-156
M.B. 251/483-485TRACT NO. 24272-157
M.B. 251/486-488TRACT NO. 24272-158
M.B. 251/489-491TRACT NO. 24272-159
M.B. 251/492-494TRACT NO. 24272-160
M.B. 251/495-497TRACT NO. 24272-161
M.B. 251/498-500TRACT NO. 24272-162
M.B. 251/501-503TRACT NO. 24272-163
M.B. 251/504-506TRACT NO. 24272-164
M.B. 251/507-509TRACT NO. 24272-165
M.B. 251/510-512TRACT NO. 24272-166
M

EXHIBIT "B"

PROPOSED CHANGES TO OFFICIAL ZONING MAP

**(THE PROPOSED OFFICIAL ZONING MAP IS ATTACHED AS PAGE B-1 BEHIND
THIS PAGE)**

CHANGE OF ZONE EXHIBIT



ZONING LEGEND

- A: Agriculture Zone
- R1-7.2: Single Family Residential Zone
- R1-8.4: Single Family Residential Zone
- R1-9.6: Single Family Residential Zone
- R1-A: Single Family Residential Zone
- C-3: General Community Commercial Zone



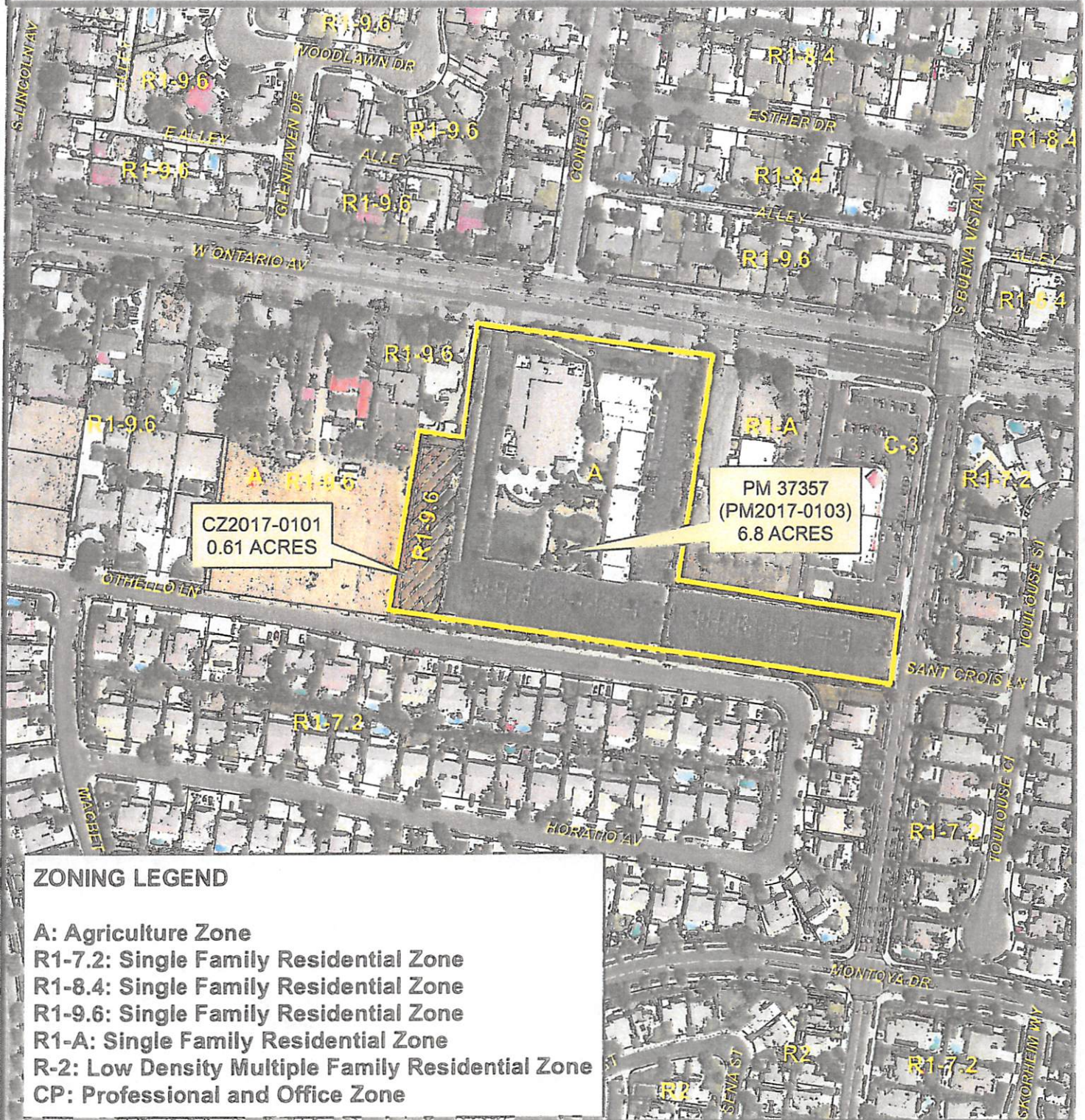
Date: 01/30/2019

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



EXHIBIT B

AERIAL & ZONING MAP



ZONING LEGEND

- A: Agriculture Zone
- R1-7.2: Single Family Residential Zone
- R1-8.4: Single Family Residential Zone
- R1-9.6: Single Family Residential Zone
- R1-A: Single Family Residential Zone
- R-2: Low Density Multiple Family Residential Zone
- CP: Professional and Office Zone



Date: 01/30/2019

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

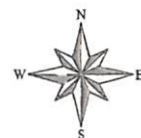
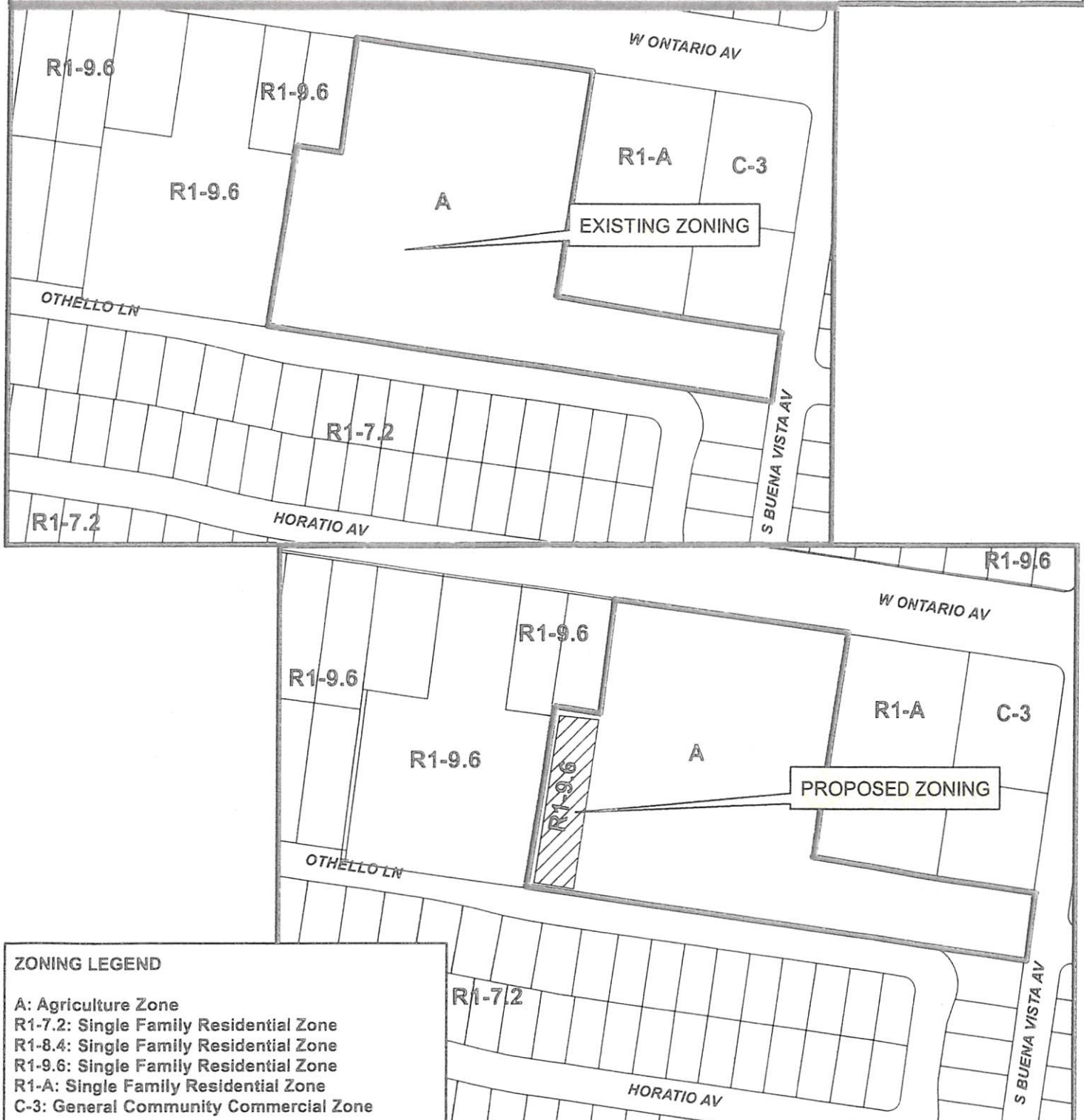


EXHIBIT 2

CHANGE OF ZONE EXHIBIT



ZONING LEGEND

A: Agriculture Zone
 R1-7.2: Single Family Residential Zone
 R1-8.4: Single Family Residential Zone
 R1-9.6: Single Family Residential Zone
 R1-A: Single Family Residential Zone
 C-3: General Community Commercial Zone



Date: 01/30/2019

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

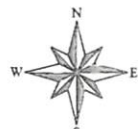


EXHIBIT 3



Agenda Report

File #: 19-0169

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 2/25/2019

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

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).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and **APPROVAL OF CZ2017-0101** to the City Council, based on the findings contained in the staff report.

PROJECT SITE SUMMARY

Area of Property: 0.608 acres

Existing Zoning: A (Agriculture)

Proposed Zoning: R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet)

Existing General Plan: LDR (Low Density Residential)

Existing Land Use: Vacant lot

Proposed Land Use: 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 residence

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

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 and contains the main sanctuary building, ancillary buildings associated with the congregation's

operations, parking lot and landscaping. However, 0.608 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 approximate 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 the City's Development Plan Review Committee on October 5, 2017 and subsequently by the City's Project and Environmental Review Committee on December 21, 2017.

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 the comments from the Commission. The comments and responses are discussed in the Background section of the associated Parcel Map 37357 staff report.

PROPOSED CHANGE OF ZONE

CZ2017-0101 will change the zone on approximately 0.61 acres from A (Agriculture) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet). The request is being sought at this time because the applicant is proposing to sell the land as the area is not being used by the church nor is the land necessary for their current operation. The R-1-9.6 zone is primarily for single family residential on lots having a minimum size of 9,600 square feet. The proposed zone is consistent with the current zoning in the immediate area as the properties immediately to the north and west are also zoned R1-9.6 (Exhibits 1 and A). It should also be noted that the properties bordering the project site to the west underwent a similar rezone in 2016 which changed 2.29 acres from Agricultural to R1-9.6 to enable the land to be subdivided into four lots (TTM 37114) for the development of single-family homes. The applicant's proposal would result in a lot size similar to the size of lots of the adjacent tract.

The R-1-9.6 zone is consistent with the site's General Plan designation of Low Density Residential (LDR) which allows a density range of 3 to 6 dwelling units to the acre (du/ac). The property is also within the boundaries of the South Corona Community Facilities Plan (CFP) and designated Low Density. The Low Density of the South Corona CFP has a residential target density of 2.96 du/ac. The 0.61 acres would accommodate one residential dwelling resulting in a density of 1.6 du/ac. The remainder of the church property will retain its Agricultural zone and will not result in additional residential density. Therefore, the proposed zone change maintains consistency with the General Plan and South Corona CFP.

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 \$4,895.00 in application processing fees for the change of zone 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

The change of zone will enable the Evangelical Free Church of Corona to subdivide their 6.8 acres into two parcels to accommodate a smaller undeveloped area that is less than five acres. The best use for the remnant 0.61 acres affected by the change of zone is single family residential because of the surrounding residential properties in the immediate area. The proposed zone is also identical to the zoning in the area and on the adjacent properties. The proposal also maintains consistency with the General Plan and South Corona CFP.

CZ2017-0101 will serve to implement General Plan Policy 1.8.1 to promote the conservation of existing residential neighborhoods by permitting the infill of housing that is compatible in density and scale with existing uses. Therefore, CZ2017-0101 is recommended for approval based on the following findings.

FINDINGS FOR APPROVAL OF CZ2017-0101

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.*
 - b. *There is no substantial evidence before the City that the revised project may have a significant environmental effect.*
2. CZ2017-0101 is in conformity with the General Plan map and text for the following reasons:
 - a. *CZ2017-0101 is consistent with the Low Density Residential designation of the General Plan which prescribes a maximum density of six dwelling units per acre and the South Corona Community Facilities Plan which prescribes a target density of 2.96 dwelling units per acre. The R1-9.6 Zone being proposed on the 0.61 acres will result in a density of 1.6 du/ac to allow for one dwelling unit on the property.*
 - b. *The R1-9.6 Zone is primarily for single family residential and is consistent with the Low*

Density Residential designation of the General Plan.

- c. CZ2017-0101 is consistent with General Plan Policy 1.8.1 which promotes the conservation of existing residential neighborhoods by permitting the infill of housing that is compatible in density and scale with existing uses.*
3. The subject property is suitable for the uses permitted in the R1-9.6 Zone in terms of access, size of parcel, relationship to similar or related uses, for the following reasons:
- a. The project site is located in an area that has existing land uses that are similar and compatible with the proposed use of the project site and has access from a public street.*
 - b. The project site is larger than the minimum lot size required by the R-1-9.6 zone and future development of the site would be capable of meeting the development standards of the zone.*
4. CZ2017-0101 is necessary and proper at this time, and is not likely to be detrimental to the adjacent properties for the following reasons:
- a. The R1-9.6 zone will not be detrimental to the adjacent properties because the surrounding zoning and land uses to the north, west and south are single family residential having the same or similar residential zoning.*
 - b. The R1-9.6 zone accommodates the applicant's parcel map application (PM 37357) which would allow a parcel smaller than five acres to be created from the current Agriculture zone, but still compatible with the surrounding residential land uses.*
5. CZ2017-0101 is in the interest of the public health, safety, necessity, convenience and general welfare and in accordance with good zoning practice for the following reasons:
- a. CZ2017-0101 is consistent with the Low Density Residential designation of the City's General Plan Land Use Map.*
 - b. CZ2017-0101 will help facilitate development of a single family residence on excess land that is not being used by the property owner and improve undeveloped property in accordance with city standards.*

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 - Existing and Proposed zoning map amendment
3. Exhibit B - Existing General Plan and South Corona CFP exhibit
4. Exhibit C - Parcel Map 37357
5. Exhibit D - Applicant's letter dated July 12, 2017
6. Exhibit E - Legal Description and plat map of the change of zone project site
7. Exhibit F - Environmental Documentation

Case Planner: Lupita Garcia (951) 736-2293

AERIAL & ZONING MAP

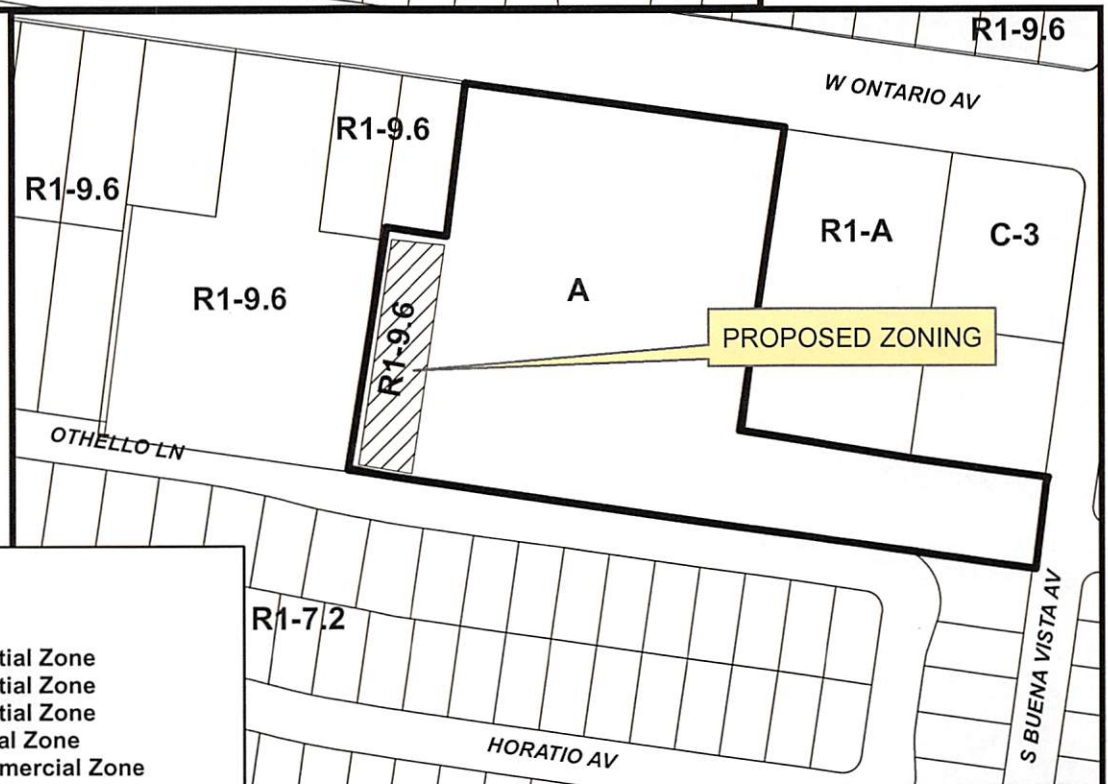
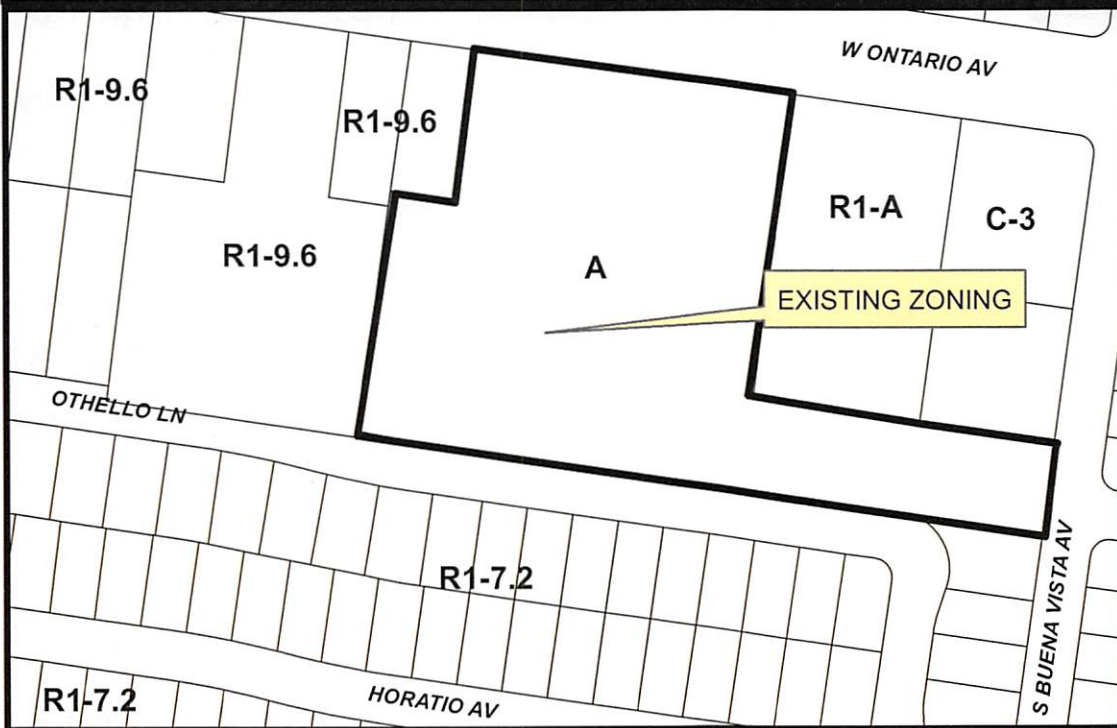


Date: 01/30/2019

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



CHANGE OF ZONE EXHIBIT



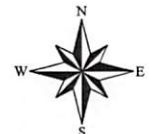
ZONING LEGEND

A: Agriculture Zone
R1-7.2: Single Family Residential Zone
R1-8.4: Single Family Residential Zone
R1-9.6: Single Family Residential Zone
R1-A: Single Family Residential Zone
C-3: General Community Commercial Zone

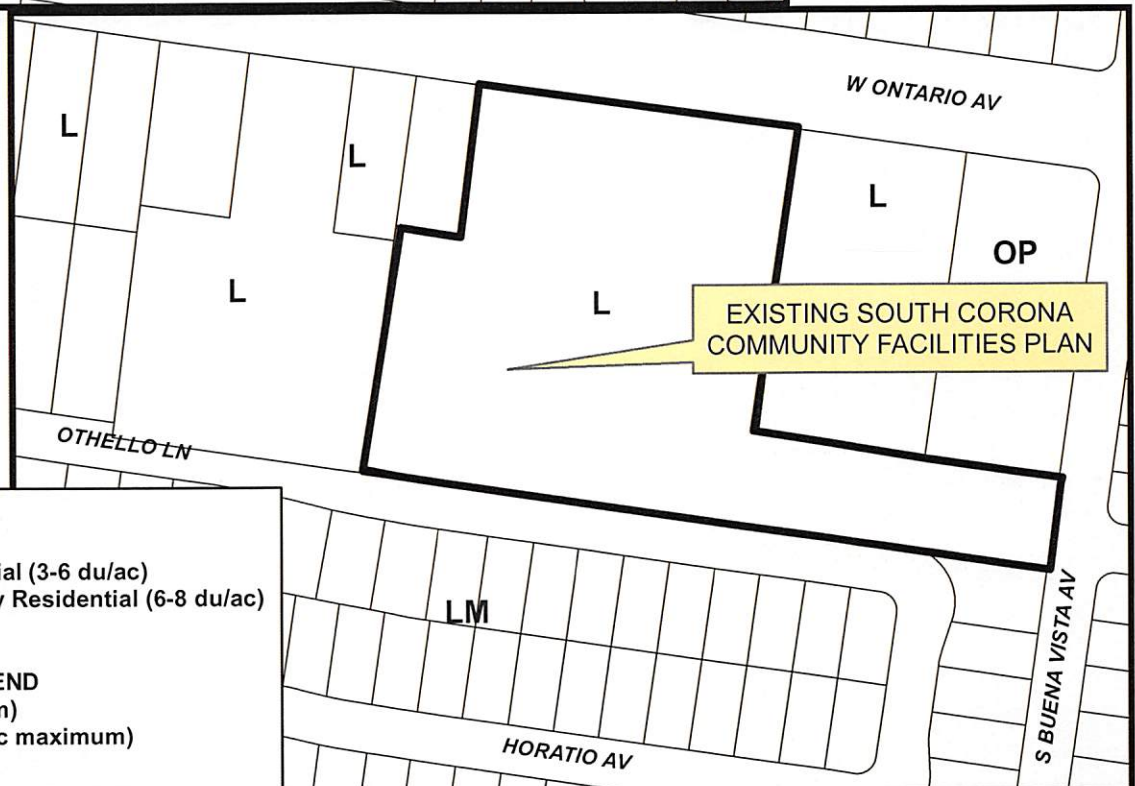
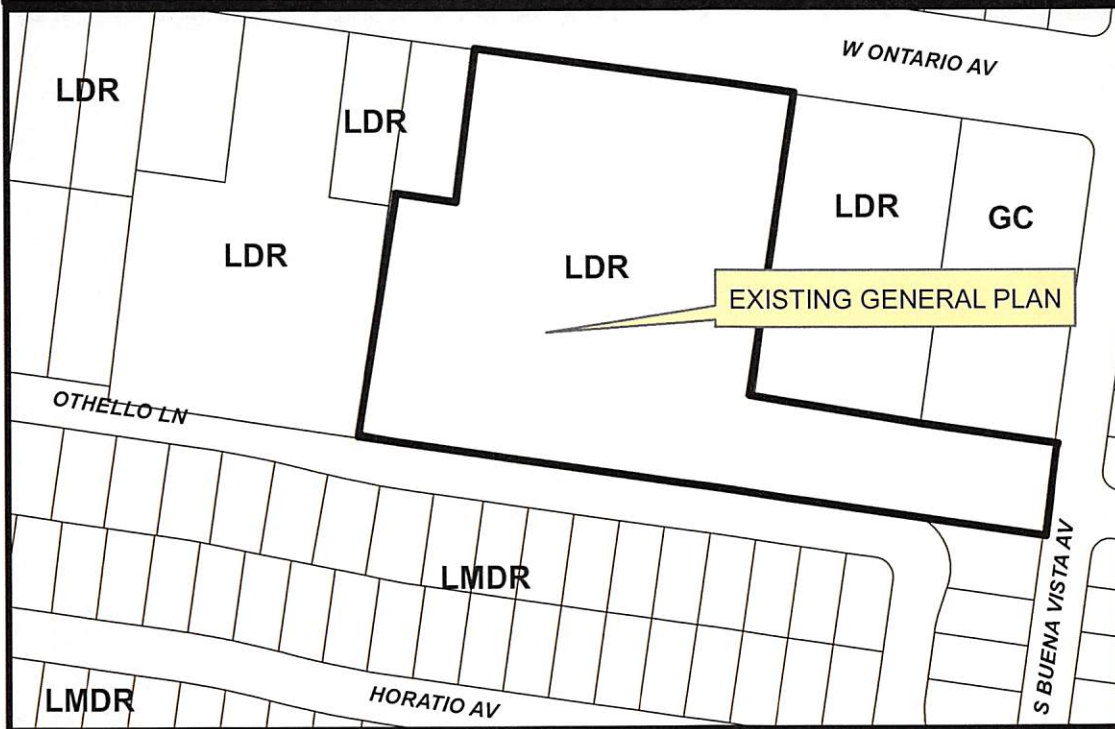


Date: 01/30/2019

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



GENERAL PLAN & SOUTH CORONA CFP EXHIBIT



GENERAL PLAN LEGEND

LDR: Low Density Residential (3-6 du/ac)
LMDR: Low Medium Density Residential (6-8 du/ac)
GC: General Commercial

SOUTH CORONA CFP LEGEND

L: Low (2.96 du/ac maximum)
LM: Low Medium (3.90 du/ac maximum)
OP: Office Professional



Date: 01/30/2019

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



LOT INFORMATION:

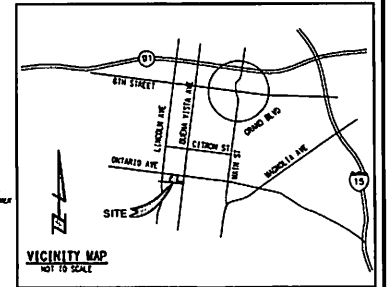
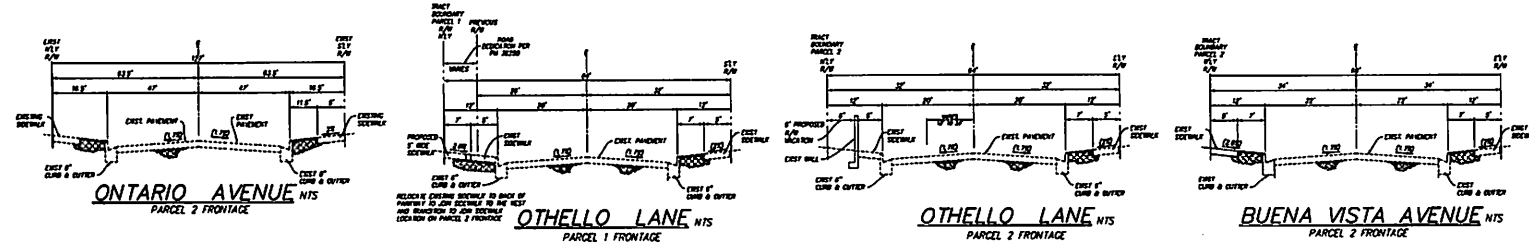
NUMBER OF LOTS: 2
GROSS AREA: 6.808 ACRES

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

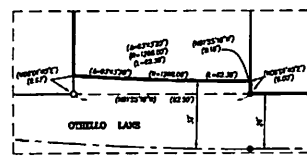


GENERAL NOTES:

1. PREPARED MARCH 2018
2. GROSS AREA: 6.793
3. PARCEL SUMMARY
4. EXISTING ASSESSORS PARCEL NUMBER: 113-420-009
5. EXISTING GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LDR 3.8 DU/AC)
6. EXISTING LAND USE: EXISTING CHURCH AND VACANT AREA
7. PROPOSED LAND USE: PARCEL 1 SINGLE FAMILY RESIDENTIAL, PARCEL 2 CHURCH
8. SPECIFIC PLAN: NOT APPLICABLE
9. EXISTING ZONING: AGRICULTURE
10. PROPOSED ZONING: PARCEL 1 R1-9.6, PARCEL 2 AGRICULTURE
11. PROPOSED NUMBER OF PARCELS: 2
12. ADJACENT LAND USE: ZONING/GENERAL PLAN DESIGNATION
13. CONSTRUCTION TYPE: N/A
14. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE
15. STREET CRACKS: N/A NO EXISTING STREETS PROPOSED
16. PROPOSED SLOPE: 2:1 GRADE
17. SETBACKS:
FRONT YARD = 25 FT MINIMUM
SIDE YARD = 10 FT AND 5 FT MINIMUM
REAR YARD = 30 FT MINIMUM
18. STREET FRONTAGE:
ONTARIO AVENUE = 4119 LF
OTHELLO LANE = 48.0 LF
BUENA VISTA AVENUE = 1273 LF
19. 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:
20. ESTIMATED CARRYOVER:
RAIN FALL: 20.0 CY
ESTIMATED ADJUSTMENT: ESTIMATED IMPROV: 500 CY
21. ADDRESS: 1001 ONTARIO AVENUE, CORONA, CA 92502
22. PROPOSED PHASING: ONE FINAL PARCEL
23. SEWER LATERALS ON OTHELLO LANE SHALL BE FLAT WITH 6 INCH MANHOLE
24. SOUTH CORONA CDP CALCULATION:
GROSS AREA = 6.793 AC
ADJUSTED GROSS AREA: 6.828 AC
TARGET DENSITY = 2.88 DU/AC
PROPOSED DENSITY = 2.88 DU/AC
ESTIMATED NUMBER OF DWELLING UNITS = 20
PROPOSED NUMBER OF DWELLING UNITS = 1
25. PARCEL 1 IS SUBJECT TO ANNEALMENT INTO CTD 2018-1 AND 2018-2, PARCEL 2 IS SUBJECT TO ANNEALMENT INTO CTD 2018-3.

EASEMENT NOTES:

1. A RIGHT OF WAY RESERVED TO THE SOUTH RIVERSIDE LAND AND WATER COMPANY, AND ITS ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF A 14' WIDE WATER PIPE AND DITCHES, FLAMES AND CONDUITS FOR ALL PURPOSES OF UTILIZATION AND DOMESTIC USE IN A DOCUMENT RECORDED DECEMBER 26, 1980 IN BOOK 26, PAGE 285 OF RECORDS (NOT PLATABLE BY RECORD)
2. AN EASEMENT FOR DITCHES, AND A RIGHT TO LAY AND MAINTAIN WATER PIPES OVER AND ACROSS THE HEREIN AND INCIDENTAL PURPOSES, IN A DOCUMENT RECORDED DECEMBER 26, 1980 IN BOOK 26, PAGE 285 OF RECORDS, PAGE 282 (NOT PLATABLE BY RECORD)
3. AN EASEMENT FOR UNDERGROUND ELECTRICAL, SUPPLY SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, RECORDED OCTOBER 6, 1988 AS INSTRUMENT NO. 88-25025 OF OFFICIAL RECORDS (RESERVED HEREON)
4. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, RECORDED NOVEMBER 25, 2008 AS INSTRUMENT NO. 08-00000 OF OFFICIAL RECORDS (RESERVED HEREON)
5. AN EASEMENT FOR PAVING AND UNDERLAYS PURPOSES IN FAVOR OF PARCEL 2 OF PARCEL MAP NO. 36250, FILED IN BOOK 232, PAGES 57 AND 58 OF PARCEL MAPS, RECORDED MAY 13, 2011 AS INSTRUMENT NO. 2011-021243 OF OFFICIAL RECORDS



SURVEYOR'S NOTES:

1. SURVEYOR HAS RECORDED DATA FROM PARCEL MAP NO. 36250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58.
2. INDICATES MONUMENT SET PER PARCEL MAP NO. 36250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58. 1-1/2" IRON PIPE, THREADED REE PERVA.
3. INDICATES MONUMENT FOUND PER PARCEL MAP NO. 36250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58.

THIS PARCEL MAP CONSISTS OF 2 PARCELS.

OWNER:
EPIPHANICAL FREE CHURCH OF CORONA, CA, INC.
2700 MARINA BLVD
CORONA, CA 92626

ENGINEER:

ACERMAN & ASSOCIATES 2008, INC.
2700 MARINA BLVD
CORONA, CA 92626
951-263-1734

MONUMENT DESCRIPTION:

1. 2" IRON PIPE, 240' ALONG, 1/2" DIAMETER, 1/2" DIA. FLUSH WITH SURFACE.
2. 1" IRON PIPE, 240' ALONG, 1/2" DIAMETER, 1/2" DIA. FLUSH WITH SURFACE.
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195. 1-1/2" IRON PIPE, 240' ALONG,

7-12-17

CITY OF CORONA
400 SOUTH VICENTIA AVENUE
CORONA, CA 92882

Subject: Change of Zone Parcel 1, Parcel Map No. 37357

To whom it may concern:

The intent of this letter is to state a change of zone from Agricultural to Single Family Residential. The existing zone is Agriculture and Proposed Zoning is R1-9.6. The intended use of the project site is single family residential living. The change of zone is compatible with surrounding zones. The surrounding zones consist of Single Family Residential Living zones and Agricultural zones to the North, East, South, and West.

Regards,

A handwritten signature in blue ink, appearing to read "Michael Ackerman".

Michael Ackerman, RCE
Ackerman Associates 2000, Inc.

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3 OF [PARCEL MAP NO. 36250](#), AS SHOWN BY PARCEL MAP ON FILE IN [BOOK 232, PAGES 57 AND 58](#), INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[APN: 113-420-009-2](#)

CHANGE OF ZONE MAP

LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP 37357

EASEMENT NOTES:

1. A RIGHT OF WAY RESERVED 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 DECEMBER 24, 1965 IN BOOK 28, PAGE 385 PF DEEDS. (NOT PLOTTABLE BY RECORD)
2. AN EASEMENT FOR LANDSCAPING AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF CORONA, AS DEDICATED PER PARCEL MAP NO. 30425, ON FILE IN BOOK 202, PAGE 75 AND 76 OF PARCEL MAPS.
3. 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 293 OF DEEDS, PAGE 392. (NOT PLOTTABLE PER RECORD)
4. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 6, 1968 AS INSTRUMENT NO. 58-290255 OF OFFICIAL RECORDS. (RESERVED HEREON)
5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 30, 2005 AS INSTRUMENT NO. 05-988939 OF OFFICIAL RECORDS. (RESERVED HEREON)
6. AN EASEMENT FOR PARKING AND INGRESS/EGRESS PURPOSES IN FAVOR OF PARCEL 2 OF PARCEL MAP NO. 36250, FILED IN BOOK 232, PAGES 57 AND 58 OF PARCEL MAPS, RECORDED MAY 13, 2011 AS INSTRUMENT NO. 2011-021243 OF OFFICIAL RECORDS.

MONUMENT DESCRIPTION:

- M1 2" BRASS CAP IN WELL, TAG ILLER, CL INTERSECTION, WELL CAN FLUSH WITH SURFACE.
- M2 1" IRON PIPE, TAG ILLER, FLUSH, CL INTERSECTION.
- M3 1" IRON PIPE, TAGGED L.S. 4311, FLUSH.
- M4 1" IRON PIPE, TAGGED L.S. 4311, FLUSH.
- M5 1-1/2" IRON PIPE WITH PLASTIC PLUG, ILLER, DN. 0.2" HELD FOR LINE, S08°05'11"W 0.25' FROM CORNER.
- M6 NAIL AND TAG IN TOP OF PLASTER, TAGGED L.S. 5921, N27°45'16"W 0.14' FROM CORNER.
- M7 1" IRON PIPE, TAGGED L.S. 5921, DN. 0.3" CL INTERSECTION.
- M8 1" IRON PIPE, TAGGED L.S. 5921, FLUSH.
- M9 1" IRON PIPE, TAGGED L.S. 5921, CL INTERSECTION OF OTHELLO LANE WITH EAST LINE LOT 301, M.B. 2/2.
- M10 1-1/2" IRON PIPE, TAGGED L.S. 5921, CL INTERSECTION OF OTHELLO LANE WITH EAST LINE OF TRACT 24272-4.
- M11 1" IRON PIPE, TAGGED L.S. 5921, FLUSH, CL INTERSECTION.
- M12 1" IRON PIPE, WITH PLASTIC PLUG STAMPED L.S. 6937, DN. 0.2'.
- M13 3/4" IRON PIPE, TAGGED R.C.E. 19640, FLUSH.

PARCEL 1
26,474 S.F.
0.608 AC

PARCEL 2
268,438 S.F.
6.185 AC

PARCEL 3
PARCEL MAP NO. 36250
P.M.B. 232/57-58

EXISTING ZONING IS A
(AGRICULTURE)

PROPOSED ZONING IS
R1-9.6

DETAIL "A"
SEE BELOW

OTHELLO LANE

ONTARIO AVENUE

BUENA VISTA AVENUE

SAINT CROSS LANE

MONTROYA DRIVE

SURVEYOR'S NOTES:

- () DENOTES RECORD DATA FROM PARCEL MAP NO. 36250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58.
- INDICATES MONUMENT SET PER PARCEL MAP NO. 26250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58. 1-1/2" IRON PIPE, TAGGED R.C.E. 26928.
- INDICATES MONUMENT FOUND PER PARCEL MAP NO. 26250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58.

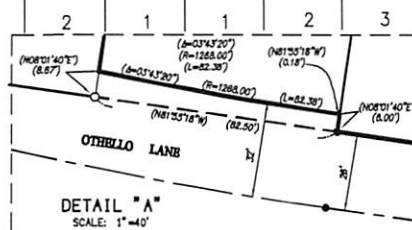
THIS MAP CONSISTS OF 2 PARCELS.



BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN ON THIS MAP IS THE CENTERLINE OF OTHELLO AVENUE, PER PARCEL MAP NO. 36250, FILED IN BOOK 232 OF PARCEL MAPS AT PAGES 57 AND 58.

BEING NORTH 81°55'22" WEST





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
a. Conflict with air quality plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate air quality standard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Net increase of any criteria pollutant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to pollutants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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

Discussion:

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
<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. Williamson Act contract

b. Conversion of farmland to nonagricultural use

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
<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. Generate greenhouse gases

b. Conflict with a plan, policy or regulation

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
<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"/>

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

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.

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

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