

City of Corona

*400 S. Vicentia Ave.
Corona, CA 92882*

City Council Meeting Final Agenda

Wednesday, August 17, 2022

**Closed Session Council Board Room 4:30 PM
Open Session Council Chambers 6:30 PM**



**CITY COUNCIL/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF
CORONA/CORONA PUBLIC FINANCING AUTHORITY/CORONA UTILITY
AUTHORITY/CORONA HOUSING AUTHORITY MEETING**

**Wes Speake, Mayor
Tony Daddario, Vice Mayor
Jacque Casillas, Council Member
Tom Richins, Council Member
Jim Steiner, Council Member**

**Revised agenda on August 16, 2022 at 3:40 p.m.

Item 13 - the staff report attachment has been updated

Item 14 - the staff report attachment has been updated.**

The City Council meeting for August 17, 2022, will be conducted in person. Members may attend in person or remotely. To participate remotely, please use the following link:

<https://coronaca-gov.zoom.us/j/81115746283>

CONVENE CLOSED SESSION

CITY COUNCIL

1. **CLOSED SESSION - PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
Pursuant to Government Code Section 54957
Title: City Manager
2. **CLOSED SESSION - PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
Pursuant to Government Code Section 54957
Title: City Attorney/Legal & Risk Management Director

INVOCATION

The invocation may be offered by a person of any religion, faith, belief or non-belief, as well as Council Members. A list of volunteers is maintained by the City Clerk and interested persons should contact the Clerk for further information.

PLEDGE OF ALLEGIANCE

CONVENE OPEN SESSION

Individuals wishing to address the City Council are requested to complete a speaker card available at the rear of the Council Chambers. Please deliver the card to the City Clerk prior to the item being heard by the City Council or, for items not listed on the agenda, before the "Communications" section of the agenda is called. Please observe a three-minute limit for communications and please note that the Communications section of the agenda is limited to items within the subject matter jurisdiction of the City Council that are not listed on the agenda. Once called upon to speak, you are requested to state your name and city of residence for the record.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

3. Commendation: Maya & Alex Panihi.
4. Presentation: Riverside County Habitat Conservation Agency.
5. Presentation: McKinley Street Grade Separation Project Update.

MEETING MINUTES

6. **MINUTES** - [Approval of Minutes for the City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, Corona Housing Authority City Council Meeting of August 3, 2022.](#)

CONSENT CALENDAR

All items listed on the Consent Calendar are considered to be routine matters, status reports or documents covering previous City Council action. The items listed on the Consent Calendar may be enacted in one motion. With the concurrence of the City Council, a Council Member or any person in attendance may request that an item be removed for further consideration.

7. **FINANCIAL REPORT** - [City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, and Corona Housing Authority to receive and file the Monthly Fiscal Report for the month of June 2022.](#)
8. **FINANCIAL REPORT** - [City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, and Corona Housing Authority to receive and file the Monthly Investment Portfolio Report for the month of June 2022.](#)
9. **AGREEMENT** - [Second Amendment to the Professional Services Agreement with Hicks and Hartwick to extend the term of the agreement and increase the compensation by \\$150,000 for a total compensation of \\$250,000.](#)

That the City Council:

- a. Approve the Second Amendment to the Professional Services Agreement with Hicks and Hartwick to extend the term through June 30th, 2023 and increase the amount by \$150,000.
- b. Authorize the City Manager, or his designee, to execute the Second Amendment to the Professional Services Agreement with Hicks and Hartwick for a total contract amount of \$250,000 in Fiscal Year 2023.
- c. Authorize the City Manager, or his designee, to negotiate and execute non-substantive extensions, change orders, and amendments up to the amount authorized in [Corona Municipal Code Section 3.08.070\(I\)](#), which is equivalent to 10% or \$25,000.
- d. Authorize the Purchasing Manager to issue an annual purchase to Hicks and Hardwick in the amount of \$250,000.

10. **RELEASE OF SECURITY** - [Acceptance of the public improvements and release of the securities for the property located at 3745 Temescal Canyon Road.](#)

That the City Council:

- a. Accept the public improvements associated with 3745 Temescal Canyon Road.
- b. Retain twenty-five percent (25%) of the Faithful Performance Security for one year beyond the acceptance of the improvements as security for repair and replacement of any improvements that fail to meet City standards at the end of the one-year period. (Security No. 367276S).
- c. Retain the Labor and Material Security for six months beyond the acceptance of the improvements and automatically release the security unless claims are filed. (Security No. 367276S).
- d. Release the securities posted with the City for precise grading and erosion control (Receipts R11394 and R11395).

11. RELEASE OF SECURITY - [Acceptance of the public improvements and release of the securities for the property located at 3955 and 3959 Temescal Canyon Road.](#)

That the City Council:

- a. Accept the public improvements associated with 3955 and 3959 Temescal Canyon Road.
- b. Retain twenty-five percent (25%) of the Faithful Performance Security for one year beyond the acceptance of the improvements as security for repair and replacement of any improvements that fail to meet City standards at the end of the one-year period. (Security No. 379545S).
- c. Retain the Labor and Material Security for six months beyond the acceptance of the improvements and automatically release the security unless claims are filed. (Security No. 379545S).
- d. Release the securities posted with the City for precise grading and erosion control (Security No. 379546S and Receipt R3923).

COMMUNICATIONS FROM THE PUBLIC

Persons wishing to address the City Council are requested to state their name and city of residence for the record. This portion of the agenda is intended for general public comment only, which means it is limited to items within the subject matter jurisdiction of the City Council that are not listed on the agenda. Please note that state law prohibits the City Council from discussing or taking action on items not listed on the agenda. The City Council will appreciate your cooperation in keeping your comments brief. Please observe a three-minute limit for communications.

PUBLIC HEARINGS

This portion of the agenda is for advertised public hearing items where formal public testimony on each individual item is accepted prior to City Council action.

12. PUBLIC HEARING - [Public Hearing accepting the Five-Year Economic Development Subsidy Reports for the Operating Covenant Agreements between the City of Corona and All American Asphalt, Downs Energy, LLR, Inc. \(LuLaRoe\), Robertson's Ready Mix, and Saul Chevrolet, Inc. \(Mazda\).](#)

That the City Council:

- a. Conduct a public hearing pursuant to Government Code Section 53083.
- b. Adopt Resolution No. 2022-110, accepting the Five-Year Economic Development Subsidy Report for Saul Chevrolet, Inc., which was prepared pursuant to Government Code Section 53083.
- c. Adopt Resolution No. 2022-111, accepting the Five-Year Economic Development Subsidy Report for All American Asphalt, which was prepared pursuant to Government Code Section 53083.
- d. Adopt Resolution No. 2022-112, accepting the Five-Year Economic Development Subsidy Report for Downs Energy, which was prepared pursuant to Government Code Section 53083.
- e. Adopt Resolution No. 2022-113, accepting the Five-Year Economic Development Subsidy Report for LLR, Inc. (LuLaRoe), which was prepared pursuant to Government Code Section 53083.
- f. Adopt Resolution No. 2022-114, accepting the Five-Year Economic Development Subsidy Report for Robertson's Ready Mix, which was prepared pursuant to Government Code Section 53083.

13. PUBLIC HEARING - [Zone Text Amendment 2022-0002 amending Chapter 17.76 \(Off-Street Parking\) of the Corona Municipal Code and various other sections of the Zoning Code to modify the City's Off-Street parking requirements \(Applicant: City of Corona\).](#)

That the City Council:

- a. Approve Zone Text Amendment 2022-0002, as recommended by the Planning and Housing Commission.
- b. Introduce by title only and waive full reading for consideration of Ordinance No. 3353, first reading of an ordinance amending [Chapter 17.76 \(Off-Street Parking\)](#) and various other sections of [Title 17 \(Zoning\)](#) of the Corona Municipal Code to modify the City's Off-Street parking requirements (ZTA2022-0002).

14. PUBLIC HEARING - [Specific Plan Amendment 2022-0004 amending various specific plans to reference the off-street parking requirement in Chapter 17.76 of the Corona Municipal Code for multiple-family residential \(Applicant: City of Corona\).](#)

That the City Council:

- a. Approve SPA2022-0004, as recommended by the Planning and Housing Commission.
- b. Introduce by title only and waive full reading for consideration of Ordinance No. 3354, first reading of an ordinance approving amendments to various specific plans to reference and apply the off-street parking requirements set forth in [Chapter 17.76](#) (Off-Street Parking) of the Corona Municipal Code to Multiple-Family Development (SPA2022-0004).

ADMINISTRATIVE REPORTS

This portion of the agenda is for Council discussion and action on staff reports and new topics that may not be routine status reports, or documents covering previous City Council action.

15. ADMINISTRATIVE REPORT - [City Council approval of primary argument in favor of commercial cannabis tax measure.](#)

That the City Council review and approve language for a primary argument in favor of the commercial cannabis tax measure for the November 8, 2022, general municipal election.

16. ADMINISTRATIVE REPORT - [Adoption of the City of Corona Economic Development Strategic Plan.](#)

That the City Council adopt the City of Corona Economic Development Strategic Plan.

LEGISLATIVE MATTERS

This portion of the agenda is for proposed ordinances presented for the City Council's consideration.

BOARDS AND COMMISSIONS – REPORTS FROM CITY COUNCIL, COMMISSIONERS, AND STAFF FOR THE:

This portion of the agenda lists items from Commissions and Boards.

A) Planning & Housing Commission

B) Parks & Recreation Commission

C) Regional Meetings

17. REGIONAL MEETING REPORT - [Update from Mayor Wes Speake on the Riverside County Transportation Commission \(RCTC\) Meeting of August 10, 2022.](#)**CITY ATTORNEY'S REPORTS AND COMMENTS****CITY MANAGER'S REPORTS AND COMMENTS**

CITY COUNCIL MEMBER REPORTS AND COMMENTS**18. CITY COUNCIL MEMBER REPORT - [Designation of Voting Delegate for the 2022 League of California Cities Annual Conference.](#)**

That the City Council designate a voting delegate and up to two alternates to represent the City of Corona at the 2022 League of California Cities Annual Conference.

FUTURE AGENDA ITEMS

This portion of the agenda is for items requested by the Mayor or Council Members for consideration at a future meeting. No immediate action is taken on Future Agenda items; this section serves to highlight topics that will be considered at upcoming meetings. Council action on items that have appeared in this section takes place under Administrative Reports, when accompanied by a staff report.

1. Communications Plan Update (Staff) August 24, 2022
2. Preview of Downtown Revitalization Plan (Staff) August 24, 2022
3. Housing Element Rezoning Program Update August 24, 2022
4. Purchasing Policy Update (Staff) September 28, 2022
5. Field Maintenance Standards (Staff) September 28, 2022
6. Legislative Platform Update (Staff) September 28, 2022
7. LMD Program Update (Staff) September 28, 2022
8. Street Vendor Ordinance (Staff) September 28, 2022
9. American Rescue Plan Act Project Update (Staff) September 28, 2022
10. Electric Utility Sale Analysis (Staff) September 28, 2022
11. Community Mural Project (J. Casillas) September 28, 2022
12. Rent Stabilization Update (T. Richins) September 28, 2022
13. Heritage Room/Flag Update (T. Richins) October/November
14. Zero Emissions Bus Program (Staff) October/November
15. Historic Route Signs (Staff) October/November
16. Summer Events (Staff) October/November
17. Infill Fees in Historic Districts (W. Speake) October/November
18. Volunteer Program Update (Staff) TBD
19. Adoption of Downtown Revitalization Plan (Staff) TBD
20. Security Camera Master Plan Update (Staff) TBD
21. Banning Temporary Signs in the Public Right of Way (W. Speake) TBD
22. Parking Enforcement Update (Staff) TBD
23. Historic Preservation Code Revisions (W. Speake) TBD
24. Secondhand Smoke as a Nuisance (W. Speake) TBD
25. Quiet Zone at Railroad Crossings (Staff) TBD
26. Corona Depot Train Station (T. Richins) TBD
27. Catalytic Converters Ordinance (J. Steiner) TBD
28. Options to expedite Redevelopment of Main Street & Parkridge Ave. Area (J. Casillas) TBD

ADJOURNMENT

The next regular meeting of the City Council/Successor Agency to the Redevelopment Agency of the City of Corona/Corona Public Financing Authority/Corona Utility Authority/Corona Housing Authority is scheduled for

Wednesday, September 7, 2022 at 4:30 P.M. or thereafter as noted on the posted agenda for closed session items in the City Council Board Room followed by the regular meeting at 6:30 p.m. or thereafter as noted on the posted agenda in the City Council Chambers.

Corona City Hall - Online, All the Time at www.CoronaCA.gov

Agendas for all City Council meetings are posted at least 72 hours prior to the meeting in the entry way display case at City Hall. A complete agenda packet is available for public inspection during business hours at the City Clerk's Office. Any materials relating to an item on the agenda which are distributed to all, or a majority of all, members of the City Council after the posting of the agenda will also be available at the same time for public inspection during business hours at the City Clerk's Office.

Written communications from the public for the agenda must be received by the City Clerk's Office seven (7) days prior to the City Council meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (951) 736-2235. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Meeting is Being Recorded



McKinley Street Grade Separation

City Council Update



Savat Khamphou
Public Works Director

Joshua Cosper
Project Manager

August 17, 2022

Presentation Outline

- Project Status
 - Utility Relocation Activities
 - Construction Activities
 - Traffic Control / Detours
- Construction Look Ahead
- Right of Way Status
- Public Outreach
- Next Steps



Utilities | Relocation Activities

Southern California Gas (Gas)

Complete

Southern California Edison (Electric)

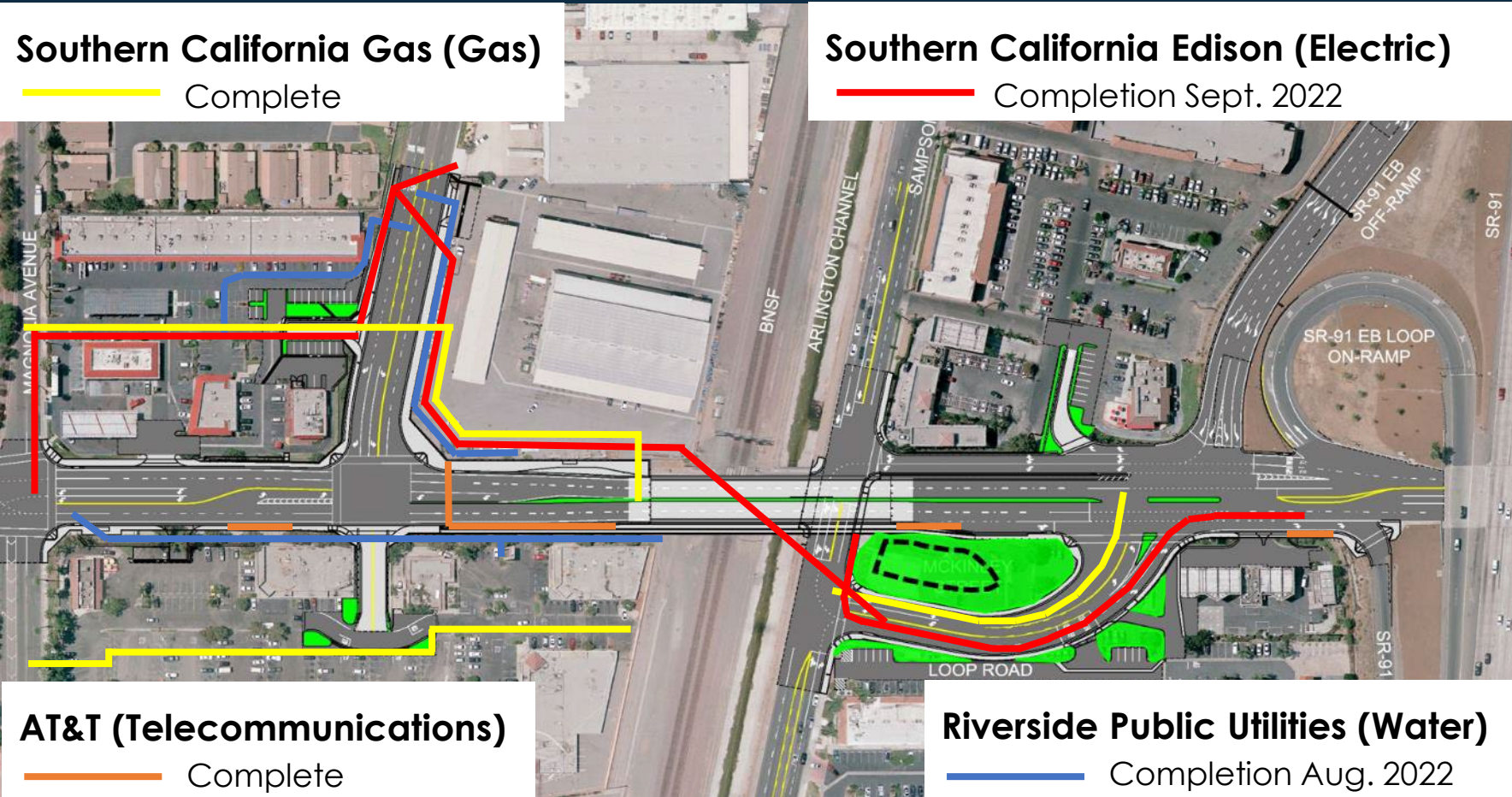
Completion Sept. 2022

AT&T (Telecommunications)

Complete

Riverside Public Utilities (Water)

Completion Aug. 2022



Utilities | Relocation Activities

→ Other Utility Completions

- Charter / Time Warner (June, 2022)
- MCI (June, 2022)
- Questar – Early Phase Items (June, 2022)

→ Pending Activities

- SCE Cutovers and Pole Removals
- Miscellaneous Adjustments
- WMWD & City of Corona Utility
- Close out for the RPU & WMWD Agreements



Construction Activities | Recent Construction

- Temporary Traffic Signal
 - Sampson Avenue Signal
 - Railroad Signal Interconnect
- Temporary Traffic Control
 - Closure of Northbound McKinley Exterior Lane
 - Sampson Avenue Modifications
- Adult Day Care Driveway
 - Removal of Signal
 - New Entrance Construction



Construction Activities | Recent Construction

→ Traffic Control Challenges

- McKinley St Northbound Congestion
 - Magnolia to Sampson
 - Approximately 10 Minute Queue
 - Evaluating Synchronization Efficiencies
- Sampson Avenue Westbound Congestion
 - Can Backup to KPC Parkway
 - Approximately 7-10 Minute Queue
 - Improper use to access McKinley through private property
 - Evaluating replacing eastbound thru with westbound dedicated left turn, signage and speed bumps
- Sampson Avenue Eastbound Access
 - Illegal left turns from private property
 - Evaluating additional delineators and signage



McKinley St – Northbound



Sampson Ave - Westbound

Construction Impacts | Recommended Detour Plan



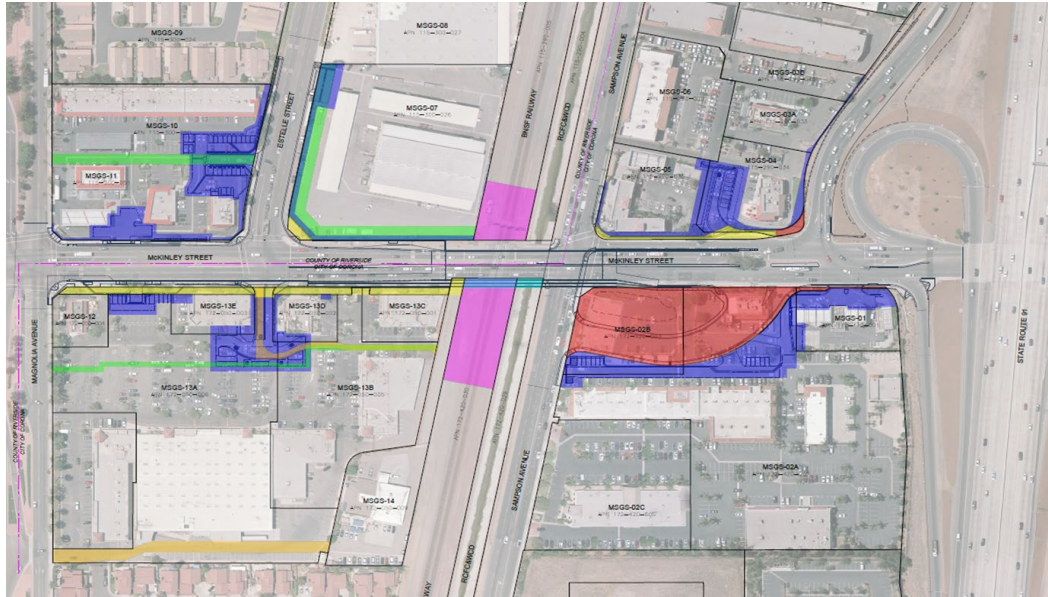
Construction | Look Ahead

Timeline (tentative)

- Bridge Piles/Abutments: Summer – Fall '22
 - Auguring / Drilling Operations
 - Steel Reinforcing Placement
 - Concrete Operations
- Steel Bridge Fabrications: Fall – Winter '22
 - Finalize Miscellaneous Erection Submittals and Deliver Materials
 - Color
 - On-Site Fabrication
- Miscellaneous Storm Drain and City DWP Work: Winter '22 – Spring '23
- Implementation of Traffic Control Stages 1B and 2A: Fall '22 – Spring '23



R/W Requirements | Acquisition Progress



→ Rail / Flood

- Private Properties (Complete)
- BNSF/RCFC (Complete)

→ Offers/Negotiations

- Possession secured – 10 properties
- Settlement reached – 6 properties
- Businesses Settled - 10

→ Relocation (None)

- City has secured possession of Denny's and Outback buildings
- Demolition of Buildings Complete

Public Outreach

→ General Public

- Conducted Virtual Presentations – 11/12/2020, 5/4/2021, 8/11/2022
- Conducted In-Person/Virtual Presentation – 12/7/2021

→ Next Public Outreach

- Mid to End of 2022
 - In-Person at location to be determined and Virtual Meeting via Zoom
- Routine Outreach Efforts During Construction
 - Re-engaging Businesses Later this Month for Available City Support Programs during construction
 - Text Program - Text MCKINLEY to 844-518-1409 to stay in the loop!
 - Bi-monthly Public Notifications / Broadcasts
 - Hot-Line Phone Number – (800) 546-3299
 - Project Email – Mckinley.GS@coronaca.gov
 - Interactive Map for Upcoming Traffic Consideration / Project Pictures Currently Live on the Project Website: [McKinley Grade Separation | City of Corona \(coronaca.gov\)](#)
 - Aerial Drone, Time Lapse, Ground Photography



Next Steps

- Construction
 - Bridge Foundation and Steel Fabrication
 - Next Traffic Control Operations
- Continue Partnering with Walsh Construction of Value Engineering Ideas
 - Fiber reinforcement of RCB in lieu replacement
 - Use of fill in lieu of LCC
 - MSE Wall & Anchor Beam adjustments
- Continue Public Outreach Efforts





www.CoronaCA.gov



City of Corona

*400 S. Vicentia Ave.
Corona, CA 92882*

City Council Minutes - Draft

Wednesday, August 3, 2022

**Closed Session Council Board Room 4:30 PM
Open Session Council Chambers 6:30 PM**



**CITY COUNCIL/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF
CORONA/CORONA PUBLIC FINANCING AUTHORITY/CORONA UTILITY
AUTHORITY/CORONA HOUSING AUTHORITY MEETING**

**Wes Speake, Mayor
Tony Daddario, Vice Mayor
Jacque Casillas, Council Member
Tom Richins, Council Member
Jim Steiner, Council Member**

The City Council meeting for August 3, 2022, will be conducted in person. Members may attend in person or remotely. To participate remotely, please use the following link:

<https://coronaca-gov.zoom.us/j/82768819082>

CONVENE CLOSED SESSION

Closed Session convened at 4:35 p.m. for the purposes listed below. Present were Mayor Speake, Vice Mayor Daddario, Council Member Casillas, Council Member Richins, and Council Member Steiner. Closed Session adjourned at 6:19 p.m.

CITY COUNCIL

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8
Property: APN 113-340-014
Agency negotiator: Jacob Ellis, City Manager
Negotiating parties: Christian Church Homes
Under negotiation: Price and Terms of Payment
2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8
Property Location: 117-182-005, 117-185-024
Agency Negotiator: Jacob Ellis, City Manager
Negotiating Party: UHS Corona, Inc.
Under Negotiation: Price & Terms of Payment
3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8
Property Location: 117-191-019
Agency Negotiator: Jacob Ellis, City Manager
Negotiating Party: Rest Area, LLC
Under Negotiation: Price & Terms of Payment
4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Name of Case: Santino Renaldo Saputo v. City of Corona, et al.
US District Court Case Number: 5:22-cv-01062 SSS (MAAx)

Rollcall

Present: 5 - Wes Speake, Tony Daddario, Jacque Casillas, Tom Richins, and Jim Steiner

INVOCATION

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Casillas.

CONVENE OPEN SESSION

Mayor Speake called the meeting to order at 6:38 p.m.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

5. Award: Knights of Columbus Fourth Degree Award to Mayor.
Richard Contreras, Micheal Hall, and Christian Martinez presented an award to Mayor Speake.
6. Proclamation: Muslim American Appreciation Month.
Joe Bhaghani, Masih Fouladi, and Shaheen Nassar accepted the Proclamation.
7. Presentation: Lifestream Blood Bank.
The presenter did not attend the meeting and; therefore, this item was not presented.
8. Presentation: City of Corona Travel Patterns.
Chris Grey from Western Riverside Council of Governments provided a presentation. The Council had inquiries and Mr. Grey provided clarification.

Joe Morgan, resident, addressed the Council to discuss the Recognitions and Presentations.

CITY MANAGER'S REPORTS AND COMMENTS

Jacob Ellis, City Manager, provided comments regarding Closed Session Item 2. He stated that the Council considered a request from the Universal Health Services to consider the sale of the City-owned property currently utilized by the Corona Public Library to support a possible hospital expansion. Mr. Ellis indicated that the City Council directed staff not to proceed further with exploring the proposal.

MEETING MINUTES

A motion was made by Council Member Steiner, seconded by Council Member Casillas, that these Minutes be approved. The motion carried by the following vote:

Aye: 5 - Speake, Daddario, Casillas, Richins, and Steiner

9. Approval of Minutes for the City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, Corona Housing Authority Study Session Meeting of June 22, 2022.

These Minutes were approved.

- 10.** Approval of Minutes for the City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, Corona Housing Authority Special Meeting of June 22, 2022.

These Minutes were approved.

- 11.** Approval of Minutes for the City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, Corona Housing Authority City Council Meeting of July 6, 2022.

These Minutes were approved.

- 12.** Approval of Minutes for the City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, Corona Housing Authority Committee of the Whole Meeting of July 13, 2022.

These Minutes were approved.

CONSENT CALENDAR

A motion was made by Council Member Casillas, seconded by Council Member Richins, that the Consent Calendar be approved with the exception of Items 16, 18, 21 through 23, and 26, which were voted on separately. The motion carried by the following vote:

Aye: 5 - Speake, Daddario, Casillas, Richins, and Steiner

- 13.** City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, and Corona Housing Authority to receive and file the Monthly Investment Portfolio Report for the month of May 2022.

This Financial Report was approved.

- 14.** City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, and Corona Housing Authority to receive and file the Monthly Fiscal Report for the month of May 2022.

This Financial Report was approved.

- 15.** City Council adoption of Ordinance No. 3343, second reading of an Ordinance of the City of Corona, California, approving an amendment to Title 17 of the Corona Municipal Code, Sections 17.04.244, Section 17.44.130 and Section 17.98.072 to revise the length of stay for emergency shelters by amending the definition of Emergency Shelters and standards for emergency shelters in the M-1 (Light Industry), M-2 (General Industry) and M-3 (Heavy Industry) zones to establish a person's duration of occupancy as consecutive days, rather than cumulative days (Applicant: City of Corona).

This Ordinance was adopted.**16. Professional Services Agreement with Corona Chamber of Commerce for Business Promotion, Marketing, and Retention Services.**

Jessica Gonzales, Economic Development Director, provided a staff report.

The following individuals addressed the Council in support of the proposed item: Palbinder Badesha, Tim Gramli, and Joe Morgan.

The Council discussed the proposed item and had inquiries. Ms. Gonzales provided clarification. Ms. Badesha provided comments.

Vice Mayor Daddario made a motion to approve the proposed item as outlined in the staff recommendation, with the following amendments:

Item 1:

- The contract amount shall not exceed \$69,500 which accounts for a \$18,000 cost reduction resulting from removing the proposed 6 Coffee with an Entrepreneur events by deleting Section 2.A.i of the Scope of Work.

Item 2:

- Add to Section 2.A.ii of the Scope of Work, the following language, starting with a new item 2:
 2. One or two seminar topics will be provided to City's Economic Development Director for approval within first 45 days of the execution of this Agreement.
 3. Economic Development Director will approve or deny topics based on topic alignment with business needs identified in the City's Economic Development Strategic Plan.
 4. Council to be notified within 5 business days of the approved topics, which will be included in the official recorded transcript of the next available City Council meeting.

Item 3:

- Add new section to the Scope of Work, as follows:
 - Section 3: Reporting and Metrics
 - For all events, seminars, and workshops in the Agreement the following will be provided within 30 days of completion.
 - Metrics -Chamber to provide to Economic Development Department reportable data including, number of attendees, contact list of attendees, number of time businesses were contacted to attend event, and number of Corona businesses versus number of non-Corona businesses in attendance.
 - Follow Up -Chamber to provide to Economic Development Department any attendee questions, comments or concerns

that are pertinent to the topic of the event, seminar, or workshop along with contact information so that the Economic Development Department can follow up.

- Reporting -The Chamber will provide to Economic Development Department an executive level summary of the event, lessons learned (what went well, what did not go well) and suggestions or improvements for future events.

There was no second and the motion died.

Martha Cortez, entrepreneur, addressed the Council to provide her perspective as a business owner. Ms. Badesha provided additional comments regarding the Council's discussion.

Council Member Casillas made a motion to approve the proposed item as outlined in the staff recommendation, with the following amendments: Item 3 from Vice Mayor Daddario's proposed motion and to ensure that the seminar topics are aligned with business needs.

Vice Mayor Daddario abstained because the motion that was made did not align with the motion he made.

A motion was made by Council Member Casillas, seconded by Council Member Steiner that this Agreement be approved with the amendments outlined above. The motion carried by the following vote:

Aye: 4 - Speake, Casillas, Richins, and Steiner

Abstain: 1 - Daddario

- 17.** Fifth Amendment to the Aviation Program Agreement between the City of Riverside and the City of Corona, formerly known as the Helicopter Program.

This Agreement was approved.

- 18.** Second Amendment to the Professional Services Agreement with Rincon Consultants, Inc. to extend the term of the agreement and increase the compensation by \$25,000 for a total compensation of \$191,895.

Council Member Richins and Vice Mayor Daddario provided comments and had inquiries. Joanne Coletta, Planning and Development Director, provided clarification.

A motion was made by Council Member Richins, seconded by Council Member Casillas, that this Agreement be approved. The motion carried by the following vote:

Aye: 5 - Speake, Daddario, Casillas, Richins, and Steiner

- 19.** Consent to Assignment of Airport Leases to Flight Ventures, LLC.

This Agreement was approved.

- 20.** Inter-Agency Instructional Services Agreement between the Riverside Community College District / Moreno Valley College and the City of Corona to provide District-approved continuing education and specialized training to the Corona Fire Department.

This Agreement was approved.

- 21.** Side Letter with City of Corona Supervisors Association, on adding additional work schedule options.

Council Member Richins had inquiries and Jacob Ellis, City Manager, and Angela Rivera, Chief Talent Office, provided clarification.

A motion was made by Council Member Steiner, seconded by Council Member Richins, that this Agreement be approved. The motion carried by the following vote:

Aye: 5 - Speake, Daddario, Casillas, Richins, and Steiner

- 22.** Second Amendment to Maintenance/General Services Agreement with Valverde Construction, Inc. for On-Call Emergency - Essential Systems Repair Services for Potable Water - Reclaimed Water - Wastewater.

Vice Mayor Daddario had inquiries and Savat Khamphou, Public Works Director, provided clarification.

A motion was made by Vice Mayor Daddario, seconded by Council Member Steiner, that this Agreement be approved. The motion carried by the following vote:

Aye: 5 - Speake, Daddario, Casillas, Richins, and Steiner

- 23.** Fiscal Year 2022 Quarter 4 Budgetary Adjustments.

Vice Mayor Daddario had inquiries and Katie Hockett, Assistant Utilities Director, provided clarification.

A motion was made by Vice Mayor Daddario, seconded by Council Member Casillas, that this Budgetary be approved. The motion carried by the following vote:

Aye: 5 - Speake, Daddario, Casillas, Richins, and Steiner

- 24.** Resolution approving the 2022 Local Guidelines for Implementing the California Environmental Quality Act.

This Resolution was adopted.

- 25.** Resolution levying special taxes to be collected during Fiscal Year 2023 for the City's Community Facilities District No. 2016-3 (Maintenance Services), Zone 31.

This Resolution was adopted.

- 26.** Resolution making additional findings to support the City's approval of the Housing Element of General Plan Amendment GPA2021-0001.

Council Member Richins provided comments.

A motion was made by Council Member Richins, seconded by Council Member Steiner, that this Resolution be adopted. The motion carried by the following vote:

Aye: 5 - Speake, Daddario, Casillas, Richins, and Steiner

- 27.** Waiver from Corona Municipal Code Section 15.60.080 regarding the undergrounding of existing overhead utility wires located along 230 S. Lincoln Avenue.

This Waiver was approved.

COMMUNICATIONS FROM THE PUBLIC

Ken Fischer, resident, addressed the Council to express his concerns with street conditions and City department communication.

Tanya Martinez, resident, addressed the Council to invite them to a Back to School event on August 6, 2022 from 10:00 a.m. to 3:00 p.m.

Karen Spiegel, Riverside County Supervisor - 2nd District, addressed the Council to invite them to the groundbreaking for the Prado Dam mural and the Women's Leadership Conference.

Joe Morgan, resident, addressed the Council to express his concerns with Closed Session Item 2.

PUBLIC HEARINGS

- 28.** Public Hearing for a report on Water Quality relative to Public Health Goals for Calendar Years 2019 through 2021.

Mayor Speake opened the Public Hearing. Kristian Duarte, Deputy City Clerk, stated there was no correspondence received regarding the Public Hearing. Mayor Speake closed the Public Hearing.

A motion was made by Vice Mayor Daddario, seconded by Council Member Steiner that this Public Hearing be approved. The motion carried by the following vote:

Aye: 5 - Speake, Daddario, Casillas, Richins, and Steiner

ADMINISTRATIVE REPORTS

- 29.** Fiscal Year 2022 Quarter 4 Update.

Kim Sitton, Finance Director, and Jacob Ellis, City Manager provided an update. The Council provided comments on the update.

LEGISLATIVE MATTERS

BOARDS AND COMMISSIONS – REPORTS FROM CITY COUNCIL, COMMISSIONERS, AND STAFF FOR THE:

A) Planning & Housing Commission

None.

B) Parks & Recreation Commission

None.

C) Regional Meetings

- 30.** Update from Council Member Jacque Casillas on the Western Riverside Council of Governments (WRCOG) Meeting of August 1, 2022.

Council Member Casillas provided an update.

- 31.** Update from Council Member Tom Richins on the Riverside Transit Agency (RTA) Board Meeting of July 28, 2022.

Council Member Richins provided an update.

CITY ATTORNEY'S REPORTS AND COMMENTS

None.

CITY MANAGER'S REPORTS AND COMMENTS

Jacob Ellis, City Manager, commended the progress that has been made to the City's Strategic Plan and thanked the Leadership Team and the City's 800 employees who have worked together to make it happen.

CITY COUNCIL MEMBER REPORTS AND COMMENTS

Council Member Richins expressed his gratitude to the Police Department for hosting the National Night Out event. He also shared concerns he received from a resident regarding the importance that the Corona Public Library has on the community.

Council Member Steiner provided an overview on the Sierra Bella community event and thanked residents Linda Henry and Sochi Lamely of the Sierra Bella community for organizing the event, community realtors Nolasco and Berta for sponsoring the event, and Mike and Nancy Zeller for donating to the event. He also thanked Corona employees for their support during the event.

Vice Mayor Daddario provided an overview on the Summer Concert series and expressed his excitement to attend the last concert of the summer taking place the following night.

Mayor Speake provided an overview on the following events: The Economic Forecast, the LaLila Project event, and the Job Fair that took place at Dos Lagos. He also

acknowledged the new Roll 'em Up Taquitos restaurant.

FUTURE AGENDA ITEMS

1. Report on the Local Road Safety Plan (Staff) August 10, 2022
2. Urban Forest Update (Staff) August 10, 2022
3. Historic Route Signs (Staff) August 10, 2022
4. HHW Waste Facility Update August 10, 2022
5. Graffiti Program Update (Staff) August 10, 2022
6. Communications Plan Update (Staff) August 24, 2022
7. Preview of Downtown Revitalization Plan (Staff) August 24, 2022
8. Housing Element Rezoning Program Update August 24, 2022
9. Volunteer Program Update (Staff) August/September
10. Adoption of Economic Development Strategic Plan (Staff) August/September
11. Quiet Zone at Railroad Crossings (Staff) August/September
12. Purchasing Policy Update (Staff) August/September
13. Field Maintenance Standards (Staff) August/September
14. Legislative Platform Update (Staff) August/September
15. LMD Program Update (Staff) August/September
16. Street Vendor Ordinance (Staff) August/September
17. American Rescue Plan Act Project Update (Staff) August/September
18. Electric Utility Sale Analysis (Staff) August/September
19. Infill Fees in Historic Districts (W. Speake) August/September
20. Adoption of Downtown Revitalization Plan (Staff) TBD
21. Skyline Village CFD (Staff) TBD
22. Security Camera Master Plan Update (Staff) TBD
23. Banning Temporary Signs in the Public Right of Way (W. Speake) TBD
24. Community Mural Project (J. Casillas) TBD
25. Parking Enforcement Update (Staff) TBD
26. Historic Preservation Code Revisions (W. Speake) TBD
27. Secondhand Smoke as a Nuisance (W. Speake) TBD
28. Options to expedite Redevelopment of Main Street & Parkridge Ave. Area (J. Casillas) TBD

ADJOURNMENT

The next scheduled meeting of the Council is August 17, 2022. Mayor Speake adjourned the meeting at 9:12 p.m.



MEMORANDUM

August 17, 2022

TO: City Clerk

FROM: Kim Sitton
Finance Director

SUBJECT: Monthly Fiscal Report, June 2022

Pursuant to CMC Section 2.28.010 (D) the attached report provides an accounting of all receipts, disbursements and fund balances for the month of June 2022, subject to final audit.

Prepared By:

DocuSigned by:

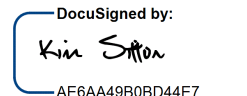
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Financial Analyst

Reviewed By:

DocuSigned by:


C477487B2FB3438...
Accounting Manager

Respectfully submitted:

DocuSigned by:

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Finance Director

DocuSigned by:

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Assistant City Manager

DocuSigned by:

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City Treasurer



Receipts and Disbursements*

June 30, 2022

DESCRIPTION	BEGINNING BALANCE	RECEIPTS	DISBURSEMENTS	ENDING BALANCE
Balance Per Bank - Bank of America	\$ 10,999,882.45	\$ 73,462,517.35	\$ 78,286,348.85	\$ 6,176,050.95
Deposits in Transit, as restated	920,047.53	725,679.16	920,047.53	725,679.16
Outstanding Checks	(2,879,236.37)	2,879,236.37	3,167,433.06	(3,167,433.06)
Fiscal Agents	16,159,739.30	2,637,587.83	47,731.58	18,749,595.55
Investments				
Chandler Investment Account ¹	312,323,044.73	37,862,363.84	7,423,552.50	342,761,856.07
LAIF	113,494,697.40	21,100,000.00	41,600,000.00	92,994,697.40
Investments Subtotal	425,817,742.13	58,962,363.84	49,023,552.50	435,756,553.47
Unrealized Investment Gain (Loss) ²				
Chandler Investment Account				(14,606,408.02)
LAIF				(1,197,268.23)
Change Fund	10,148.00	0.00	0.00	10,148.00
Returned Checks	8,084.29	18,371.36	22,936.71	3,518.94
Credit Card Reconciling Items- Fees	(2,453.31)	2,453.31	2,465.24	(2,465.24)
TOTAL	\$ 451,033,954.02	\$ 138,688,209.22	\$ 131,470,515.47	\$ 442,447,971.52

¹ Chandler Investment Account's ending balance includes a \$30 million transfer from the LAIF account for Pension Stabilization Trust, which will be separated from the City's investment account in next month.

² Unrealized Investment Gain (Loss) is recorded at fiscal year-end, in accordance with the Governmental Accounting Standards Board (GASB) Statement No. 31. It is the difference between the market value and the book value of the City's investment portfolio for both LAIF and Chandler Investment Account at the fiscal year-end. LAIF investment account's market value is calculated based on the LAIF Fair Value Factor received from State Treasurer. Chandler Investment Account's fair value is reflected in the monthly Investment Portfolio Report for June 2022. The decrease in the market value of the City's portfolio is due to aggressive interest rate hikes by Federal Reserve in the past six months. However, we do not anticipate those losses will be realized since the City intends to hold those fixed income investments to maturity and receive the interest income.

* For informational purpose only
Subject to final audit



CITY OF CORONA
Cash and Investment Status Report
June 30, 2022

ACCOUNTS	ENDING BANK BAL	DEPOSITS IN TRANSIT	OUTSTANDING CHECKS	MISCELLANEOUS RECONCILING ITEMS	RECONCILED BALANCES
LAIF	\$ 92,994,697.40	\$ -	\$ -	\$ -	\$ 92,994,697.40
Investment Account	342,761,856.07				342,761,856.07
Investment Total	435,756,553.47				435,756,553.47
General Account - Bank of America	5,731,127.18	518,662.04	(3,015,492.17)	1,053.70	3,235,350.75
Worker's Comp Account - Bank of America	444,923.77	207,017.12	(151,940.89)		500,000.00
Fiscal Agent Accounts	18,749,595.55				18,749,595.55
Unrealized Investments Gain (Loss)	(15,803,676.25)				(15,803,676.25)
Petty Cash	10,148.00				10,148.00
BALANCE PER BOOKS OF CITY TREASURER & FINANCE DIRECTOR	\$ 444,888,671.72	\$ 725,679.16	\$ (3,167,433.06)	\$ 1,053.70	442,447,971.52
GENERAL LEDGER GRAND TOTAL					<u>\$ 442,447,971.52</u>

Subject to final audit



CITY OF CORONA
Cash Balance By Fund
June 30, 2022

General Fund		\$ 125,619,792.98
Special Revenue Funds		
Gas Tax	8,442,094.64	
Measure A	18,502,409.04	
Trip Reduction	1,511,327.63	
Asset Forfeiture	465,562.94	
Development	28,348,576.25	
Residential Refuse/Recycling	231,640.83	
Landscape and Streetlight Maintenance	24,732,417.97	
Other Grants and Endowments	<u>15,864,375.65</u>	98,098,404.95
Debt Service Funds		
Public Financing Authority	<u>42.30</u>	42.30
Capital Project Funds		
Housing/Community Development	244,962.32	
Planned Local Drainage	341,498.78	
Other Grants	(9,268,862.73)	
Public Facility Project	(4,273,280.03)	
Corona Housing Authority	<u>27,465,916.55</u>	14,510,234.89
Enterprise Funds		
Water Utility	30,521,441.17	
Water Reclamation Utility	78,027,938.23	
Transit	1,054,191.47	
Electric Utility	25,969,999.19	
Airport	<u>1,436,795.82</u>	137,010,365.88
Internal Service Funds		
Fleet Operations	7,153,632.87	
Workers' Compensation	24,933,954.01	
Liability Risk	318,665.24	
Warehouse Services	620,981.77	
Information Technology	<u>8,100,757.31</u>	41,127,991.20
Fiduciary Funds		
AD & CFD Bond Funds	14,756,422.29	
AB109 PACT	25,076.71	
Successor Agency	<u>11,299,640.32</u>	26,081,139.32
Total All Funds		<u><u>\$ 442,447,971.52</u></u>

Subject to final audit



CITY OF CORONA
Investment Portfolio Report
June 30, 2022

INVESTMENTS	PAR VALUE	MARKET VALUE	BOOK VALUE	PERCENT OF PORTFOLIO
ABS	40,968,069.70	39,959,409.76	40,965,340.26	9.40%
Agency	73,245,000.00	69,692,652.94	73,859,366.40	16.95%
CMO	19,047,168.40	18,951,429.43	19,581,551.41	4.49%
Cash	30,000,000.00	30,000,000.00	30,000,000.00	6.88%
Corporate	82,691,000.00	78,239,088.36	82,604,159.15	18.96%
LAIF	92,994,697.40	92,994,697.40	92,994,697.40	21.34%
Money Market Fund FI	3,825,330.11	3,825,330.11	3,825,330.18	0.88%
Municipal Bonds	3,385,000.00	3,318,044.70	3,462,753.45	0.79%
Negotiable CD	500,000.00	494,256.50	500,000.00	0.11%
Supranational	12,690,000.00	11,659,832.73	12,633,094.65	2.90%
US Treasury	75,370,000.00	72,015,403.45	75,330,260.57	17.29%
<hr/>				
SUBTOTAL PORTFOLIO	\$ 434,716,265.61	\$ 421,150,145.38	\$ 435,756,553.47	100.00%
<hr/>				
Unrealized Gain/(Loss) - LAIF*		(1,197,268.23)		
GRAND TOTAL PORTFOLIO	\$ 434,716,265.61	\$ 419,952,877.15	\$ 435,756,553.47	100.00%

*Not reflected in Chandler's investment report, since LAIF is managed by State Treasurer. State Treasurer sends LAIF Fair Value Factor and the City adjusts LAIF book value to market value accordingly at fiscal year-end.

Subject to final audit



City of Corona Investment Portfolio Report Month Ending June 30, 2022

In accordance with the City Investment Policy, a monthly investment report shall be filed with the City Council which provides a clear picture of the status of the current investments. The report for the month ending June 30, 2022 has been prepared by Chandler Asset Management. We hereby certify that this report accurately reflects all pooled investments and is in compliance with the City's Investment Policy. Combined with anticipated revenues, the portfolio contains sufficient investment liquidity to meet budgeted expenditures for the next six months.

SUBMITTED BY:

DocuSigned by:

Chad Willardson

Chad T. Willardson
City Treasurer

DocuSigned by:

Kim Sitton

Kim Sitton
Finance Director

DocuSigned by:

Roger Bradley

Roger Bradley
Assistant City Manager

REVIEWED BY:

DocuSigned by:

Christine Thompson

Christine Thompson
Accounting Manager

Beginning balance May 31, 2022		\$	425,817,742
Acquisitions / Additions:			
Agency Notes	\$	2,351,156	
US Corporate Notes	\$	-	
LAIF	\$	51,100,000	
Money Market Fund	\$	3,720,286	\$ 57,171,442
Dispositions / Withdrawals:			
Agency Notes	\$	3,076,056	
US Corporate Notes	\$	1,979,775	
LAIF	\$	41,600,000	
Money Market Fund	\$	523,461	\$ 47,179,292
Gain/(Loss) on Dispositions		\$	(53,338)
Ending balance, June 30, 2022		\$	435,756,553

Prepared By: Chandler Asset Management



City of Corona Consolidated - Account #10003

MONTHLY ACCOUNT STATEMENT

JUNE 1, 2022 THROUGH JUNE 30, 2022

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact operations@chandlerasset.com

Custodian

Bank of New York Mellon
Lauren Dehner
(904) 645-1918

CHANDLER ASSET MANAGEMENT
chandlerasset.com

Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Please see Important Disclosures.

City of Corona Consolidated

Account #10003

Portfolio Summary

As of June 30, 2022



PORTFOLIO CHARACTERISTICS

Average Modified Duration	1.70
Average Coupon	1.31%
Average Purchase YTM	1.27%
Average Market YTM	2.51%
Average S&P/Moody Rating	AA/Aa1
Average Final Maturity	1.94 yrs
Average Life	1.77 yrs

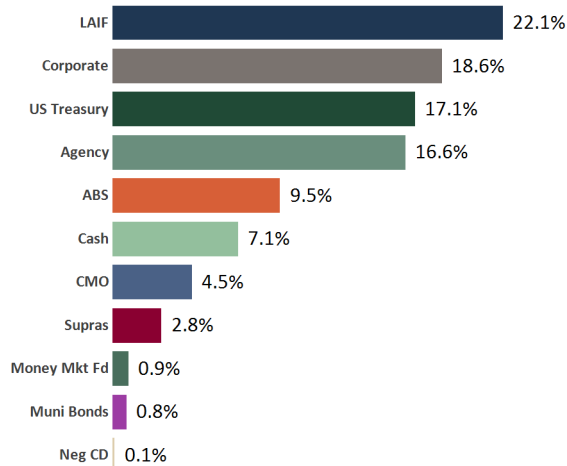
ACCOUNT SUMMARY

	Beg. Values as of 5/31/22	End Values as of 6/30/22
Market Value	413,438,205	421,150,145
Accrued Interest	1,106,217	1,101,700
Total Market Value	414,544,422	422,251,845
Income Earned	455,437	487,632
Cont/WD		-20,500,000
Par	424,667,592	434,716,266
Book Value	425,817,742	435,756,553
Cost Value	425,817,742	435,756,553

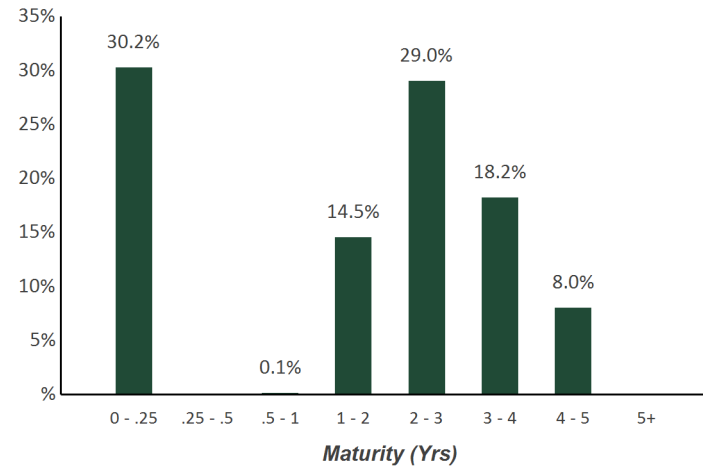
TOP ISSUERS

Local Agency Investment Fund	22.1%
Government of United States	17.1%
Federal Home Loan Mortgage Corp	8.8%
Bank Cash Account	7.1%
Federal National Mortgage Assoc	7.1%
Federal Home Loan Bank	5.2%
Inter-American Dev Bank	1.4%
Intl Bank Recon and Development	1.4%
Total	70.1%

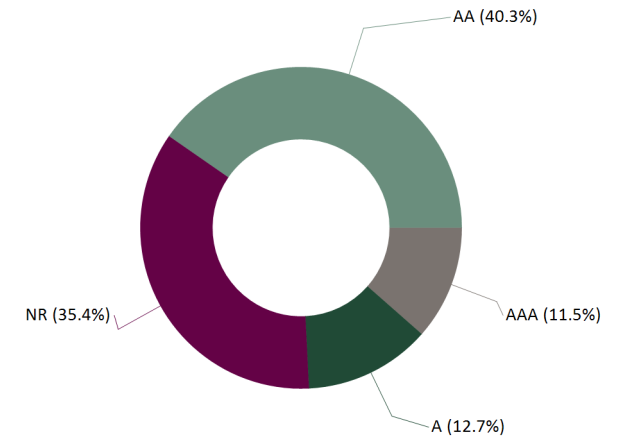
SECTOR ALLOCATION



MATURITY DISTRIBUTION



CREDIT QUALITY (S&P)



Statement of Compliance

As of June 30, 2022



City of Corona Consolidated

This portfolio is a consolidation of assets managed by Chandler Asset Management and assets managed internally by Client. Chandler relies on Client to provide accurate information for reporting assets and producing this compliance statement.

Category	Standard	Comment
U.S. Treasuries	No limit; 5 years max maturity	<i>Complies</i>
Federal Agencies	75% max; 5 years max maturity	<i>Complies</i>
Supranational Obligations	"AA" rated or better by a NRSRO; 10% max per issuer; 5 years max maturity; Washington D.C. based issuers: IADB, IBRD, and IFC	<i>Complies</i>
Municipal Securities	"A" rating or better by a NRSRO; 25% max; 5% max per issuer; 5 years max maturity	<i>Complies</i>
Corporate Medium Term Notes	"A" rating category or better by NRSRO; 30% max; 5% max per issuer; 5 years max maturity; Issued by corporations; U.S. domiciled corporations or U.S. licensed depository	<i>Complies</i>
Asset-Backed, Mortgage-Backed Pass-Through Securities, Collateralized Mortgage Obligations (Non-Government Issued)	"AA" or rating category or better by a NRSRO; 15% max; 5% max per issuer; 5 years max maturity; Non-Government issued	<i>Complies</i>
Negotiable Certificates of Deposit	"A-1/P-1" or better short term debt rating; and "A2/A" or better long term debt rating; 20% max; 5% max per issuer; 3 years max maturity; May not exceed shareholder's equity of issuing bank or net worth of issuing S&L or Federal Association; Issued by a nationally or state chartered bank, a federal association, or a state licensed branch of a foreign owned bank (insured by federal government)	<i>Complies</i>
Banker's Acceptances	20% max; 25% max per institution; 180 days max maturity	<i>Complies</i>
Commercial Paper	"A-1/P-1" rating for issuer's Commercial Paper; "A2/A" or higher rating on long term debt; 25% max; 40% max in Commercial Paper if the Agency's investment assets under management are greater than \$100 million; 5% max per issuer; 10% max of the issuer's outstanding paper; 270 days max maturity; U.S. domiciled corporations with assets > \$500 million	<i>Complies</i>
Mutual Funds and Money Market Mutual Funds	Highest rating or "AAA" rated by two NRSROs; SEC registered investment adviser with AUM >\$500 million and experience > 5 years; 20% max in Mutual Funds and Money Market Mutual Fund; 20% max in Money Market Mutual Funds; 10% max in Mutual Fund	<i>Complies</i>
Local Agency Investment Fund (LAIF)	Limit set by LAIF; State of California Local Agency Investment Fund (LAIF) or other Local Government Investment Pools established by public entities; Not used by investment adviser	<i>Complies</i>
Repurchase Agreements	10% max; 5% max per issuer; 14 days max maturity; 102% collateral or greater with securities permitted in the policy; Not used by investment adviser	<i>Complies</i>
Max Per Issuer	5% max per issuer, unless otherwise specified in the policy, other than U.S. Government, its Agencies and instrumentalities, Money Market Mutual Funds, and LAIF	<i>Complies</i>
Maximum Maturity	5 years	<i>Complies</i>

City of Corona Consolidated

Account #10003

Holdings Report

As of June 30, 2022



CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
ABS									
43815NAC8	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	408,739.66	08/20/2019 1.79%	408,736.27 408,736.27	99.90 2.37%	408,339.92 323.36	0.10% (396.35)	Aaa / AAA NR	1.13 0.17
58769EAC2	Mercedes-Benz Auto Lease Trust 2020-B A3 0.4% Due 11/15/2023	770,223.16	09/15/2020 0.40%	770,184.10 770,184.10	99.33 2.65%	765,068.06 136.93	0.18% (5,116.04)	NR / AAA AAA	1.38 0.30
477870AC3	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	130,105.95	07/16/2019 2.23%	130,078.34 130,078.34	99.95 2.44%	130,046.75 127.79	0.03% (31.59)	Aaa / NR AAA	1.46 0.21
92348AAA3	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	468,995.77	10/01/2019 1.95%	468,959.60 468,959.60	99.88 2.40%	468,440.48 278.01	0.11% (519.12)	NR / AAA AAA	1.81 0.26
44891VAC5	Hyundai Auto Lease Trust 2021-B A3 0.33% Due 6/17/2024	1,900,000.00	06/08/2021 0.34%	1,899,715.00 1,899,715.00	97.40 3.49%	1,850,636.10 278.67	0.44% (49,078.90)	Aaa / AAA NR	1.97 0.83
65479JAD5	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	744,979.41	10/16/2019 1.94%	744,940.08 744,940.08	99.70 2.98%	742,755.65 639.03	0.18% (2,184.43)	Aaa / AAA NR	2.04 0.29
43813DAC2	Honda Auto Receivables 2020-2 A3 0.82% Due 7/15/2024	579,516.61	05/18/2020 0.83%	579,471.00 579,471.00	98.83 3.23%	572,727.59 211.20	0.14% (6,743.41)	Aaa / AAA NR	2.04 0.48
47789KAC7	John Deere Owner Trust 2020-A A3 1.1% Due 8/15/2024	1,041,375.86	Various 1.00%	1,043,620.15 1,043,620.15	98.99 3.46%	1,030,839.22 509.11	0.24% (12,780.93)	Aaa / NR AAA	2.13 0.43
43813KAC6	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	1,357,070.07	09/22/2020 0.38%	1,356,870.71 1,356,870.71	98.19 3.38%	1,332,493.53 181.32	0.32% (24,377.18)	NR / AAA AAA	2.30 0.60
36262XAC8	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due 10/21/2024	2,145,000.00	08/10/2021 0.39%	2,144,970.83 2,144,970.83	96.79 3.43%	2,076,113.33 255.61	0.49% (68,857.50)	NR / AAA AAA	2.31 1.07
47787NAC3	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	460,202.09	07/14/2020 0.52%	460,131.96 460,131.96	98.35 3.33%	452,616.58 104.31	0.11% (7,515.38)	Aaa / NR AAA	2.38 0.58
09690AAC7	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	950,000.00	09/08/2021 0.34%	949,901.96 949,901.96	97.07 3.49%	922,158.36 52.25	0.22% (27,743.60)	Aaa / NR AAA	2.49 0.93
89236XAC0	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,052,484.58	10/06/2020 0.36%	1,052,288.50 1,052,288.50	98.50 3.19%	1,036,718.37 163.72	0.25% (15,570.13)	NR / AAA AAA	2.55 0.53
44891WAC3	Hyundai Auto Lease Trust 2022-A A3 1.16% Due 1/15/2025	1,205,000.00	01/11/2022 1.16%	1,204,973.37 1,204,973.37	96.61 3.66%	1,164,107.12 621.24	0.28% (40,866.25)	Aaa / AAA NR	2.55 1.37

City of Corona Consolidated

Account #10003

Holdings Report

As of June 30, 2022



CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
ABS									
92290BAA9	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	2,260,000.00	08/04/2020 0.48%	2,259,525.40 2,259,525.40	98.43 3.17%	2,224,441.16 324.56	0.53% (35,084.24)	Aaa / NR AAA	2.65 0.58
89238LAC4	Toyota Lease Owner Trust 2022-A A3 1.96% Due 2/20/2025	2,565,000.00	02/23/2022 1.98%	2,564,596.27 2,564,596.27	97.47 3.55%	2,500,015.73 1,536.15	0.59% (64,580.54)	NR / AAA AAA	2.65 1.61
36265MAC9	GM Financial Auto Lease Trust 2022-1 A3 1.9% Due 3/20/2025	2,105,000.00	02/15/2022 1.91%	2,104,981.90 2,104,981.90	97.35 3.70%	2,049,139.62 1,222.07	0.49% (55,842.28)	Aaa / NR AAA	2.72 1.50
05601XAC3	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	1,000,000.00	01/11/2022 1.11%	999,850.50 999,850.50	96.55 3.84%	965,495.00 183.33	0.23% (34,355.50)	NR / AAA AAA	2.74 1.27
43813GAC5	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	770,000.00	02/17/2021 0.27%	769,985.91 769,985.91	97.62 3.54%	751,700.95 57.75	0.18% (18,284.96)	Aaa / NR AAA	2.81 0.73
44891RAC4	Hyundai Auto Receivables Trust 2020-C A3 0.38% Due 5/15/2025	1,609,376.54	10/20/2020 0.39%	1,609,005.90 1,609,005.90	97.91 3.53%	1,575,729.30 271.81	0.37% (33,276.60)	NR / AAA AAA	2.88 0.66
89240BAC2	Toyota Auto Receivables Owners 2021- A A3 0.26% Due 5/15/2025	2,825,000.00	02/02/2021 0.27%	2,824,475.68 2,824,475.68	97.65 3.47%	2,758,553.18 326.44	0.65% (65,922.50)	Aaa / NR AAA	2.88 0.73
44933LAC7	Hyundai Auto Receivables Trust 2021-A A3 0.38% Due 9/15/2025	1,340,000.00	04/20/2021 0.38%	1,339,859.03 1,339,859.03	96.59 3.80%	1,294,295.28 226.31	0.31% (45,563.75)	NR / AAA AAA	3.21 1.00
43815GAC3	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	1,025,000.00	11/16/2021 0.89%	1,024,783.93 1,024,783.93	95.37 3.78%	977,576.33 250.56	0.23% (47,207.60)	Aaa / NR AAA	3.56 1.62
47789QAC4	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	1,290,000.00	07/13/2021 0.52%	1,289,884.93 1,289,884.93	94.89 3.90%	1,224,123.57 298.13	0.29% (65,761.36)	Aaa / NR AAA	3.71 1.53
89238JAC9	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	955,000.00	11/09/2021 0.71%	954,979.66 954,979.66	95.28 3.79%	909,945.97 301.36	0.22% (45,033.69)	NR / AAA AAA	3.79 1.56
44935FAD6	Hyundai Auto Receivables Trust 2021-C A3 0.74% Due 5/15/2026	730,000.00	11/09/2021 0.75%	729,837.06 729,837.06	95.56 3.57%	697,552.96 240.09	0.17% (32,284.10)	NR / AAA AAA	3.88 1.59
43815BAC4	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	1,650,000.00	02/15/2022 1.89%	1,649,751.84 1,649,751.84	96.81 3.55%	1,597,312.20 1,378.67	0.38% (52,439.64)	Aaa / AAA NR	3.88 1.94

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ABS									
05602RAD3	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	1,065,000.00	05/10/2022 3.23%	1,064,944.62 1,064,944.62	98.96 4.46%	1,053,908.02 569.78	0.25% (11,036.60)	Aaa / AAA NR	4.16 0.85
362554AC1	GM Financial Securitized Term 2021-4 A3 0.68% Due 9/16/2026	780,000.00	10/13/2021 0.68%	779,980.11 779,980.11	94.95 4.17%	740,572.56 221.00	0.18% (39,407.55)	Aaa / AAA NR	4.22 1.47
47787JAC2	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	1,010,000.00	03/10/2022 2.34%	1,009,776.59 1,009,776.59	97.45 3.74%	984,274.29 1,041.42	0.23% (25,502.30)	Aaa / NR AAA	4.22 1.82
448977AD0	Hyundai Auto Receivables Trust 2022-A A3 2.22% Due 10/15/2026	1,350,000.00	03/09/2022 2.23%	1,349,948.03 1,349,948.03	96.92 3.83%	1,308,421.36 1,332.00	0.31% (41,526.67)	NR / AAA AAA	4.30 1.95
380146AC4	GM Financial Auto Receivables 2022-1 A3 1.26% Due 11/16/2026	660,000.00	01/11/2022 1.27%	659,942.65 659,942.65	95.68 4.09%	631,468.20 346.50	0.15% (28,474.45)	NR / AAA AAA	4.38 1.55
02582JIT8	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	2,765,000.00	05/17/2022 3.42%	2,764,388.38 2,764,388.38	99.89 3.46%	2,761,823.02 4,165.93	0.66% (2,565.36)	NR / AAA AAA	4.88 2.68
Total ABS		40,968,069.70	1.18%	40,965,340.26 40,965,340.26	3.53%	39,959,409.76 18,176.41	9.47% (1,005,930.50)	Aaa / AAA AAA	3.04 1.19
AGENCY									
3130A0F70	FHLB Note 3.375% Due 12/8/2023	3,500,000.00	01/16/2019 2.73%	3,602,165.00 3,602,165.00	100.57 2.97%	3,519,873.00 7,546.88	0.84% (82,292.00)	Aaa / AA+ AAA	1.44 1.39
3130A0XE5	FHLB Note 3.25% Due 3/8/2024	1,000,000.00	03/28/2019 2.27%	1,045,410.00 1,045,410.00	100.50 2.94%	1,005,023.00 10,201.39	0.24% (40,387.00)	Aaa / AA+ NR	1.69 1.62
3130AB3H7	FHLB Note 2.375% Due 3/8/2024	4,000,000.00	04/29/2019 2.37%	4,000,280.00 4,000,280.00	98.91 3.04%	3,956,232.00 29,819.44	0.94% (44,048.00)	Aaa / AA+ NR	1.69 1.63
3130A1XJ2	FHLB Note 2.875% Due 6/14/2024	5,500,000.00	Various 1.95%	5,740,000.40 5,740,000.40	99.72 3.02%	5,484,660.51 7,467.02	1.30% (255,339.89)	Aaa / AA+ NR	1.96 1.88
3130A2UW4	FHLB Note 2.875% Due 9/13/2024	4,000,000.00	09/13/2019 1.79%	4,206,760.00 4,206,760.00	99.67 3.03%	3,986,944.00 34,500.00	0.95% (219,816.00)	Aaa / AA+ AAA	2.21 2.10
3135G0W66	FNMA Note 1.625% Due 10/15/2024	3,500,000.00	Various 1.21%	3,564,275.00 3,564,275.00	97.00 2.99%	3,394,856.50 12,006.94	0.81% (169,418.50)	Aaa / AA+ AAA	2.30 2.22
3130AQF40	FHLB Note 1% Due 12/20/2024	4,300,000.00	12/21/2021 1.02%	4,297,205.00 4,297,205.00	95.06 3.09%	4,087,790.70 1,313.89	0.97% (209,414.30)	Aaa / AA+ AAA	2.48 2.41

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AGENCY									
3135G0X24	FNMA Note 1.625% Due 1/7/2025	4,220,000.00	Various 1.30%	4,282,878.20 4,282,878.20	96.64 3.02%	4,078,094.06 33,144.58	0.97% (204,784.14)	Aaa / AA+ AAA	2.53 2.42
3137EAEPO	FHLMC Note 1.5% Due 2/12/2025	6,575,000.00	02/13/2020 1.52%	6,569,937.25 6,569,937.25	96.21 3.02%	6,325,557.65 38,080.21	1.51% (244,379.60)	Aaa / AA+ AAA	2.62 2.52
3135G03U5	FNMA Note 0.625% Due 4/22/2025	5,270,000.00	04/22/2020 0.67%	5,259,143.80 5,259,143.80	93.60 3.02%	4,932,525.01 6,313.02	1.17% (326,618.79)	Aaa / AA+ AAA	2.81 2.75
3135G04Z3	FNMA Note 0.5% Due 6/17/2025	6,200,000.00	Various 0.51%	6,196,731.90 6,196,731.90	92.85 3.04%	5,756,762.00 1,205.55	1.36% (439,969.90)	Aaa / AA+ AAA	2.97 2.90
3137EAEU9	FHLMC Note 0.375% Due 7/21/2025	6,300,000.00	Various 0.45%	6,277,899.60 6,277,899.60	92.34 3.02%	5,817,268.80 10,500.00	1.38% (460,630.80)	Aaa / AA+ AAA	3.06 2.99
3135G05X7	FNMA Note 0.375% Due 8/25/2025	6,285,000.00	Various 0.46%	6,260,439.20 6,260,439.20	91.94 3.08%	5,778,253.02 8,249.06	1.37% (482,186.18)	Aaa / AA+ AAA	3.16 3.08
3137EAEX3	FHLMC Note 0.375% Due 9/23/2025	6,295,000.00	Various 0.44%	6,276,346.05 6,276,346.05	91.79 3.06%	5,778,463.78 6,426.14	1.37% (497,882.27)	Aaa / AA+ AAA	3.24 3.16
3135G06G3	FNMA Note 0.5% Due 11/7/2025	6,300,000.00	Various 0.57%	6,279,895.00 6,279,895.00	91.91 3.06%	5,790,348.91 4,725.00	1.37% (489,546.09)	Aaa / AA+ AAA	3.36 3.28
Total Agency		73,245,000.00	1.13%	73,859,366.40 73,859,366.40	3.03%	69,692,652.94 211,499.12	16.56% (4,166,713.46)	Aaa / AA+ AAA	2.62 2.55
CASH									
90CASH\$00	Cash Custodial Cash Account	30,000,000.00	06/29/2022 0.00%	30,000,000.00 30,000,000.00	1.00 0.00%	30,000,000.00 0.00	7.10% 0.00	NR / NR NR	0.00 0.00
Total Cash		30,000,000.00	N/A	30,000,000.00 30,000,000.00	0.00%	30,000,000.00 0.00	7.10% 0.00	NR / NR NR	0.00 0.00
CMO									
3137BM6P6	FHLMC K721 A2 3.09% Due 8/25/2022	549,090.08	Various 2.22%	568,373.53 568,373.53	99.95 1.93%	548,810.08 1,413.91	0.13% (19,563.45)	Aaa / NR NR	0.15 0.13
3137B5JM6	FHLMC K034 A2 3.531% Due 7/25/2023	3,850,000.00	08/28/2018 3.03%	3,931,662.11 3,931,662.11	100.20 3.09%	3,857,692.30 11,328.63	0.92% (73,969.81)	NR / NR AAA	1.07 0.93
3137B4WB8	FHLMC K033 A2 3.06% Due 7/25/2023	3,350,000.00	07/23/2019 2.18%	3,458,875.00 3,458,875.00	99.87 3.00%	3,345,681.85 1,708.50	0.79% (113,193.15)	Aaa / NR NR	1.07 0.90

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CMO									
3137B7MZ9	FHLMC K036 A2 3.527% Due 10/25/2023	3,750,000.00	Various 2.97%	3,837,910.16 3,837,910.16	100.15 3.22%	3,755,452.50 2,204.38	0.89% (82,457.66)	Aaa / NR AAA	1.32 1.13
3137BYPQ7	FHLMC K726 A2 2.905% Due 4/25/2024	3,048,078.32	04/22/2019 2.72%	3,069,867.33 3,069,867.33	99.22 3.30%	3,024,233.20 7,378.89	0.72% (45,634.13)	NR / AAA NR	1.82 1.57
3137BSP72	FHLMC K058 A2 2.653% Due 8/25/2026	1,500,000.00	11/12/2021 1.35%	1,586,425.78 1,586,425.78	97.07 3.40%	1,456,048.50 3,316.25	0.35% (130,377.28)	NR / NR AAA	4.16 3.82
3137BSRE5	FHLMC K059 A2 3.12% Due 9/25/2026	3,000,000.00	02/18/2022 1.98%	3,128,437.50 3,128,437.50	98.78 3.41%	2,963,511.00 7,800.00	0.70% (164,926.50)	NR / AAA AAA	4.24 3.81
Total CMO		19,047,168.40	2.49%	19,581,551.41	3.17%	18,951,429.43 35,150.56	4.50% (630,121.98)	Aaa / AAA AAA	1.95 1.72
CORPORATE									
02665WCJ8	American Honda Finance Note 3.45% Due 7/14/2023	930,000.00	07/11/2018 3.49%	928,391.10 928,391.10	100.06 3.39%	930,572.88 14,883.88	0.22% 2,181.78	A3 / A- A	1.04 1.00
06406RAJ6	Bank of NY Mellon Corp Note 3.45% Due 8/11/2023	800,000.00	05/16/2019 2.79%	821,040.00 821,040.00	100.30 3.17%	802,411.20 10,733.33	0.19% (18,628.80)	A1 / A AA-	1.12 1.07
02665WCQ2	American Honda Finance Note 3.625% Due 10/10/2023	2,260,000.00	10/03/2018 3.64%	2,258,146.80 2,258,146.80	100.34 3.35%	2,267,668.18 18,433.13	0.54% 9,521.38	A3 / A- A	1.28 1.23
24422EVN6	John Deere Capital Corp Note 0.45% Due 1/17/2024	2,140,000.00	03/01/2021 0.47%	2,138,480.60 2,138,480.60	95.94 3.16%	2,053,120.28 4,387.00	0.49% (85,360.32)	A2 / A A	1.55 1.52
06051GHF9	Bank of America Corp Callable Note 1X 3/5/2023 3.55% Due 3/5/2024	2,550,000.00	Various 3.31%	2,570,550.00 2,570,550.00	99.71 3.55%	2,542,548.90 29,169.17	0.61% (28,001.10)	A2 / A- AA-	1.68 1.60
89114QCB2	Toronto Dominion Bank Note 3.25% Due 3/11/2024	1,270,000.00	03/26/2019 2.97%	1,286,078.20 1,286,078.20	99.50 3.56%	1,263,596.66 12,611.81	0.30% (22,481.54)	A1 / A AA-	1.70 1.62
808513BN4	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 3/18/2024	1,775,000.00	03/16/2021 0.77%	1,774,112.50 1,774,112.50	95.98 3.17%	1,703,669.85 3,808.85	0.40% (70,442.65)	A2 / A A	1.72 1.68
06367TQW3	Bank of Montreal Note 0.625% Due 7/9/2024	1,500,000.00	02/09/2022 1.89%	1,455,540.00 1,455,540.00	94.14 3.65%	1,412,166.00 4,479.17	0.34% (43,374.00)	A2 / A- AA-	2.03 1.97
79466LAG9	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 7/15/2024	3,100,000.00	Various 0.92%	3,076,192.60 3,076,192.60	94.71 3.33%	2,936,053.40 8,934.04	0.70% (140,139.20)	A2 / A+ NR	2.04 1.99

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CORPORATE									
69371RQ25	Paccar Financial Corp Note 2.15% Due 8/15/2024	715,000.00	08/08/2019 2.20%	713,419.85 713,419.85	97.31 3.47%	695,756.49 5,807.39	0.17% (17,663.36)	A1 / A+ NR	2.13 2.04
78015K7C2	Royal Bank of Canada Note 2.25% Due 11/1/2024	3,600,000.00	12/05/2019 2.26%	3,598,128.00 3,598,128.00	96.62 3.78%	3,478,183.20 13,500.00	0.83% (119,944.80)	A1 / A AA-	2.34 2.24
14913Q3B3	Caterpillar Finl Service Note 2.15% Due 11/8/2024	2,593,000.00	Various 1.88%	2,624,484.21 2,624,484.21	97.10 3.44%	2,517,681.13 8,207.57	0.60% (106,803.08)	A2 / A A	2.36 2.26
74153WCQ0	Pricoa Global Funding Note 1.15% Due 12/6/2024	1,975,000.00	12/01/2021 1.19%	1,972,965.75 1,972,965.75	94.02 3.75%	1,856,806.13 1,577.26	0.44% (116,159.62)	Aa3 / AA- AA-	2.44 2.36
89236TJT3	Toyota Motor Credit Corp Note 1.45% Due 1/13/2025	2,700,000.00	01/10/2022 1.50%	2,696,382.00 2,696,382.00	94.86 3.59%	2,561,260.50 18,270.00	0.61% (135,121.50)	A1 / A+ A+	2.54 2.44
64952WEK5	New York Life Global Note 1.45% Due 1/14/2025	3,745,000.00	01/11/2022 1.49%	3,740,955.40 3,740,955.40	94.49 3.75%	3,538,601.82 25,190.33	0.84% (202,353.58)	Aaa / AA+ AAA	2.55 2.44
90331HPL1	US Bank NA Callable Note Cont 12/21/2024 2.05% Due 1/21/2025	4,145,000.00	01/16/2020 2.10%	4,136,171.15 4,136,171.15	96.14 3.64%	3,985,102.48 37,765.56	0.95% (151,068.67)	A1 / AA- AA-	2.56 2.44
69371RR73	Paccar Financial Corp Note 2.85% Due 4/7/2025	2,970,000.00	03/31/2022 2.86%	2,969,227.80 2,969,227.80	98.11 3.57%	2,913,777.90 19,750.50	0.69% (55,449.90)	A1 / A+ NR	2.77 2.62
78016EZ59	Royal Bank of Canada Note 3.375% Due 4/14/2025	1,270,000.00	04/07/2022 3.39%	1,269,530.10 1,269,530.10	98.74 3.86%	1,253,940.85 9,167.81	0.30% (15,589.25)	A1 / A AA-	2.79 2.62
06367WB85	Bank of Montreal Note 1.85% Due 5/1/2025	2,761,000.00	07/23/2021 0.85%	2,862,660.02 2,862,660.02	94.88 3.77%	2,619,738.96 8,513.08	0.62% (242,921.06)	A2 / A- AA-	2.84 2.71
14913R2V8	Caterpillar Financial Service Note 3.4% Due 5/13/2025	1,460,000.00	05/10/2022 3.44%	1,458,145.80 1,458,145.80	99.83 3.46%	1,457,551.58 6,618.67	0.35% (594.22)	A2 / A A	2.87 2.70
46647PCH7	JP Morgan Chase & Co Callable Note Cont 6/1/2024 0.824% Due 6/1/2025	3,295,000.00	05/24/2021 1.10%	3,299,268.65 3,299,268.65	93.53 3.60%	3,081,737.72 2,262.57	0.73% (217,530.93)	A2 / A- AA-	2.92 2.83
63743HFE7	National Rural Utilities Note 3.45% Due 6/15/2025	940,000.00	04/27/2022 3.46%	939,746.20 939,746.20	99.64 3.58%	936,629.16 5,134.75	0.22% (3,117.04)	A2 / A- A	2.96 2.77
46647PCK0	JP Morgan Chase & Co Callable Note Cont 6/23/2024 0.969% Due 6/23/2025	1,565,000.00	Various 1.24%	1,565,968.20 1,565,968.20	93.51 3.66%	1,463,422.11 336.99	0.35% (102,546.09)	A2 / A- AA-	2.98 2.89
40139LBC6	Guardian Life Glob Fun Note 0.875% Due 12/10/2025	3,000,000.00	Various 1.12%	2,969,700.00 2,969,700.00	90.21 3.94%	2,706,393.00 1,531.26	0.64% (263,307.00)	Aa2 / AA+ NR	3.45 3.33

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CORPORATE									
66815L2A6	Northwestern Mutual Gbl Note 0.8% Due 1/14/2026	1,870,000.00	12/06/2021 1.47%	1,820,388.90 1,820,388.90	89.98 3.86%	1,682,590.47 6,939.78	0.40% (137,798.43)	Aaa / AA+ AAA	3.55 3.41
46647PBK1	JP Morgan Chase & Co Callable Note Cont 4/22/2025 2.083% Due 4/22/2026	1,000,000.00	05/20/2021 1.55%	1,037,330.00 1,037,330.00	93.59 4.25%	935,908.00 3,992.42	0.22% (101,422.00)	A2 / A- AA-	3.81 3.58
6174468Q5	Morgan Stanley Callable Note Cont 4/28/2025 2.188% Due 4/28/2026	1,600,000.00	05/18/2022 4.05%	1,511,376.00 1,511,376.00	93.70 4.33%	1,499,187.20 6,126.40	0.36% (12,188.80)	A1 / A- A	3.83 3.59
023135BX3	Amazon.com Inc Callable Note Cont 4/12/2026 1% Due 5/12/2026	4,865,000.00	05/10/2021 1.09%	4,843,983.20 4,843,983.20	91.02 3.50%	4,428,210.57 6,621.81	1.05% (415,772.63)	A1 / AA AA-	3.87 3.73
91324PEC2	United Health Group Inc Callable Note Cont 4/15/2026 1.15% Due 5/15/2026	805,000.00	Various 1.08%	807,605.05 807,605.05	90.77 3.73%	730,659.86 1,182.90	0.17% (76,945.19)	A3 / A+ A	3.88 3.72
89236TJK2	Toyota Motor Credit Corp Note 1.125% Due 6/18/2026	3,325,000.00	06/15/2021 1.13%	3,323,537.00 3,323,537.00	90.43 3.74%	3,006,647.88 1,350.78	0.71% (316,889.12)	A1 / A+ A+	3.97 3.81
06051GJD2	Bank of America Corp Callable Note Cont 6/19/2025 1.319% Due 6/19/2026	3,000,000.00	Various 1.53%	3,007,920.00 3,007,920.00	90.83 4.18%	2,724,813.00 1,319.00	0.65% (283,107.00)	A2 / A- AA-	3.97 3.79
57629WDE7	Mass Mutual Global funding Note 1.2% Due 7/16/2026	2,272,000.00	08/10/2021 1.21%	2,271,369.92 2,271,369.92	89.98 3.90%	2,044,257.00 12,496.00	0.49% (227,112.92)	Aa3 / AA+ AA+	4.05 3.86
58989V2D5	Met Tower Global Funding Note 1.25% Due 9/14/2026	1,715,000.00	09/07/2021 1.27%	1,713,422.20 1,713,422.20	88.88 4.16%	1,524,321.16 6,371.70	0.36% (189,101.04)	Aa3 / AA- AA-	4.21 4.00
931142ER0	Wal-Mart Stores Callable Note Cont 08/17/2026 1.05% Due 9/17/2026	785,000.00	09/08/2021 1.09%	783,516.35 783,516.35	91.05 3.34%	714,779.40 2,381.17	0.17% (68,736.95)	Aa2 / AA AA	4.22 4.05
59217GER6	Metlife Note 1.875% Due 1/11/2027	2,485,000.00	01/03/2022 1.90%	2,482,167.10 2,482,167.10	90.87 4.10%	2,258,164.23 22,002.60	0.54% (224,002.87)	Aa3 / AA- AA-	4.54 4.23
808513BY0	Charles Schwab Corp Callable Note Cont 2/3/2027 2.45% Due 3/3/2027	1,300,000.00	03/09/2022 2.73%	1,282,866.00 1,282,866.00	93.40 4.01%	1,214,136.30 10,439.72	0.29% (68,729.70)	A2 / A A	4.68 4.31
89114T2T2	Toronto-Dominion Bank Note 2.8% Due 3/10/2027	1,900,000.00	03/09/2022 2.97%	1,884,933.00 1,884,933.00	93.84 4.26%	1,783,036.00 16,403.33	0.43% (101,897.00)	A1 / A NR	4.70 4.29

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CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
CORPORATE									
665859AW4	Northern Trust Company Callable Note Cont 4/10/2027 4% Due 5/10/2027	1,345,000.00	05/05/2022 4.04%	1,342,821.10 1,342,821.10	100.75 3.83%	1,355,022.94 7,621.67	0.32% 12,201.84	A2 / A+ A+	4.86 4.29
91324PEG3	United Health Group Inc Callable Note Cont 4/15/2027 3.7% Due 5/15/2027	1,365,000.00	05/17/2022 3.69%	1,365,638.40 1,365,638.40	99.56 3.80%	1,358,963.97 5,751.96	0.32% (6,674.43)	A3 / A+ A	4.88 4.40
Total Corporate		82,691,000.00	1.90%	82,604,159.15 82,604,159.15	3.69%	78,239,088.36 382,075.36	18.62% (4,365,070.79)	A1 / A+ AA-	2.99 2.84
LAIF									
90LAIF\$00	Local Agency Investment Fund State Pool	92,994,697.40	Various 0.94%	92,994,697.40 92,994,697.40	1.00 0.94%	92,994,697.40 185,884.08	22.07% 0.00	NR / NR NR	0.00 0.00
Total LAIF		92,994,697.40	0.94%	92,994,697.40 92,994,697.40	0.94%	92,994,697.40 185,884.08	22.07% 0.00	NR / NR NR	0.00 0.00
MONEY MARKET FUND									
60934N807	Federated Investors Govt Oblig Fund Inst.	3,825,330.11	Various 1.13%	3,825,330.11 3,825,330.11	1.00 1.13%	3,825,330.11 0.00	0.91% 0.00	Aaa / AAA AAA	0.00 0.00
Total Money Market Fund		3,825,330.11	1.13%	3,825,330.11 3,825,330.11	1.13%	3,825,330.11 0.00	0.91% 0.00	Aaa / AAA AAA	0.00 0.00
MUNICIPAL BONDS									
13063DRK6	California State Taxable GO 2.4% Due 10/1/2024	3,385,000.00	10/16/2019 1.91%	3,462,753.45 3,462,753.45	98.02 3.32%	3,318,044.70 20,310.00	0.79% (144,708.75)	Aa2 / AA- AA	2.26 2.16
Total Municipal Bonds		3,385,000.00	1.91%	3,462,753.45 3,462,753.45	3.32%	3,318,044.70 20,310.00	0.79% (144,708.75)	Aa2 / AA- AA	2.26 2.16

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NEGOTIABLE CD									
78012U3M5	Royal Bank of Canada Yankee CD 1.35% Due 2/14/2023	500,000.00	02/11/2022 1.35%	500,000.00 500,000.00	98.85 3.18%	494,256.50 2,568.75	0.12% (5,743.50)	P-1 / A-1+ F-1+	0.63 0.62
Total Negotiable CD		500,000.00	1.35%	500,000.00 500,000.00	3.18%	494,256.50 2,568.75	0.12% (5,743.50)	Aaa / AAA AAA	0.63 0.62
SUPRANATIONAL									
459058JL8	Intl. Bank Recon & Development Note 0.5% Due 10/28/2025	6,300,000.00	Various 0.59%	6,272,360.85 6,272,360.85	91.80 3.11%	5,783,160.60 5,512.51	1.37% (489,200.25)	Aaa / AAA AAA	3.33 3.25
4581X0DV7	Inter-American Dev Bank Note 0.875% Due 4/20/2026	6,390,000.00	04/13/2021 0.97%	6,360,733.80 6,360,733.80	91.97 3.13%	5,876,672.13 11,027.19	1.39% (484,061.67)	Aaa / AAA AAA	3.81 3.68
Total Supranational		12,690,000.00	0.78%	12,633,094.65 12,633,094.65	3.12%	11,659,832.73 16,539.70	2.77% (973,261.92)	Aaa / AAA AAA	3.57 3.47
US TREASURY									
912828T91	US Treasury Note 1.625% Due 10/31/2023	1,050,000.00	05/29/2019 2.05%	1,031,091.80 1,031,091.80	98.32 2.92%	1,032,363.15 2,874.66	0.25% 1,271.35	Aaa / AA+ AAA	1.34 1.30
912828V23	US Treasury Note 2.25% Due 12/31/2023	4,500,000.00	06/21/2019 1.80%	4,588,417.97 4,588,417.97	98.98 2.95%	4,454,298.00 275.14	1.05% (134,119.97)	Aaa / AA+ AAA	1.50 1.46
912828B66	US Treasury Note 2.75% Due 2/15/2024	5,000,000.00	Various 2.21%	5,121,796.88 5,121,796.88	99.72 2.93%	4,985,940.00 51,657.46	1.19% (135,856.88)	Aaa / AA+ AAA	1.63 1.56
91282CBR1	US Treasury Note 0.25% Due 3/15/2024	2,900,000.00	03/30/2021 0.33%	2,892,976.56 2,892,976.56	95.55 2.94%	2,771,086.30 2,127.72	0.66% (121,890.26)	Aaa / AA+ AAA	1.71 1.68
912828X70	US Treasury Note 2% Due 4/30/2024	4,800,000.00	Various 1.84%	4,833,281.25 4,833,281.25	98.33 2.94%	4,719,936.00 16,173.92	1.12% (113,345.25)	Aaa / AA+ AAA	1.84 1.78
912828XX3	US Treasury Note 2% Due 6/30/2024	4,900,000.00	Various 1.81%	4,942,253.91 4,942,253.91	98.18 2.94%	4,810,996.40 266.30	1.14% (131,257.51)	Aaa / AA+ AAA	2.00 1.94
912828D56	US Treasury Note 2.375% Due 8/15/2024	5,000,000.00	12/12/2019 1.75%	5,140,234.38 5,140,234.38	98.77 2.98%	4,938,280.00 44,613.26	1.18% (201,954.38)	Aaa / AA+ AAA	2.13 2.04

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CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
US TREASURY									
9128283D0	US Treasury Note 2.25% Due 10/31/2024	4,000,000.00	11/07/2019 1.77%	4,090,468.75 4,090,468.75	98.40 2.96%	3,936,092.00 15,163.04	0.94% (154,376.75)	Aaa / AA+ AAA	2.34 2.25
912828ZC7	US Treasury Note 1.125% Due 2/28/2025	7,000,000.00	03/18/2020 0.81%	7,108,007.81 7,108,007.81	95.27 2.98%	6,669,138.00 26,321.33	1.59% (438,869.81)	Aaa / AA+ AAA	2.67 2.59
91282CED9	US Treasury Note 1.75% Due 3/15/2025	7,000,000.00	04/05/2022 2.65%	6,823,085.94 6,823,085.94	96.78 3.00%	6,774,684.00 35,951.09	1.61% (48,401.94)	Aaa / AA+ AAA	2.71 2.60
91282CAB7	US Treasury Note 0.25% Due 7/31/2025	6,000,000.00	03/12/2021 0.72%	5,879,062.50 5,879,062.50	91.92 3.01%	5,515,080.00 6,256.91	1.31% (363,982.50)	Aaa / AA+ AAA	3.09 3.03
91282CAM3	US Treasury Note 0.25% Due 9/30/2025	3,200,000.00	03/29/2021 0.74%	3,130,375.00 3,130,375.00	91.46 3.03%	2,926,873.60 2,010.93	0.69% (203,501.40)	Aaa / AA+ AAA	3.25 3.19
91282CAT8	US Treasury Note 0.25% Due 10/31/2025	6,000,000.00	02/19/2021 0.53%	5,923,125.00 5,923,125.00	91.23 3.04%	5,473,830.00 2,527.17	1.30% (449,295.00)	Aaa / AA+ AAA	3.34 3.27
91282CAZ4	US Treasury Note 0.375% Due 11/30/2025	3,800,000.00	03/26/2021 0.77%	3,731,867.19 3,731,867.19	91.44 3.03%	3,474,773.20 1,206.97	0.82% (257,093.99)	Aaa / AA+ AAA	3.42 3.35
91282CCW9	US Treasury Note 0.75% Due 8/31/2026	1,570,000.00	09/23/2021 0.90%	1,558,899.61 1,558,899.61	91.15 3.02%	1,431,091.11 3,935.67	0.34% (127,808.50)	Aaa / AA+ AAA	4.17 4.04
91282CCZ2	US Treasury Note 0.875% Due 9/30/2026	3,130,000.00	10/18/2021 1.19%	3,083,172.27 3,083,172.27	91.46 3.03%	2,862,726.17 6,884.29	0.68% (220,446.10)	Aaa / AA+ AAA	4.25 4.11
91282CDG3	US Treasury Note 1.125% Due 10/31/2026	3,120,000.00	11/15/2021 1.25%	3,100,987.50 3,100,987.50	92.31 3.03%	2,880,028.32 5,913.59	0.68% (220,959.18)	Aaa / AA+ AAA	4.34 4.17
91282CET4	US Treasury Note 2.625% Due 5/31/2027	2,400,000.00	06/09/2022 3.07%	2,351,156.25 2,351,156.25	98.26 3.01%	2,358,187.20 5,336.07	0.56% 7,030.95	Aaa / AA+ AAA	4.92 4.56
Total US Treasury		75,370,000.00	1.45%	75,330,260.57 75,330,260.57	2.98%	72,015,403.45 229,495.52	17.11% (3,314,857.12)	Aaa / AA+ AAA	2.69 2.61
TOTAL PORTFOLIO		434,716,265.61	1.27%	435,756,553.40 435,756,553.40	2.51%	421,150,145.38 1,101,699.50	100.00% (14,606,408.02)	Aa1 / AA AAA	1.94 1.70
TOTAL MARKET VALUE PLUS ACCRUED						422,251,844.88			

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Transaction Ledger

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	06/01/2022	60934N807	13,575.40	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	13,575.40	0.00	13,575.40	0.00
Purchase	06/02/2022	60934N807	696.16	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	696.16	0.00	696.16	0.00
Purchase	06/06/2022	60934N807	11,230.07	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	11,230.07	0.00	11,230.07	0.00
Purchase	06/08/2022	60934N807	59,062.50	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	59,062.50	0.00	59,062.50	0.00
Purchase	06/10/2022	60934N807	13,125.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	13,125.00	0.00	13,125.00	0.00
Purchase	06/10/2022	91282CET4	2,400,000.00	US Treasury Note 2.625% Due 5/31/2027	97.965	3.07%	2,351,156.25	1,721.31	2,352,877.56	0.00
Purchase	06/14/2022	60934N807	79,062.50	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	79,062.50	0.00	79,062.50	0.00
Purchase	06/15/2022	60934N807	74,920.60	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	74,920.60	0.00	74,920.60	0.00
Purchase	06/15/2022	60934N807	99,109.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	99,109.00	0.00	99,109.00	0.00
Purchase	06/15/2022	60934N807	84,065.93	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	84,065.93	0.00	84,065.93	0.00
Purchase	06/15/2022	60934N807	1,952.67	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	1,952.67	0.00	1,952.67	0.00
Purchase	06/15/2022	60934N807	450.17	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	450.17	0.00	450.17	0.00
Purchase	06/15/2022	60934N807	424.33	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	424.33	0.00	424.33	0.00
Purchase	06/15/2022	60934N807	2,497.50	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	2,497.50	0.00	2,497.50	0.00
Purchase	06/15/2022	60934N807	1,164.83	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	1,164.83	0.00	1,164.83	0.00
Purchase	06/15/2022	60934N807	559.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	559.00	0.00	559.00	0.00

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	06/15/2022	60934N807	565.04	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	565.04	0.00	565.04	0.00
Purchase	06/15/2022	60934N807	612.08	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	612.08	0.00	612.08	0.00
Purchase	06/15/2022	60934N807	522.50	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	522.50	0.00	522.50	0.00
Purchase	06/15/2022	60934N807	5,467.79	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	5,467.79	0.00	5,467.79	0.00
Purchase	06/15/2022	60934N807	2,585.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	2,585.00	0.00	2,585.00	0.00
Purchase	06/15/2022	60934N807	52,542.08	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	52,542.08	0.00	52,542.08	0.00
Purchase	06/15/2022	60934N807	96,476.95	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	96,476.95	0.00	96,476.95	0.00
Purchase	06/15/2022	60934N807	31,142.79	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	31,142.79	0.00	31,142.79	0.00
Purchase	06/15/2022	60934N807	25,761.89	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	25,761.89	0.00	25,761.89	0.00
Purchase	06/15/2022	60934N807	31,985.79	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	31,985.79	0.00	31,985.79	0.00
Purchase	06/15/2022	60934N807	6,560.61	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	6,560.61	0.00	6,560.61	0.00
Purchase	06/15/2022	60934N807	92,041.36	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	92,041.36	0.00	92,041.36	0.00
Purchase	06/16/2022	60934N807	442.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	442.00	0.00	442.00	0.00
Purchase	06/16/2022	60934N807	693.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	693.00	0.00	693.00	0.00
Purchase	06/17/2022	60934N807	15,500.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	15,500.00	0.00	15,500.00	0.00
Purchase	06/18/2022	60934N807	18,703.13	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	18,703.13	0.00	18,703.13	0.00

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	06/19/2022	60934N807	19,785.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	19,785.00	0.00	19,785.00	0.00
Purchase	06/20/2022	60934N807	21,261.11	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	21,261.11	0.00	21,261.11	0.00
Purchase	06/21/2022	60934N807	885.17	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	885.17	0.00	885.17	0.00
Purchase	06/21/2022	60934N807	4,189.50	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	4,189.50	0.00	4,189.50	0.00
Purchase	06/21/2022	60934N807	751.67	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	751.67	0.00	751.67	0.00
Purchase	06/21/2022	60934N807	173.25	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	173.25	0.00	173.25	0.00
Purchase	06/21/2022	60934N807	3,332.92	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	3,332.92	0.00	3,332.92	0.00
Purchase	06/21/2022	60934N807	697.13	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	697.13	0.00	697.13	0.00
Purchase	06/21/2022	60934N807	101,073.76	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	101,073.76	0.00	101,073.76	0.00
Purchase	06/21/2022	60934N807	88,885.20	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	88,885.20	0.00	88,885.20	0.00
Purchase	06/23/2022	60934N807	7,582.43	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	7,582.43	0.00	7,582.43	0.00
Purchase	06/27/2022	60934N807	7,800.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	7,800.00	0.00	7,800.00	0.00
Purchase	06/27/2022	60934N807	3,316.25	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	3,316.25	0.00	3,316.25	0.00
Purchase	06/27/2022	60934N807	11,021.88	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	11,021.88	0.00	11,021.88	0.00
Purchase	06/27/2022	60934N807	11,328.63	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	11,328.63	0.00	11,328.63	0.00
Purchase	06/27/2022	60934N807	8,542.50	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	8,542.50	0.00	8,542.50	0.00

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ACQUISITIONS										
Purchase	06/27/2022	60934N807	261.25	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	261.25	0.00	261.25	0.00
Purchase	06/27/2022	60934N807	3,703.54	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	3,703.54	0.00	3,703.54	0.00
Purchase	06/27/2022	60934N807	916.67	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	916.67	0.00	916.67	0.00
Purchase	06/27/2022	60934N807	1,046,295.81	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	1,046,295.81	0.00	1,046,295.81	0.00
Purchase	06/27/2022	60934N807	237,598.23	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	237,598.23	0.00	237,598.23	0.00
Purchase	06/30/2022	60934N807	1,217,761.00	Federated Investors Govt Oblig Fund Inst.	1.000	1.13%	1,217,761.00	0.00	1,217,761.00	0.00
Purchase	06/30/2022	60934N807	99,625.00	Federated Investors Govt Oblig Fund Inst.	1.000	1.13%	99,625.00	0.00	99,625.00	0.00
Subtotal			6,120,285.57				6,071,441.82	1,721.31	6,073,163.13	0.00
Security Contribution	06/01/2022	90LAIF\$00	3,300,000.00	Local Agency Investment Fund State Pool	1.000		3,300,000.00	0.00	3,300,000.00	0.00
Security Contribution	06/01/2022	90LAIF\$00	3,200,000.00	Local Agency Investment Fund State Pool	1.000		3,200,000.00	0.00	3,200,000.00	0.00
Security Contribution	06/06/2022	90LAIF\$00	4,500,000.00	Local Agency Investment Fund State Pool	1.000		4,500,000.00	0.00	4,500,000.00	0.00
Security Contribution	06/06/2022	90LAIF\$00	5,300,000.00	Local Agency Investment Fund State Pool	1.000		5,300,000.00	0.00	5,300,000.00	0.00
Security Contribution	06/07/2022	90LAIF\$00	600,000.00	Local Agency Investment Fund State Pool	1.000		600,000.00	0.00	600,000.00	0.00
Security Contribution	06/13/2022	90LAIF\$00	1,200,000.00	Local Agency Investment Fund State Pool	1.000		1,200,000.00	0.00	1,200,000.00	0.00
Security Contribution	06/14/2022	90LAIF\$00	800,000.00	Local Agency Investment Fund State Pool	1.000		800,000.00	0.00	800,000.00	0.00
Security Contribution	06/21/2022	90LAIF\$00	800,000.00	Local Agency Investment Fund State Pool	1.000		800,000.00	0.00	800,000.00	0.00

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Security Contribution	06/27/2022	90LAIF\$00	1,400,000.00	Local Agency Investment Fund State Pool	1.000		1,400,000.00	0.00	1,400,000.00	0.00
Security Contribution	06/29/2022	90CASH\$00	30,000,000.00	Cash Custodial Cash Account	1.000		30,000,000.00	0.00	30,000,000.00	0.00
Subtotal			51,100,000.00				51,100,000.00	0.00	51,100,000.00	0.00
TOTAL ACQUISITIONS			57,220,285.57				57,171,441.82	1,721.31	57,173,163.13	0.00

DISPOSITIONS										
Sale	06/10/2022	3137EAEN5	1,800,000.00	FHLMC Note 2.75% Due 6/19/2023	100.328	2.42%	1,805,904.00	23,512.50	1,829,416.50	14,940.00
Sale	06/10/2022	60934N807	523,461.06	Federated Investors Govt Oblig Fund Inst.	1.000	0.43%	523,461.06	0.00	523,461.06	0.00
Sale	06/30/2022	06406RAJ6	1,200,000.00	Bank of NY Mellon Corp Note 3.45% Due 8/11/2023	100.148	3.31%	1,201,776.00	15,985.00	1,217,761.00	-29,784.00
Subtotal			3,523,461.06				3,531,141.06	39,497.50	3,570,638.56	-14,844.00
Paydown	06/15/2022	02582JIT8	0.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	100.000		0.00	5,467.79	5,467.79	0.00
Paydown	06/15/2022	43813DAC2	52,110.47	Honda Auto Receivables 2020-2 A3 0.82% Due 7/15/2024	100.000		52,110.47	431.61	52,542.08	4.10
Paydown	06/15/2022	43815BAC4	0.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	100.000		0.00	2,585.00	2,585.00	0.00
Paydown	06/15/2022	43815NAC8	95,728.66	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	100.000		95,728.66	748.29	96,476.95	0.80
Paydown	06/15/2022	44891RAC4	30,623.46	Hyundai Auto Receivables Trust 2020-C A3 0.38% Due 5/15/2025	100.000		30,623.46	519.33	31,142.79	7.05
Paydown	06/15/2022	44891VAC5	0.00	Hyundai Auto Lease Trust 2021-B A3 0.33% Due 6/17/2024	100.000		0.00	522.50	522.50	0.00

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DISPOSITIONS										
Paydown	06/15/2022	44891WAC3	0.00	Hyundai Auto Lease Trust 2022-A A3 1.16% Due 1/15/2025	100.000		0.00	1,164.83	1,164.83	0.00
Paydown	06/15/2022	448977AD0	0.00	Hyundai Auto Receivables Trust 2022-A A3 2.22% Due 10/15/2026	100.000		0.00	2,497.50	2,497.50	0.00
Paydown	06/15/2022	44933LAC7	0.00	Hyundai Auto Receivables Trust 2021-A A3 0.38% Due 9/15/2025	100.000		0.00	424.33	424.33	0.00
Paydown	06/15/2022	44935FAD6	0.00	Hyundai Auto Receivables Trust 2021-C A3 0.74% Due 5/15/2026	100.000		0.00	450.17	450.17	0.00
Paydown	06/15/2022	477870AC3	25,475.36	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	100.000		25,475.36	286.53	25,761.89	5.41
Paydown	06/15/2022	47787JAC2	0.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	100.000		0.00	1,952.67	1,952.67	0.00
Paydown	06/15/2022	47787NAC3	31,776.70	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	100.000		31,776.70	209.09	31,985.79	4.84
Paydown	06/15/2022	47789JAD8	6,544.70	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	100.000		6,544.70	15.91	6,560.61	-136.26
Paydown	06/15/2022	47789KAC7	91,003.35	John Deere Owner Trust 2020-A A3 1.1% Due 8/15/2024	100.000		91,003.35	1,038.01	92,041.36	-196.13
Paydown	06/15/2022	47789QAC4	0.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	100.000		0.00	559.00	559.00	0.00
Paydown	06/15/2022	58769EAC2	74,638.98	Mercedes-Benz Auto Lease Trust 2020-B A3 0.4% Due 11/15/2023	100.000		74,638.98	281.62	74,920.60	3.78
Paydown	06/15/2022	65479JAD5	97,753.60	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	100.000		97,753.60	1,355.40	99,109.00	5.16
Paydown	06/15/2022	89236XAC0	83,734.53	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	100.000		83,734.53	331.40	84,065.93	15.60
Paydown	06/15/2022	89238JAC9	0.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	100.000		0.00	565.04	565.04	0.00

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DISPOSITIONS										
Paydown	06/15/2022	89240BAC2	0.00	Toyota Auto Receivables Owners 2021-A A3 0.26% Due 5/15/2025	100.000		0.00	612.08	612.08	0.00
Paydown	06/16/2022	362554AC1	0.00	GM Financial Securitized Term 2021-4 A3 0.68% Due 9/16/2026	100.000		0.00	442.00	442.00	0.00
Paydown	06/16/2022	380146AC4	0.00	GM Financial Auto Receivables 2022-1 A3 1.26% Due 11/16/2026	100.000		0.00	693.00	693.00	0.00
Paydown	06/21/2022	36262XAC8	0.00	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due 10/21/2024	100.000		0.00	697.13	697.13	0.00
Paydown	06/21/2022	36265MAC9	0.00	GM Financial Auto Lease Trust 2022-1 A3 1.9% Due 3/20/2025	100.000		0.00	3,332.92	3,332.92	0.00
Paydown	06/21/2022	43813GAC5	0.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	100.000		0.00	173.25	173.25	0.00
Paydown	06/21/2022	43813KAC6	100,624.30	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	100.000		100,624.30	449.46	101,073.76	14.78
Paydown	06/21/2022	43815GAC3	0.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	100.000		0.00	751.67	751.67	0.00
Paydown	06/21/2022	89238LAC4	0.00	Toyota Lease Owner Trust 2022-A A3 1.96% Due 2/20/2025	100.000		0.00	4,189.50	4,189.50	0.00
Paydown	06/21/2022	92290BAA9	0.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	100.000		0.00	885.17	885.17	0.00
Paydown	06/21/2022	92348AAA3	87,984.75	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	100.000		87,984.75	900.45	88,885.20	6.78
Paydown	06/27/2022	05601XAC3	0.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	100.000		0.00	916.67	916.67	0.00
Paydown	06/27/2022	05602RAD3	0.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	100.000		0.00	3,703.54	3,703.54	0.00

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
DISPOSITIONS										
Paydown	06/27/2022	09690AAC7	0.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	100.000		0.00	261.25	261.25	0.00
Paydown	06/27/2022	3137B4WB8	0.00	FHLMC K033 A2Due 7/25/2023	100.000		0.00	8,542.50	8,542.50	0.00
Paydown	06/27/2022	3137B5JM6	0.00	FHLMC K034 A2 3.531% Due 7/25/2023	100.000		0.00	11,328.63	11,328.63	0.00
Paydown	06/27/2022	3137B7MZ9	0.00	FHLMC K036 A2Due 10/25/2023	100.000		0.00	11,021.88	11,021.88	0.00
Paydown	06/27/2022	3137BM6P6	1,042,198.24	FHLMC K721 A2Due 8/25/2022	100.000		1,042,198.24	4,097.57	1,046,295.81	-36,600.88
Paydown	06/27/2022	3137BSP72	0.00	FHLMC K058 A2 2.653% Due 8/25/2026	100.000		0.00	3,316.25	3,316.25	0.00
Paydown	06/27/2022	3137BSRE5	0.00	FHLMC K059 A2 3.12% Due 9/25/2026	100.000		0.00	7,800.00	7,800.00	0.00
Paydown	06/27/2022	3137BYPQ7	227,953.84	FHLMC K726 A2 2.905% Due 4/25/2024	100.000		227,953.84	9,644.39	237,598.23	-1,629.51
Subtotal			2,048,150.94				2,048,150.94	95,165.33	2,143,316.27	-38,494.48
Security Withdrawal	06/02/2022	90LAIF\$00	900,000.00	Local Agency Investment Fund State Pool	1.000		900,000.00	0.00	900,000.00	0.00
Security Withdrawal	06/08/2022	90LAIF\$00	1,000,000.00	Local Agency Investment Fund State Pool	1.000		1,000,000.00	0.00	1,000,000.00	0.00
Security Withdrawal	06/09/2022	90LAIF\$00	2,500,000.00	Local Agency Investment Fund State Pool	1.000		2,500,000.00	0.00	2,500,000.00	0.00
Security Withdrawal	06/09/2022	90LAIF\$00	3,000,000.00	Local Agency Investment Fund State Pool	1.000		3,000,000.00	0.00	3,000,000.00	0.00
Security Withdrawal	06/15/2022	90LAIF\$00	200,000.00	Local Agency Investment Fund State Pool	1.000		200,000.00	0.00	200,000.00	0.00
Security Withdrawal	06/16/2022	90LAIF\$00	1,800,000.00	Local Agency Investment Fund State Pool	1.000		1,800,000.00	0.00	1,800,000.00	0.00
Security Withdrawal	06/16/2022	90LAIF\$00	1,900,000.00	Local Agency Investment Fund State Pool	1.000		1,900,000.00	0.00	1,900,000.00	0.00
Security Withdrawal	06/23/2022	90LAIF\$00	2,600,000.00	Local Agency Investment Fund State Pool	1.000		2,600,000.00	0.00	2,600,000.00	0.00

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
DISPOSITIONS										
Security Withdrawal	06/23/2022	90LAIF\$00	1,800,000.00	Local Agency Investment Fund State Pool	1.000		1,800,000.00	0.00	1,800,000.00	0.00
Security Withdrawal	06/29/2022	90LAIF\$00	12,000,000.00	Local Agency Investment Fund State Pool	1.000		12,000,000.00	0.00	12,000,000.00	0.00
Security Withdrawal	06/29/2022	90LAIF\$00	1,700,000.00	Local Agency Investment Fund State Pool	1.000		1,700,000.00	0.00	1,700,000.00	0.00
Security Withdrawal	06/29/2022	90LAIF\$00	10,300,000.00	Local Agency Investment Fund State Pool	1.000		10,300,000.00	0.00	10,300,000.00	0.00
Security Withdrawal	06/30/2022	90LAIF\$00	1,900,000.00	Local Agency Investment Fund State Pool	1.000		1,900,000.00	0.00	1,900,000.00	0.00
Subtotal			41,600,000.00				41,600,000.00	0.00	41,600,000.00	0.00
TOTAL DISPOSITIONS			47,171,612.00				47,179,292.00	134,662.83	47,313,954.83	-53,338.48

OTHER TRANSACTIONS										
Interest	06/01/2022	46647PCH7	3,295,000.00	JP Morgan Chase & Co Callable Note Cont 6/1/2024 0.824% Due 6/1/2025	0.000		13,575.40	0.00	13,575.40	0.00
Interest	06/06/2022	74153WCQ0	1,975,000.00	Pricoa Global Funding Note 1.15% Due 12/6/2024	0.000		11,230.07	0.00	11,230.07	0.00
Interest	06/08/2022	3130A0F70	3,500,000.00	FHLB Note 3.375% Due 12/8/2023	0.000		59,062.50	0.00	59,062.50	0.00
Interest	06/10/2022	40139LBC6	3,000,000.00	Guardian Life Glob Fun Note 0.875% Due 12/10/2025	0.000		13,125.00	0.00	13,125.00	0.00
Interest	06/14/2022	3130A1XJ2	5,500,000.00	FHLB Note 2.875% Due 6/14/2024	0.000		79,062.50	0.00	79,062.50	0.00
Interest	06/17/2022	3135G04Z3	6,200,000.00	FNMA Note 0.5% Due 6/17/2025	0.000		15,500.00	0.00	15,500.00	0.00
Interest	06/18/2022	89236TJK2	3,325,000.00	Toyota Motor Credit Corp Note 1.125% Due 6/18/2026	0.000		18,703.13	0.00	18,703.13	0.00
Interest	06/19/2022	06051GJD2	3,000,000.00	Bank of America Corp Callable Note Cont 6/19/2025 1.319% Due 6/19/2026	0.000		19,785.00	0.00	19,785.00	0.00

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
OTHER TRANSACTIONS										
Interest	06/20/2022	3130AQF40	4,300,000.00	FHLB Note 1% Due 12/20/2024	0.000		21,261.11	0.00	21,261.11	0.00
Interest	06/23/2022	46647PCK0	1,565,000.00	JP Morgan Chase & Co Callable Note Cont 6/23/2024 0.969% Due 6/23/2025	0.000		7,582.43	0.00	7,582.43	0.00
Interest	06/30/2022	912828V23	4,500,000.00	US Treasury Note 2.25% Due 12/31/2023	0.000		50,625.00	0.00	50,625.00	0.00
Interest	06/30/2022	912828XX3	4,900,000.00	US Treasury Note 2% Due 6/30/2024	0.000		49,000.00	0.00	49,000.00	0.00
Subtotal			45,060,000.00				358,512.14	0.00	358,512.14	0.00
Dividend	06/02/2022	60934N807	642,081.00	Federated Investors Govt Oblig Fund Inst.	0.000		696.16	0.00	696.16	0.00
Subtotal			642,081.00				696.16	0.00	696.16	0.00
TOTAL OTHER TRANSACTIONS			45,702,081.00				359,208.30	0.00	359,208.30	0.00

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Income Earned

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CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
FIXED INCOME						
023135BX3	Amazon.com Inc Callable Note Cont 4/12/2026 1% Due 05/12/2026	05/10/2021 05/12/2021 4,865,000.00	4,843,983.20 0.00 0.00 4,843,983.20	2,567.64 0.00 6,621.81 4,054.17	0.00 0.00 0.00 4,054.17	4,054.17
02582JIT8	American Express Credit Trust 2022-2 A 3.39% Due 05/17/2027	05/17/2022 05/24/2022 2,765,000.00	2,764,388.38 0.00 0.00 2,764,388.38	1,822.60 5,467.79 4,165.93 7,811.12	0.00 0.00 0.00 7,811.12	7,811.12
02665WCJ8	American Honda Finance Note 3.45% Due 07/14/2023	07/11/2018 07/16/2018 930,000.00	928,391.10 0.00 0.00 928,391.10	12,210.13 0.00 14,883.88 2,673.75	0.00 0.00 0.00 2,673.75	2,673.75
02665WCQ2	American Honda Finance Note 3.625% Due 10/10/2023	10/03/2018 10/10/2018 2,260,000.00	2,258,146.80 0.00 0.00 2,258,146.80	11,606.04 0.00 18,433.13 6,827.09	0.00 0.00 0.00 6,827.09	6,827.09
05601XAC3	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 03/25/2025	01/11/2022 01/19/2022 1,000,000.00	999,850.50 0.00 0.00 999,850.50	183.33 916.67 183.33 916.67	0.00 0.00 0.00 916.67	916.67
05602RAD3	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 08/25/2026	05/10/2022 05/18/2022 1,065,000.00	1,064,944.62 0.00 0.00 1,064,944.62	1,234.51 3,703.54 569.78 3,038.81	0.00 0.00 0.00 3,038.81	3,038.81
06051GHF9	Bank of America Corp Callable Note 1X 3/5/2023 3.55% Due 03/05/2024	Various Various 2,550,000.00	2,570,550.00 0.00 0.00 2,570,550.00	21,625.42 0.00 29,169.17 7,543.75	0.00 0.00 0.00 7,543.75	7,543.75
06051GJD2	Bank of America Corp Callable Note Cont 6/19/2025 1.319% Due 06/19/2026	Various Various 3,000,000.00	3,007,920.00 0.00 0.00 3,007,920.00	17,806.50 19,785.00 1,319.00 3,297.50	0.00 0.00 0.00 3,297.50	3,297.50
06367TQW3	Bank of Montreal Note 0.625% Due 07/09/2024	02/09/2022 02/11/2022 1,500,000.00	1,455,540.00 0.00 0.00 1,455,540.00	3,697.92 0.00 4,479.17 781.25	0.00 0.00 0.00 781.25	781.25

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Income Earned

As of June 30, 2022



CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
06367WB85	Bank of Montreal Note 1.85% Due 05/01/2025	07/23/2021 07/27/2021 2,761,000.00	2,862,660.02 0.00 0.00 2,862,660.02	4,256.54 0.00 8,513.08 4,256.54	0.00 0.00 0.00 4,256.54	4,256.54
06406RAJ6	Bank of NY Mellon Corp Note 3.45% Due 08/11/2023	05/16/2019 05/20/2019 800,000.00	2,052,600.00 0.00 1,231,560.00 821,040.00	21,083.33 15,985.00 10,733.33 5,635.00	0.00 0.00 0.00 5,635.00	5,635.00
09690AAC7	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	09/08/2021 09/15/2021 950,000.00	949,901.96 0.00 0.00 949,901.96	52.25 261.25 52.25 261.25	0.00 0.00 0.00 261.25	261.25
13063DRK6	California State Taxable GO 2.4% Due 10/01/2024	10/16/2019 10/24/2019 3,385,000.00	3,462,753.45 0.00 0.00 3,462,753.45	13,540.00 0.00 20,310.00 6,770.00	0.00 0.00 0.00 6,770.00	6,770.00
14913Q3B3	Caterpillar Finl Service Note 2.15% Due 11/08/2024	Various Various 2,593,000.00	2,624,484.21 0.00 0.00 2,624,484.21	3,561.77 0.00 8,207.57 4,645.80	0.00 0.00 0.00 4,645.80	4,645.80
14913R2V8	Caterpillar Financial Service Note 3.4% Due 05/13/2025	05/10/2022 05/13/2022 1,460,000.00	1,458,145.80 0.00 0.00 1,458,145.80	2,482.00 0.00 6,618.67 4,136.67	0.00 0.00 0.00 4,136.67	4,136.67
24422EVN6	John Deere Capital Corp Note 0.45% Due 01/17/2024	03/01/2021 03/04/2021 2,140,000.00	2,138,480.60 0.00 0.00 2,138,480.60	3,584.50 0.00 4,387.00 802.50	0.00 0.00 0.00 802.50	802.50
3130A0F70	FHLB Note 3.375% Due 12/08/2023	01/16/2019 01/17/2019 3,500,000.00	3,602,165.00 0.00 0.00 3,602,165.00	56,765.63 59,062.50 7,546.88 9,843.75	0.00 0.00 0.00 9,843.75	9,843.75
3130A0XE5	FHLB Note 3.25% Due 03/08/2024	03/28/2019 03/29/2019 1,000,000.00	1,045,410.00 0.00 0.00 1,045,410.00	7,493.06 0.00 10,201.39 2,708.33	0.00 0.00 0.00 2,708.33	2,708.33

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3130A1XJ2	FHLB Note 2.875% Due 06/14/2024	Various Various 5,500,000.00	5,740,000.40 0.00 0.00 5,740,000.40	73,352.43 79,062.50 7,467.02 13,177.09	0.00 0.00 0.00 13,177.09	13,177.09
3130A2UW4	FHLB Note 2.875% Due 09/13/2024	09/13/2019 09/16/2019 4,000,000.00	4,206,760.00 0.00 0.00 4,206,760.00	24,916.67 0.00 34,500.00 9,583.33	0.00 0.00 0.00 9,583.33	9,583.33
3130AB3H7	FHLB Note 2.375% Due 03/08/2024	04/29/2019 04/30/2019 4,000,000.00	4,000,280.00 0.00 0.00 4,000,280.00	21,902.78 0.00 29,819.44 7,916.66	0.00 0.00 0.00 7,916.66	7,916.66
3130AQF40	FHLB Note 1% Due 12/20/2024	12/21/2021 12/22/2021 4,300,000.00	4,297,205.00 0.00 0.00 4,297,205.00	18,991.67 21,261.11 1,313.89 3,583.33	0.00 0.00 0.00 3,583.33	3,583.33
3135G03U5	FNMA Note 0.625% Due 04/22/2025	04/22/2020 04/24/2020 5,270,000.00	5,259,143.80 0.00 0.00 5,259,143.80	3,568.23 0.00 6,313.02 2,744.79	0.00 0.00 0.00 2,744.79	2,744.79
3135G04Z3	FNMA Note 0.5% Due 06/17/2025	Various Various 6,200,000.00	6,196,731.90 0.00 0.00 6,196,731.90	14,122.22 15,500.00 1,205.55 2,583.33	0.00 0.00 0.00 2,583.33	2,583.33
3135G05X7	FNMA Note 0.375% Due 08/25/2025	Various Various 6,285,000.00	6,260,439.20 0.00 0.00 6,260,439.20	6,285.00 0.00 8,249.06 1,964.06	0.00 0.00 0.00 1,964.06	1,964.06
3135G06G3	FNMA Note 0.5% Due 11/07/2025	Various Various 6,300,000.00	6,279,895.00 0.00 0.00 6,279,895.00	2,100.00 0.00 4,725.00 2,625.00	0.00 0.00 0.00 2,625.00	2,625.00
3135G0W66	FNMA Note 1.625% Due 10/15/2024	Various Various 3,500,000.00	3,564,275.00 0.00 0.00 3,564,275.00	7,267.36 0.00 12,006.94 4,739.58	0.00 0.00 0.00 4,739.58	4,739.58

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3135G0X24	FNMA Note 1.625% Due 01/07/2025	Various Various 4,220,000.00	4,282,878.20 0.00 0.00 4,282,878.20	27,430.00 0.00 33,144.58 5,714.58	0.00 0.00 0.00 5,714.58	5,714.58
3137B4WB8	FHLMC K033 A2 3.06% Due 07/25/2023	07/23/2019 07/26/2019 3,350,000.00	3,458,875.00 0.00 0.00 3,458,875.00	1,708.50 8,542.50 1,708.50 8,542.50	0.00 0.00 0.00 8,542.50	8,542.50
3137B5JM6	FHLMC K034 A2 3.531% Due 07/25/2023	08/28/2018 08/31/2018 3,850,000.00	3,931,662.11 0.00 0.00 3,931,662.11	11,328.63 11,328.63 11,328.63 11,328.63	0.00 0.00 0.00 11,328.63	11,328.63
3137B7MZ9	FHLMC K036 A2 3.527% Due 10/25/2023	Various Various 3,750,000.00	3,837,910.16 0.00 0.00 3,837,910.16	2,204.38 11,021.88 2,204.38 11,021.88	0.00 0.00 0.00 11,021.88	11,021.88
3137BM6P6	FHLMC K721 A2 3.09% Due 08/25/2022	Various Various 549,090.08	1,647,172.65 0.00 1,078,799.12 568,373.53	4,097.56 4,097.57 1,413.91 1,413.92	0.00 0.00 0.00 1,413.92	1,413.92
3137BSP72	FHLMC K058 A2 2.653% Due 08/25/2026	11/12/2021 11/17/2021 1,500,000.00	1,586,425.78 0.00 0.00 1,586,425.78	3,316.25 3,316.25 3,316.25 3,316.25	0.00 0.00 0.00 3,316.25	3,316.25
3137BSRE5	FHLMC K059 A2 3.12% Due 09/25/2026	02/18/2022 02/24/2022 3,000,000.00	3,128,437.50 0.00 0.00 3,128,437.50	7,800.00 7,800.00 7,800.00 7,800.00	0.00 0.00 0.00 7,800.00	7,800.00
3137BYPQ7	FHLMC K726 A2 2.905% Due 04/25/2024	04/22/2019 04/25/2019 3,048,078.32	3,299,450.68 0.00 229,583.35 3,069,867.33	7,930.73 9,644.39 7,378.89 9,092.55	0.00 0.00 0.00 9,092.55	9,092.55
3137EAEN5	FHLMC Note Due 06/19/2023	07/20/2018 07/23/2018 0.00	1,790,964.00 0.00 1,790,964.00 0.00	22,275.00 23,512.50 0.00 1,237.50	0.00 0.00 0.00 1,237.50	1,237.50

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3137EAEPO	FHLMC Note 1.5% Due 02/12/2025	02/13/2020 02/14/2020 6,575,000.00	6,569,937.25 0.00 0.00 6,569,937.25	29,861.46 0.00 38,080.21 8,218.75	0.00 0.00 0.00 8,218.75	8,218.75
3137EAEU9	FHLMC Note 0.375% Due 07/21/2025	Various Various 6,300,000.00	6,277,899.60 0.00 0.00 6,277,899.60	8,531.25 0.00 10,500.00 1,968.75	0.00 0.00 0.00 1,968.75	1,968.75
3137EAEX3	FHLMC Note 0.375% Due 09/23/2025	Various Various 6,295,000.00	6,276,346.05 0.00 0.00 6,276,346.05	4,458.96 0.00 6,426.14 1,967.18	0.00 0.00 0.00 1,967.18	1,967.18
362554AC1	GM Financial Securitized Term 2021-4 A3 0.68% Due 09/16/2026	10/13/2021 10/21/2021 780,000.00	779,980.11 0.00 0.00 779,980.11	221.00 442.00 221.00 442.00	0.00 0.00 0.00 442.00	442.00
36262XAC8	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due 10/21/2024	08/10/2021 08/18/2021 2,145,000.00	2,144,970.83 0.00 0.00 2,144,970.83	255.61 697.13 255.61 697.13	0.00 0.00 0.00 697.13	697.13
36265MAC9	GM Financial Auto Lease Trust 2022-1 A3 1.9% Due 03/20/2025	02/15/2022 02/23/2022 2,105,000.00	2,104,981.90 0.00 0.00 2,104,981.90	1,222.07 3,332.92 1,222.07 3,332.92	0.00 0.00 0.00 3,332.92	3,332.92
380146AC4	GM Financial Auto Receivables 2022-1 A3 1.26% Due 11/16/2026	01/11/2022 01/19/2022 660,000.00	659,942.65 0.00 0.00 659,942.65	346.50 693.00 346.50 693.00	0.00 0.00 0.00 693.00	693.00
40139LBC6	Guardian Life Glob Fun Note 0.875% Due 12/10/2025	Various Various 3,000,000.00	2,969,700.00 0.00 0.00 2,969,700.00	12,468.76 13,125.00 1,531.26 2,187.50	0.00 0.00 0.00 2,187.50	2,187.50
43813DAC2	Honda Auto Receivables 2020-2 A3 0.82% Due 07/15/2024	05/18/2020 05/27/2020 579,516.61	631,577.37 0.00 52,106.37 579,471.00	230.19 431.61 211.20 412.62	0.00 0.00 0.00 412.62	412.62

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43813GAC5	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 04/21/2025	02/17/2021 02/24/2021 770,000.00	769,985.91 0.00 0.00 769,985.91	57.75 173.25 57.75 173.25	0.00 0.00 0.00 173.25	173.25
43813KAC6	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	09/22/2020 09/29/2020 1,357,070.07	1,457,480.23 0.00 100,609.52 1,356,870.71	194.76 449.46 181.32 436.02	0.00 0.00 0.00 436.02	436.02
43815BAC4	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 05/15/2026	02/15/2022 02/23/2022 1,650,000.00	1,649,751.84 0.00 0.00 1,649,751.84	1,378.67 2,585.00 1,378.67 2,585.00	0.00 0.00 0.00 2,585.00	2,585.00
43815GAC3	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 01/21/2026	11/16/2021 11/24/2021 1,025,000.00	1,024,783.93 0.00 0.00 1,024,783.93	250.56 751.67 250.56 751.67	0.00 0.00 0.00 751.67	751.67
43815NAC8	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 08/15/2023	08/20/2019 08/27/2019 408,739.66	504,464.13 0.00 95,727.86 408,736.27	399.09 748.29 323.36 672.56	0.00 0.00 0.00 672.56	672.56
44891RAC4	Hyundai Auto Receivables Trust 2020-C A3 0.38% Due 05/15/2025	10/20/2020 10/28/2020 1,609,376.54	1,639,622.31 0.00 30,616.41 1,609,005.90	276.98 519.33 271.81 514.16	0.00 0.00 0.00 514.16	514.16
44891VAC5	Hyundai Auto Lease Trust 2021-B A3 0.33% Due 06/17/2024	06/08/2021 06/16/2021 1,900,000.00	1,899,715.00 0.00 0.00 1,899,715.00	278.67 522.50 278.67 522.50	0.00 0.00 0.00 522.50	522.50
44891WAC3	Hyundai Auto Lease Trust 2022-A A3 1.16% Due 01/15/2025	01/11/2022 01/19/2022 1,205,000.00	1,204,973.37 0.00 0.00 1,204,973.37	621.24 1,164.83 621.24 1,164.83	0.00 0.00 0.00 1,164.83	1,164.83
448977AD0	Hyundai Auto Receivables Trust 2022-A A3 2.22% Due 10/15/2026	03/09/2022 03/16/2022 1,350,000.00	1,349,948.03 0.00 0.00 1,349,948.03	1,332.00 2,497.50 1,332.00 2,497.50	0.00 0.00 0.00 2,497.50	2,497.50

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44933LAC7	Hyundai Auto Receivables Trust 2021-A A3 0.38% Due 09/15/2025	04/20/2021 04/28/2021 1,340,000.00	1,339,859.03 0.00 0.00 1,339,859.03	226.31 424.33 226.31 424.33	0.00 0.00 0.00 424.33	424.33
44935FAD6	Hyundai Auto Receivables Trust 2021-C A3 0.74% Due 05/15/2026	11/09/2021 11/17/2021 730,000.00	729,837.06 0.00 0.00 729,837.06	240.09 450.17 240.09 450.17	0.00 0.00 0.00 450.17	450.17
4581X0DV7	Inter-American Dev Bank Note 0.875% Due 04/20/2026	04/13/2021 04/20/2021 6,390,000.00	6,360,733.80 0.00 0.00 6,360,733.80	6,367.81 0.00 11,027.19 4,659.38	0.00 0.00 0.00 4,659.38	4,659.38
459058JL8	Intl. Bank Recon & Development Note 0.5% Due 10/28/2025	Various Various 6,300,000.00	6,272,360.85 0.00 0.00 6,272,360.85	2,887.50 0.00 5,512.51 2,625.01	0.00 0.00 0.00 2,625.01	2,625.01
46647PBK1	JP Morgan Chase & Co Callable Note Cont 4/22/2025 2.083% Due 04/22/2026	05/20/2021 05/24/2021 1,000,000.00	1,037,330.00 0.00 0.00 1,037,330.00	2,256.58 0.00 3,992.42 1,735.84	0.00 0.00 0.00 1,735.84	1,735.84
46647PCH7	JP Morgan Chase & Co Callable Note Cont 6/1/2024 0.824% Due 06/01/2025	05/24/2021 06/01/2021 3,295,000.00	3,299,268.65 0.00 0.00 3,299,268.65	13,575.40 13,575.40 2,262.57 2,262.57	0.00 0.00 0.00 2,262.57	2,262.57
46647PCK0	JP Morgan Chase & Co Callable Note Cont 6/23/2024 0.969% Due 06/23/2025	Various Various 1,565,000.00	1,565,968.20 0.00 0.00 1,565,968.20	6,655.68 7,582.43 336.99 1,263.74	0.00 0.00 0.00 1,263.74	1,263.74
477870AC3	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	07/16/2019 07/24/2019 130,105.95	155,548.29 0.00 25,469.95 130,078.34	152.82 286.53 127.79 261.50	0.00 0.00 0.00 261.50	261.50
47787JAC2	John Deere Owner Trust 2022-A A3 2.32% Due 09/16/2026	03/10/2022 03/16/2022 1,010,000.00	1,009,776.59 0.00 0.00 1,009,776.59	1,041.42 1,952.67 1,041.42 1,952.67	0.00 0.00 0.00 1,952.67	1,952.67

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47787NAC3	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	07/14/2020 07/22/2020 460,202.09	491,903.82 0.00 31,771.86 460,131.96	111.52 209.09 104.31 201.88	0.00 0.00 0.00 201.88	201.88
47789JAD8	John Deere Owner Trust 2019-A A3 Due 07/17/2023	08/27/2019 08/29/2019 0.00	6,680.96 0.00 6,680.96 0.00	8.46 15.91 0.00 7.45	0.00 0.00 0.00 7.45	7.45
47789KAC7	John Deere Owner Trust 2020-A A3 1.1% Due 08/15/2024	Various Various 1,041,375.86	1,134,819.63 0.00 91,199.48 1,043,620.15	553.60 1,038.01 509.11 993.52	0.00 0.00 0.00 993.52	993.52
47789QAC4	John Deere Owner Trust 2021-B A3 0.52% Due 03/16/2026	07/13/2021 07/21/2021 1,290,000.00	1,289,884.93 0.00 0.00 1,289,884.93	298.13 559.00 298.13 559.00	0.00 0.00 0.00 559.00	559.00
57629WDE7	Mass Mutual Global funding Note 1.2% Due 07/16/2026	08/10/2021 08/12/2021 2,272,000.00	2,271,369.92 0.00 0.00 2,271,369.92	10,224.00 0.00 12,496.00 2,272.00	0.00 0.00 0.00 2,272.00	2,272.00
58769EAC2	Mercedes-Benz Auto Lease Trust 2020-B A3 0.4% Due 11/15/2023	09/15/2020 09/23/2020 770,223.16	844,819.30 0.00 74,635.20 770,184.10	150.20 281.62 136.93 268.35	0.00 0.00 0.00 268.35	268.35
58989V2D5	Met Tower Global Funding Note 1.25% Due 09/14/2026	09/07/2021 09/14/2021 1,715,000.00	1,713,422.20 0.00 0.00 1,713,422.20	4,585.24 0.00 6,371.70 1,786.46	0.00 0.00 0.00 1,786.46	1,786.46
59217GER6	Metlife Note 1.875% Due 01/11/2027	01/03/2022 01/11/2022 2,485,000.00	2,482,167.10 0.00 0.00 2,482,167.10	18,119.79 0.00 22,002.60 3,882.81	0.00 0.00 0.00 3,882.81	3,882.81
6174468Q5	Morgan Stanley Callable Note Cont 4/28/2025 2.188% Due 04/28/2026	05/18/2022 05/20/2022 1,600,000.00	1,511,376.00 0.00 0.00 1,511,376.00	3,209.07 0.00 6,126.40 2,917.33	0.00 0.00 0.00 2,917.33	2,917.33

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63743HFE7	National Rural Utilities Note 3.45% Due 06/15/2025	04/27/2022 05/04/2022 940,000.00	939,746.20 0.00 0.00 939,746.20	2,432.25 0.00 5,134.75 2,702.50	0.00 0.00 0.00 2,702.50	2,702.50
64952WEK5	New York Life Global Note 1.45% Due 01/14/2025	01/11/2022 01/14/2022 3,745,000.00	3,740,955.40 0.00 0.00 3,740,955.40	20,665.12 0.00 25,190.33 4,525.21	0.00 0.00 0.00 4,525.21	4,525.21
65479JAD5	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 07/15/2024	10/16/2019 10/23/2019 744,979.41	842,688.52 0.00 97,748.44 744,940.08	722.88 1,355.40 639.03 1,271.55	0.00 0.00 0.00 1,271.55	1,271.55
665859AW4	Northern Trust Company Callable Note Cont 4/10/2027 4% Due 05/10/2027	05/05/2022 05/10/2022 1,345,000.00	1,342,821.10 0.00 0.00 1,342,821.10	3,138.33 0.00 7,621.67 4,483.34	0.00 0.00 0.00 4,483.34	4,483.34
66815L2A6	Northwestern Mutual Gbl Note 0.8% Due 01/14/2026	12/06/2021 12/08/2021 1,870,000.00	1,820,388.90 0.00 0.00 1,820,388.90	5,693.11 0.00 6,939.78 1,246.67	0.00 0.00 0.00 1,246.67	1,246.67
69371RQ25	Paccar Financial Corp Note 2.15% Due 08/15/2024	08/08/2019 08/15/2019 715,000.00	713,419.85 0.00 0.00 713,419.85	4,526.35 0.00 5,807.39 1,281.04	0.00 0.00 0.00 1,281.04	1,281.04
69371RR73	Paccar Financial Corp Note 2.85% Due 04/07/2025	03/31/2022 04/07/2022 2,970,000.00	2,969,227.80 0.00 0.00 2,969,227.80	12,696.75 0.00 19,750.50 7,053.75	0.00 0.00 0.00 7,053.75	7,053.75
74153WCQ0	Prcoa Global Funding Note 1.15% Due 12/06/2024	12/01/2021 12/08/2021 1,975,000.00	1,972,965.75 0.00 0.00 1,972,965.75	10,914.62 11,230.07 1,577.26 1,892.71	0.00 0.00 0.00 1,892.71	1,892.71
78015K7C2	Royal Bank of Canada Note 2.25% Due 11/01/2024	12/05/2019 12/09/2019 3,600,000.00	3,598,128.00 0.00 0.00 3,598,128.00	6,750.00 0.00 13,500.00 6,750.00	0.00 0.00 0.00 6,750.00	6,750.00

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CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
78016EZ59	Royal Bank of Canada Note 3.375% Due 04/14/2025	04/07/2022 04/14/2022 1,270,000.00	1,269,530.10 0.00 0.00 1,269,530.10	5,595.94 0.00 9,167.81 3,571.87	0.00 0.00 0.00 3,571.87	3,571.87
79466LAG9	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 07/15/2024	Various Various 3,100,000.00	3,076,192.60 0.00 0.00 3,076,192.60	7,319.44 0.00 8,934.04 1,614.60	0.00 0.00 0.00 1,614.60	1,614.60
808513BN4	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 03/18/2024	03/16/2021 03/18/2021 1,775,000.00	1,774,112.50 0.00 0.00 1,774,112.50	2,699.48 0.00 3,808.85 1,109.37	0.00 0.00 0.00 1,109.37	1,109.37
808513BY0	Charles Schwab Corp Callable Note Cont 2/3/2027 2.45% Due 03/03/2027	03/09/2022 03/11/2022 1,300,000.00	1,282,866.00 0.00 0.00 1,282,866.00	7,785.56 0.00 10,439.72 2,654.16	0.00 0.00 0.00 2,654.16	2,654.16
89114QCB2	Toronto Dominion Bank Note 3.25% Due 03/11/2024	03/26/2019 03/28/2019 1,270,000.00	1,286,078.20 0.00 0.00 1,286,078.20	9,172.22 0.00 12,611.81 3,439.59	0.00 0.00 0.00 3,439.59	3,439.59
89114TZX2	Toronto-Dominion Bank Note 2.8% Due 03/10/2027	03/09/2022 03/11/2022 1,900,000.00	1,884,933.00 0.00 0.00 1,884,933.00	11,970.00 0.00 16,403.33 4,433.33	0.00 0.00 0.00 4,433.33	4,433.33
89236TJK2	Toyota Motor Credit Corp Note 1.125% Due 06/18/2026	06/15/2021 06/18/2021 3,325,000.00	3,323,537.00 0.00 0.00 3,323,537.00	16,936.72 18,703.13 1,350.78 3,117.19	0.00 0.00 0.00 3,117.19	3,117.19
89236TJT3	Toyota Motor Credit Corp Note 1.45% Due 01/13/2025	01/10/2022 01/13/2022 2,700,000.00	2,696,382.00 0.00 0.00 2,696,382.00	15,007.50 0.00 18,270.00 3,262.50	0.00 0.00 0.00 3,262.50	3,262.50
89236XAC0	Toyota Auto Receivables 2020-D A3 0.35% Due 01/15/2025	10/06/2020 10/13/2020 1,052,484.58	1,136,007.43 0.00 83,718.93 1,052,288.50	176.75 331.40 163.72 318.37	0.00 0.00 0.00 318.37	318.37

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CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
89238JAC9	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 04/15/2026	11/09/2021 11/15/2021 955,000.00	954,979.66 0.00 0.00 954,979.66	301.36 565.04 301.36 565.04	0.00 0.00 0.00 565.04	565.04
89238LAC4	Toyota Lease Owner Trust 2022-A A3 1.96% Due 02/20/2025	02/23/2022 02/28/2022 2,565,000.00	2,564,596.27 0.00 0.00 2,564,596.27	1,536.15 4,189.50 1,536.15 4,189.50	0.00 0.00 0.00 4,189.50	4,189.50
89240BAC2	Toyota Auto Receivables Owners 2021-A A3 0.26% Due 05/15/2025	02/02/2021 02/08/2021 2,825,000.00	2,824,475.68 0.00 0.00 2,824,475.68	326.44 612.08 326.44 612.08	0.00 0.00 0.00 612.08	612.08
90331HPL1	US Bank NA Callable Note Cont 12/21/2024 2.05% Due 01/21/2025	01/16/2020 01/21/2020 4,145,000.00	4,136,171.15 0.00 0.00 4,136,171.15	30,684.51 0.00 37,765.56 7,081.05	0.00 0.00 0.00 7,081.05	7,081.05
9128283D0	US Treasury Note 2.25% Due 10/31/2024	11/07/2019 11/08/2019 4,000,000.00	4,090,468.75 0.00 0.00 4,090,468.75	7,826.09 0.00 15,163.04 7,336.95	0.00 0.00 0.00 7,336.95	7,336.95
912828B66	US Treasury Note 2.75% Due 02/15/2024	Various Various 5,000,000.00	5,121,796.88 0.00 0.00 5,121,796.88	40,262.43 0.00 51,657.46 11,395.03	0.00 0.00 0.00 11,395.03	11,395.03
912828D56	US Treasury Note 2.375% Due 08/15/2024	12/12/2019 12/13/2019 5,000,000.00	5,140,234.38 0.00 0.00 5,140,234.38	34,772.10 0.00 44,613.26 9,841.16	0.00 0.00 0.00 9,841.16	9,841.16
912828T91	US Treasury Note 1.625% Due 10/31/2023	05/29/2019 05/30/2019 1,050,000.00	1,031,091.80 0.00 0.00 1,031,091.80	1,483.70 0.00 2,874.66 1,390.96	0.00 0.00 0.00 1,390.96	1,390.96
912828V23	US Treasury Note 2.25% Due 12/31/2023	06/21/2019 06/24/2019 4,500,000.00	4,588,417.97 0.00 0.00 4,588,417.97	42,513.81 50,625.00 275.14 8,386.33	0.00 0.00 0.00 8,386.33	8,386.33

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912828X70	US Treasury Note 2% Due 04/30/2024	Various Various 4,800,000.00	4,833,281.25 0.00 0.00 4,833,281.25	8,347.82 0.00 16,173.92 7,826.10	0.00 0.00 0.00 7,826.10	7,826.10
912828XX3	US Treasury Note 2% Due 06/30/2024	Various Various 4,900,000.00	4,942,253.91 0.00 0.00 4,942,253.91	41,149.18 49,000.00 266.30 8,117.12	0.00 0.00 0.00 8,117.12	8,117.12
912828ZC7	US Treasury Note 1.125% Due 02/28/2025	03/18/2020 03/19/2020 7,000,000.00	7,108,007.81 0.00 0.00 7,108,007.81	19,901.49 0.00 26,321.33 6,419.84	0.00 0.00 0.00 6,419.84	6,419.84
91282CAB7	US Treasury Note 0.25% Due 07/31/2025	03/12/2021 03/15/2021 6,000,000.00	5,879,062.50 0.00 0.00 5,879,062.50	5,013.81 0.00 6,256.91 1,243.10	0.00 0.00 0.00 1,243.10	1,243.10
91282CAM3	US Treasury Note 0.25% Due 09/30/2025	03/29/2021 03/30/2021 3,200,000.00	3,130,375.00 0.00 0.00 3,130,375.00	1,355.19 0.00 2,010.93 655.74	0.00 0.00 0.00 655.74	655.74
91282CAT8	US Treasury Note 0.25% Due 10/31/2025	02/19/2021 02/22/2021 6,000,000.00	5,923,125.00 0.00 0.00 5,923,125.00	1,304.35 0.00 2,527.17 1,222.82	0.00 0.00 0.00 1,222.82	1,222.82
91282CAZ4	US Treasury Note 0.375% Due 11/30/2025	03/26/2021 03/29/2021 3,800,000.00	3,731,867.19 0.00 0.00 3,731,867.19	38.93 0.00 1,206.97 1,168.04	0.00 0.00 0.00 1,168.04	1,168.04
91282CBR1	US Treasury Note 0.25% Due 03/15/2024	03/30/2021 03/31/2021 2,900,000.00	2,892,976.56 0.00 0.00 2,892,976.56	1,536.68 0.00 2,127.72 591.04	0.00 0.00 0.00 591.04	591.04
91282CCW9	US Treasury Note 0.75% Due 08/31/2026	09/23/2021 09/24/2021 1,570,000.00	1,558,899.61 0.00 0.00 1,558,899.61	2,975.75 0.00 3,935.67 959.92	0.00 0.00 0.00 959.92	959.92

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CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CCZ2	US Treasury Note 0.875% Due 09/30/2026	10/18/2021 10/19/2021 3,130,000.00	3,083,172.27 0.00 0.00 3,083,172.27	4,639.41 0.00 6,884.29 2,244.88	0.00 0.00 0.00 2,244.88	2,244.88
91282CDG3	US Treasury Note 1.125% Due 10/31/2026	11/15/2021 11/17/2021 3,120,000.00	3,100,987.50 0.00 0.00 3,100,987.50	3,052.17 0.00 5,913.59 2,861.42	0.00 0.00 0.00 2,861.42	2,861.42
91282CED9	US Treasury Note 1.75% Due 03/15/2025	04/05/2022 04/07/2022 7,000,000.00	6,823,085.94 0.00 0.00 6,823,085.94	25,964.67 0.00 35,951.09 9,986.42	0.00 0.00 0.00 9,986.42	9,986.42
91282CET4	US Treasury Note 2.625% Due 05/31/2027	06/09/2022 06/10/2022 2,400,000.00	0.00 2,351,156.25 0.00 2,351,156.25	0.00 (1,721.31) 5,336.07 3,614.76	0.00 0.00 0.00 3,614.76	3,614.76
91324PEC2	United Health Group Inc Callable Note Cont 4/15/2026 1.15% Due 05/15/2026	Various Various 805,000.00	807,605.05 0.00 0.00 807,605.05	411.44 0.00 1,182.90 771.46	0.00 0.00 0.00 771.46	771.46
91324PEG3	United Health Group Inc Callable Note Cont 4/15/2027 3.7% Due 05/15/2027	05/17/2022 05/20/2022 1,365,000.00	1,365,638.40 0.00 0.00 1,365,638.40	1,543.21 0.00 5,751.96 4,208.75	0.00 0.00 0.00 4,208.75	4,208.75
92290BAA9	Verizon Owner Trust 2020-B A 0.47% Due 02/20/2025	08/04/2020 08/12/2020 2,260,000.00	2,259,525.40 0.00 0.00 2,259,525.40	324.56 885.17 324.56 885.17	0.00 0.00 0.00 885.17	885.17
92348AAA3	Verizon Owner Trust 2019-C A1A 1.94% Due 04/22/2024	10/01/2019 10/08/2019 468,995.77	556,937.57 0.00 87,977.97 468,959.60	330.17 900.45 278.01 848.29	0.00 0.00 0.00 848.29	848.29
931142ER0	Wal-Mart Stores Callable Note Cont 08/17/2026 1.05% Due 09/17/2026	09/08/2021 09/17/2021 785,000.00	783,516.35 0.00 0.00 783,516.35	1,694.29 0.00 2,381.17 686.88	0.00 0.00 0.00 686.88	686.88

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CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
			311,194,539.06	1,002,712.45	0.00	
			2,351,156.25	491,453.66	0.00	
			5,109,169.42	913,246.67	0.00	
Total Fixed Income		307,396,238.10	308,436,525.89	401,987.88	401,987.88	401,987.88

CASH & EQUIVALENT						
60934N807	Federated Investors Govt Oblig Fund Inst.	Various 06/30/2022 3,825,330.11	628,505.60 3,720,285.57 523,461.06 3,825,330.11	0.00 696.16 0.00 696.16	0.00 0.00 0.00 696.16	696.16
78012U3M5	Royal Bank of Canada Yankee CD 1.35% Due 02/14/2023	02/11/2022 02/14/2022 500,000.00	500,000.00 0.00 0.00 500,000.00	2,006.25 0.00 2,568.75 562.50	0.00 0.00 0.00 562.50	562.50
90CASH\$00	Cash Custodial Cash Account	06/29/2022 06/29/2022 30,000,000.00	0.00 30,000,000.00 0.00 30,000,000.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
			1,128,505.60	2,006.25	0.00	
			33,720,285.57	696.16	0.00	
			523,461.06	2,568.75	0.00	
Total Cash & Equivalent		34,325,330.11	34,325,330.11	1,258.66	1,258.66	1,258.66

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CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
LOCAL AGENCY INVESTMENT FUND						
90LAIF\$00	Local Agency Investment Fund	06/06/2022	113,494,697.40	101,498.22	0.00	84,385.86
	State Pool	06/06/2022	21,100,000.00	0.00	0.00	
		92,994,697.40	41,600,000.00	185,884.08	0.00	
			92,994,697.40	84,385.86	84,385.86	
			113,494,697.40	101,498.22	0.00	
			21,100,000.00	0.00	0.00	
			41,600,000.00	185,884.08	0.00	
Total Local Agency Investment Fund		92,994,697.40	92,994,697.40	84,385.86	84,385.86	84,385.86
			425,817,742.06	1,106,216.92	0.00	
			57,171,441.82	492,149.82	0.00	
			47,232,630.48	1,101,699.50	0.00	
TOTAL PORTFOLIO		434,716,265.61	435,756,553.40	487,632.40	487,632.40	487,632.40

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/01/2022	Purchase	66815L2J7	2,350,000.00	Northwestern Mutual Gbl Note 4% Due 7/1/2025	-2,349,201.00	0.00	-2,349,201.00
07/01/2022	Short Sale	60934N807	-2,349,201.00	Federated Investors Govt Oblig Fund Inst.	2,349,201.00	0.00	2,349,201.00
07/07/2022	Interest	3135G0X24	4,220,000.00	FNMA Note 1.625% Due 1/7/2025	0.00	34,287.50	34,287.50
07/09/2022	Interest	06367TQW3	1,500,000.00	Bank of Montreal Note 0.625% Due 7/9/2024	0.00	4,687.50	4,687.50
07/11/2022	Interest	59217GER6	2,485,000.00	Metlife Note 1.875% Due 1/11/2027	0.00	23,296.88	23,296.88
07/13/2022	Interest	89236TJT3	2,700,000.00	Toyota Motor Credit Corp Note 1.45% Due 1/13/2025	0.00	19,575.00	19,575.00
07/14/2022	Interest	66815L2A6	1,870,000.00	Northwestern Mutual Gbl Note 0.8% Due 1/14/2026	0.00	7,480.00	7,480.00
07/14/2022	Interest	64952WEK5	3,745,000.00	New York Life Global Note 1.45% Due 1/14/2025	0.00	27,151.25	27,151.25
07/14/2022	Interest	02665WCJ8	930,000.00	American Honda Finance Note 3.45% Due 7/14/2023	0.00	16,042.50	16,042.50
07/15/2022	Dividend	90LAIF\$00	9,798,707,252.60	Local Agency Investment Fund State Pool	0.00	186,076.20	186,076.20
07/15/2022	Interest	79466LAG9	3,100,000.00	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 7/15/2024	0.00	9,687.51	9,687.51
07/15/2022	Paydown	477870AC3	130,105.95	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	7,100.96	239.61	7,340.57
07/15/2022	Paydown	58769EAC2	770,223.16	Mercedes-Benz Auto Lease Trust 2020-B A3 0.4% Due 11/15/2023	113,096.42	256.74	113,353.16
07/15/2022	Paydown	02582JIT8	2,765,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	7,811.13	7,811.13
07/15/2022	Paydown	44935FAD6	730,000.00	Hyundai Auto Receivables Trust 2021-C A3 0.74% Due 5/15/2026	0.00	450.17	450.17
07/15/2022	Paydown	89238JAC9	955,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	565.04	565.04
07/15/2022	Paydown	43813DAC2	579,516.61	Honda Auto Receivables 2020-2 A3 0.82% Due 7/15/2024	22,991.15	396.00	23,387.15

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07/15/2022	Paydown	43815NAC8	408,739.66	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	144,641.37	606.30	145,247.67
07/15/2022	Paydown	44891VAC5	1,900,000.00	Hyundai Auto Lease Trust 2021-B A3 0.33% Due 6/17/2024	0.00	522.50	522.50
07/15/2022	Paydown	44891WAC3	1,205,000.00	Hyundai Auto Lease Trust 2022-A A3 1.16% Due 1/15/2025	0.00	1,164.83	1,164.83
07/15/2022	Paydown	448977AD0	1,350,000.00	Hyundai Auto Receivables Trust 2022-A A3 2.22% Due 10/15/2026	0.00	2,497.50	2,497.50
07/15/2022	Paydown	47787JAC2	1,010,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	1,952.67	1,952.67
07/15/2022	Paydown	47787NAC3	460,202.09	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	24,135.89	195.59	24,331.48
07/15/2022	Paydown	47789KAC7	1,041,375.86	John Deere Owner Trust 2020-A A3 1.1% Due 8/15/2024	38,693.12	954.59	39,647.71
07/15/2022	Paydown	47789QAC4	1,290,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	559.00	559.00
07/15/2022	Paydown	65479JAD5	744,979.41	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	29,002.43	1,198.18	30,200.61
07/15/2022	Paydown	89236XAC0	1,052,484.58	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	35,724.87	306.97	36,031.84
07/15/2022	Paydown	89240BAC2	2,825,000.00	Toyota Auto Receivables Owners 2021-A A3 0.26% Due 5/15/2025	134,087.13	612.08	134,699.21
07/15/2022	Paydown	43815BAC4	1,650,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	2,585.00	2,585.00
07/15/2022	Paydown	44891RAC4	1,609,376.54	Hyundai Auto Receivables Trust 2020-C A3 0.38% Due 5/15/2025	80,188.88	509.64	80,698.52
07/15/2022	Paydown	44933LAC7	1,340,000.00	Hyundai Auto Receivables Trust 2021-A A3 0.38% Due 9/15/2025	0.00	424.33	424.33
07/16/2022	Interest	57629WDE7	2,272,000.00	Mass Mutual Global funding Note 1.2% Due 7/16/2026	0.00	13,632.00	13,632.00
07/16/2022	Paydown	380146AC4	660,000.00	GM Financial Auto Receivables 2022-1 A3 1.26% Due 11/16/2026	0.00	693.00	693.00
07/16/2022	Paydown	362554AC1	780,000.00	GM Financial Securitized Term 2021-4 A3 0.68% Due 9/16/2026	0.00	442.00	442.00

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07/17/2022	Interest	24422EVN6	2,140,000.00	John Deere Capital Corp Note 0.45% Due 1/17/2024	0.00	4,815.00	4,815.00
07/18/2022	Paydown	43813KAC6	1,357,070.07	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	79,630.93	418.43	80,049.36
07/20/2022	Paydown	89238LAC4	2,565,000.00	Toyota Lease Owner Trust 2022-A A3 1.96% Due 2/20/2025	0.00	4,189.50	4,189.50
07/20/2022	Paydown	92348AAA3	468,995.77	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	19,890.98	758.21	20,649.19
07/20/2022	Paydown	36262XAC8	2,145,000.00	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due 10/21/2024	0.00	697.13	697.13
07/20/2022	Paydown	36265MAC9	2,105,000.00	GM Financial Auto Lease Trust 2022-1 A3 1.9% Due 3/20/2025	0.00	3,332.92	3,332.92
07/20/2022	Paydown	92290BAA9	2,260,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	70,197.17	885.17	71,082.34
07/21/2022	Interest	90331HPL1	4,145,000.00	US Bank NA Callable Note Cont 12/21/2024 2.05% Due 1/21/2025	0.00	42,486.25	42,486.25
07/21/2022	Interest	3137EAEU9	6,300,000.00	FHLMC Note 0.375% Due 7/21/2025	0.00	11,812.50	11,812.50
07/21/2022	Paydown	43815GAC3	1,025,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	751.67	751.67
07/21/2022	Paydown	3137B5JM6	0.00	FHLMC K034 A2 3.531% Due 7/25/2023	0.00	11,328.63	11,328.63
07/21/2022	Paydown	3137BSRE5	0.00	FHLMC K059 A2 3.12% Due 9/25/2026	0.00	7,800.00	7,800.00
07/21/2022	Paydown	3137BYPQ7	0.00	FHLMC K726 A2 2.905% Due 4/25/2024	227,953.84	9,644.39	237,598.23
07/21/2022	Paydown	3137BM6P6	0.00	FHLMC K721 A2 3.09% Due 8/25/2022	1,042,198.24	4,097.57	1,046,295.81
07/21/2022	Paydown	3137BSP72	0.00	FHLMC K058 A2 2.653% Due 8/25/2026	0.00	3,316.25	3,316.25
07/21/2022	Paydown	43813GAC5	770,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	0.00	173.25	173.25
07/25/2022	Interest	3137BYPQ7	3,048,078.32	FHLMC K726 A2 2.905% Due 4/25/2024	0.00	7,378.89	7,378.89

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07/25/2022	Interest	3137B5JM6	3,850,000.00	FHLMC K034 A2 3.531% Due 7/25/2023	0.00	11,328.63	11,328.63
07/25/2022	Interest	3137B7MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	0.00	11,021.87	11,021.87
07/25/2022	Interest	3137BM6P6	549,090.08	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	1,413.91	1,413.91
07/25/2022	Paydown	05601XAC3	1,000,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	916.67	916.67
07/25/2022	Paydown	09690AAC7	950,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	0.00	261.25	261.25
07/25/2022	Paydown	3137BSP72	1,500,000.00	FHLMC K058 A2 2.653% Due 8/25/2026	0.00	3,316.25	3,316.25
07/25/2022	Paydown	05602RAD3	1,065,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	2,848.88	2,848.88
07/25/2022	Paydown	3137B4WB8	3,350,000.00	FHLMC K033 A2 3.06% Due 7/25/2023	0.00	8,542.50	8,542.50
07/25/2022	Paydown	3137BSRE5	3,000,000.00	FHLMC K059 A2 3.12% Due 9/25/2026	0.00	7,800.00	7,800.00
07/31/2022	Interest	91282CAB7	6,000,000.00	US Treasury Note 0.25% Due 7/31/2025	0.00	7,500.00	7,500.00
JUL 2022					2,069,533.38	535,694.93	2,605,228.31
08/11/2022	Interest	06406RAJ6	800,000.00	Bank of NY Mellon Corp Note 3.45% Due 8/11/2023	0.00	13,800.00	13,800.00
08/12/2022	Interest	3137EAEPO	6,575,000.00	FHLMC Note 1.5% Due 2/12/2025	0.00	49,312.50	49,312.50
08/15/2022	Interest	69371RQ25	715,000.00	Paccar Financial Corp Note 2.15% Due 8/15/2024	0.00	7,686.25	7,686.25
08/15/2022	Interest	912828B66	5,000,000.00	US Treasury Note 2.75% Due 2/15/2024	0.00	68,750.00	68,750.00
08/15/2022	Interest	912828D56	5,000,000.00	US Treasury Note 2.375% Due 8/15/2024	0.00	59,375.00	59,375.00
08/15/2022	Paydown	02582JIT8	2,765,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	7,811.13	7,811.13

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08/15/2022	Paydown	44935FAD6	730,000.00	Hyundai Auto Receivables Trust 2021-C A3 0.74% Due 5/15/2026	0.00	450.17	450.17
08/15/2022	Paydown	477870AC3	130,105.95	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	7,115.75	226.53	7,342.28
08/15/2022	Paydown	47787NAC3	460,202.09	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	24,145.35	185.33	24,330.68
08/15/2022	Paydown	47789QAC4	1,290,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	559.00	559.00
08/15/2022	Paydown	89240BAC2	2,825,000.00	Toyota Auto Receivables Owners 2021-A A3 0.26% Due 5/15/2025	134,130.71	583.03	134,713.74
08/15/2022	Paydown	43815BAC4	1,650,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	2,585.00	2,585.00
08/15/2022	Paydown	44891RAC4	1,609,376.54	Hyundai Auto Receivables Trust 2020-C A3 0.38% Due 5/15/2025	80,218.29	484.24	80,702.53
08/15/2022	Paydown	58769EAC2	770,223.16	Mercedes-Benz Auto Lease Trust 2020-B A3 0.4% Due 11/15/2023	112,075.77	219.04	112,294.81
08/15/2022	Paydown	89238JAC9	955,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	565.04	565.04
08/15/2022	Paydown	89236XAC0	1,052,484.58	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	35,618.26	296.55	35,914.81
08/15/2022	Paydown	43813DAC2	579,516.61	Honda Auto Receivables 2020-2 A3 0.82% Due 7/15/2024	23,006.86	380.29	23,387.15
08/15/2022	Paydown	44891VAC5	1,900,000.00	Hyundai Auto Lease Trust 2021-B A3 0.33% Due 6/17/2024	0.00	522.50	522.50
08/15/2022	Paydown	47787JAC2	1,010,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	1,952.67	1,952.67
08/15/2022	Paydown	47789KAC7	1,041,375.86	John Deere Owner Trust 2020-A A3 1.1% Due 8/15/2024	38,799.52	919.12	39,718.64
08/15/2022	Paydown	43815NAC8	408,739.66	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	136,253.30	391.75	136,645.05
08/15/2022	Paydown	44891WAC3	1,205,000.00	Hyundai Auto Lease Trust 2022-A A3 1.16% Due 1/15/2025	0.00	1,164.83	1,164.83
08/15/2022	Paydown	448977AD0	1,350,000.00	Hyundai Auto Receivables Trust 2022-A A3 2.22% Due 10/15/2026	0.00	2,497.50	2,497.50

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/15/2022	Paydown	44933LAC7	1,340,000.00	Hyundai Auto Receivables Trust 2021-A A3 0.38% Due 9/15/2025	0.00	424.33	424.33
08/15/2022	Paydown	65479JAD5	744,979.41	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	29,067.69	1,151.53	30,219.22
08/16/2022	Paydown	362554AC1	780,000.00	GM Financial Securitized Term 2021-4 A3 0.68% Due 9/16/2026	0.00	442.00	442.00
08/16/2022	Paydown	380146AC4	660,000.00	GM Financial Auto Receivables 2022-1 A3 1.26% Due 11/16/2026	0.00	693.00	693.00
08/18/2022	Paydown	43813KAC6	1,357,070.07	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	79,655.48	393.88	80,049.36
08/19/2022	Paydown	3137BM6P6	549,090.08	FHLMC K721 A2 3.09% Due 8/25/2022	258,747.88	533.02	259,280.90
08/20/2022	Paydown	36265MAC9	2,105,000.00	GM Financial Auto Lease Trust 2022-1 A3 1.9% Due 3/20/2025	0.00	3,332.92	3,332.92
08/20/2022	Paydown	89238LAC4	2,565,000.00	Toyota Lease Owner Trust 2022-A A3 1.96% Due 2/20/2025	0.00	4,189.50	4,189.50
08/20/2022	Paydown	92348AAA3	468,995.77	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	19,935.73	726.05	20,661.78
08/20/2022	Paydown	36262XAC8	2,145,000.00	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due 10/21/2024	0.00	697.13	697.13
08/20/2022	Paydown	92290BAA9	2,260,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	70,224.67	857.67	71,082.34
08/21/2022	Paydown	43813GAC5	770,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	38,411.69	173.25	38,584.94
08/21/2022	Paydown	43815GAC3	1,025,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	751.67	751.67
08/25/2022	Interest	3137B5JM6	3,850,000.00	FHLMC K034 A2 3.531% Due 7/25/2023	0.00	11,328.63	11,328.63
08/25/2022	Interest	3137B7MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	0.00	11,021.87	11,021.87
08/25/2022	Interest	3137BM6P6	549,090.08	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	747.63	747.63
08/25/2022	Interest	3137BYPQ7	3,048,078.32	FHLMC K726 A2 2.905% Due 4/25/2024	0.00	7,378.89	7,378.89

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08/25/2022	Interest	3135G05X7	6,285,000.00	FNMA Note 0.375% Due 8/25/2025	0.00	11,784.38	11,784.38
08/25/2022	Paydown	3137BSRE5	3,000,000.00	FHLMC K059 A2 3.12% Due 9/25/2026	0.00	7,800.00	7,800.00
08/25/2022	Paydown	05601XAC3	1,000,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	916.67	916.67
08/25/2022	Paydown	05602RAD3	1,065,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	2,848.88	2,848.88
08/25/2022	Paydown	09690AAC7	950,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	0.00	261.25	261.25
08/25/2022	Paydown	3137B4WB8	3,350,000.00	FHLMC K033 A2 3.06% Due 7/25/2023	0.00	8,542.50	8,542.50
08/25/2022	Paydown	3137BSP72	1,500,000.00	FHLMC K058 A2 2.653% Due 8/25/2026	0.00	3,316.25	3,316.25
08/31/2022	Interest	912828ZC7	7,000,000.00	US Treasury Note 1.125% Due 2/28/2025	0.00	39,375.00	39,375.00
08/31/2022	Interest	91282CCW9	1,570,000.00	US Treasury Note 0.75% Due 8/31/2026	0.00	5,887.50	5,887.50
AUG 2022					1,087,406.95	346,292.87	1,433,699.82
09/03/2022	Interest	808513BY0	1,300,000.00	Charles Schwab Corp Callable Note Cont 2/3/2027 2.45% Due 3/3/2027	0.00	15,925.00	15,925.00
09/05/2022	Interest	06051GHF9	2,550,000.00	Bank of America Corp Callable Note 1X 3/5/2023 3.55% Due 3/5/2024	0.00	45,262.50	45,262.50
09/08/2022	Interest	3130A0XE5	1,000,000.00	FHLB Note 3.25% Due 3/8/2024	0.00	16,250.00	16,250.00
09/08/2022	Interest	3130AB3H7	4,000,000.00	FHLB Note 2.375% Due 3/8/2024	0.00	47,500.00	47,500.00
09/10/2022	Interest	89114T2T2	1,900,000.00	Toronto-Dominion Bank Note 2.8% Due 3/10/2027	0.00	26,600.00	26,600.00
09/11/2022	Interest	89114QCB2	1,270,000.00	Toronto Dominion Bank Note 3.25% Due 3/11/2024	0.00	20,637.50	20,637.50
09/13/2022	Interest	3130A2UW4	4,000,000.00	FHLB Note 2.875% Due 9/13/2024	0.00	57,500.00	57,500.00

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09/14/2022	Interest	58989V2D5	1,715,000.00	Met Tower Global Funding Note 1.25% Due 9/14/2026	0.00	10,718.75	10,718.75
09/15/2022	Interest	91282CBR1	2,900,000.00	US Treasury Note 0.25% Due 3/15/2024	0.00	3,625.00	3,625.00
09/15/2022	Interest	91282CED9	7,000,000.00	US Treasury Note 1.75% Due 3/15/2025	0.00	61,250.00	61,250.00
09/15/2022	Paydown	44935FAD6	730,000.00	Hyundai Auto Receivables Trust 2021-C A3 0.74% Due 5/15/2026	0.00	450.17	450.17
09/15/2022	Paydown	43815NAC8	408,739.66	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	127,844.98	189.64	128,034.62
09/15/2022	Paydown	44891WAC3	1,205,000.00	Hyundai Auto Lease Trust 2022-A A3 1.16% Due 1/15/2025	0.00	1,164.83	1,164.83
09/15/2022	Paydown	448977AD0	1,350,000.00	Hyundai Auto Receivables Trust 2022-A A3 2.22% Due 10/15/2026	0.00	2,497.50	2,497.50
09/15/2022	Paydown	47787JAC2	1,010,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	1,952.67	1,952.67
09/15/2022	Paydown	58769EAC2	770,223.16	Mercedes-Benz Auto Lease Trust 2020-B A3 0.4% Due 11/15/2023	111,054.60	181.68	111,236.28
09/15/2022	Paydown	65479JAD5	744,979.41	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	29,133.09	1,104.78	30,237.87
09/15/2022	Paydown	02582JIT8	2,765,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	7,811.13	7,811.13
09/15/2022	Paydown	43813DAC2	579,516.61	Honda Auto Receivables 2020-2 A3 0.82% Due 7/15/2024	23,022.58	364.57	23,387.15
09/15/2022	Paydown	44891VAC5	1,900,000.00	Hyundai Auto Lease Trust 2021-B A3 0.33% Due 6/17/2024	0.00	522.50	522.50
09/15/2022	Paydown	477870AC3	130,105.95	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	7,130.57	213.43	7,344.00
09/15/2022	Paydown	47787NAC3	460,202.09	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	24,154.80	175.07	24,329.87
09/15/2022	Paydown	47789KAC7	1,041,375.86	John Deere Owner Trust 2020-A A3 1.1% Due 8/15/2024	38,906.22	883.56	39,789.78
09/15/2022	Paydown	47789QAC4	1,290,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	559.00	559.00

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/15/2022	Paydown	89236XAC0	1,052,484.58	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	35,510.49	286.17	35,796.66
09/15/2022	Paydown	89240BAC2	2,825,000.00	Toyota Auto Receivables Owners 2021-A A3 0.26% Due 5/15/2025	134,174.30	553.97	134,728.27
09/15/2022	Paydown	43815BAC4	1,650,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	2,585.00	2,585.00
09/15/2022	Paydown	44891RAC4	1,609,376.54	Hyundai Auto Receivables Trust 2020-C A3 0.38% Due 5/15/2025	80,247.70	458.84	80,706.54
09/15/2022	Paydown	44933LAC7	1,340,000.00	Hyundai Auto Receivables Trust 2021-A A3 0.38% Due 9/15/2025	0.00	424.33	424.33
09/15/2022	Paydown	89238JAC9	955,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	565.04	565.04
09/16/2022	Paydown	380146AC4	660,000.00	GM Financial Auto Receivables 2022-1 A3 1.26% Due 11/16/2026	0.00	693.00	693.00
09/16/2022	Paydown	362554AC1	780,000.00	GM Financial Securitized Term 2021-4 A3 0.68% Due 9/16/2026	0.00	442.00	442.00
09/17/2022	Interest	931142ER0	785,000.00	Wal-Mart Stores Callable Note Cont 08/17/2026 1.05% Due 9/17/2026	0.00	4,121.25	4,121.25
09/18/2022	Interest	808513BN4	1,775,000.00	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 3/18/2024	0.00	6,656.25	6,656.25
09/18/2022	Paydown	43813KAC6	1,357,070.07	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	79,680.04	369.32	80,049.36
09/19/2022	Paydown	3137BM6P6	549,090.08	FHLMC K721 A2 3.09% Due 8/25/2022	290,342.21	598.10	290,940.31
09/20/2022	Paydown	36262XAC8	2,145,000.00	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due 10/21/2024	0.00	697.13	697.13
09/20/2022	Paydown	36265MAC9	2,105,000.00	GM Financial Auto Lease Trust 2022-1 A3 1.9% Due 3/20/2025	0.00	3,332.92	3,332.92
09/20/2022	Paydown	89238LAC4	2,565,000.00	Toyota Lease Owner Trust 2022-A A3 1.96% Due 2/20/2025	0.00	4,189.50	4,189.50
09/20/2022	Paydown	92290BAA9	2,260,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	70,252.17	830.17	71,082.34
09/20/2022	Paydown	92348AAA3	468,995.77	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	19,980.59	693.82	20,674.41

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/21/2022	Paydown	43813GAC5	770,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	38,420.97	164.61	38,585.58
09/21/2022	Paydown	43815GAC3	1,025,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	751.67	751.67
09/23/2022	Interest	3137EAEX3	6,295,000.00	FHLMC Note 0.375% Due 9/23/2025	0.00	11,803.13	11,803.13
09/25/2022	Interest	3137B7MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	0.00	11,021.87	11,021.87
09/25/2022	Interest	3137B5JM6	3,850,000.00	FHLMC K034 A2 3.531% Due 7/25/2023	0.00	11,328.63	11,328.63
09/25/2022	Interest	3137BY PQ7	3,048,078.32	FHLMC K726 A2 2.905% Due 4/25/2024	0.00	7,378.89	7,378.89
09/25/2022	Paydown	3137BSP72	1,500,000.00	FHLMC K058 A2 2.653% Due 8/25/2026	0.00	3,316.25	3,316.25
09/25/2022	Paydown	3137BSRE5	3,000,000.00	FHLMC K059 A2 3.12% Due 9/25/2026	0.00	7,800.00	7,800.00
09/25/2022	Paydown	05602RAD3	1,065,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	2,848.88	2,848.88
09/25/2022	Paydown	3137B4WB8	3,350,000.00	FHLMC K033 A2 3.06% Due 7/25/2023	0.00	8,542.50	8,542.50
09/25/2022	Paydown	05601XAC3	1,000,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	916.67	916.67
09/25/2022	Paydown	09690AAC7	950,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	0.00	261.25	261.25
09/30/2022	Interest	91282CCZ2	3,130,000.00	US Treasury Note 0.875% Due 9/30/2026	0.00	13,693.75	13,693.75
09/30/2022	Interest	91282CAM3	3,200,000.00	US Treasury Note 0.25% Due 9/30/2025	0.00	4,000.00	4,000.00
SEP 2022					1,109,855.31	434,664.19	1,544,519.50
10/01/2022	Interest	13063DRK6	3,385,000.00	California State Taxable GO 2.4% Due 10/1/2024	0.00	40,620.00	40,620.00
10/07/2022	Interest	69371RR73	2,970,000.00	Paccar Financial Corp Note 2.85% Due 4/7/2025	0.00	42,322.50	42,322.50

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10/10/2022	Interest	02665WCQ2	2,260,000.00	American Honda Finance Note 3.625% Due 10/10/2023	0.00	40,962.50	40,962.50
10/14/2022	Interest	78016EZ59	1,270,000.00	Royal Bank of Canada Note 3.375% Due 4/14/2025	0.00	21,431.25	21,431.25
10/15/2022	Interest	3135G0W66	3,500,000.00	FNMA Note 1.625% Due 10/15/2024	0.00	28,437.50	28,437.50
10/15/2022	Paydown	43813DAC2	579,516.61	Honda Auto Receivables 2020-2 A3 0.82% Due 7/15/2024	23,038.31	348.84	23,387.15
10/15/2022	Paydown	43815BAC4	1,650,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	2,585.00	2,585.00
10/15/2022	Paydown	44891RAC4	1,609,376.54	Hyundai Auto Receivables Trust 2020-C A3 0.38% Due 5/15/2025	80,277.13	433.43	80,710.56
10/15/2022	Paydown	44891VAC5	1,900,000.00	Hyundai Auto Lease Trust 2021-B A3 0.33% Due 6/17/2024	0.00	522.50	522.50
10/15/2022	Paydown	47789KAC7	1,041,375.86	John Deere Owner Trust 2020-A A3 1.1% Due 8/15/2024	39,013.21	847.89	39,861.10
10/15/2022	Paydown	89236XAC0	1,052,484.58	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	35,401.58	275.81	35,677.39
10/15/2022	Paydown	02582JIT8	2,765,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	7,811.13	7,811.13
10/15/2022	Paydown	44891WAC3	1,205,000.00	Hyundai Auto Lease Trust 2022-A A3 1.16% Due 1/15/2025	0.00	1,164.83	1,164.83
10/15/2022	Paydown	448977AD0	1,350,000.00	Hyundai Auto Receivables Trust 2022-A A3 2.22% Due 10/15/2026	0.00	2,497.50	2,497.50
10/15/2022	Paydown	44933LAC7	1,340,000.00	Hyundai Auto Receivables Trust 2021-A A3 0.38% Due 9/15/2025	0.00	424.33	424.33
10/15/2022	Paydown	47787NAC3	460,202.09	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	24,164.27	164.80	24,329.07
10/15/2022	Paydown	47789QAC4	1,290,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	559.00	559.00
10/15/2022	Paydown	65479JAD5	744,979.41	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	29,198.64	1,057.92	30,256.56
10/15/2022	Paydown	89240BAC2	2,825,000.00	Toyota Auto Receivables Owners 2021-A A3 0.26% Due 5/15/2025	134,217.90	524.90	134,742.80

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/15/2022	Paydown	47787JAC2	1,010,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	1,952.67	1,952.67
10/15/2022	Paydown	58769EAC2	770,223.16	Mercedes-Benz Auto Lease Trust 2020-B A3 0.4% Due 11/15/2023	110,032.91	144.67	110,177.58
10/15/2022	Paydown	89238JAC9	955,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	565.04	565.04
10/15/2022	Paydown	44935FAD6	730,000.00	Hyundai Auto Receivables Trust 2021-C A3 0.74% Due 5/15/2026	0.00	450.17	450.17
10/15/2022	Paydown	477870AC3	130,105.95	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	7,145.42	200.30	7,345.72
10/16/2022	Paydown	362554AC1	780,000.00	GM Financial Securitized Term 2021-4 A3 0.68% Due 9/16/2026	0.00	442.00	442.00
10/16/2022	Paydown	380146AC4	660,000.00	GM Financial Auto Receivables 2022-1 A3 1.26% Due 11/16/2026	0.00	693.00	693.00
10/18/2022	Paydown	43813KAC6	1,357,070.07	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	79,704.61	344.75	80,049.36
10/20/2022	Interest	4581X0DV7	6,390,000.00	Inter-American Dev Bank Note 0.875% Due 4/20/2026	0.00	27,956.25	27,956.25
10/20/2022	Paydown	36265MAC9	2,105,000.00	GM Financial Auto Lease Trust 2022-1 A3 1.9% Due 3/20/2025	0.00	3,332.92	3,332.92
10/20/2022	Paydown	89238LAC4	2,565,000.00	Toyota Lease Owner Trust 2022-A A3 1.96% Due 2/20/2025	0.00	4,189.50	4,189.50
10/20/2022	Paydown	92348AAA3	468,995.77	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	20,025.54	661.52	20,687.06
10/20/2022	Paydown	36262XAC8	2,145,000.00	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due 10/21/2024	0.00	697.13	697.13
10/20/2022	Paydown	92290BAA9	2,260,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	70,279.69	802.65	71,082.34
10/21/2022	Paydown	43815GAC3	1,025,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	751.67	751.67
10/21/2022	Paydown	43813GAC5	770,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	38,430.26	155.96	38,586.22
10/22/2022	Interest	3135G03U5	5,270,000.00	FNMA Note 0.625% Due 4/22/2025	0.00	16,468.75	16,468.75

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10/22/2022	Interest	46647PBK1	1,000,000.00	JP Morgan Chase & Co Callable Note Cont 4/22/2025 2.083% Due 4/22/2026	0.00	10,415.00	10,415.00
10/25/2022	Interest	3137BYPQ7	3,048,078.32	FHLMC K726 A2 2.905% Due 4/25/2024	0.00	7,378.89	7,378.89
10/25/2022	Interest	3137B5JM6	3,850,000.00	FHLMC K034 A2 3.531% Due 7/25/2023	0.00	11,328.63	11,328.63
10/25/2022	Interest	3137B7MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	0.00	11,021.87	11,021.87
10/25/2022	Paydown	3137BSRE5	3,000,000.00	FHLMC K059 A2 3.12% Due 9/25/2026	0.00	7,800.00	7,800.00
10/25/2022	Paydown	05601XAC3	1,000,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	916.67	916.67
10/25/2022	Paydown	09690AAC7	950,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	0.00	261.25	261.25
10/25/2022	Paydown	05602RAD3	1,065,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	2,848.88	2,848.88
10/25/2022	Paydown	3137B4WB8	3,350,000.00	FHLMC K033 A2 3.06% Due 7/25/2023	0.00	8,542.50	8,542.50
10/25/2022	Paydown	3137BSP72	1,500,000.00	FHLMC K058 A2 2.653% Due 8/25/2026	0.00	3,316.25	3,316.25
10/28/2022	Interest	6174468Q5	1,600,000.00	Morgan Stanley Callable Note Cont 4/28/2025 2.188% Due 4/28/2026	0.00	17,504.00	17,504.00
10/28/2022	Interest	459058JL8	6,300,000.00	Intl. Bank Recon & Development Note 0.5% Due 10/28/2025	0.00	15,750.00	15,750.00
10/31/2022	Interest	912828T91	1,050,000.00	US Treasury Note 1.625% Due 10/31/2023	0.00	8,531.25	8,531.25
10/31/2022	Interest	912828X70	4,800,000.00	US Treasury Note 2% Due 4/30/2024	0.00	48,000.00	48,000.00
10/31/2022	Interest	91282CAT8	6,000,000.00	US Treasury Note 0.25% Due 10/31/2025	0.00	7,500.00	7,500.00
10/31/2022	Interest	91282CDG3	3,120,000.00	US Treasury Note 1.125% Due 10/31/2026	0.00	17,550.00	17,550.00
10/31/2022	Interest	9128283D0	4,000,000.00	US Treasury Note 2.25% Due 10/31/2024	0.00	45,000.00	45,000.00

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
OCT 2022					690,929.47	476,465.77	1,167,395.24
11/01/2022	Interest	06367WB85	2,761,000.00	Bank of Montreal Note 1.85% Due 5/1/2025	0.00	25,539.25	25,539.25
11/01/2022	Interest	78015K7C2	3,600,000.00	Royal Bank of Canada Note 2.25% Due 11/1/2024	0.00	40,500.00	40,500.00
11/07/2022	Interest	3135G06G3	6,300,000.00	FNMA Note 0.5% Due 11/7/2025	0.00	15,750.00	15,750.00
11/08/2022	Interest	14913Q3B3	2,593,000.00	Caterpillar Finl Service Note 2.15% Due 11/8/2024	0.00	27,874.75	27,874.75
11/10/2022	Interest	665859AW4	1,345,000.00	Northern Trust Company Callable Note Cont 4/10/2027 4% Due 5/10/2027	0.00	26,900.00	26,900.00
11/12/2022	Interest	023135BX3	4,865,000.00	Amazon.com Inc Callable Note Cont 4/12/2026 1% Due 5/12/2026	0.00	24,325.00	24,325.00
11/13/2022	Interest	14913R2V8	1,460,000.00	Caterpillar Financial Service Note 3.4% Due 5/13/2025	0.00	24,820.00	24,820.00
11/15/2022	Interest	91324PEC2	805,000.00	United Health Group Inc Callable Note Cont 4/15/2026 1.15% Due 5/15/2026	0.00	4,628.75	4,628.75
11/15/2022	Interest	91324PEG3	1,365,000.00	United Health Group Inc Callable Note Cont 4/15/2027 3.7% Due 5/15/2027	0.00	24,551.05	24,551.05
11/15/2022	Paydown	477870AC3	130,105.95	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	7,160.31	187.14	7,347.45
11/15/2022	Paydown	58769EAC2	770,223.16	Mercedes-Benz Auto Lease Trust 2020-B A3 0.4% Due 11/15/2023	109,010.71	107.99	109,118.70
11/15/2022	Paydown	44935FAD6	730,000.00	Hyundai Auto Receivables Trust 2021-C A3 0.74% Due 5/15/2026	0.00	450.17	450.17
11/15/2022	Paydown	89238JAC9	955,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	565.04	565.04
11/15/2022	Paydown	02582JIT8	2,765,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	7,811.13	7,811.13
11/15/2022	Paydown	43813DAC2	579,516.61	Honda Auto Receivables 2020-2 A3 0.82% Due 7/15/2024	23,054.05	333.10	23,387.15

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/15/2022	Paydown	44891VAC5	1,900,000.00	Hyundai Auto Lease Trust 2021-B A3 0.33% Due 6/17/2024	0.00	522.50	522.50
11/15/2022	Paydown	44891WAC3	1,205,000.00	Hyundai Auto Lease Trust 2022-A A3 1.16% Due 1/15/2025	0.00	1,164.83	1,164.83
11/15/2022	Paydown	448977AD0	1,350,000.00	Hyundai Auto Receivables Trust 2022-A A3 2.22% Due 10/15/2026	0.00	2,497.50	2,497.50
11/15/2022	Paydown	47787JAC2	1,010,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	1,952.67	1,952.67
11/15/2022	Paydown	47787NAC3	460,202.09	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	24,173.73	154.53	24,328.26
11/15/2022	Paydown	47789KAC7	1,041,375.86	John Deere Owner Trust 2020-A A3 1.1% Due 8/15/2024	39,120.50	812.13	39,932.63
11/15/2022	Paydown	47789QAC4	1,290,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	559.00	559.00
11/15/2022	Paydown	65479JAD5	744,979.41	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	29,264.34	1,010.96	30,275.30
11/15/2022	Paydown	89240BAC2	2,825,000.00	Toyota Auto Receivables Owners 2021-A A3 0.26% Due 5/15/2025	134,261.52	495.82	134,757.34
11/15/2022	Paydown	43815BAC4	1,650,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	2,585.00	2,585.00
11/15/2022	Paydown	44891RAC4	1,609,376.54	Hyundai Auto Receivables Trust 2020-C A3 0.38% Due 5/15/2025	80,306.56	408.01	80,714.57
11/15/2022	Paydown	44933LAC7	1,340,000.00	Hyundai Auto Receivables Trust 2021-A A3 0.38% Due 9/15/2025	70,320.25	424.33	70,744.58
11/15/2022	Paydown	89236XAC0	1,052,484.58	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	35,291.52	265.48	35,557.00
11/16/2022	Paydown	362554AC1	780,000.00	GM Financial Securitized Term 2021-4 A3 0.68% Due 9/16/2026	0.00	442.00	442.00
11/16/2022	Paydown	380146AC4	660,000.00	GM Financial Auto Receivables 2022-1 A3 1.26% Due 11/16/2026	0.00	693.00	693.00
11/18/2022	Paydown	43813KAC6	1,357,070.07	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	79,729.19	320.17	80,049.36
11/20/2022	Paydown	89238LAC4	2,565,000.00	Toyota Lease Owner Trust 2022-A A3 1.96% Due 2/20/2025	0.00	4,189.50	4,189.50

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/20/2022	Paydown	92348AAA3	468,995.77	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	20,070.60	629.15	20,699.75
11/20/2022	Paydown	36262XAC8	2,145,000.00	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due 10/21/2024	0.00	697.13	697.13
11/20/2022	Paydown	36265MAC9	2,105,000.00	GM Financial Auto Lease Trust 2022-1 A3 1.9% Due 3/20/2025	0.00	3,332.92	3,332.92
11/20/2022	Paydown	92290BAA9	2,260,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	70,307.21	775.13	71,082.34
11/21/2022	Paydown	43813GAC5	770,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	38,439.54	147.32	38,586.86
11/21/2022	Paydown	43815GAC3	1,025,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	751.67	751.67
11/25/2022	Interest	3137B7MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	0.00	11,021.87	11,021.87
11/25/2022	Interest	3137B5JM6	3,850,000.00	FHLMC K034 A2 3.531% Due 7/25/2023	0.00	11,328.63	11,328.63
11/25/2022	Interest	3137BYPQ7	3,048,078.32	FHLMC K726 A2 2.905% Due 4/25/2024	0.00	7,378.89	7,378.89
11/25/2022	Paydown	05601XAC3	1,000,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	916.67	916.67
11/25/2022	Paydown	09690AAC7	950,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	0.00	261.25	261.25
11/25/2022	Paydown	3137BSP72	1,500,000.00	FHLMC K058 A2 2.653% Due 8/25/2026	0.00	3,316.25	3,316.25
11/25/2022	Paydown	05602RAD3	1,065,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	2,848.88	2,848.88
11/25/2022	Paydown	3137B4WB8	3,350,000.00	FHLMC K033 A2 3.06% Due 7/25/2023	0.00	8,542.50	8,542.50
11/25/2022	Paydown	3137BSRE5	3,000,000.00	FHLMC K059 A2 3.12% Due 9/25/2026	0.00	7,800.00	7,800.00
11/30/2022	Interest	91282CET4	2,400,000.00	US Treasury Note 2.625% Due 5/31/2027	0.00	31,500.00	31,500.00
11/30/2022	Interest	91282CAZ4	3,800,000.00	US Treasury Note 0.375% Due 11/30/2025	0.00	7,125.00	7,125.00

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
NOV 2022					760,510.03	341,214.06	1,101,724.09
12/01/2022	Interest	46647PCH7	3,295,000.00	JP Morgan Chase & Co Callable Note Cont 6/1/2024 0.824% Due 6/1/2025	0.00	13,575.40	13,575.40
12/06/2022	Interest	74153WCQ0	1,975,000.00	Priscoa Global Funding Note 1.15% Due 12/6/2024	0.00	11,356.25	11,356.25
12/08/2022	Interest	3130A0F70	3,500,000.00	FHLB Note 3.375% Due 12/8/2023	0.00	59,062.50	59,062.50
12/10/2022	Interest	40139LBC6	3,000,000.00	Guardian Life Glob Fun Note 0.875% Due 12/10/2025	0.00	13,125.00	13,125.00
12/14/2022	Interest	3130A1XJ2	5,500,000.00	FHLB Note 2.875% Due 6/14/2024	0.00	79,062.51	79,062.51
12/15/2022	Interest	63743HFE7	940,000.00	National Rural Utilities Note 3.45% Due 6/15/2025	0.00	19,908.42	19,908.42
12/15/2022	Paydown	89238JAC9	955,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	565.04	565.04
12/15/2022	Paydown	89240BAC2	2,825,000.00	Toyota Auto Receivables Owners 2021-A A3 0.26% Due 5/15/2025	134,305.16	466.73	134,771.89
12/15/2022	Paydown	02582JIT8	2,765,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	7,811.13	7,811.13
12/15/2022	Paydown	44935FAD6	730,000.00	Hyundai Auto Receivables Trust 2021-C A3 0.74% Due 5/15/2026	0.00	450.17	450.17
12/15/2022	Paydown	477870AC3	130,105.95	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	7,175.23	173.95	7,349.18
12/15/2022	Paydown	47787NAC3	460,202.09	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	24,183.19	144.26	24,327.45
12/15/2022	Paydown	47789QAC4	1,290,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	559.00	559.00
12/15/2022	Paydown	43815BAC4	1,650,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	2,585.00	2,585.00
12/15/2022	Paydown	44891RAC4	1,609,376.54	Hyundai Auto Receivables Trust 2020-C A3 0.38% Due 5/15/2025	80,336.00	382.58	80,718.58
12/15/2022	Paydown	58769EAC2	770,223.16	Mercedes-Benz Auto Lease Trust 2020-B A3 0.4% Due 11/15/2023	107,987.99	71.65	108,059.64

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/15/2022	Paydown	44891WAC3	1,205,000.00	Hyundai Auto Lease Trust 2022-A A3 1.16% Due 1/15/2025	0.00	1,164.83	1,164.83
12/15/2022	Paydown	448977AD0	1,350,000.00	Hyundai Auto Receivables Trust 2022-A A3 2.22% Due 10/15/2026	0.00	2,497.50	2,497.50
12/15/2022	Paydown	44933LAC7	1,340,000.00	Hyundai Auto Receivables Trust 2021-A A3 0.38% Due 9/15/2025	70,343.10	402.07	70,745.17
12/15/2022	Paydown	65479JAD5	744,979.41	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	29,330.18	963.90	30,294.08
12/15/2022	Paydown	43813DAC2	579,516.61	Honda Auto Receivables 2020-2 A3 0.82% Due 7/15/2024	23,069.81	317.34	23,387.15
12/15/2022	Paydown	44891VAC5	1,900,000.00	Hyundai Auto Lease Trust 2021-B A3 0.33% Due 6/17/2024	0.00	522.50	522.50
12/15/2022	Paydown	47787JAC2	1,010,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	1,952.67	1,952.67
12/15/2022	Paydown	47789KAC7	1,041,375.86	John Deere Owner Trust 2020-A A3 1.1% Due 8/15/2024	39,228.08	776.27	40,004.35
12/15/2022	Paydown	89236XAC0	1,052,484.58	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	35,180.29	255.19	35,435.48
12/16/2022	Paydown	362554AC1	780,000.00	GM Financial Securitized Term 2021-4 A3 0.68% Due 9/16/2026	0.00	442.00	442.00
12/16/2022	Paydown	380146AC4	660,000.00	GM Financial Auto Receivables 2022-1 A3 1.26% Due 11/16/2026	0.00	693.00	693.00
12/17/2022	Interest	3135G04Z3	6,200,000.00	FNMA Note 0.5% Due 6/17/2025	0.00	15,500.00	15,500.00
12/18/2022	Interest	89236TJK2	3,325,000.00	Toyota Motor Credit Corp Note 1.125% Due 6/18/2026	0.00	18,703.13	18,703.13
12/18/2022	Paydown	43813KAC6	1,357,070.07	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	79,753.77	295.59	80,049.36
12/19/2022	Interest	06051GJD2	3,000,000.00	Bank of America Corp Callable Note Cont 6/19/2025 1.319% Due 6/19/2026	0.00	19,785.00	19,785.00
12/20/2022	Interest	3130AQF40	4,300,000.00	FHLB Note 1% Due 12/20/2024	0.00	21,500.00	21,500.00
12/20/2022	Paydown	36265MAC9	2,105,000.00	GM Financial Auto Lease Trust 2022-1 A3 1.9% Due 3/20/2025	0.00	3,332.92	3,332.92

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12/20/2022	Paydown	89238LAC4	2,565,000.00	Toyota Lease Owner Trust 2022-A A3 1.96% Due 2/20/2025	0.00	4,189.50	4,189.50
12/20/2022	Paydown	92348AAA3	468,995.77	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	20,115.76	596.70	20,712.46
12/20/2022	Paydown	92290BAA9	2,260,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	70,334.75	747.59	71,082.34
12/20/2022	Paydown	36262XAC8	2,145,000.00	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due 10/21/2024	0.00	697.13	697.13
12/21/2022	Paydown	43813GAC5	770,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	38,448.83	138.67	38,587.50
12/21/2022	Paydown	43815GAC3	1,025,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	751.67	751.67
12/23/2022	Interest	46647PCK0	1,565,000.00	JP Morgan Chase & Co Callable Note Cont 6/23/2024 0.969% Due 6/23/2025	0.00	7,582.43	7,582.43
12/25/2022	Interest	3137B5JM6	3,850,000.00	FHLMC K034 A2 3.531% Due 7/25/2023	0.00	11,328.63	11,328.63
12/25/2022	Interest	3137B7MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	0.00	11,021.87	11,021.87
12/25/2022	Interest	3137BYPQ7	3,048,078.32	FHLMC K726 A2 2.905% Due 4/25/2024	0.00	7,378.89	7,378.89
12/25/2022	Paydown	05601XAC3	1,000,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	916.67	916.67
12/25/2022	Paydown	05602RAD3	1,065,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	2,848.88	2,848.88
12/25/2022	Paydown	09690AAC7	950,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	0.00	261.25	261.25
12/25/2022	Paydown	3137B4WB8	3,350,000.00	FHLMC K033 A2 3.06% Due 7/25/2023	0.00	8,542.50	8,542.50
12/25/2022	Paydown	3137BSP72	1,500,000.00	FHLMC K058 A2 2.653% Due 8/25/2026	0.00	3,316.25	3,316.25
12/25/2022	Paydown	3137BSRE5	3,000,000.00	FHLMC K059 A2 3.12% Due 9/25/2026	0.00	7,800.00	7,800.00
12/31/2022	Interest	912828XX3	4,900,000.00	US Treasury Note 2% Due 6/30/2024	0.00	49,000.00	49,000.00

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12/31/2022	Interest	912828V23	4,500,000.00	US Treasury Note 2.25% Due 12/31/2023	0.00	50,625.00	50,625.00
DEC 2022					759,792.14	466,147.13	1,225,939.27
01/01/2023	Interest	66815L2J7	2,350,000.00	Northwestern Mutual Gbl Note 4% Due 7/1/2025	0.00	47,000.00	47,000.00
01/01/2023	Paydown	3137B7MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	2,077.33	1.22	2,078.55
01/07/2023	Interest	3135G0X24	4,220,000.00	FNMA Note 1.625% Due 1/7/2025	0.00	34,287.50	34,287.50
01/09/2023	Interest	06367TQW3	1,500,000.00	Bank of Montreal Note 0.625% Due 7/9/2024	0.00	4,687.50	4,687.50
01/11/2023	Interest	59217GER6	2,485,000.00	Metlife Note 1.875% Due 1/11/2027	0.00	23,296.88	23,296.88
01/13/2023	Interest	89236TJT3	2,700,000.00	Toyota Motor Credit Corp Note 1.45% Due 1/13/2025	0.00	19,575.00	19,575.00
01/14/2023	Interest	66815L2A6	1,870,000.00	Northwestern Mutual Gbl Note 0.8% Due 1/14/2026	0.00	7,480.00	7,480.00
01/14/2023	Interest	02665WCJ8	930,000.00	American Honda Finance Note 3.45% Due 7/14/2023	0.00	16,042.50	16,042.50
01/14/2023	Interest	64952WEK5	3,745,000.00	New York Life Global Note 1.45% Due 1/14/2025	0.00	27,151.25	27,151.25
01/15/2023	Interest	79466LAG9	3,100,000.00	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 7/15/2024	0.00	9,687.51	9,687.51
01/15/2023	Paydown	89236XAC0	1,052,484.58	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	35,067.87	244.93	35,312.80
01/15/2023	Paydown	43813DAC2	579,516.61	Honda Auto Receivables 2020-2 A3 0.82% Due 7/15/2024	23,085.57	301.58	23,387.15
01/15/2023	Paydown	44891RAC4	1,609,376.54	Hyundai Auto Receivables Trust 2020-C A3 0.38% Due 5/15/2025	80,365.46	357.14	80,722.60
01/15/2023	Paydown	47789KAC7	1,041,375.86	John Deere Owner Trust 2020-A A3 1.1% Due 8/15/2024	39,335.95	740.32	40,076.27
01/15/2023	Paydown	02582JIT8	2,765,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	7,811.13	7,811.13

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01/15/2023	Paydown	44891WAC3	1,205,000.00	Hyundai Auto Lease Trust 2022-A A3 1.16% Due 1/15/2025	0.00	1,164.83	1,164.83
01/15/2023	Paydown	448977AD0	1,350,000.00	Hyundai Auto Receivables Trust 2022-A A3 2.22% Due 10/15/2026	0.00	2,497.50	2,497.50
01/15/2023	Paydown	44933LAC7	1,340,000.00	Hyundai Auto Receivables Trust 2021-A A3 0.38% Due 9/15/2025	70,365.97	379.79	70,745.76
01/15/2023	Paydown	44935FAD6	730,000.00	Hyundai Auto Receivables Trust 2021-C A3 0.74% Due 5/15/2026	0.00	450.17	450.17
01/15/2023	Paydown	47787NAC3	460,202.09	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	24,192.67	133.98	24,326.65
01/15/2023	Paydown	47789QAC4	1,290,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	559.00	559.00
01/15/2023	Paydown	65479JAD5	744,979.41	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	29,396.18	916.72	30,312.90
01/15/2023	Paydown	89240BAC2	2,825,000.00	Toyota Auto Receivables Owners 2021-A A3 0.26% Due 5/15/2025	134,348.81	437.63	134,786.44
01/15/2023	Paydown	44891VAC5	1,900,000.00	Hyundai Auto Lease Trust 2021-B A3 0.33% Due 6/17/2024	0.00	522.50	522.50
01/15/2023	Paydown	47787JAC2	1,010,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	1,952.67	1,952.67
01/15/2023	Paydown	43815BAC4	1,650,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	2,585.00	2,585.00
01/15/2023	Paydown	477870AC3	130,105.95	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	7,190.18	160.74	7,350.92
01/15/2023	Paydown	58769EAC2	770,223.16	Mercedes-Benz Auto Lease Trust 2020-B A3 0.4% Due 11/15/2023	106,964.76	35.65	107,000.41
01/15/2023	Paydown	89238JAC9	955,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	565.04	565.04
01/16/2023	Interest	57629WDE7	2,272,000.00	Mass Mutual Global funding Note 1.2% Due 7/16/2026	0.00	13,632.00	13,632.00
01/16/2023	Paydown	362554AC1	780,000.00	GM Financial Securitized Term 2021-4 A3 0.68% Due 9/16/2026	0.00	442.00	442.00
01/16/2023	Paydown	380146AC4	660,000.00	GM Financial Auto Receivables 2022-1 A3 1.26% Due 11/16/2026	0.00	693.00	693.00

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01/17/2023	Interest	24422EVN6	2,140,000.00	John Deere Capital Corp Note 0.45% Due 1/17/2024	0.00	4,815.00	4,815.00
01/18/2023	Paydown	43813KAC6	1,357,070.07	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	79,778.36	271.00	80,049.36
01/20/2023	Paydown	36262XAC8	2,145,000.00	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due 10/21/2024	0.00	697.13	697.13
01/20/2023	Paydown	36265MAC9	2,105,000.00	GM Financial Auto Lease Trust 2022-1 A3 1.9% Due 3/20/2025	0.00	3,332.92	3,332.92
01/20/2023	Paydown	92290BAA9	2,260,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	70,362.30	720.04	71,082.34
01/20/2023	Paydown	89238LAC4	2,565,000.00	Toyota Lease Owner Trust 2022-A A3 1.96% Due 2/20/2025	0.00	4,189.50	4,189.50
01/20/2023	Paydown	92348AAA3	468,995.77	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	20,161.02	564.18	20,725.20
01/21/2023	Interest	90331HPL1	4,145,000.00	US Bank NA Callable Note Cont 12/21/2024 2.05% Due 1/21/2025	0.00	42,486.25	42,486.25
01/21/2023	Interest	3137EAEU9	6,300,000.00	FHLMC Note 0.375% Due 7/21/2025	0.00	11,812.50	11,812.50
01/21/2023	Paydown	43815GAC3	1,025,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	751.67	751.67
01/21/2023	Paydown	43813GAC5	770,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	38,458.12	130.02	38,588.14
01/25/2023	Interest	3137BY PQ7	3,048,078.32	FHLMC K726 A2 2.905% Due 4/25/2024	0.00	7,378.89	7,378.89
01/25/2023	Interest	3137B5JM6	3,850,000.00	FHLMC K034 A2 3.531% Due 7/25/2023	0.00	11,328.63	11,328.63
01/25/2023	Interest	3137B7MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	0.00	11,015.77	11,015.77
01/25/2023	Paydown	05601XAC3	1,000,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	916.67	916.67
01/25/2023	Paydown	3137B4WB8	3,350,000.00	FHLMC K033 A2 3.06% Due 7/25/2023	0.00	8,542.50	8,542.50
01/25/2023	Paydown	3137BSRE5	3,000,000.00	FHLMC K059 A2 3.12% Due 9/25/2026	0.00	7,800.00	7,800.00

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/25/2023	Paydown	05602RAD3	1,065,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	2,848.88	2,848.88
01/25/2023	Paydown	09690AAC7	950,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	79,061.50	261.25	79,322.75
01/25/2023	Paydown	31378SP72	1,500,000.00	FHLMC K058 A2 2.653% Due 8/25/2026	0.00	3,316.25	3,316.25
01/31/2023	Interest	91282CAB7	6,000,000.00	US Treasury Note 0.25% Due 7/31/2025	0.00	7,500.00	7,500.00
JAN 2023					840,212.05	356,471.73	1,196,683.78
02/01/2023	Paydown	313787MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	8,430.84	4.95	8,435.79
02/11/2023	Interest	06406RAJ6	800,000.00	Bank of NY Mellon Corp Note 3.45% Due 8/11/2023	0.00	13,800.00	13,800.00
02/12/2023	Interest	3137EAEPO	6,575,000.00	FHLMC Note 1.5% Due 2/12/2025	0.00	49,312.50	49,312.50
02/14/2023	Maturity	78012U3M5	500,000.00	Royal Bank of Canada Yankee CD 1.35% Due 2/14/2023	500,000.00	6,843.75	506,843.75
02/15/2023	Interest	912828B66	5,000,000.00	US Treasury Note 2.75% Due 2/15/2024	0.00	68,750.00	68,750.00
02/15/2023	Interest	912828D56	5,000,000.00	US Treasury Note 2.375% Due 8/15/2024	0.00	59,375.00	59,375.00
02/15/2023	Interest	69371RQ25	715,000.00	Paccar Financial Corp Note 2.15% Due 8/15/2024	0.00	7,686.25	7,686.25
02/15/2023	Paydown	89240BAC2	2,825,000.00	Toyota Auto Receivables Owners 2021-A A3 0.26% Due 5/15/2025	134,392.47	408.52	134,800.99
02/15/2023	Paydown	02582JIT8	2,765,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	7,811.13	7,811.13
02/15/2023	Paydown	44891VAC5	1,900,000.00	Hyundai Auto Lease Trust 2021-B A3 0.33% Due 6/17/2024	237,423.81	522.50	237,946.31
02/15/2023	Paydown	47787NAC3	460,202.09	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	24,202.14	123.70	24,325.84
02/15/2023	Paydown	47789QAC4	1,290,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	559.00	559.00

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02/15/2023	Paydown	43815BAC4	1,650,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	2,585.00	2,585.00
02/15/2023	Paydown	477870AC3	130,105.95	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	7,205.16	147.49	7,352.65
02/15/2023	Paydown	89238JAC9	955,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	565.04	565.04
02/15/2023	Paydown	44891RAC4	1,609,376.54	Hyundai Auto Receivables Trust 2020-C A3 0.38% Due 5/15/2025	80,394.93	331.69	80,726.62
02/15/2023	Paydown	44933LAC7	1,340,000.00	Hyundai Auto Receivables Trust 2021-A A3 0.38% Due 9/15/2025	70,388.83	357.51	70,746.34
02/15/2023	Paydown	65479JAD5	744,979.41	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	29,462.32	869.44	30,331.76
02/15/2023	Paydown	43813DAC2	579,516.61	Honda Auto Receivables 2020-2 A3 0.82% Due 7/15/2024	23,101.35	285.80	23,387.15
02/15/2023	Paydown	44891WAC3	1,205,000.00	Hyundai Auto Lease Trust 2022-A A3 1.16% Due 1/15/2025	0.00	1,164.83	1,164.83
02/15/2023	Paydown	448977AD0	1,350,000.00	Hyundai Auto Receivables Trust 2022-A A3 2.22% Due 10/15/2026	0.00	2,497.50	2,497.50
02/15/2023	Paydown	44935FAD6	730,000.00	Hyundai Auto Receivables Trust 2021-C A3 0.74% Due 5/15/2026	0.00	450.17	450.17
02/15/2023	Paydown	47787JAC2	1,010,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	1,952.67	1,952.67
02/15/2023	Paydown	47789KAC7	1,041,375.86	John Deere Owner Trust 2020-A A3 1.1% Due 8/15/2024	39,444.12	704.26	40,148.38
02/15/2023	Paydown	89236XAC0	1,052,484.58	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	34,954.28	234.70	35,188.98
02/16/2023	Paydown	362554AC1	780,000.00	GM Financial Securitized Term 2021-4 A3 0.68% Due 9/16/2026	0.00	442.00	442.00
02/16/2023	Paydown	380146AC4	660,000.00	GM Financial Auto Receivables 2022-1 A3 1.26% Due 11/16/2026	0.00	693.00	693.00
02/18/2023	Paydown	43813KAC6	1,357,070.07	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	79,802.96	246.40	80,049.36
02/20/2023	Paydown	89238LAC4	2,565,000.00	Toyota Lease Owner Trust 2022-A A3 1.96% Due 2/20/2025	0.00	4,189.50	4,189.50

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/20/2023	Paydown	92348AAA3	468,995.77	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	20,206.38	531.59	20,737.97
02/20/2023	Paydown	36262XAC8	2,145,000.00	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due 10/21/2024	0.00	697.13	697.13
02/20/2023	Paydown	36265MAC9	2,105,000.00	GM Financial Auto Lease Trust 2022-1 A3 1.9% Due 3/20/2025	0.00	3,332.92	3,332.92
02/20/2023	Paydown	92290BAA9	2,260,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	70,389.86	692.48	71,082.34
02/21/2023	Paydown	43813GAC5	770,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	38,467.42	121.36	38,588.78
02/21/2023	Paydown	43815GAC3	1,025,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	751.67	751.67
02/25/2023	Interest	3135G05X7	6,285,000.00	FNMA Note 0.375% Due 8/25/2025	0.00	11,784.38	11,784.38
02/25/2023	Interest	3137B7MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	0.00	10,990.99	10,990.99
02/25/2023	Interest	3137BYPQ7	3,048,078.32	FHLMC K726 A2 2.905% Due 4/25/2024	0.00	7,378.89	7,378.89
02/25/2023	Interest	3137B5JM6	3,850,000.00	FHLMC K034 A2 3.531% Due 7/25/2023	0.00	11,328.63	11,328.63
02/25/2023	Paydown	3137BSRE5	3,000,000.00	FHLMC K059 A2 3.12% Due 9/25/2026	0.00	7,800.00	7,800.00
02/25/2023	Paydown	05601XAC3	1,000,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	916.67	916.67
02/25/2023	Paydown	09690AAC7	950,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	79,080.60	239.51	79,320.11
02/25/2023	Paydown	05602RAD3	1,065,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	2,848.88	2,848.88
02/25/2023	Paydown	3137B4WB8	3,350,000.00	FHLMC K033 A2 3.06% Due 7/25/2023	554,066.91	8,542.50	562,609.41
02/25/2023	Paydown	3137BSP72	1,500,000.00	FHLMC K058 A2 2.653% Due 8/25/2026	0.00	3,316.25	3,316.25
02/28/2023	Interest	912828ZC7	7,000,000.00	US Treasury Note 1.125% Due 2/28/2025	0.00	39,375.00	39,375.00

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02/28/2023	Interest	91282CCW9	1,570,000.00	US Treasury Note 0.75% Due 8/31/2026	0.00	5,887.50	5,887.50
FEB 2023					2,031,414.38	349,450.65	2,380,865.03
03/01/2023	Paydown	313787MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	9,944.06	5.85	9,949.91
03/03/2023	Interest	808513BY0	1,300,000.00	Charles Schwab Corp Callable Note Cont 2/3/2027 2.45% Due 3/3/2027	0.00	15,925.00	15,925.00
03/05/2023	Interest	06051GHF9	2,550,000.00	Bank of America Corp Callable Note 1X 3/5/2023 3.55% Due 3/5/2024	0.00	45,262.50	45,262.50
03/08/2023	Interest	3130A0XE5	1,000,000.00	FHLB Note 3.25% Due 3/8/2024	0.00	16,250.00	16,250.00
03/08/2023	Interest	3130AB3H7	4,000,000.00	FHLB Note 2.375% Due 3/8/2024	0.00	47,500.00	47,500.00
03/10/2023	Interest	89114T2T2	1,900,000.00	Toronto-Dominion Bank Note 2.8% Due 3/10/2027	0.00	26,600.00	26,600.00
03/11/2023	Interest	89114QCB2	1,270,000.00	Toronto Dominion Bank Note 3.25% Due 3/11/2024	0.00	20,637.50	20,637.50
03/13/2023	Interest	3130A2UW4	4,000,000.00	FHLB Note 2.875% Due 9/13/2024	0.00	57,500.00	57,500.00
03/14/2023	Interest	58989V2D5	1,715,000.00	Met Tower Global Funding Note 1.25% Due 9/14/2026	0.00	10,718.75	10,718.75
03/15/2023	Interest	91282CBR1	2,900,000.00	US Treasury Note 0.25% Due 3/15/2024	0.00	3,625.00	3,625.00
03/15/2023	Interest	91282CED9	7,000,000.00	US Treasury Note 1.75% Due 3/15/2025	0.00	61,250.00	61,250.00
03/15/2023	Paydown	43813DAC2	579,516.61	Honda Auto Receivables 2020-2 A3 0.82% Due 7/15/2024	23,117.13	270.02	23,387.15
03/15/2023	Paydown	44935FAD6	730,000.00	Hyundai Auto Receivables Trust 2021-C A3 0.74% Due 5/15/2026	0.00	450.17	450.17
03/15/2023	Paydown	47787JAC2	1,010,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	1,952.67	1,952.67
03/15/2023	Paydown	47789KAC7	1,041,375.86	John Deere Owner Trust 2020-A A3 1.1% Due 8/15/2024	39,552.61	668.09	40,220.70

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03/15/2023	Paydown	89236XAC0	1,052,484.58	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	34,839.49	224.51	35,064.00
03/15/2023	Paydown	44891WAC3	1,205,000.00	Hyundai Auto Lease Trust 2022-A A3 1.16% Due 1/15/2025	0.00	1,164.83	1,164.83
03/15/2023	Paydown	448977AD0	1,350,000.00	Hyundai Auto Receivables Trust 2022-A A3 2.22% Due 10/15/2026	0.00	2,497.50	2,497.50
03/15/2023	Paydown	44933LAC7	1,340,000.00	Hyundai Auto Receivables Trust 2021-A A3 0.38% Due 9/15/2025	70,411.71	335.22	70,746.93
03/15/2023	Paydown	65479JAD5	744,979.41	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	29,528.61	822.06	30,350.67
03/15/2023	Paydown	89238JAC9	955,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	565.04	565.04
03/15/2023	Paydown	44891RAC4	1,609,376.54	Hyundai Auto Receivables Trust 2020-C A3 0.38% Due 5/15/2025	80,424.41	306.23	80,730.64
03/15/2023	Paydown	44891VAC5	1,900,000.00	Hyundai Auto Lease Trust 2021-B A3 0.33% Due 6/17/2024	237,445.57	457.21	237,902.78
03/15/2023	Paydown	02582JIT8	2,765,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	7,811.13	7,811.13
03/15/2023	Paydown	43815BAC4	1,650,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	2,585.00	2,585.00
03/15/2023	Paydown	477870AC3	130,105.95	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	7,220.16	134.23	7,354.39
03/15/2023	Paydown	47787NAC3	460,202.09	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	24,211.63	113.41	24,325.04
03/15/2023	Paydown	47789QAC4	1,290,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	559.00	559.00
03/15/2023	Paydown	89240BAC2	2,825,000.00	Toyota Auto Receivables Owners 2021-A A3 0.26% Due 5/15/2025	134,436.15	379.40	134,815.55
03/16/2023	Paydown	362554AC1	780,000.00	GM Financial Securitized Term 2021-4 A3 0.68% Due 9/16/2026	0.00	442.00	442.00
03/16/2023	Paydown	380146AC4	660,000.00	GM Financial Auto Receivables 2022-1 A3 1.26% Due 11/16/2026	0.00	693.00	693.00
03/17/2023	Interest	931142ER0	785,000.00	Wal-Mart Stores Callable Note Cont 08/17/2026 1.05% Due 9/17/2026	0.00	4,121.25	4,121.25

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/18/2023	Interest	808513BN4	1,775,000.00	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 3/18/2024	0.00	6,656.25	6,656.25
03/18/2023	Paydown	43813KAC6	1,357,070.07	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	79,827.57	221.79	80,049.36
03/19/2023	Paydown	3137B5JM6	3,850,000.00	FHLMC K034 A2 3.531% Due 7/25/2023	152,200.67	358.28	152,558.95
03/20/2023	Paydown	36262XAC8	2,145,000.00	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due 10/21/2024	194,805.07	697.13	195,502.20
03/20/2023	Paydown	36265MAC9	2,105,000.00	GM Financial Auto Lease Trust 2022-1 A3 1.9% Due 3/20/2025	0.00	3,332.92	3,332.92
03/20/2023	Paydown	92290BAA9	2,260,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	70,417.43	664.91	71,082.34
03/20/2023	Paydown	92348AAA3	468,995.77	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	20,251.85	498.92	20,750.77
03/20/2023	Paydown	89238LAC4	2,565,000.00	Toyota Lease Owner Trust 2022-A A3 1.96% Due 2/20/2025	0.00	4,189.50	4,189.50
03/21/2023	Paydown	43813GAC5	770,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	38,476.71	112.71	38,589.42
03/21/2023	Paydown	43815GAC3	1,025,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	751.67	751.67
03/23/2023	Interest	3137EAEX3	6,295,000.00	FHLMC Note 0.375% Due 9/23/2025	0.00	11,803.13	11,803.13
03/25/2023	Interest	3137B7MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	0.00	10,961.76	10,961.76
03/25/2023	Interest	3137BYPQ7	3,048,078.32	FHLMC K726 A2 2.905% Due 4/25/2024	0.00	7,378.89	7,378.89
03/25/2023	Interest	3137B5JM6	3,850,000.00	FHLMC K034 A2 3.531% Due 7/25/2023	0.00	10,880.77	10,880.77
03/25/2023	Paydown	09690AAC7	950,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	79,099.71	217.76	79,317.47
03/25/2023	Paydown	3137B4WB8	3,350,000.00	FHLMC K033 A2 3.06% Due 7/25/2023	555,766.51	7,129.63	562,896.14
03/25/2023	Paydown	3137BSRE5	3,000,000.00	FHLMC K059 A2 3.12% Due 9/25/2026	0.00	7,800.00	7,800.00

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/25/2023	Paydown	05601XAC3	1,000,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	916.67	916.67
03/25/2023	Paydown	3137BSP72	1,500,000.00	FHLMC K058 A2 2.653% Due 8/25/2026	0.00	3,316.25	3,316.25
03/25/2023	Paydown	05602RAD3	1,065,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	2,848.88	2,848.88
03/31/2023	Interest	91282CAM3	3,200,000.00	US Treasury Note 0.25% Due 9/30/2025	0.00	4,000.00	4,000.00
03/31/2023	Interest	91282CCZ2	3,130,000.00	US Treasury Note 0.875% Due 9/30/2026	0.00	13,693.75	13,693.75
MAR 2023					1,881,977.05	430,258.14	2,312,235.19
04/01/2023	Interest	13063DRK6	3,385,000.00	California State Taxable GO 2.4% Due 10/1/2024	0.00	40,620.00	40,620.00
04/01/2023	Paydown	3137B7MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	27,423.72	16.12	27,439.84
04/07/2023	Interest	69371RR73	2,970,000.00	Paccar Financial Corp Note 2.85% Due 4/7/2025	0.00	42,322.50	42,322.50
04/10/2023	Interest	02665WCQ2	2,260,000.00	American Honda Finance Note 3.625% Due 10/10/2023	0.00	40,962.50	40,962.50
04/14/2023	Interest	78016EZ59	1,270,000.00	Royal Bank of Canada Note 3.375% Due 4/14/2025	0.00	21,431.25	21,431.25
04/15/2023	Interest	3135G0W66	3,500,000.00	FNMA Note 1.625% Due 10/15/2024	0.00	28,437.50	28,437.50
04/15/2023	Paydown	44891RAC4	1,609,376.54	Hyundai Auto Receivables Trust 2020-C A3 0.38% Due 5/15/2025	80,453.90	280.76	80,734.66
04/15/2023	Paydown	44891VAC5	1,900,000.00	Hyundai Auto Lease Trust 2021-B A3 0.33% Due 6/17/2024	237,467.34	391.91	237,859.25
04/15/2023	Paydown	44933LAC7	1,340,000.00	Hyundai Auto Receivables Trust 2021-A A3 0.38% Due 9/15/2025	70,434.60	312.92	70,747.52
04/15/2023	Paydown	47787NAC3	460,202.09	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	24,221.11	103.12	24,324.23
04/15/2023	Paydown	47789QAC4	1,290,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	559.00	559.00

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/15/2023	Paydown	65479JAD5	744,979.41	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	29,595.04	774.57	30,369.61
04/15/2023	Paydown	89240BAC2	2,825,000.00	Toyota Auto Receivables Owners 2021-A A3 0.26% Due 5/15/2025	134,479.85	350.27	134,830.12
04/15/2023	Paydown	02582JIT8	2,765,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	7,811.13	7,811.13
04/15/2023	Paydown	43813DAC2	579,516.61	Honda Auto Receivables 2020-2 A3 0.82% Due 7/15/2024	23,132.93	254.22	23,387.15
04/15/2023	Paydown	43815BAC4	1,650,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	2,585.00	2,585.00
04/15/2023	Paydown	477870AC3	130,105.95	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	7,235.21	120.93	7,356.14
04/15/2023	Paydown	47789KAC7	1,041,375.86	John Deere Owner Trust 2020-A A3 1.1% Due 8/15/2024	39,661.37	631.84	40,293.21
04/15/2023	Paydown	89236XAC0	1,052,484.58	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	34,723.51	214.34	34,937.85
04/15/2023	Paydown	44891WAC3	1,205,000.00	Hyundai Auto Lease Trust 2022-A A3 1.16% Due 1/15/2025	0.00	1,164.83	1,164.83
04/15/2023	Paydown	448977AD0	1,350,000.00	Hyundai Auto Receivables Trust 2022-A A3 2.22% Due 10/15/2026	0.00	2,497.50	2,497.50
04/15/2023	Paydown	44935FAD6	730,000.00	Hyundai Auto Receivables Trust 2021-C A3 0.74% Due 5/15/2026	0.00	450.17	450.17
04/15/2023	Paydown	47787JAC2	1,010,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	1,952.67	1,952.67
04/15/2023	Paydown	89238JAC9	955,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	565.04	565.04
04/16/2023	Paydown	362554AC1	780,000.00	GM Financial Securitized Term 2021-4 A3 0.68% Due 9/16/2026	0.00	442.00	442.00
04/16/2023	Paydown	380146AC4	660,000.00	GM Financial Auto Receivables 2022-1 A3 1.26% Due 11/16/2026	0.00	693.00	693.00
04/18/2023	Paydown	43813KAC6	1,357,070.07	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	79,852.18	197.18	80,049.36
04/19/2023	Paydown	3137B5JM6	3,850,000.00	FHLMC K034 A2 3.531% Due 7/25/2023	9,114.10	21.45	9,135.55

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/20/2023	Interest	4581X0DV7	6,390,000.00	Inter-American Dev Bank Note 0.875% Due 4/20/2026	0.00	27,956.25	27,956.25
04/20/2023	Paydown	89238LAC4	2,565,000.00	Toyota Lease Owner Trust 2022-A A3 1.96% Due 2/20/2025	0.00	4,189.50	4,189.50
04/20/2023	Paydown	92348AAA3	468,995.77	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	20,297.41	466.18	20,763.59
04/20/2023	Paydown	36262XAC8	2,145,000.00	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due 10/21/2024	194,844.04	633.81	195,477.85
04/20/2023	Paydown	36265MAC9	2,105,000.00	GM Financial Auto Lease Trust 2022-1 A3 1.9% Due 3/20/2025	0.00	3,332.92	3,332.92
04/20/2023	Paydown	92290BAA9	2,260,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	70,445.01	637.33	71,082.34
04/21/2023	Paydown	43815GAC3	1,025,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	751.67	751.67
04/21/2023	Paydown	43813GAC5	770,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	38,486.01	104.05	38,590.06
04/22/2023	Interest	3135G03U5	5,270,000.00	FNMA Note 0.625% Due 4/22/2025	0.00	16,468.75	16,468.75
04/22/2023	Interest	46647PBK1	1,000,000.00	JP Morgan Chase & Co Callable Note Cont 4/22/2025 2.083% Due 4/22/2026	0.00	10,415.00	10,415.00
04/25/2023	Interest	3137B5JM6	3,850,000.00	FHLMC K034 A2 3.531% Due 7/25/2023	0.00	10,853.96	10,853.96
04/25/2023	Interest	3137B7MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	0.00	10,881.16	10,881.16
04/25/2023	Paydown	3137BSRE5	3,000,000.00	FHLMC K059 A2 3.12% Due 9/25/2026	0.00	7,800.00	7,800.00
04/25/2023	Paydown	3137BYPQ7	3,048,078.32	FHLMC K726 A2 2.905% Due 4/25/2024	1,976.47	7,378.89	9,355.36
04/25/2023	Paydown	05602RAD3	1,065,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	2,848.88	2,848.88
04/25/2023	Paydown	3137B4WB8	3,350,000.00	FHLMC K033 A2 3.06% Due 7/25/2023	557,471.33	5,712.42	563,183.75
04/25/2023	Paydown	3137BSP72	1,500,000.00	FHLMC K058 A2 2.653% Due 8/25/2026	0.00	3,316.25	3,316.25

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/25/2023	Paydown	05601XAC3	1,000,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	916.67	916.67
04/25/2023	Paydown	09690AAC7	950,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	79,118.83	196.01	79,314.84
04/28/2023	Interest	6174468Q5	1,600,000.00	Morgan Stanley Callable Note Cont 4/28/2025 2.188% Due 4/28/2026	0.00	17,504.00	17,504.00
04/28/2023	Interest	459058JL8	6,300,000.00	Intl. Bank Recon & Development Note 0.5% Due 10/28/2025	0.00	15,750.00	15,750.00
04/30/2023	Interest	9128283D0	4,000,000.00	US Treasury Note 2.25% Due 10/31/2024	0.00	45,000.00	45,000.00
04/30/2023	Interest	912828T91	1,050,000.00	US Treasury Note 1.625% Due 10/31/2023	0.00	8,531.25	8,531.25
04/30/2023	Interest	91282CDG3	3,120,000.00	US Treasury Note 1.125% Due 10/31/2026	0.00	17,550.00	17,550.00
04/30/2023	Interest	912828X70	4,800,000.00	US Treasury Note 2% Due 4/30/2024	0.00	48,000.00	48,000.00
04/30/2023	Interest	91282CAT8	6,000,000.00	US Treasury Note 0.25% Due 10/31/2025	0.00	7,500.00	7,500.00
APR 2023					1,760,433.96	470,858.67	2,231,292.63
05/01/2023	Interest	78015K7C2	3,600,000.00	Royal Bank of Canada Note 2.25% Due 11/1/2024	0.00	40,500.00	40,500.00
05/01/2023	Interest	06367WB85	2,761,000.00	Bank of Montreal Note 1.85% Due 5/1/2025	0.00	25,539.25	25,539.25
05/01/2023	Paydown	3137B7MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	55,808.72	32.81	55,841.53
05/07/2023	Interest	3135G06G3	6,300,000.00	FNMA Note 0.5% Due 11/7/2025	0.00	15,750.00	15,750.00
05/08/2023	Interest	14913Q3B3	2,593,000.00	Caterpillar Finl Service Note 2.15% Due 11/8/2024	0.00	27,874.75	27,874.75
05/10/2023	Interest	665859AW4	1,345,000.00	Northern Trust Company Callable Note Cont 4/10/2027 4% Due 5/10/2027	0.00	26,900.00	26,900.00
05/12/2023	Interest	023135BX3	4,865,000.00	Amazon.com Inc Callable Note Cont 4/12/2026 1% Due 5/12/2026	0.00	24,325.00	24,325.00

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/13/2023	Interest	14913R2V8	1,460,000.00	Caterpillar Financial Service Note 3.4% Due 5/13/2025	0.00	24,820.00	24,820.00
05/15/2023	Interest	91324PEG3	1,365,000.00	United Health Group Inc Callable Note Cont 4/15/2027 3.7% Due 5/15/2027	0.00	25,252.50	25,252.50
05/15/2023	Interest	91324PEC2	805,000.00	United Health Group Inc Callable Note Cont 4/15/2026 1.15% Due 5/15/2026	0.00	4,628.75	4,628.75
05/15/2023	Paydown	44891VAC5	1,900,000.00	Hyundai Auto Lease Trust 2021-B A3 0.33% Due 6/17/2024	237,489.11	326.61	237,815.72
05/15/2023	Paydown	44935FAD6	730,000.00	Hyundai Auto Receivables Trust 2021-C A3 0.74% Due 5/15/2026	0.00	450.17	450.17
05/15/2023	Paydown	47787JAC2	1,010,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	1,952.67	1,952.67
05/15/2023	Paydown	43815BAC4	1,650,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	2,585.00	2,585.00
05/15/2023	Paydown	477870AC3	130,105.95	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	7,250.29	107.60	7,357.89
05/15/2023	Paydown	89238JAC9	955,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	43,140.03	565.04	43,705.07
05/15/2023	Paydown	02582JIT8	2,765,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	7,811.13	7,811.13
05/15/2023	Paydown	44891WAC3	1,205,000.00	Hyundai Auto Lease Trust 2022-A A3 1.16% Due 1/15/2025	0.00	1,164.83	1,164.83
05/15/2023	Paydown	448977AD0	1,350,000.00	Hyundai Auto Receivables Trust 2022-A A3 2.22% Due 10/15/2026	0.00	2,497.50	2,497.50
05/15/2023	Paydown	44933LAC7	1,340,000.00	Hyundai Auto Receivables Trust 2021-A A3 0.38% Due 9/15/2025	70,457.48	290.62	70,748.10
05/15/2023	Paydown	47787NAC3	460,202.09	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	24,230.59	92.83	24,323.42
05/15/2023	Paydown	47789QAC4	1,290,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	56,030.42	559.00	56,589.42
05/15/2023	Paydown	65479JAD5	744,979.41	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	29,661.63	726.97	30,388.60

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05/15/2023	Paydown	89240BAC2	2,825,000.00	Toyota Auto Receivables Owners 2021-A A3 0.26% Due 5/15/2025	134,523.55	321.14	134,844.69
05/15/2023	Paydown	43813DAC2	579,516.61	Honda Auto Receivables 2020-2 A3 0.82% Due 7/15/2024	23,148.74	238.41	23,387.15
05/15/2023	Paydown	44891RAC4	1,609,376.54	Hyundai Auto Receivables Trust 2020-C A3 0.38% Due 5/15/2025	80,483.39	255.29	80,738.68
05/15/2023	Paydown	47789KAC7	1,041,375.86	John Deere Owner Trust 2020-A A3 1.1% Due 8/15/2024	39,770.44	595.49	40,365.93
05/15/2023	Paydown	89236XAC0	1,052,484.58	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	34,606.30	204.22	34,810.52
05/16/2023	Paydown	362554AC1	780,000.00	GM Financial Securitized Term 2021-4 A3 0.68% Due 9/16/2026	0.00	442.00	442.00
05/16/2023	Paydown	380146AC4	660,000.00	GM Financial Auto Receivables 2022-1 A3 1.26% Due 11/16/2026	0.00	693.00	693.00
05/18/2023	Paydown	43813KAC6	1,357,070.07	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	79,876.80	172.56	80,049.36
05/19/2023	Paydown	3137B5JM6	3,850,000.00	FHLMC K034 A2 3.531% Due 7/25/2023	669,494.27	1,575.99	671,070.26
05/20/2023	Paydown	89238LAC4	2,565,000.00	Toyota Lease Owner Trust 2022-A A3 1.96% Due 2/20/2025	0.00	4,189.50	4,189.50
05/20/2023	Paydown	36262XAC8	2,145,000.00	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due 10/21/2024	194,883.01	570.49	195,453.50
05/20/2023	Paydown	36265MAC9	2,105,000.00	GM Financial Auto Lease Trust 2022-1 A3 1.9% Due 3/20/2025	0.00	3,332.92	3,332.92
05/20/2023	Paydown	92348AAA3	468,995.77	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	20,343.09	433.36	20,776.45
05/20/2023	Paydown	92290BAA9	2,260,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	70,472.60	609.74	71,082.34
05/21/2023	Paydown	43815GAC3	1,025,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	46,476.86	751.67	47,228.53
05/21/2023	Paydown	43813GAC5	770,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	38,495.31	95.39	38,590.70
05/25/2023	Interest	3137B5JM6	3,850,000.00	FHLMC K034 A2 3.531% Due 7/25/2023	0.00	8,883.97	8,883.97

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/25/2023	Interest	3137B7MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	0.00	10,717.13	10,717.13
05/25/2023	Paydown	3137BSRE5	3,000,000.00	FHLMC K059 A2 3.12% Due 9/25/2026	0.00	7,800.00	7,800.00
05/25/2023	Paydown	3137BYPQ7	3,048,078.32	FHLMC K726 A2 2.905% Due 4/25/2024	3,639.15	7,374.10	11,013.25
05/25/2023	Paydown	05601XAC3	1,000,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	90,444.13	916.67	91,360.80
05/25/2023	Paydown	3137B4WB8	3,350,000.00	FHLMC K033 A2 3.06% Due 7/25/2023	559,181.37	4,290.87	563,472.24
05/25/2023	Paydown	05602RAD3	1,065,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	2,848.88	2,848.88
05/25/2023	Paydown	09690AAC7	950,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	79,137.95	174.25	79,312.20
05/25/2023	Paydown	3137BSP72	1,500,000.00	FHLMC K058 A2 2.653% Due 8/25/2026	0.00	3,316.25	3,316.25
05/31/2023	Interest	91282CAZ4	3,800,000.00	US Treasury Note 0.375% Due 11/30/2025	0.00	7,125.00	7,125.00
05/31/2023	Interest	91282CET4	2,400,000.00	US Treasury Note 2.625% Due 5/31/2027	0.00	31,500.00	31,500.00
MAY 2023					2,689,045.23	334,181.32	3,023,226.55
06/01/2023	Interest	46647PCH7	3,295,000.00	JP Morgan Chase & Co Callable Note Cont 6/1/2024 0.824% Due 6/1/2025	0.00	13,575.40	13,575.40
06/01/2023	Paydown	3137B7MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	210,721.53	123.87	210,845.40
06/05/2023	Interest	06051GHF9	2,550,000.00	Bank of America Corp Callable Note 1X 3/5/2023 3.55% Due 3/5/2024	0.00	20,704.36	20,704.36
06/06/2023	Interest	74153WCQ0	1,975,000.00	Prisco Global Funding Note 1.15% Due 12/6/2024	0.00	11,356.25	11,356.25
06/08/2023	Interest	3130A0F70	3,500,000.00	FHLB Note 3.375% Due 12/8/2023	0.00	59,062.50	59,062.50
06/10/2023	Interest	40139LBC6	3,000,000.00	Guardian Life Glob Fun Note 0.875% Due 12/10/2025	0.00	13,125.00	13,125.00

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/14/2023	Interest	3130A1XJ2	5,500,000.00	FHLB Note 2.875% Due 6/14/2024	0.00	79,062.51	79,062.51
06/15/2023	Interest	63743HFE7	940,000.00	National Rural Utilities Note 3.45% Due 6/15/2025	0.00	16,215.00	16,215.00
06/15/2023	Paydown	89240BAC2	2,825,000.00	Toyota Auto Receivables Owners 2021-A A3 0.26% Due 5/15/2025	134,567.27	291.99	134,859.26
06/15/2023	Paydown	02582JIT8	2,765,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	7,811.13	7,811.13
06/15/2023	Paydown	44891VAC5	1,900,000.00	Hyundai Auto Lease Trust 2021-B A3 0.33% Due 6/17/2024	237,510.88	261.30	237,772.18
06/15/2023	Paydown	47787NAC3	460,202.09	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	24,240.08	82.53	24,322.61
06/15/2023	Paydown	47789QAC4	1,290,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	56,035.56	534.72	56,570.28
06/15/2023	Paydown	43815BAC4	1,650,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	2,585.00	2,585.00
06/15/2023	Paydown	477870AC3	130,105.95	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	7,265.39	94.25	7,359.64
06/15/2023	Paydown	89238JAC9	955,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	43,165.55	539.52	43,705.07
06/15/2023	Paydown	43813DAC2	579,516.61	Honda Auto Receivables 2020-2 A3 0.82% Due 7/15/2024	23,164.56	222.59	23,387.15
06/15/2023	Paydown	44891WAC3	1,205,000.00	Hyundai Auto Lease Trust 2022-A A3 1.16% Due 1/15/2025	0.00	1,164.83	1,164.83
06/15/2023	Paydown	448977AD0	1,350,000.00	Hyundai Auto Receivables Trust 2022-A A3 2.22% Due 10/15/2026	0.00	2,497.50	2,497.50
06/15/2023	Paydown	44935FAD6	730,000.00	Hyundai Auto Receivables Trust 2021-C A3 0.74% Due 5/15/2026	36,442.24	450.17	36,892.41
06/15/2023	Paydown	47787JAC2	1,010,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	1,952.67	1,952.67
06/15/2023	Paydown	47789KAC7	1,041,375.86	John Deere Owner Trust 2020-A A3 1.1% Due 8/15/2024	39,879.81	559.03	40,438.84
06/15/2023	Paydown	89236XAC0	1,052,484.58	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	34,487.88	194.12	34,682.00

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/15/2023	Paydown	44891RAC4	1,609,376.54	Hyundai Auto Receivables Trust 2020-C A3 0.38% Due 5/15/2025	80,512.91	229.80	80,742.71
06/15/2023	Paydown	44933LAC7	1,340,000.00	Hyundai Auto Receivables Trust 2021-A A3 0.38% Due 9/15/2025	70,480.39	268.30	70,748.69
06/15/2023	Paydown	65479JAD5	744,979.41	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	29,728.38	679.26	30,407.64
06/16/2023	Paydown	362554AC1	780,000.00	GM Financial Securitized Term 2021-4 A3 0.68% Due 9/16/2026	0.00	442.00	442.00
06/16/2023	Paydown	380146AC4	660,000.00	GM Financial Auto Receivables 2022-1 A3 1.26% Due 11/16/2026	0.00	693.00	693.00
06/17/2023	Interest	3135G04Z3	6,200,000.00	FNMA Note 0.5% Due 6/17/2025	0.00	15,500.00	15,500.00
06/18/2023	Interest	89236TJK2	3,325,000.00	Toyota Motor Credit Corp Note 1.125% Due 6/18/2026	0.00	18,703.13	18,703.13
06/18/2023	Paydown	43813KAC6	1,357,070.07	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	79,901.43	147.93	80,049.36
06/19/2023	Interest	06051GJD2	3,000,000.00	Bank of America Corp Callable Note Cont 6/19/2025 1.319% Due 6/19/2026	0.00	19,785.00	19,785.00
06/19/2023	Paydown	3137B5JM6	3,850,000.00	FHLMC K034 A2 3.531% Due 7/25/2023	6,871.48	16.18	6,887.66
06/20/2023	Interest	3130AQF40	4,300,000.00	FHLB Note 1% Due 12/20/2024	0.00	21,500.00	21,500.00
06/20/2023	Paydown	89238LAC4	2,565,000.00	Toyota Lease Owner Trust 2022-A A3 1.96% Due 2/20/2025	0.00	4,189.50	4,189.50
06/20/2023	Paydown	92348AAA3	468,995.77	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	20,388.85	400.48	20,789.33
06/20/2023	Paydown	36262XAC8	2,145,000.00	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due 10/21/2024	194,921.99	507.15	195,429.14
06/20/2023	Paydown	36265MAC9	2,105,000.00	GM Financial Auto Lease Trust 2022-1 A3 1.9% Due 3/20/2025	0.00	3,332.92	3,332.92
06/20/2023	Paydown	92290BAA9	2,260,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	70,500.20	582.14	71,082.34
06/21/2023	Paydown	43813GAC5	770,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	38,504.61	86.73	38,591.34

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/21/2023	Paydown	43815GAC3	1,025,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	46,487.71	717.58	47,205.29
06/23/2023	Interest	46647PCK0	1,565,000.00	JP Morgan Chase & Co Callable Note Cont 6/23/2024 0.969% Due 6/23/2025	0.00	7,582.43	7,582.43
06/25/2023	Interest	3137B5JM6	3,850,000.00	FHLMC K034 A2 3.531% Due 7/25/2023	0.00	8,863.75	8,863.75
06/25/2023	Interest	3137B7MZ9	3,750,000.00	FHLMC K036 A2 3.527% Due 10/25/2023	0.00	10,097.78	10,097.78
06/25/2023	Paydown	3137BYPQ7	3,048,078.32	FHLMC K726 A2 2.905% Due 4/25/2024	3,401.91	7,365.30	10,767.21
06/25/2023	Paydown	3137BSRE5	3,000,000.00	FHLMC K059 A2 3.12% Due 9/25/2026	0.00	7,800.00	7,800.00
06/25/2023	Paydown	05601XAC3	1,000,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	90,536.84	833.76	91,370.60
06/25/2023	Paydown	09690AAC7	950,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	79,157.07	152.49	79,309.56
06/25/2023	Paydown	05602RAD3	1,065,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	2,848.88	2,848.88
06/25/2023	Paydown	3137B4WB8	3,350,000.00	FHLMC K033 A2 3.06% Due 7/25/2023	560,896.66	2,864.96	563,761.62
06/25/2023	Paydown	3137BSP72	1,500,000.00	FHLMC K058 A2 2.653% Due 8/25/2026	0.00	3,316.25	3,316.25
06/30/2023	Interest	912828V23	4,500,000.00	US Treasury Note 2.25% Due 12/31/2023	0.00	50,625.00	50,625.00
06/30/2023	Interest	912828XX3	4,900,000.00	US Treasury Note 2% Due 6/30/2024	0.00	49,000.00	49,000.00
JUN 2023					2,219,771.18	471,597.94	2,691,369.12
TOTAL					17,900,881.13	5,013,297.40	22,914,178.53

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Holdings by Maturity

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CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody S&P	Term (yrs) Duration
90CASH\$00	Cash Custodial Cash Account	30,000,000.00	06/29/2022 0.00%	30,000,000.00 30,000,000.00	1.00 0.00%	30,000,000.00 0.00	7.10% 0.00	NR NR	0.00 0.00
90LAIF\$00	Local Agency Investment Fund State Pool	92,994,697.40	Various 0.94%	92,994,697.40 92,994,697.40	1.00 0.94%	92,994,697.40 185,884.08	22.07% 0.00	NR NR	0.00 0.00
60934N807	Federated Investors Govt Oblig Fund Inst.	3,825,330.11	Various 1.13%	3,825,330.11 3,825,330.11	1.00 1.13%	3,825,330.11 0.00	0.91% 0.00	Aaa AAA	0.00 0.00
43815NAC8	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	408,739.66	08/20/2019 1.79%	408,736.27 408,736.27	99.90 2.37%	408,339.92 323.36	0.10% (396.35)	Aaa AAA	0.12 0.17
3137BM6P6	FHLMC K721 A2 3.09% Due 8/25/2022	549,090.08	Various 2.22%	568,373.53 568,373.53	99.95 1.93%	548,810.08 1,413.91	0.13% (19,563.45)	Aaa NR	0.18 0.13
58769EAC2	Mercedes-Benz Auto Lease Trust 2020-B A3 0.4% Due 11/15/2023	770,223.16	09/15/2020 0.40%	770,184.10 770,184.10	99.33 2.65%	765,068.06 136.93	0.18% (5,116.04)	NR AAA	0.29 0.30
78012U3M5	Royal Bank of Canada Yankee CD 1.35% Due 2/14/2023	500,000.00	02/11/2022 1.35%	500,000.00 500,000.00	98.85 3.18%	494,256.50 2,568.75	0.12% (5,743.50)	P-1 A-1+	0.63 0.62
43813KAC6	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	1,357,070.07	09/22/2020 0.38%	1,356,870.71 1,356,870.71	98.19 3.38%	1,332,493.53 181.32	0.32% (24,377.18)	NR AAA	0.72 0.60
477870AC3	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	130,105.95	07/16/2019 2.23%	130,078.34 130,078.34	99.95 2.44%	130,046.75 127.79	0.03% (31.59)	Aaa NR	0.76 0.21
47787NAC3	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	460,202.09	07/14/2020 0.52%	460,131.96 460,131.96	98.35 3.33%	452,616.58 104.31	0.11% (7,515.38)	Aaa NR	0.79 0.58
44891RAC4	Hyundai Auto Receivables Trust 2020-C A3 0.38% Due 5/15/2025	1,609,376.54	10/20/2020 0.39%	1,609,005.90 1,609,005.90	97.91 3.53%	1,575,729.30 271.81	0.37% (33,276.60)	NR AAA	0.83 0.66
3137B4WB8	FHLMC K033 A2 3.06% Due 7/25/2023	3,350,000.00	07/23/2019 2.18%	3,458,875.00 3,458,875.00	99.87 3.00%	3,345,681.85 1,708.50	0.79% (113,193.15)	Aaa NR	0.86 0.90
89240BAC2	Toyota Auto Receivables Owners 2021-A A3 0.26% Due 5/15/2025	2,825,000.00	02/02/2021 0.27%	2,824,475.68 2,824,475.68	97.65 3.47%	2,758,553.18 326.44	0.65% (65,922.50)	Aaa NR	0.87 0.73
44891VAC5	Hyundai Auto Lease Trust 2021-B A3 0.33% Due 6/17/2024	1,900,000.00	06/08/2021 0.34%	1,899,715.00 1,899,715.00	97.40 3.49%	1,850,636.10 278.67	0.44% (49,078.90)	Aaa AAA	0.92 0.83
43813GAC5	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	770,000.00	02/17/2021 0.27%	769,985.91 769,985.91	97.62 3.54%	751,700.95 57.75	0.18% (18,284.96)	Aaa NR	0.93 0.73

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92348AAA3	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	468,995.77	10/01/2019 1.95%	468,959.60 468,959.60	99.88 2.40%	468,440.48 278.01	0.11% (519.12)	NR AAA	0.98 0.26
09690AAC7	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	950,000.00	09/08/2021 0.34%	949,901.96 949,901.96	97.07 3.49%	922,158.36 52.25	0.22% (27,743.60)	Aaa NR	1.03 0.93
02665WCJ8	American Honda Finance Note 3.45% Due 7/14/2023	930,000.00	07/11/2018 3.49%	928,391.10 928,391.10	100.06 3.39%	930,572.88 14,883.88	0.22% 2,181.78	A3 A-	1.04 1.00
43813DAC2	Honda Auto Receivables 2020-2 A3 0.82% Due 7/15/2024	579,516.61	05/18/2020 0.83%	579,471.00 579,471.00	98.83 3.23%	572,727.59 211.20	0.14% (6,743.41)	Aaa AAA	1.04 0.48
3137B5JM6	FHLMC K034 A2 3.531% Due 7/25/2023	3,850,000.00	08/28/2018 3.03%	3,931,662.11 3,931,662.11	100.20 3.09%	3,857,692.30 11,328.63	0.92% (73,969.81)	NR NR	1.05 0.93
65479JAD5	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	744,979.41	10/16/2019 1.94%	744,940.08 744,940.08	99.70 2.98%	742,755.65 639.03	0.18% (2,184.43)	Aaa AAA	1.05 0.29
47789KAC7	John Deere Owner Trust 2020-A A3 1.1% Due 8/15/2024	1,041,375.86	Various 1.00%	1,043,620.15 1,043,620.15	98.99 3.46%	1,030,839.22 509.11	0.24% (12,780.93)	Aaa NR	1.10 0.43
06406RAJ6	Bank of NY Mellon Corp Note 3.45% Due 8/11/2023	800,000.00	05/16/2019 2.79%	821,040.00 821,040.00	100.30 3.17%	802,411.20 10,733.33	0.19% (18,628.80)	A1 A	1.12 1.07
3137B7MZ9	FHLMC K036 A2 3.527% Due 10/25/2023	3,750,000.00	Various 2.97%	3,837,910.16 3,837,910.16	100.15 3.22%	3,755,452.50 2,204.38	0.89% (82,457.66)	Aaa NR	1.12 1.13
44933LAC7	Hyundai Auto Receivables Trust 2021-A A3 0.38% Due 9/15/2025	1,340,000.00	04/20/2021 0.38%	1,339,859.03 1,339,859.03	96.59 3.80%	1,294,295.28 226.31	0.31% (45,563.75)	NR AAA	1.13 1.00
36262XAC8	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due 10/21/2024	2,145,000.00	08/10/2021 0.39%	2,144,970.83 2,144,970.83	96.79 3.43%	2,076,113.33 255.61	0.49% (68,857.50)	NR AAA	1.14 1.07
89236XAC0	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,052,484.58	10/06/2020 0.36%	1,052,288.50 1,052,288.50	98.50 3.19%	1,036,718.37 163.72	0.25% (15,570.13)	NR AAA	1.27 0.53
02665WCQ2	American Honda Finance Note 3.625% Due 10/10/2023	2,260,000.00	10/03/2018 3.64%	2,258,146.80 2,258,146.80	100.34 3.35%	2,267,668.18 18,433.13	0.54% 9,521.38	A3 A-	1.28 1.23
05601XAC3	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	1,000,000.00	01/11/2022 1.11%	999,850.50 999,850.50	96.55 3.84%	965,495.00 183.33	0.23% (34,355.50)	NR AAA	1.32 1.27
912828T91	US Treasury Note 1.625% Due 10/31/2023	1,050,000.00	05/29/2019 2.05%	1,031,091.80 1,031,091.80	98.32 2.92%	1,032,363.15 2,874.66	0.25% 1,271.35	Aaa AA+	1.34 1.30
92290BAA9	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	2,260,000.00	08/04/2020 0.48%	2,259,525.40 2,259,525.40	98.43 3.17%	2,224,441.16 324.56	0.53% (35,084.24)	Aaa NR	1.35 0.58

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3130A0F70	FHLB Note 3.375% Due 12/8/2023	3,500,000.00	01/16/2019	3,602,165.00	100.57	3,519,873.00	0.84%	Aaa	1.44
			2.73%	3,602,165.00	2.97%	7,546.88	(82,292.00)	AA+	1.39
44891WAC3	Hyundai Auto Lease Trust 2022-A A3 1.16% Due 1/15/2025	1,205,000.00	01/11/2022	1,204,973.37	96.61	1,164,107.12	0.28%	Aaa	1.46
			1.16%	1,204,973.37	3.66%	621.24	(40,866.25)	AAA	1.37
912828V23	US Treasury Note 2.25% Due 12/31/2023	4,500,000.00	06/21/2019	4,588,417.97	98.98	4,454,298.00	1.05%	Aaa	1.50
			1.80%	4,588,417.97	2.95%	275.14	(134,119.97)	AA+	1.46
36265MAC9	GM Financial Auto Lease Trust 2022-1 A3 1.9% Due 3/20/2025	2,105,000.00	02/15/2022	2,104,981.90	97.35	2,049,139.62	0.49%	Aaa	1.52
			1.91%	2,104,981.90	3.70%	1,222.07	(55,842.28)	NR	1.50
24422EVN6	John Deere Capital Corp Note 0.45% Due 1/17/2024	2,140,000.00	03/01/2021	2,138,480.60	95.94	2,053,120.28	0.49%	A2	1.55
			0.47%	2,138,480.60	3.16%	4,387.00	(85,360.32)	A	1.52
912828B66	US Treasury Note 2.75% Due 2/15/2024	5,000,000.00	Various	5,121,796.88	99.72	4,985,940.00	1.19%	Aaa	1.63
			2.21%	5,121,796.88	2.93%	51,657.46	(135,856.88)	AA+	1.56
3137BYPQ7	FHLMC K726 A2 2.905% Due 4/25/2024	3,048,078.32	04/22/2019	3,069,867.33	99.22	3,024,233.20	0.72%	NR	1.64
			2.72%	3,069,867.33	3.30%	7,378.89	(45,634.13)	AAA	1.57
89238LAC4	Toyota Lease Owner Trust 2022-A A3 1.96% Due 2/20/2025	2,565,000.00	02/23/2022	2,564,596.27	97.47	2,500,015.73	0.59%	NR	1.68
			1.98%	2,564,596.27	3.55%	1,536.15	(64,580.54)	AAA	1.61
06051GHF9	Bank of America Corp Callable Note 1X 3/5/2023 3.55% Due 3/5/2024	2,550,000.00	Various	2,570,550.00	99.71	2,542,548.90	0.61%	A2	1.68
			3.31%	2,570,550.00	3.55%	29,169.17	(28,001.10)	A-	1.60
3130A0XE5	FHLB Note 3.25% Due 3/8/2024	1,000,000.00	03/28/2019	1,045,410.00	100.50	1,005,023.00	0.24%	Aaa	1.69
			2.27%	1,045,410.00	2.94%	10,201.39	(40,387.00)	AA+	1.62
3130AB3H7	FHLB Note 2.375% Due 3/8/2024	4,000,000.00	04/29/2019	4,000,280.00	98.91	3,956,232.00	0.94%	Aaa	1.69
			2.37%	4,000,280.00	3.04%	29,819.44	(44,048.00)	AA+	1.63
89114QCB2	Toronto Dominion Bank Note 3.25% Due 3/11/2024	1,270,000.00	03/26/2019	1,286,078.20	99.50	1,263,596.66	0.30%	A1	1.70
			2.97%	1,286,078.20	3.56%	12,611.81	(22,481.54)	A	1.62
91282CBR1	US Treasury Note 0.25% Due 3/15/2024	2,900,000.00	03/30/2021	2,892,976.56	95.55	2,771,086.30	0.66%	Aaa	1.71
			0.33%	2,892,976.56	2.94%	2,127.72	(121,890.26)	AA+	1.68
808513BN4	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 3/18/2024	1,775,000.00	03/16/2021	1,774,112.50	95.98	1,703,669.85	0.40%	A2	1.72
			0.77%	1,774,112.50	3.17%	3,808.85	(70,442.65)	A	1.68
44935FAD6	Hyundai Auto Receivables Trust 2021-C A3 0.74% Due 5/15/2026	730,000.00	11/09/2021	729,837.06	95.56	697,552.96	0.17%	NR	1.75
			0.75%	729,837.06	3.57%	240.09	(32,284.10)	AAA	1.59

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89238JAC9	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	955,000.00	11/09/2021 0.71%	954,979.66 954,979.66	95.28 3.79%	909,945.97 301.36	0.22% (45,033.69)	NR AAA	1.76 1.56
43815GAC3	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	1,025,000.00	11/16/2021 0.89%	1,024,783.93 1,024,783.93	95.37 3.78%	977,576.33 250.56	0.23% (47,207.60)	Aaa NR	1.77 1.62
05602RAD3	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	1,065,000.00	05/10/2022 3.23%	1,064,944.62 1,064,944.62	98.96 4.46%	1,053,908.02 569.78	0.25% (11,036.60)	Aaa AAA	1.78 0.85
47789QAC4	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	1,290,000.00	07/13/2021 0.52%	1,289,884.93 1,289,884.93	94.89 3.90%	1,224,123.57 298.13	0.29% (65,761.36)	Aaa NR	1.79 1.53
912828X70	US Treasury Note 2% Due 4/30/2024	4,800,000.00	Various 1.84%	4,833,281.25 4,833,281.25	98.33 2.94%	4,719,936.00 16,173.92	1.12% (113,345.25)	Aaa AA+	1.84 1.78
362554AC1	GM Financial Securitized Term 2021-4 A3 0.68% Due 9/16/2026	780,000.00	10/13/2021 0.68%	779,980.11 779,980.11	94.95 4.17%	740,572.56 221.00	0.18% (39,407.55)	Aaa AAA	1.88 1.47
3130A1XJ2	FHLB Note 2.875% Due 6/14/2024	5,500,000.00	Various 1.95%	5,740,000.40 5,740,000.40	99.72 3.02%	5,484,660.51 7,467.02	1.30% (255,339.89)	Aaa AA+	1.96 1.88
912828XX3	US Treasury Note 2% Due 6/30/2024	4,900,000.00	Various 1.81%	4,942,253.91 4,942,253.91	98.18 2.94%	4,810,996.40 266.30	1.14% (131,257.51)	Aaa AA+	2.00 1.94
06367TQW3	Bank of Montreal Note 0.625% Due 7/9/2024	1,500,000.00	02/09/2022 1.89%	1,455,540.00 1,455,540.00	94.14 3.65%	1,412,166.00 4,479.17	0.34% (43,374.00)	A2 A-	2.03 1.97
79466LAG9	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 7/15/2024	3,100,000.00	Various 0.92%	3,076,192.60 3,076,192.60	94.71 3.33%	2,936,053.40 8,934.04	0.70% (140,139.20)	A2 A+	2.04 1.99
380146AC4	GM Financial Auto Receivables 2022-1 A3 1.26% Due 11/16/2026	660,000.00	01/11/2022 1.27%	659,942.65 659,942.65	95.68 4.09%	631,468.20 346.50	0.15% (28,474.45)	NR AAA	2.05 1.55
43815BAC4	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	1,650,000.00	02/15/2022 1.89%	1,649,751.84 1,649,751.84	96.81 3.55%	1,597,312.20 1,378.67	0.38% (52,439.64)	Aaa AAA	2.09 1.94
69371RQ25	Paccar Financial Corp Note 2.15% Due 8/15/2024	715,000.00	08/08/2019 2.20%	713,419.85 713,419.85	97.31 3.47%	695,756.49 5,807.39	0.17% (17,663.36)	A1 A+	2.13 2.04
912828D56	US Treasury Note 2.375% Due 8/15/2024	5,000,000.00	12/12/2019 1.75%	5,140,234.38 5,140,234.38	98.77 2.98%	4,938,280.00 44,613.26	1.18% (201,954.38)	Aaa AA+	2.13 2.04

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448977AD0	Hyundai Auto Receivables Trust 2022-A A3 2.22% Due 10/15/2026	1,350,000.00	03/09/2022	1,349,948.03	96.92	1,308,421.36	0.31%	NR	2.18
			2.23%	1,349,948.03	3.83%	1,332.00	(41,526.67)	AAA	1.95
3130A2UW4	FHLB Note 2.875% Due 9/13/2024	4,000,000.00	09/13/2019	4,206,760.00	99.67	3,986,944.00	0.95%	Aaa	2.21
			1.79%	4,206,760.00	3.03%	34,500.00	(219,816.00)	AA+	2.10
13063DRK6	California State Taxable GO 2.4% Due 10/1/2024	3,385,000.00	10/16/2019	3,462,753.45	98.02	3,318,044.70	0.79%	Aa2	2.26
			1.91%	3,462,753.45	3.32%	20,310.00	(144,708.75)	AA-	2.16
47787JAC2	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	1,010,000.00	03/10/2022	1,009,776.59	97.45	984,274.29	0.23%	Aaa	2.26
			2.34%	1,009,776.59	3.74%	1,041.42	(25,502.30)	NR	1.82
3135G0W66	FNMA Note 1.625% Due 10/15/2024	3,500,000.00	Various	3,564,275.00	97.00	3,394,856.50	0.81%	Aaa	2.30
			1.21%	3,564,275.00	2.99%	12,006.94	(169,418.50)	AA+	2.22
9128283D0	US Treasury Note 2.25% Due 10/31/2024	4,000,000.00	11/07/2019	4,090,468.75	98.40	3,936,092.00	0.94%	Aaa	2.34
			1.77%	4,090,468.75	2.96%	15,163.04	(154,376.75)	AA+	2.25
78015K7C2	Royal Bank of Canada Note 2.25% Due 11/1/2024	3,600,000.00	12/05/2019	3,598,128.00	96.62	3,478,183.20	0.83%	A1	2.34
			2.26%	3,598,128.00	3.78%	13,500.00	(119,944.80)	A	2.24
14913Q3B3	Caterpillar Finl Service Note 2.15% Due 11/8/2024	2,593,000.00	Various	2,624,484.21	97.10	2,517,681.13	0.60%	A2	2.36
			1.88%	2,624,484.21	3.44%	8,207.57	(106,803.08)	A	2.26
74153WCQ0	Pricoa Global Funding Note 1.15% Due 12/6/2024	1,975,000.00	12/01/2021	1,972,965.75	94.02	1,856,806.13	0.44%	Aa3	2.44
			1.19%	1,972,965.75	3.75%	1,577.26	(116,159.62)	AA-	2.36
3130AQF40	FHLB Note 1% Due 12/20/2024	4,300,000.00	12/21/2021	4,297,205.00	95.06	4,087,790.70	0.97%	Aaa	2.48
			1.02%	4,297,205.00	3.09%	1,313.89	(209,414.30)	AA+	2.41
3135G0X24	FNMA Note 1.625% Due 1/7/2025	4,220,000.00	Various	4,282,878.20	96.64	4,078,094.06	0.97%	Aaa	2.53
			1.30%	4,282,878.20	3.02%	33,144.58	(204,784.14)	AA+	2.42
89236TJT3	Toyota Motor Credit Corp Note 1.45% Due 1/13/2025	2,700,000.00	01/10/2022	2,696,382.00	94.86	2,561,260.50	0.61%	A1	2.54
			1.50%	2,696,382.00	3.59%	18,270.00	(135,121.50)	A+	2.44
64952WEK5	New York Life Global Note 1.45% Due 1/14/2025	3,745,000.00	01/11/2022	3,740,955.40	94.49	3,538,601.82	0.84%	Aaa	2.55
			1.49%	3,740,955.40	3.75%	25,190.33	(202,353.58)	AA+	2.44
90331HPL1	US Bank NA Callable Note Cont 12/21/2024 2.05% Due 1/21/2025	4,145,000.00	01/16/2020	4,136,171.15	96.14	3,985,102.48	0.95%	A1	2.56
			2.10%	4,136,171.15	3.64%	37,765.56	(151,068.67)	AA-	2.44
3137EAEP0	FHLMC Note 1.5% Due 2/12/2025	6,575,000.00	02/13/2020	6,569,937.25	96.21	6,325,557.65	1.51%	Aaa	2.62
			1.52%	6,569,937.25	3.02%	38,080.21	(244,379.60)	AA+	2.52
912828ZC7	US Treasury Note 1.125% Due 2/28/2025	7,000,000.00	03/18/2020	7,108,007.81	95.27	6,669,138.00	1.59%	Aaa	2.67
			0.81%	7,108,007.81	2.98%	26,321.33	(438,869.81)	AA+	2.59

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91282CED9	US Treasury Note 1.75% Due 3/15/2025	7,000,000.00	04/05/2022 2.65%	6,823,085.94 6,823,085.94	96.78 3.00%	6,774,684.00 35,951.09	1.61% (48,401.94)	Aaa AA+	2.71 2.60
69371RR73	Paccar Financial Corp Note 2.85% Due 4/7/2025	2,970,000.00	03/31/2022 2.86%	2,969,227.80 2,969,227.80	98.11 3.57%	2,913,777.90 19,750.50	0.69% (55,449.90)	A1 A+	2.77 2.62
78016EZ59	Royal Bank of Canada Note 3.375% Due 4/14/2025	1,270,000.00	04/07/2022 3.39%	1,269,530.10 1,269,530.10	98.74 3.86%	1,253,940.85 9,167.81	0.30% (15,589.25)	A1 A	2.79 2.62
3135G03U5	FNMA Note 0.625% Due 4/22/2025	5,270,000.00	04/22/2020 0.67%	5,259,143.80 5,259,143.80	93.60 3.02%	4,932,525.01 6,313.02	1.17% (326,618.79)	Aaa AA+	2.81 2.75
06367WB85	Bank of Montreal Note 1.85% Due 5/1/2025	2,761,000.00	07/23/2021 0.85%	2,862,660.02 2,862,660.02	94.88 3.77%	2,619,738.96 8,513.08	0.62% (242,921.06)	A2 A-	2.84 2.71
14913R2V8	Caterpillar Financial Service Note 3.4% Due 5/13/2025	1,460,000.00	05/10/2022 3.44%	1,458,145.80 1,458,145.80	99.83 3.46%	1,457,551.58 6,618.67	0.35% (594.22)	A2 A	2.87 2.70
02582JIT8	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	2,765,000.00	05/17/2022 3.42%	2,764,388.38 2,764,388.38	99.89 3.46%	2,761,823.02 4,165.93	0.66% (2,565.36)	NR AAA	2.88 2.68
46647PCH7	JP Morgan Chase & Co Callable Note Cont 6/1/2024 0.824% Due 6/1/2025	3,295,000.00	05/24/2021 1.10%	3,299,268.65 3,299,268.65	93.53 3.60%	3,081,737.72 2,262.57	0.73% (217,530.93)	A2 A-	2.92 2.83
63743HFE7	National Rural Utilities Note 3.45% Due 6/15/2025	940,000.00	04/27/2022 3.46%	939,746.20 939,746.20	99.64 3.58%	936,629.16 5,134.75	0.22% (3,117.04)	A2 A-	2.96 2.77
3135G04Z3	FNMA Note 0.5% Due 6/17/2025	6,200,000.00	Various 0.51%	6,196,731.90 6,196,731.90	92.85 3.04%	5,756,762.00 1,205.55	1.36% (439,969.90)	Aaa AA+	2.97 2.90
46647PCK0	JP Morgan Chase & Co Callable Note Cont 6/23/2024 0.969% Due 6/23/2025	1,565,000.00	Various 1.24%	1,565,968.20 1,565,968.20	93.51 3.66%	1,463,422.11 336.99	0.35% (102,546.09)	A2 A-	2.98 2.89
3137EAEU9	FHLMC Note 0.375% Due 7/21/2025	6,300,000.00	Various 0.45%	6,277,899.60 6,277,899.60	92.34 3.02%	5,817,268.80 10,500.00	1.38% (460,630.80)	Aaa AA+	3.06 2.99
91282CAB7	US Treasury Note 0.25% Due 7/31/2025	6,000,000.00	03/12/2021 0.72%	5,879,062.50 5,879,062.50	91.92 3.01%	5,515,080.00 6,256.91	1.31% (363,982.50)	Aaa AA+	3.09 3.03
3135G05X7	FNMA Note 0.375% Due 8/25/2025	6,285,000.00	Various 0.46%	6,260,439.20 6,260,439.20	91.94 3.08%	5,778,253.02 8,249.06	1.37% (482,186.18)	Aaa AA+	3.16 3.08
3137EAEX3	FHLMC Note 0.375% Due 9/23/2025	6,295,000.00	Various 0.44%	6,276,346.05 6,276,346.05	91.79 3.06%	5,778,463.78 6,426.14	1.37% (497,882.27)	Aaa AA+	3.24 3.16
91282CAM3	US Treasury Note 0.25% Due 9/30/2025	3,200,000.00	03/29/2021 0.74%	3,130,375.00 3,130,375.00	91.46 3.03%	2,926,873.60 2,010.93	0.69% (203,501.40)	Aaa AA+	3.25 3.19

City of Corona Consolidated

Account #10003

Holdings by Maturity

As of June 30, 2022



CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody S&P	Term (yrs) Duration
459058JL8	Intl. Bank Recon & Development Note 0.5% Due 10/28/2025	6,300,000.00	Various 0.59%	6,272,360.85 6,272,360.85	91.80 3.11%	5,783,160.60 5,512.51	1.37% (489,200.25)	Aaa AAA	3.33 3.25
91282CAT8	US Treasury Note 0.25% Due 10/31/2025	6,000,000.00	02/19/2021 0.53%	5,923,125.00 5,923,125.00	91.23 3.04%	5,473,830.00 2,527.17	1.30% (449,295.00)	Aaa AA+	3.34 3.27
3135G06G3	FNMA Note 0.5% Due 11/7/2025	6,300,000.00	Various 0.57%	6,279,895.00 6,279,895.00	91.91 3.06%	5,790,348.91 4,725.00	1.37% (489,546.09)	Aaa AA+	3.36 3.28
91282CAZ4	US Treasury Note 0.375% Due 11/30/2025	3,800,000.00	03/26/2021 0.77%	3,731,867.19 3,731,867.19	91.44 3.03%	3,474,773.20 1,206.97	0.82% (257,093.99)	Aaa AA+	3.42 3.35
40139LBC6	Guardian Life Glob Fun Note 0.875% Due 12/10/2025	3,000,000.00	Various 1.12%	2,969,700.00 2,969,700.00	90.21 3.94%	2,706,393.00 1,531.26	0.64% (263,307.00)	Aa2 AA+	3.45 3.33
66815L2A6	Northwestern Mutual Gbl Note 0.8% Due 1/14/2026	1,870,000.00	12/06/2021 1.47%	1,820,388.90 1,820,388.90	89.98 3.86%	1,682,590.47 6,939.78	0.40% (137,798.43)	Aaa AA+	3.55 3.41
3137BSRE5	FHLMC K059 A2 3.12% Due 9/25/2026	3,000,000.00	02/18/2022 1.98%	3,128,437.50 3,128,437.50	98.78 3.41%	2,963,511.00 7,800.00	0.70% (164,926.50)	NR AAA	3.74 3.81
4581X0DV7	Inter-American Dev Bank Note 0.875% Due 4/20/2026	6,390,000.00	04/13/2021 0.97%	6,360,733.80 6,360,733.80	91.97 3.13%	5,876,672.13 11,027.19	1.39% (484,061.67)	Aaa AAA	3.81 3.68
46647PBK1	JP Morgan Chase & Co Callable Note Cont 4/22/2025 2.083% Due 4/22/2026	1,000,000.00	05/20/2021 1.55%	1,037,330.00 1,037,330.00	93.59 4.25%	935,908.00 3,992.42	0.22% (101,422.00)	A2 A-	3.81 3.58
6174468Q5	Morgan Stanley Callable Note Cont 4/28/2025 2.188% Due 4/28/2026	1,600,000.00	05/18/2022 4.05%	1,511,376.00 1,511,376.00	93.70 4.33%	1,499,187.20 6,126.40	0.36% (12,188.80)	A1 A-	3.83 3.59
023135BX3	Amazon.com Inc Callable Note Cont 4/12/2026 1% Due 5/12/2026	4,865,000.00	05/10/2021 1.09%	4,843,983.20 4,843,983.20	91.02 3.50%	4,428,210.57 6,621.81	1.05% (415,772.63)	A1 AA	3.87 3.73
91324PEC2	United Health Group Inc Callable Note Cont 4/15/2026 1.15% Due 5/15/2026	805,000.00	Various 1.08%	807,605.05 807,605.05	90.77 3.73%	730,659.86 1,182.90	0.17% (76,945.19)	A3 A+	3.88 3.72
89236TJK2	Toyota Motor Credit Corp Note 1.125% Due 6/18/2026	3,325,000.00	06/15/2021 1.13%	3,323,537.00 3,323,537.00	90.43 3.74%	3,006,647.88 1,350.78	0.71% (316,889.12)	A1 A+	3.97 3.81
06051GJD2	Bank of America Corp Callable Note Cont 6/19/2025 1.319% Due 6/19/2026	3,000,000.00	Various 1.53%	3,007,920.00 3,007,920.00	90.83 4.18%	2,724,813.00 1,319.00	0.65% (283,107.00)	A2 A-	3.97 3.79
57629WDE7	Mass Mutual Global funding Note 1.2% Due 7/16/2026	2,272,000.00	08/10/2021 1.21%	2,271,369.92 2,271,369.92	89.98 3.90%	2,044,257.00 12,496.00	0.49% (227,112.92)	Aa3 AA+	4.05 3.86

City of Corona Consolidated

Account #10003

Holdings by Maturity

As of June 30, 2022



CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody S&P	Term (yrs) Duration
3137BSP72	FHLMC K058 A2 2.653% Due 8/25/2026	1,500,000.00	11/12/2021 1.35%	1,586,425.78 1,586,425.78	97.07 3.40%	1,456,048.50 3,316.25	0.35% (130,377.28)	NR NR	4.07 3.82
91282CCW9	US Treasury Note 0.75% Due 8/31/2026	1,570,000.00	09/23/2021 0.90%	1,558,899.61 1,558,899.61	91.15 3.02%	1,431,091.11 3,935.67	0.34% (127,808.50)	Aaa AA+	4.17 4.04
58989V2D5	Met Tower Global Funding Note 1.25% Due 9/14/2026	1,715,000.00	09/07/2021 1.27%	1,713,422.20 1,713,422.20	88.88 4.16%	1,524,321.16 6,371.70	0.36% (189,101.04)	Aa3 AA-	4.21 4.00
931142ER0	Wal-Mart Stores Callable Note Cont 08/17/2026 1.05% Due 9/17/2026	785,000.00	09/08/2021 1.09%	783,516.35 783,516.35	91.05 3.34%	714,779.40 2,381.17	0.17% (68,736.95)	Aa2 AA	4.22 4.05
91282CCZ2	US Treasury Note 0.875% Due 9/30/2026	3,130,000.00	10/18/2021 1.19%	3,083,172.27 3,083,172.27	91.46 3.03%	2,862,726.17 6,884.29	0.68% (220,446.10)	Aaa AA+	4.25 4.11
91282CDG3	US Treasury Note 1.125% Due 10/31/2026	3,120,000.00	11/15/2021 1.25%	3,100,987.50 3,100,987.50	92.31 3.03%	2,880,028.32 5,913.59	0.68% (220,959.18)	Aaa AA+	4.34 4.17
59217GER6	Metlife Note 1.875% Due 1/11/2027	2,485,000.00	01/03/2022 1.90%	2,482,167.10 2,482,167.10	90.87 4.10%	2,258,164.23 22,002.60	0.54% (224,002.87)	Aa3 AA-	4.54 4.23
808513BY0	Charles Schwab Corp Callable Note Cont 2/3/2027 2.45% Due 3/3/2027	1,300,000.00	03/09/2022 2.73%	1,282,866.00 1,282,866.00	93.40 4.01%	1,214,136.30 10,439.72	0.29% (68,729.70)	A2 A	4.68 4.31
89114TZT2	Toronto-Dominion Bank Note 2.8% Due 3/10/2027	1,900,000.00	03/09/2022 2.97%	1,884,933.00 1,884,933.00	93.84 4.26%	1,783,036.00 16,403.33	0.43% (101,897.00)	A1 A	4.70 4.29
665859AW4	Northern Trust Company Callable Note Cont 4/10/2027 4% Due 5/10/2027	1,345,000.00	05/05/2022 4.04%	1,342,821.10 1,342,821.10	100.75 3.83%	1,355,022.94 7,621.67	0.32% 12,201.84	A2 A+	4.78 4.29
91324PEG3	United Health Group Inc Callable Note Cont 4/15/2027 3.7% Due 5/15/2027	1,365,000.00	05/17/2022 3.69%	1,365,638.40 1,365,638.40	99.56 3.80%	1,358,963.97 5,751.96	0.32% (6,674.43)	A3 A+	4.88 4.40
91282CET4	US Treasury Note 2.625% Due 5/31/2027	2,400,000.00	06/09/2022 3.07%	2,351,156.25 2,351,156.25	98.26 3.01%	2,358,187.20 5,336.07	0.56% 7,030.95	Aaa AA+	4.92 4.56
TOTAL PORTFOLIO		434,716,265.61	1.27%	435,756,553.40	2.51%	421,150,145.38	100.00%	Aa1	1.78
TOTAL MARKET VALUE PLUS ACCRUED				435,756,553.40		1,101,699.50	(14,606,408.02)	AA	1.70
						422,251,844.88			

City of Corona Consolidated

Account #10003

Issuer Report

As of June 30, 2022



Issue Name	Par	Cost	Market Value	MVACC	% Portfolio
Local Agency Investment Fund	\$92,994,697.40	\$92,994,697.40	\$92,994,697.40	\$93,180,581.48	22.07%
Government of United States	\$75,370,000.00	\$75,330,260.57	\$72,015,403.45	\$72,244,898.97	17.11%
Federal Home Loan Mortgage Corp	\$38,217,168.40	\$38,705,734.31	\$36,872,719.66	\$36,962,876.57	8.75%
Bank Cash Account	\$30,000,000.00	\$30,000,000.00	\$30,000,000.00	\$30,000,000.00	7.10%
Federal National Mortgage Association	\$31,775,000.00	\$31,843,363.10	\$29,730,839.50	\$29,796,483.65	7.06%
Federal Home Loan Bank	\$22,300,000.00	\$22,891,820.40	\$22,040,523.21	\$22,131,371.83	5.24%
Inter-American Dev Bank	\$6,390,000.00	\$6,360,733.80	\$5,876,672.13	\$5,887,699.32	1.39%
Intl Bank Recon and Development	\$6,300,000.00	\$6,272,360.85	\$5,783,160.60	\$5,788,673.11	1.37%
Honda ABS	\$5,790,326.34	\$5,789,599.66	\$5,640,150.52	\$5,642,553.38	1.34%
Toyota Motor Corp	\$6,025,000.00	\$6,019,919.00	\$5,567,908.38	\$5,587,529.16	1.32%
JP Morgan Chase & Co	\$5,860,000.00	\$5,902,566.85	\$5,481,067.83	\$5,487,659.81	1.30%
Bank of America Corp	\$5,550,000.00	\$5,578,470.00	\$5,267,361.90	\$5,297,850.07	1.25%
Royal Bank of Canada	\$5,370,000.00	\$5,367,658.10	\$5,226,380.55	\$5,251,617.11	1.24%
Hyundai Auto Receivables	\$5,029,376.54	\$5,028,650.02	\$4,875,998.90	\$4,878,069.11	1.16%
Toyota ABS	\$4,832,484.58	\$4,831,743.84	\$4,705,217.52	\$4,706,009.04	1.11%
Amazon.com Inc	\$4,865,000.00	\$4,843,983.20	\$4,428,210.57	\$4,434,832.38	1.05%
GM Financial Automobile Leasing Trust	\$4,250,000.00	\$4,249,952.73	\$4,125,252.95	\$4,126,730.63	0.98%
Bank of Montreal Chicago	\$4,261,000.00	\$4,318,200.02	\$4,031,904.96	\$4,044,897.21	0.96%
US Bancorp	\$4,145,000.00	\$4,136,171.15	\$3,985,102.48	\$4,022,868.04	0.95%
Caterpillar Inc	\$4,053,000.00	\$4,082,630.01	\$3,975,232.71	\$3,990,058.95	0.94%
Federated Govt Obligation Money Market Fund	\$3,825,330.11	\$3,825,330.11	\$3,825,330.11	\$3,825,330.11	0.91%
John Deere ABS	\$3,931,683.90	\$3,933,491.97	\$3,821,900.41	\$3,823,981.17	0.91%
Metlife Inc	\$4,200,000.00	\$4,195,589.30	\$3,782,485.39	\$3,810,859.69	0.90%
Paccar Financial	\$3,685,000.00	\$3,682,647.65	\$3,609,534.39	\$3,635,092.28	0.86%
New York Life Global Funding	\$3,745,000.00	\$3,740,955.40	\$3,538,601.82	\$3,563,792.15	0.84%
State of California	\$3,385,000.00	\$3,462,753.45	\$3,318,044.70	\$3,338,354.70	0.79%
Honda Motor Corporation	\$3,190,000.00	\$3,186,537.90	\$3,198,241.06	\$3,231,558.07	0.77%
Toronto Dominion Holdings	\$3,170,000.00	\$3,171,011.20	\$3,046,632.66	\$3,075,647.80	0.73%
Hyundai Auto Lease Securitization	\$3,105,000.00	\$3,104,688.37	\$3,014,743.22	\$3,015,643.13	0.71%
Salesforce.com Inc	\$3,100,000.00	\$3,076,192.60	\$2,936,053.40	\$2,944,987.44	0.70%

City of Corona Consolidated

Account #10003

Issuer Report

As of June 30, 2022



Issue Name	Par	Cost	Market Value	MVACC	% Portfolio
Charles Schwab Corp/The	\$3,075,000.00	\$3,056,978.50	\$2,917,806.15	\$2,932,054.72	0.69%
American Express ABS	\$2,765,000.00	\$2,764,388.38	\$2,761,823.02	\$2,765,988.95	0.66%
Guardian Life Global Funding	\$3,000,000.00	\$2,969,700.00	\$2,706,393.00	\$2,707,924.26	0.64%
Verizon Owner Trust	\$2,728,995.77	\$2,728,485.00	\$2,692,881.64	\$2,693,484.21	0.64%
Toyota Lease Owner Trust	\$2,565,000.00	\$2,564,596.27	\$2,500,015.73	\$2,501,551.88	0.59%
United Health Group Inc	\$2,170,000.00	\$2,173,243.45	\$2,089,623.83	\$2,096,558.69	0.50%
Deere & Company	\$2,140,000.00	\$2,138,480.60	\$2,053,120.28	\$2,057,507.28	0.49%
Mass Mutual Insurance	\$2,272,000.00	\$2,271,369.92	\$2,044,257.00	\$2,056,753.00	0.49%
BMW Vehicle Lease Trust	\$1,950,000.00	\$1,949,752.46	\$1,887,653.36	\$1,887,888.94	0.45%
Prudential Financial Inc	\$1,975,000.00	\$1,972,965.75	\$1,856,806.13	\$1,858,383.39	0.44%
Northwestern Mutual Gbl	\$1,870,000.00	\$1,820,388.90	\$1,682,590.47	\$1,689,530.25	0.40%
Morgan Stanley	\$1,600,000.00	\$1,511,376.00	\$1,499,187.20	\$1,505,313.60	0.36%
GM Financial Securitized Term Auto Trust	\$1,440,000.00	\$1,439,922.76	\$1,372,040.76	\$1,372,608.26	0.33%
Northern Trust Corp	\$1,345,000.00	\$1,342,821.10	\$1,355,022.94	\$1,362,644.61	0.32%
BMW ABS	\$1,065,000.00	\$1,064,944.62	\$1,053,908.02	\$1,054,477.80	0.25%
National Rural Utilities	\$940,000.00	\$939,746.20	\$936,629.16	\$941,763.91	0.22%
Bank of New York	\$800,000.00	\$821,040.00	\$802,411.20	\$813,144.53	0.19%
Mercedes-Benz Auto Lease Trust	\$770,223.16	\$770,184.10	\$765,068.06	\$765,204.99	0.18%
Nissan ABS	\$744,979.41	\$744,940.08	\$742,755.65	\$743,394.68	0.18%
Wal-Mart Stores	\$785,000.00	\$783,516.35	\$714,779.40	\$717,160.57	0.17%
TOTAL	\$434,716,265.61	\$435,756,553.40	\$421,150,145.38	\$422,251,844.88	100.00%



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Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a AA+/Aaa/AAA by S&P, Moody's and Fitch respectively.



Benchmark Index	Disclosure
ICE BofA 1-5 Yr US Treasury & Agency Index	The ICE BofA 1-5 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody’s, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than five years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of \$1 billion for sovereigns and \$250 million for agencies.

Portfolio Performance

June 30, 2022

Date	City of Corona	City of Corona Internal Account	City of Corona Consolidated Account
7/31/2006			
8/31/2006	0.744%	0.530%	0.633%
9/30/2006	0.559%	0.506%	0.533%
10/31/2006	0.585%	0.445%	0.517%
10/31/2006	0.585%	0.445%	0.517%
11/30/2006	0.655%	0.488%	0.573%
12/31/2006	-0.102%	0.203%	0.044%
1/31/2007	0.159%	0.350%	0.250%
2/28/2007	1.021%	0.604%	0.798%
3/31/2007	0.334%	0.407%	0.372%
4/30/2007	0.403%	0.415%	0.409%
5/31/2007	-0.330%	0.247%	-0.031%
6/30/2007	0.360%	0.413%	0.390%
7/31/2007	0.984%	0.429%	0.672%
8/31/2007	0.940%	0.464%	0.809%
9/30/2007	0.824%	0.415%	0.728%
10/31/2007	0.451%	0.410%	0.443%
11/30/2007	1.608%	0.401%	1.392%
12/31/2007	0.414%	0.404%	0.413%
1/31/2008	1.952%	0.388%	1.600%
2/29/2008	0.908%	0.329%	0.730%
3/31/2008	0.102%	0.321%	0.164%
4/30/2008	-0.683%	0.278%	-0.482%
5/31/2008	-0.519%	0.263%	-0.340%
6/30/2008	0.310%	0.237%	0.288%
7/31/2008	0.468%	0.237%	0.406%
8/31/2008	0.494%	0.232%	0.431%
9/30/2008	-0.920%	0.227%	-0.704%
10/31/2008	0.620%	0.231%	0.549%
11/30/2008	2.483%	0.208%	2.067%
12/31/2008	2.145%	0.206%	1.875%
1/31/2009	-0.248%	0.175%	-0.192%
2/28/2009	0.166%	0.141%	0.160%
3/31/2009	0.639%	0.153%	0.555%
4/30/2009	0.500%	0.132%	0.454%
5/31/2009	0.334%	0.134%	0.307%
6/30/2009	-0.121%	0.114%	-0.067%
7/31/2009	0.518%	0.089%	0.428%
8/31/2009	0.662%	0.074%	0.544%
9/30/2009	0.353%	0.062%	0.301%
10/31/2009	0.444%	0.054%	0.386%
11/30/2009	0.866%	0.050%	0.775%
12/31/2009	-1.061%	0.049%	-0.960%
1/31/2010	0.957%	0.048%	0.855%
2/28/2010	0.398%	0.041%	0.322%
3/31/2010	-0.270%	0.046%	-0.218%
4/30/2010	0.514%	0.048%	0.446%
5/31/2010	0.464%	0.047%	0.419%
6/30/2010	0.895%	0.042%	0.743%
7/31/2010	0.670%	0.049%	0.548%
8/31/2010	0.389%	0.043%	0.329%
9/30/2010	0.322%	0.041%	0.285%
10/31/2010	0.490%	0.041%	0.444%
11/30/2010	-0.447%	0.037%	-0.400%
12/31/2010	-0.424%	0.038%	-0.381%
1/31/2011	0.246%	0.038%	0.227%
2/28/2011	-0.060%	0.034%	-0.044%
3/31/2011	0.030%	0.037%	0.031%
4/30/2011	0.678%	0.050%	0.599%
5/31/2011	0.519%	0.036%	0.459%
6/30/2011	-0.059%	0.032%	-0.040%
7/31/2011	0.658%	0.046%	0.536%
8/31/2011	0.423%	0.031%	0.354%
9/30/2011	-0.178%	0.031%	-0.143%
10/31/2011	0.293%	0.035%	0.254%
11/30/2011	-0.053%	0.031%	-0.038%

Date	City of Corona	City of Corona Internal Account	City of Corona Consolidated Account
12/31/2011	0.307%	0.030%	0.264%
1/31/2012	0.542%	0.035%	0.466%
2/29/2012	-0.011%	0.030%	-0.002%
3/31/2012	-0.125%	0.032%	-0.095%
4/30/2012	0.449%	0.029%	0.372%
5/31/2012	0.072%	0.031%	0.064%
6/30/2012	0.107%	0.030%	0.089%
7/31/2012	0.431%	0.029%	0.332%
8/31/2012	0.181%	0.030%	0.151%
9/30/2012	0.046%	0.028%	0.042%
10/31/2012	-0.035%	0.028%	-0.024%
11/30/2012	0.243%	0.026%	0.210%
12/31/2012	-0.043%	0.028%	-0.034%
1/31/2013	-0.100%	0.023%	-0.084%
2/28/2013	0.218%	0.022%	0.185%
3/31/2013	0.056%	0.024%	0.052%
4/30/2013	0.225%	0.020%	0.213%
5/31/2013	-0.474%	0.022%	-0.442%
6/30/2013	-0.505%	0.020%	-0.424%
7/31/2013	0.280%	0.022%	0.240%
8/31/2013	-0.238%	0.023%	-0.200%
9/30/2013	0.493%	0.021%	0.438%
10/31/2013	0.339%	0.021%	0.305%
11/30/2013	0.150%	0.022%	0.137%
12/31/2013	-0.423%	0.025%	-0.379%
1/31/2014	0.483%	0.018%	0.434%
2/28/2014	0.175%	0.018%	0.148%
3/31/2014	-0.271%	0.020%	-0.228%
4/30/2014	0.274%	0.017%	0.239%
5/31/2014	0.380%	0.020%	0.338%
6/30/2014	-0.058%	0.019%	-0.047%
7/31/2014	-0.200%	0.019%	-0.157%
8/31/2014	0.289%	0.021%	0.242%
9/30/2014	-0.151%	0.020%	-0.124%
10/31/2014	0.392%	0.020%	0.333%
11/30/2014	0.320%	0.021%	0.273%
12/31/2014	-0.210%	0.023%	-0.175%
1/31/2015	0.961%	0.023%	0.800%
2/28/2015	-0.419%	0.020%	-0.297%
3/31/2015	0.404%	0.024%	0.325%
4/30/2015	0.035%	0.021%	0.032%
5/31/2015	0.082%	0.025%	0.071%
6/30/2015	-0.143%	0.024%	-0.105%
7/31/2015	0.166%	0.026%	0.131%
8/31/2015	-0.009%	0.028%	0.000%
9/30/2015	0.490%	0.027%	0.401%
10/31/2015	-0.089%	0.027%	-0.069%
11/30/2015	-0.240%	0.030%	-0.201%
12/31/2015	-0.085%	0.034%	-0.070%
1/31/2016	0.917%	0.034%	0.836%
2/29/2016	0.206%	0.036%	0.180%
3/31/2016	0.383%	0.043%	0.333%
4/30/2016	0.044%	0.041%	0.043%
5/31/2016	-0.121%	0.073%	-0.097%
6/30/2016	0.796%	0.048%	0.683%
7/31/2016	0.045%	0.020%	0.040%
8/31/2016	-0.215%	0.052%	-0.185%
9/30/2016	0.105%	0.053%	0.099%
10/31/2016	-0.128%	0.054%	-0.099%

Date	City of Corona	City of Corona Internal Account	City of Corona Consolidated Account
11/30/2016	-0.814%	0.055%	-0.696%
12/31/2016	0.063%	0.074%	0.064%
1/31/2017	0.177%	0.065%	0.163%
2/28/2017	0.203%	0.059%	0.175%
3/31/2017	0.092%	0.062%	0.086%
4/30/2017	0.330%	0.071%	0.282%
5/31/2017	0.236%	0.079%	0.205%
6/30/2017	-0.062%	0.081%	-0.036%
7/31/2017	0.305%	0.086%	0.259%
8/31/2017	0.304%	0.092%	0.269%
9/30/2017	-0.233%	0.092%	-0.181%
10/31/2017	-0.032%	0.094%	-0.007%
11/30/2017	-0.269%	0.096%	-0.213%
12/31/2017	0.026%	0.105%	0.036%
1/31/2018	-0.471%	0.123%	-0.382%
2/28/2018	-0.167%	0.108%	-0.108%
3/31/2018	0.219%	0.129%	0.201%
4/30/2018	-0.200%	0.154%	-0.132%
5/31/2018	0.467%	0.151%	0.405%
6/30/2018	-0.007%	0.151%	0.030%
7/31/2018	-0.005%	0.218%	0.043%
8/31/2018	0.458%	0.169%	0.419%
9/30/2018	-0.167%	0.168%	-0.123%
10/31/2018	0.039%	0.232%	0.062%
11/30/2018	0.384%	0.180%	0.357%
12/31/2018	0.968%	0.196%	0.882%
1/31/2019	0.514%	0.241%	0.477%
2/28/2019	0.166%	0.185%	0.169%
3/31/2019	0.774%	0.206%	0.670%
4/30/2019	0.192%	0.233%	0.200%
5/31/2019	0.822%	0.208%	0.704%
6/30/2019	0.687%	0.201%	0.612%
7/31/2019	-0.046%	0.235%	0.008%
8/31/2019	1.074%	0.199%	0.993%
9/30/2019	-0.144%	0.186%	-0.113%
10/31/2019	0.331%	0.218%	0.320%
11/30/2019	-0.005%	0.169%	0.008%
12/31/2019	0.194%	0.177%	0.193%
1/31/2020	0.845%	0.202%	0.804%
2/29/2020	1.016%	0.150%	0.911%
3/31/2020	0.494%	0.151%	0.461%
4/30/2020	0.757%	0.172%	0.707%
5/31/2020	0.513%	0.115%	0.480%
6/30/2020	0.284%	0.102%	0.272%
7/31/2020	0.259%	0.098%	0.238%
8/31/2020	0.049%	0.066%	0.051%
9/30/2020	0.012%	0.056%	0.016%
10/31/2020	-0.041%	0.060%	-0.034%
11/30/2020	0.137%	0.048%	0.133%
12/31/2020	0.164%	0.047%	0.159%
1/31/2021	-0.022%	0.049%	-0.018%
2/28/2021	-0.335%	0.031%	-0.299%
3/31/2021	-0.129%	0.031%	-0.117%
4/30/2021	0.212%	0.035%	0.195%
5/31/2021	0.228%	0.027%	0.213%
6/30/2021	-0.209%	0.022%	-0.181%
7/31/2021	0.329%	0.024%	0.283%
8/31/2021	-0.040%	0.019%	-0.029%
9/30/2021	-0.253%	0.017%	-0.208%
10/31/2021	-0.464%	0.026%	-0.378%
11/30/2021	-0.053%	0.017%	-0.041%
12/31/2021	-0.152%	0.018%	-0.120%
1/31/2022	-0.932%	0.025%	-0.739%
2/28/2022	-0.504%	0.021%	-0.372%
3/31/2022	-1.740%	0.031%	-1.247%
4/30/2022	-0.885%	0.048%	-0.635%
5/31/2022	0.580%	0.059%	0.460%
6/30/2022	-0.619%	0.070%	-0.430%

City of Corona Consolidated

Account #10003

Corona Supplemental

As of June 30, 2022



Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM
ABS	\$40,968,069.70	\$39,959,409.76	\$40,965,340.26	9.40%			
Agency	\$73,245,000.00	\$69,692,652.94	\$73,859,366.40	16.95%	1,559	1,011	3.761
Cash	\$30,000,000.00	\$30,000,000.00	\$30,000,000.00	6.88%			
CMO	\$19,047,168.40	\$18,951,429.43	\$19,581,551.41	4.49%			
Corporate	\$82,691,000.00	\$78,239,088.36	\$82,604,159.15	18.96%			
LAIF	\$92,994,697.40	\$92,994,697.40	\$92,994,697.40	21.34%	1	1	0.680
Money Market Fund	\$3,825,330.11	\$3,825,330.11	\$3,825,330.11	0.88%			
Municipal Bonds	\$3,385,000.00	\$3,318,044.70	\$3,462,753.45	0.79%			
Negotiable CD	\$500,000.00	\$494,256.50	\$500,000.00	0.11%	203	113	0.250
Supranational	\$12,690,000.00	\$11,659,832.73	\$12,633,094.65	2.90%			
US Treasury	\$75,370,000.00	\$72,015,403.45	\$75,330,260.57	17.29%	1,699	864	4.337
TOTAL PORTFOLIO	\$434,716,265.61	\$421,150,145.38	\$435,756,553.40	100.00%	1208	739	1.193
AVERAGE DAILY BALANCE			\$427,677,615.00				



Staff Report

File #: 22-0677

REQUEST FOR CITY COUNCIL ACTION

DATE: 08/17/2022

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:

Second Amendment to the Professional Services Agreement with Hicks and Hartwick to extend the term of the agreement and increase the compensation by \$150,000 for a total compensation of \$250,000.

EXECUTIVE SUMMARY:

The City Council will consider extending the term of the agreement with Hicks and Hartwick for plan check services and increase the annual amount of compensation by \$150,000 for a total of \$250,000 annually. The Planning and Development Department uses various consultants on a "as needed" basis to provide plan checking and inspection services to assist in meeting the demand for service. Plan checking and inspection services are paid by the City's collection of plan review and permit fees. The Department currently uses Hicks and Hartwick to provide plan check services in the Development Services Division. Plan checks include the review of tract maps, grading plans, public improvement plans and drainage studies.

RECOMMENDED ACTION:

That the City Council:

- a. Approve the Second Amendment to the Professional Services Agreement with Hicks and Hartwick to extend the term through June 30th, 2023 and increase the amount by \$150,000.
- b. Authorize the City Manager, or his designee, to execute the Second Amendment to the Professional Services Agreement with Hicks and Hartwick for a total contract amount of \$250,000 in Fiscal Year 2023.
- c. Authorize the City Manager, or his designee, to negotiate and execute non-substantive extensions, change orders, and amendments up to the amount authorized in [Corona Municipal Code Section 3.08.070\(I\)](#), which is equivalent to 10% or \$25,000.

- d. Authorize the Purchasing Manager to issue an annual purchase to Hicks and Hardwick in the amount of \$250,000.

BACKGROUND & HISTORY:

The Planning and Development Department is in the process of recruiting full-time positions that are currently vacant. Until those positions are staffed, the Department uses consultants on an "as needed" basis to prevent gaps in service. The Department uses plan review fees and permit fees paid by the project proponent to cover the costs associated with consultant services.

As one of the City's consultants, Hicks and Hartwick performs plan check services "as needed" for the Planning and Development Department. The consultant specializes in the review of land surveying and civil engineering reviews and supports the Department in reviewing tract maps, grading plans, and public improvement plans for active developments. The consultant was used regularly in Fiscal Year 2022, performing 92 plan reviews. The Professional Services Agreement with Hicks and Hartwick expired on June 30, 2022.

ANALYSIS:

The Professional Services Agreement with Hicks and Hartwick has a compensation limit of \$100,000. Based on the expected volume of work associated with active developments, the request is to increase the compensation by \$150,000 for a total compensation of \$250,000 in Fiscal Year 2023. The increase in compensation is to expand department capacity to review plans and prevent delays in providing plan review services. Hicks and Hartwick has been used regularly to provide plan review services for Bedford Communities. Phase Two of the Bedford Communities is currently under construction and the residential builders in the community are actively submitting precise grading and public improvements plans to the Department for review.

The extension of the term will provide a continuation of services by Hicks and Hartwick and enable the Department to meet the delivery times for plan reviews so that construction timelines anticipated by builders/developers are not negatively impacted.

FINANCIAL IMPACT:

No additional appropriation is required for this action.

Pursuant to the City's adopted fee schedule, project proponents are responsible for paying all costs associated with plan reviews and permits. The consulting services will be paid from fees collected by the project proponent at the time of submittal of the plan reviews.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action is simply to approve an amendment to a professional services agreement for consultant services, and there is no possibility that approving this amendment

will have a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Second Amendment to the Professional Services Agreement.

**SECOND AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT

BETWEEN THE CITY OF CORONA
AND
HICKS AND HARTWICK, INC.
(LAND DEVELOPMENT PLAN CHECK SERVICES)**

1. PARTIES AND DATE.

This Second Amendment to the Professional Services Agreement (“Second Amendment”) is made and entered into this 17th day of August, 2022 by and between the City of Corona (“City”) and Hicks and Hartwick, Inc., a California corporation (“Consultant”). City and Consultant are sometimes individually referred to as “Party” and collectively as “Parties” in this Second Amendment.

2. RECITALS.

2.1 Agreement. City and Consultant entered into that certain Professional Services Agreement dated July 1, 2020 (“Agreement”), whereby Consultant agreed to provide land development plan check services on an as-needed basis.

2.2 Prior Amendments. City and Consultant entered into that certain First Amendment to the Professional Services Agreement dated September 1, 2021 (“First Amendment”).

2.3 Amendment. City and Consultant desire to amend the Agreement for the second time to (1) extend the Term of the Agreement through June 30, 2023; and (2) increase the compensation during the Term extension period to two hundred fifty thousand dollars.

3. TERMS.

3.1 Term. Section 3.1.2 of the Agreement, as amended by the First Amendment, is hereby deleted in its entirety and replaced with the following:

“3.1.2 Term. The term of this Agreement shall be from July 1, 2020 to June 30, 2023 (“Term”), unless earlier terminated as provided herein. Consultant shall complete the Services within the Term of this Agreement and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the Term of this Agreement one or more times by executing a written amendment pursuant to Section 3.6.8 below (each a “Renewal Term”). The terms “Term” and “Renewal Term” may sometimes be generally and collectively referred to as “Term” in this Agreement.”

3.2 Rates & Total Compensation. Section 3.3.1 of the Agreement, as amended by the First Amendment, is hereby deleted in its entirety and replaced with the following:

“3.3.1 Rates & Total Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit “C-1” attached hereto and incorporated herein by reference. The total compensation, including authorized reimbursements, shall not exceed Two Hundred Fifty Thousand Dollars (\$250,000) per fiscal year (“Total Compensation”), without written approval of City’s Representative. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.3 Continuing Effect of Agreement. Except as amended by this Second Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Second Amendment, whenever the term “Agreement” appears in the Agreement, it shall mean the Agreement as amended by this Second Amendment.

3.4 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Second Amendment.

3.5 Counterparts. This Second Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

**CITY'S SIGNATURE PAGE
FOR
SECOND AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF CORONA
AND HICKS AND HARTWICK, INC.
(LAND DEVELOPMENT PLAN CHECK SERVICES)**

IN WITNESS WHEREOF, the Parties have entered into this Second Amendment to Professional Services Agreement as of the date noted on the first page of the Amendment.

CITY OF CORONA

By:

Joanne Coletta
Planning and Development Director

Reviewed By:

Chris Horn
Senior Engineer

Reviewed By:

Scott Briggs
Acting Purchasing Manager

Attest:

Sylvia Edwards, City Clerk
City of Corona, California

**CONSULTANT'S SIGNATURE PAGE
FOR
SECOND AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF CORONA
AND HICKS AND HARTWICK, INC.
(LAND DEVELOPMENT PLAN CHECK SERVICES)**

IN WITNESS WHEREOF, the Parties have entered into this Second Amendment to Professional Services Agreement as of the date noted on the first page of the Amendment.

Hicks and Hartwick, Inc.
a California corporation

By: _____
Matthew C. Hicks
President and Secretary



Staff Report

File #: 22-0678

REQUEST FOR CITY COUNCIL ACTION

DATE: 08/17/2022

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:

Acceptance of the public improvements and release of the securities for the property located at 3745 Temescal Canyon Road.

EXECUTIVE SUMMARY:

The City Council will consider accepting the public improvements and releasing the appropriate securities to the property owner of 3745 Temescal Canyon Road. The property was recently developed with an industrial building, and the property owner has completed the associated grading and public improvements required for the project.

RECOMMENDED ACTION:

That the City Council:

- a. Accept the public improvements associated with 3745 Temescal Canyon Road.
- b. Retain twenty-five percent (25%) of the Faithful Performance Security for one year beyond the acceptance of the improvements as security for repair and replacement of any improvements that fail to meet City standards at the end of the one-year period. (Security No. 367276S).
- c. Retain the Labor and Material Security for six months beyond the acceptance of the improvements and automatically release the security unless claims are filed. (Security No. 367276S).
- d. Release the securities posted with the City for precise grading and erosion control (Receipts R11394 and R11395).

BACKGROUND & HISTORY:

The property located at 3745 Temescal Canyon Road is 1.51 acres and contains a newly constructed 23,063 square foot industrial building. The zoning of the property is General Manufacturing (M-2) and is designated General Industrial in the City of Corona General Plan.

On February 20, 2019, the property owners, Larry and Kristine Hauptert, doing business as REXCO, entered into a Grading Agreement with the City to commence the precise grading and construction of the industrial building. On April 17, 2019, the owners entered into an Improvement Agreement with the City for the construction of public street, sewer, and water improvements associated with the project. The property owners paid the corresponding fees and posted securities associated with these agreements.

The grading and public improvements associated with the development of the site have been completed and inspected by City staff to ensure conformity with City specifications.

ANALYSIS:

The site has been graded in accordance with all City standards and the approved grading plans. Therefore, it is appropriate to release the Grading and Erosion Control Securities associated with these agreements at this time.

Per Corona Municipal Code 16.24.030, twenty-five percent (25%) of the Faithful Performance Security for the public improvements will be retained for a period of one year to guarantee repair or replacement of any improvements that fail prior to the end of the one-year period. Any written claims against the performance security shall be made prior to the one-year guarantee period, which is set to expire on August 17, 2023. City staff will release the Faithful Performance Security one year after acceptance of the improvements by the City Council, pursuant to California Government Code Section 66499.9(c).

It is necessary to retain the Labor and Material Security for a period of six months after the City's acceptance of the improvements, in accordance with the State Subdivision Map Act.

The following is a summary of the securities to be released by the City.

Grading Security	Receipt No.	Faithful Performance	Receipt No.	Erosion Control
Precise Grading and Drainage Improvements DWG# 18-033P (PWGR2018-0027)	R11394	\$25,800	R11395	\$4,800

Public Improvement Securities	Security No.	Faithful Performance	Security No.	Labor & Materials
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Street Improvements DWG# 18-033S (PWIM2019-0001)	367276S	\$73,400	367276S	\$36,700
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FINANCIAL IMPACT:

All applicable fees have been paid by the developer. It is the City's responsibility to begin the maintenance of the public improvements one (1) year after the date of acceptance.

ENVIRONMENTAL ANALYSIS:

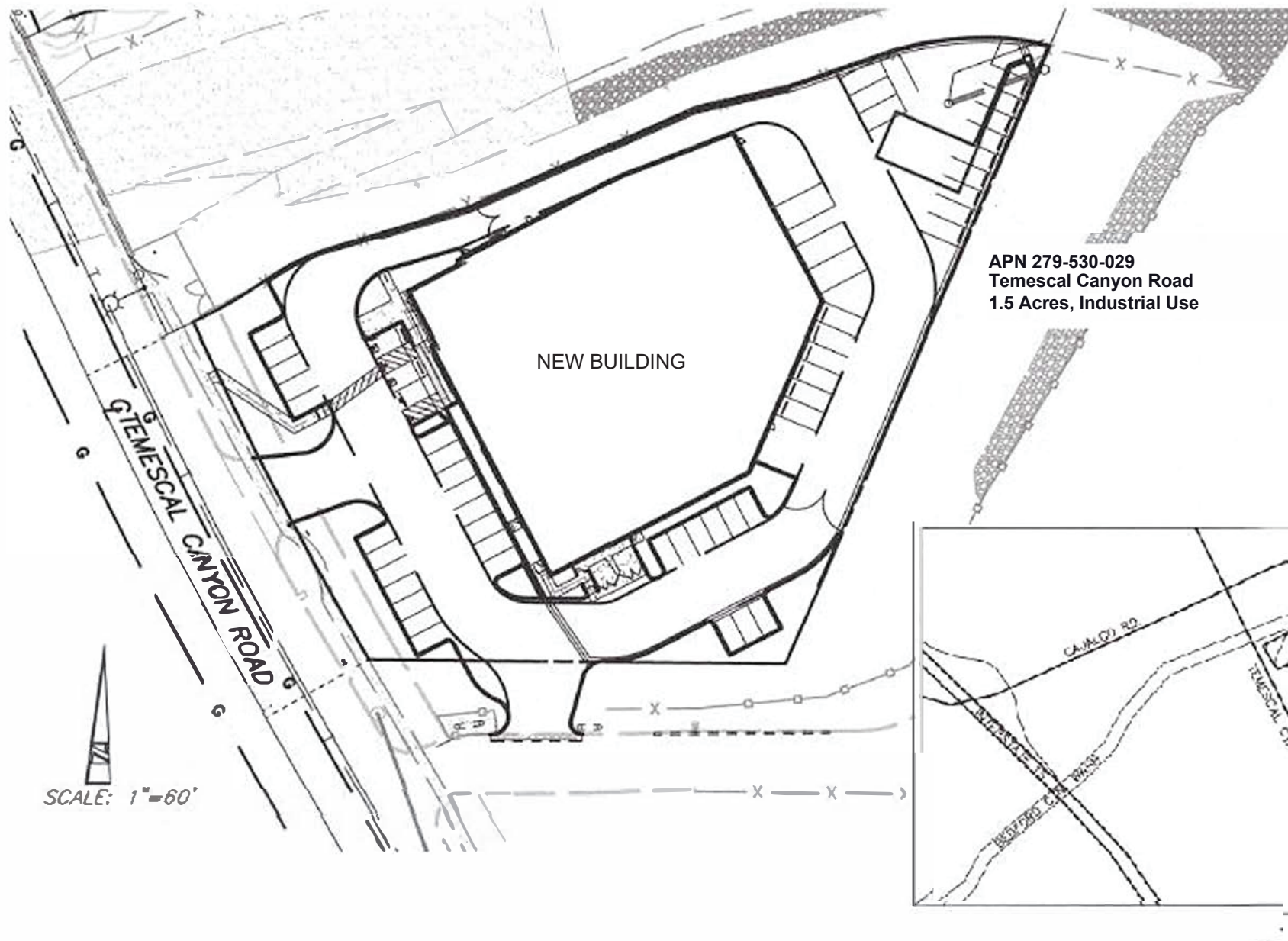
This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action is to release the public improvement and grading securities posted for the project. There is no possibility that this action will have a significant effect on the environment. Therefore, no further environmental analysis is required.

PREPARED BY: CHRISTOPHER HORN, P.E., ACTING DEVELOPMENT SERVICES MANAGER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Location map



3745 TEMESCAL CANYON ROAD

EXHIBIT "1"



Staff Report

File #: 22-0679

REQUEST FOR CITY COUNCIL ACTION

DATE: 08/17/2022

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:

Acceptance of the public improvements and release of the securities for the property located at 3955 and 3959 Temescal Canyon Road.

EXECUTIVE SUMMARY:

The City Council will consider accepting the public improvements and releasing the appropriate securities to Griffco Land, LLC, the property owner of 3955 and 3959 Temescal Canyon Road. The property owner has completed the associated grading and public improvements required for the construction of the two new industrial buildings on the property, which is the impetus for the consideration of this action.

RECOMMENDED ACTION:

That the City Council:

- a. Accept the public improvements associated with 3955 and 3959 Temescal Canyon Road.
- b. Retain twenty-five percent (25%) of the Faithful Performance Security for one year beyond the acceptance of the improvements as security for repair and replacement of any improvements that fail to meet City standards at the end of the one-year period. (Security No. 379545S).
- c. Retain the Labor and Material Security for six months beyond the acceptance of the improvements and automatically release the security unless claims are filed. (Security No. 379545S).
- d. Release the securities posted with the City for precise grading and erosion control (Security No. 379546S and Receipt R3923).

BACKGROUND & HISTORY:

The property located at 3955 and 3959 Temescal Canyon Road is 3.60 acres and contains two newly constructed industrial buildings totaling 64,515 square feet. The project is within the Dos Lagos Specific Plan (SP99-03), identified as Planning Area 6, and allows for industrial development under the Light Industrial (LI) land use designation.

On March 21, 2018, the property owner, Griffco Land, LLC, entered into agreements with the City for grading and public improvements and posted securities to commence construction of the industrial buildings.

The grading and public improvements associated with the development of the site have been completed and inspected by City staff to ensure conformity with City specifications.

ANALYSIS:

The site has been graded in accordance with all City standards and the approved grading plans. Therefore, it is appropriate to release the Grading and Erosion Control Securities associated with these agreements at this time.

Per Corona Municipal Code 16.24.030, twenty-five percent (25%) of the Faithful Performance Security for the public improvements will be retained for a period of one year to guarantee repair or replacement of any improvements that fail prior to the end of the one-year period. Any written claims against the performance security shall be made prior to the one-year guarantee period, which is set to expire on August 17, 2023. City staff will release the Faithful Performance Security one year after acceptance of the improvements by the City Council, pursuant to California Government Code Section 66499.9(c).

It is necessary to retain the Labor and Material Security for a period of six months after the City's acceptance of the improvements, in accordance with the State Subdivision Map Act.

The following is a summary of the securities to be released by the City.

Grading Security	Security No.	Faithful Performance	Receipt No.	Erosion Control
Precise Grading and Drainage Improvements DWG# 17-040P (PWGP18-00002)	379546S	\$68,500	R3923	\$2,500

Public Improvement Securities	Security No.	Faithful Performance	Security No.	Labor & Materials
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Street Improvements DWG# 17-040S (PWGP18- 00002)	379545S	\$467,200	379545S	\$233,600
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FINANCIAL IMPACT:

All applicable fees have been paid by the developer. It is the City's responsibility to begin the maintenance of the public improvements one year after the date of acceptance.

ENVIRONMENTAL ANALYSIS:

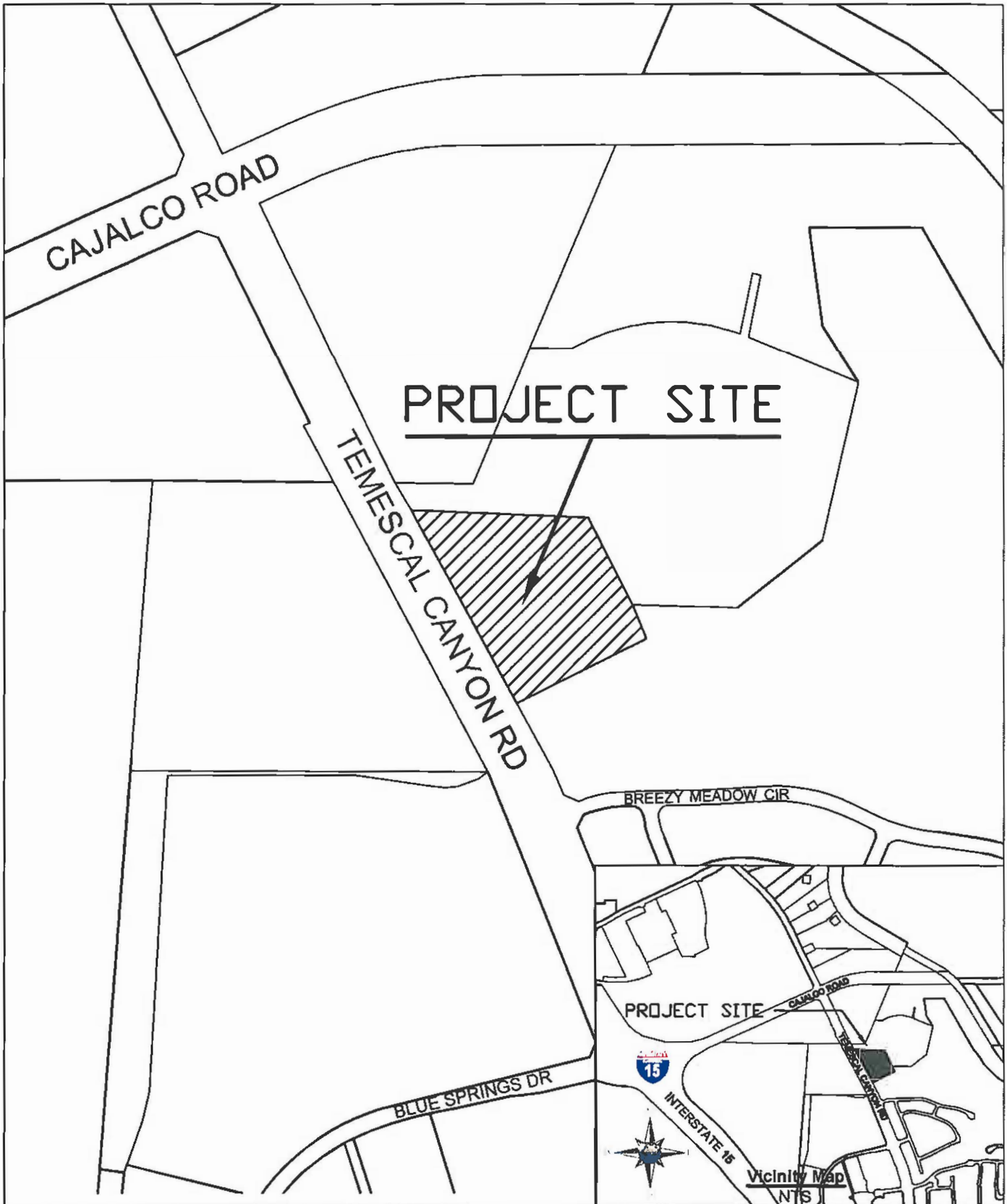
This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action is to release the public improvement and grading securities posted for the project. There is no possibility that this action will have a significant effect on the environment. Therefore, no further environmental analysis is required.

PREPARED BY: CHRISTOPHER HORN, P.E., ACTING DEVELOPMENT SERVICES MANAGER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Location map



CITY OF CORONA
LAND DEVELOPMENT DIVISION

400 S. VICENTIA AVE. CORONA, CA 92682
 TELEPHONE (951) 738-4843

Prepared by: AMBER CAMPBELL

EXHIBIT "1" - LOCATION MAP
3595 & 3599 TEMESCAL CANYON ROAD
APN 279-470-009

Drawing No.

1

Scale:
 NO
 SCALE



Staff Report

File #: 22-0560

REQUEST FOR CITY COUNCIL ACTION

DATE: 08/17/2022

TO: Honorable Mayor and City Council Members

FROM: Economic Development Department

SUBJECT:

Public Hearing accepting the Five-Year Economic Development Subsidy Reports for the Operating Covenant Agreements between the City of Corona and All American Asphalt, Downs Energy, LLR, Inc. (LuLaRoe), Robertson's Ready Mix, and Saul Chevrolet, Inc. (Mazda).

EXECUTIVE SUMMARY:

This City Council will consider accepting the Five-Year Economic Development Subsidy Reports for the Operating Covenant Agreements between the City of Corona and All American Asphalt, Downs Energy, LLR, Inc. (LuLaRoe), Robertson's Ready Mix, and Saul Chevrolet, Inc. (Mazda). State law enables local agencies to share a portion of their one percent share of sales and use tax with private entities for the purposes of job creation, revenue generation, and other economic benefits. This sharing practice is commonly referred to as an economic development subsidy. Government Code Section 53083 requires the City to hold a public hearing accepting Five-Year Economic Development Subsidy Reports for any subsidies exceeding \$100,000 that were authorized following the law's adoption in January 2014.

RECOMMENDED ACTION:

That the City Council:

- a. Conduct a public hearing pursuant to Government Code Section 53083.
- b. Adopt Resolution No. 2022-110, accepting the Five-Year Economic Development Subsidy Report for Saul Chevrolet, Inc., which was prepared pursuant to Government Code Section 53083.
- c. Adopt Resolution No. 2022-111, accepting the Five-Year Economic Development Subsidy

Report for All American Asphalt, which was prepared pursuant to Government Code Section 53083.

- d. Adopt Resolution No. 2022-112, accepting the Five-Year Economic Development Subsidy Report for Downs Energy, which was prepared pursuant to Government Code Section 53083.
- e. Adopt Resolution No. 2022-113, accepting the Five-Year Economic Development Subsidy Report for LLR, Inc. (LuLaRoe), which was prepared pursuant to Government Code Section 53083.
- f. Adopt Resolution No. 2022-114, accepting the Five-Year Economic Development Subsidy Report for Robertson's Ready Mix, which was prepared pursuant to Government Code Section 53083.

BACKGROUND & HISTORY:

California state law allows local agencies to share their portion of sales and use taxes with a private entity in order to attract and retain companies that provide jobs, generate revenue, and enhance the local economy. This is commonly referred to as an economic development subsidy. In the City of Corona, economic development subsidies are formalized through Operating Covenant Agreements (Agreements).

In January 2014, the State of California enacted Assembly Bill 562, which is now Government Code Section 53083. This law requires local agencies to provide specified information to the public before approving an economic development subsidy and to review, hold hearings, and report on those subsidies at specified intervals (e.g., for consideration, within five years, and at the conclusion). The City has five existing Agreements with private entities that operate within City limits. These private entities include All American Asphalt, Downs Energy, LLR, Inc. (LuLaRoe), Robertson's Ready Mix, and Saul Chevrolet, Inc. (Mazda).

ANALYSIS:

Per Government Code Section 53083, public agencies are required to hold a public hearing and submit an Economic Development Subsidy Report within five years of entering into an economic development subsidy. Although not clearly defined in State law, staff is providing Five Year Economic Development Subsidy Reports for all existing Agreements, regardless of execution date, to ensure compliance with State law. The Agreements are not being amended and no changes are proposed.

The Five-Year Economic Development Subsidy Report must contain the following information:

- 1. The name and address of all corporations that are the beneficiary of the economic development subsidy;
- 2. The start and end dates and schedule for the economic development subsidy;

3. A description of the economic development subsidy, including the estimated total amount of the expenditure of public funds;
4. A statement of the public purposes for the economic development subsidy;
5. Net tax revenue to the local agency as a result of the economic development subsidy; and
6. Net number of jobs created by the economic development subsidy, broken down by full-time, part-time, and temporary positions.

Table 1 provides a summarized overview of the information contained in each of the individual Five-Year Economic Development Subsidy Reports.

Table 1: Overview of City of Corona Five-Year Economic Development Subsidy Reports

Private Entity	Execution & Expiration Date	Net Tax Revenue to Business	Net Tax Revenue to City	Net Jobs Created
All American Asphalt	August 8, 2008 Automatically renews	\$1,640,571.73	\$8,171,715.15	650 full-time, 3 part-time, 0 temporary
Downs Energy	November 15, 2006 June 30, 2036	\$5,353,222.50	\$9,020,913.64	59 full-time, 5 part-time, 0 temporary
LLR, Inc. (LuLaRoe)	August 2, 2017 June 30, 2057	\$1,613,581.37	\$1,289,044.94	150 full-time, 0 part-time, 6 temporary
Robertson's Ready Mix	July 1, 2008 June 30, 2039	\$20,504,627.44	\$20,504,627.42	1,570 full-time, 0 part-time, 0 temporary
Saul Chevrolet, Inc. (Mazda)	June 20, 2012 June 30, 2030, or aggregate payment of \$6 million	\$1,824,018.07	\$3,224,018.06	110 full-time, 2 part-time, 0 temporary

Staff from the Economic Development Department and the Finance Department continue to monitor each private entity's compliance to ensure all requirements are being fulfilled in accordance with the terms of each Agreement. To date, all private entities remain in compliance with their Agreements. As required by law, a notice of public hearing was published on August 12, 2022, and the Five-Year Economic Development Subsidy Reports have been prepared and are attached hereto for public review.

FINANCIAL IMPACT:

There is no immediate financial impact associated with the recommended actions. The recommended actions simply approve the State-required Five-Year Economic Development Subsidy

Reports. The annual appropriation for covenant payments is and will be continuously budgeted during the City's annual budget process for the duration of the lifespan of each Agreement.

ENVIRONMENTAL ANALYSIS:

The City determined that the adoption of the Resolutions accepting the Five-Year Economic Development Subsidy Reports is exempt from further review pursuant to the California Environmental Quality Act ("CEQA"), in accordance with State CEQA Guidelines 15061(b)(3), as it can be seen with certainty that there is no possibility that performance of the Resolution may have a significant effect on the environment.

PREPARED BY: AMANDA WICKER, ECONOMIC DEVELOPMENT ADMINISTRATOR

REVIEWED BY: JESSICA M. GONZALES, ECONOMIC DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Saul Chevrolet, Inc. Five-Year Economic Development Subsidy Report
2. Exhibit 2 - Resolution 2022-110
3. Exhibit 3 - All American Asphalt Five-Year Economic Development Subsidy Report
4. Exhibit 4 - Resolution 2022-111
5. Exhibit 5 - Downs Energy Five-Year Economic Development Subsidy Report
6. Exhibit 6 - Resolution 2022-112
7. Exhibit 7 - LLR Inc. Five-Year Economic Development Subsidy Report
8. Exhibit 8 - Resolution 2022-113
9. Exhibit 9 - Robertson's Ready Mix Five-Year Economic Development Subsidy Report
10. Exhibit 10 - Resolution 2022-114

**FIVE-YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT
PURSUANT TO GOVERNMENT CODE SECTION 53083**

**FOR THE OPERATING COVENANT AGREEMENT
BY AND BETWEEN
CITY OF CORONA
AND
SAUL CHEVROLET, INC.
(ADOPTED BY RESOLUTION NO. 2022-110: 08-17-22)**

Pursuant to Government Code Section 53083, the City Council of the City of Corona must hold a noticed public hearing within 5 years of the approval of an economic development subsidy and, prior to the public hearing, provide all of the following information in written form and make it available to the public and through the City's website. Notice was published in the local newspaper for a public hearing to be held on August 17, 2022.

The City and Saul Chevrolet, Inc. ("Saul") previously entered into that certain Operating Covenant Agreement dated June 20, 2012 ("Original Agreement"), and that certain First Amendment dated March 5, 2014 ("First Amendment"). The Original Agreement, together with the First Amendment, shall be referred to herein collectively as the "Agreement."

The purpose of this report is to provide the information required pursuant to Government Code Section 53083 in regard to the Agreement. This report shall remain available to the public and posted on the City's website until the end date of the economic development subsidy, as further described in number 2 below.

1. The name and address of all corporations or any other business entities, except for sole proprietorships, that are the beneficiary of the economic development subsidy.

The Agreement is with Saul Chevrolet, Inc., a California corporation. Saul Chevrolet, Inc. is the sole beneficiary of the economic development subsidy.

Saul Chevrolet, Inc.
2525 Wardlow Road
Corona, CA 92879

2. The start and end dates and schedule, if applicable, for the economic development subsidy.

As provided in the Original Agreement, the start date of the economic development subsidy commenced on the first calendar day of the first operating year for the new Mazda dealership, which occurred on or about July 1, 2013. The end date under the Original Agreement was established as the date that is no later than 15 years after the start date, which is on or around June 30, 2028.

The economic development subsidy is paid annually (every 12 months), within 120 days of the end of each Computation Year. Computation Years run from July 1 to June 30.

3. A description of the economic development subsidy, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy.

The economic development subsidy is an amount equal to fifty percent (50%) of the sales tax revenue received by the City during a Computation Year from annual taxable sales occurring at Saul during that Computation Year in excess of \$200,000 (base amount). Under the Agreement, the cumulative total of any and all Sales Tax Revenues paid to Saul Chevrolet Inc. shall not exceed six million dollars (\$6,000,000).

Through Fiscal Year 2022, the total amount paid by the City to Saul Chevrolet, Inc. is \$1,824,018.07.

4. A statement of the public purposes for the economic development subsidy.

The public purpose of the economic development subsidy includes, but is not limited to, the creation and continued operation of a Mazda dealership, a permanent, full-service automobile sales dealership and service center, for a period of not less than 15 years from the Effective Date of the Original Agreement. The establishment of the dealership within the city generates substantial revenue for the City and creates new jobs. Further, the dealership serves the additional public purpose of fostering a business and civic environment that may attract additional businesses and investment in the community due to the availability of the increased public and private services and economic activity resulting therefrom, thereby assisting the City in its goal of furthering the development of the community. **5. The net tax revenue to the local agency as a result of the economic development subsidy.**

The City has received \$3,224,018.06 in net Sales Tax Revenues from taxable sales occurring at Saul.

6. The net number of jobs created by the economic development subsidy, broken down by full-time, part-time, and temporary positions.

- 110 full-time jobs
- 2 part-time jobs
- 0 temporary positions

RESOLUTION NO. 2022-110

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, ACCEPTING THE FIVE YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT PREPARED PURSUANT TO GOVERNMENT CODE SECTION 53083 FOR THE OPERATING COVENANT AGREEMENT BY AND BETWEEN THE CITY OF CORONA AND SAUL CHEVROLET, INC.

WHEREAS, Saul Chevrolet, Inc. (“Saul”) owns and/or operates three automobile sales dealership and service centers within the City, which are currently located at 2525 Wardlow Road, 2595 Wardlow Road and 2603 Wardlow Road in the City of Corona, County of Riverside (“Facilities”); and

WHEREAS, the City of Corona (“City”) and Saul entered into that certain Operating Covenant Agreement dated June 20, 2012, as amended on March 5, 2014 (“Agreement”), which provides incentives for the construction and operation of a new automobile dealership and to ensure Saul maintains and continues operating the Facilities within the City for a term of at least 15 years; and

WHEREAS, pursuant to the Agreement, Saul has also covenanted to, among other things, designate the City as the point of sale for certain transactions; and

WHEREAS, the City agreed to purchase those covenants through quarterly payments equal to 50% of the sales tax, above a base sales tax amount, generated by transactions allocated to the Facilities; and

WHEREAS, California Government Code section 53083(e) provides that the City must hold a public hearing within five years to provide an update on the economic development subsidy; and

WHEREAS, in accordance with Government Code section 53083(d), the City prepared and made available to the public, including on its website, a Five Year Economic Development Subsidy Report attached hereto as Exhibit “A” and incorporated herein by reference (“Five Year Report”); and

WHEREAS, in accordance with Government Code Section 53083(e), the City held a noticed public hearing on August 17, 2022 to consider all written and oral comments on the Five Year Report; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. Acceptance of Five Year Report. The City Council finds and determines that the Five Year Report is in compliance with applicable law, specifically Government Code Section 53083, and hereby accepts the Five Year Report.

SECTION 3. CEQA. The City Council hereby finds that pursuant to the California Environmental Quality Act (“CEQA”) (Pub. Res. Code, § 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs, tit. 14 § 15000 et seq.), acceptance of the Five Year Report is not a “project” for purposes of CEQA and therefore is not subject to CEQA review. Acceptance of the Five Year Report is not a project pursuant to State CEQA Guidelines section 15378(b)(4), which states that government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant environmental impact are not subject to CEQA. Further, acceptance of the Five Year Report is not a project under State CEQA Guidelines section 15061(b)(3), which states that CEQA does not apply where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 4. Severability. If any provision of this Resolution is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions of this Resolution are severable.

SECTION 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 17th day of August 2022.

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 Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 17th day of August 2022 by the following vote:

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 17th day of August 2022.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT A
FIVE YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT

[SEE ATTACHED THREE (3) PAGES]

FIVE-YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT

PURSUANT TO GOVERNMENT CODE SECTION 53083

FOR THE OPERATING COVENANT AGREEMENT

BY AND BETWEEN

CITY OF CORONA

AND

SAUL CHEVROLET, INC.

(ADOPTED BY RESOLUTION NO. 2022-110: 08-17-22)

Pursuant to Government Code Section 53083, the City Council of the City of Corona must hold a noticed public hearing within 5 years of the approval of an economic development subsidy and, prior to the public hearing, provide all of the following information in written form and make it available to the public and through the City's website. Notice was published in the local newspaper for a public hearing to be held on August 17, 2022.

The City and Saul Chevrolet, Inc. ("Saul") previously entered into that certain Operating Covenant Agreement dated June 20, 2012 ("Original Agreement"), and that certain First Amendment dated March 5, 2014 ("First Amendment"). The Original Agreement, together with the First Amendment, shall be referred to herein collectively as the "Agreement."

The purpose of this report is to provide the information required pursuant to Government Code Section 53083 in regard to the Agreement. This report shall remain available to the public and posted on the City's website until the end date of the economic development subsidy, as further described in number 2 below.

1. The name and address of all corporations or any other business entities, except for sole proprietorships, that are the beneficiary of the economic development subsidy.

The Agreement is with Saul Chevrolet, Inc., a California corporation. Saul Chevrolet, Inc. is the sole beneficiary of the economic development subsidy.

Saul Chevrolet, Inc.

2525 Wardlow Road

Corona, CA 92879

2. The start and end dates and schedule, if applicable, for the economic development subsidy.

As provided in the Original Agreement, the start date of the economic development subsidy commenced on the first calendar day of the first operating year for the new Mazda dealership, which occurred on or about July 1, 2013. The end date under the Original Agreement was established as the date that is no later than 15 years after the start date, which is on or around June 30, 2028.

The economic development subsidy is paid annually (every 12 months), within 120 days of the end of each Computation Year. Computation Years run from July 1 to June 30.

3. A description of the economic development subsidy, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy.

The economic development subsidy is an amount equal to fifty percent (50%) of the sales tax revenue received by the City during a Computation Year from annual taxable sales occurring at Saul during that Computation Year in excess of \$200,000 (base amount). Under the Agreement, the cumulative total of any and all Sales Tax Revenues paid to Saul Chevrolet Inc. shall not exceed six million dollars (\$6,000,000).

Through Fiscal Year 2022, the total amount paid by the City to Saul Chevrolet, Inc. is \$1,824,018.07.

4. A statement of the public purposes for the economic development subsidy.

The public purpose of the economic development subsidy includes, but is not limited to, the creation and continued operation of a Mazda dealership, a permanent, full-service automobile sales dealership and service center, for a period of not less than 15 years from the Effective Date of the Original Agreement. The establishment of the dealership within the city generates substantial revenue for the City and creates new jobs. Further, the dealership serves the additional public purpose of fostering a business and civic environment that may attract additional businesses and investment in the community due to the availability of the increased public and private services and economic activity resulting therefrom, thereby assisting the City in its goal of furthering the development of the community. **5. The net tax revenue to the local agency as a result of the economic development subsidy.**

The City has received \$3,224,018.06 in net Sales Tax Revenues from taxable sales occurring at Saul.

6. The net number of jobs created by the economic development subsidy, broken down by full-time, part-time, and temporary positions.

- 110 full-time jobs
- 2 part-time jobs

- 0 temporary positions

**FIVE-YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT
PURSUANT TO GOVERNMENT CODE SECTION 53083**

**FOR THE OPERATING COVENANT AGREEMENT
BY AND BETWEEN
CITY OF CORONA
AND
ALL AMERICAN ASPHALT
(ADOPTED BY RESOLUTION NO. 2022-111: 08-17-22)**

Pursuant to Government Code Section 53083, the City Council of the City of Corona must hold a noticed public hearing within 5 years of the approval of an economic development subsidy and, prior to the public hearing, provide all of the following information in written form and make it available to the public and through the City's website. Notice was published in the local newspaper for a public hearing to be held on August 17, 2022.

The City and All American Asphalt ("All American") previously entered into that certain Operating Covenant Agreement II dated September 17, 2008, that certain "First Amendment to Operating Covenant Agreement II" dated September 17, 2008, that certain "Second Amendment to Operating Covenant Agreement II" dated March 20, 2013, and that certain "Third Amendment to Operating Covenant Agreement II" dated December 16, 2015 (collectively, "Agreement").

The purpose of this report is to provide the information required pursuant to Government Code Section 53083 in regard to the Agreement. This report shall remain available to the public and posted on the City's website until the end date of the economic development subsidy, as further described in number 2 below.

1. The name and address of all corporations or any other business entities, except for sole proprietorships, that are the beneficiary of the economic development subsidy.

The Agreement is with All American Asphalt, a California limited partnership. All American Asphalt is the sole beneficiary of the economic development subsidy.

All American Asphalt
400 East Sixth Street
Corona, CA 92879

2. The start and end dates and schedule, if applicable, for the economic development subsidy.

As provided in the Agreement, the start date of the economic development subsidy commenced on the first day of Computation Year 1, as defined in the Agreement, which occurred on or about July 1, 2008. The end date under the Agreement was established as the date that is no later than 5 years after the start date, which is on or around June 30, 2013. The City Manager approved a five-year extension on behalf of the City extending the term to June 30, 2018. On December 16, 2015, the City Council approved an amendment to the Agreement that provides for automatic renewals for subsequent 60-

month periods, unless terminated pursuant to the terms of the Agreement. If the term is automatically renewed, the economic development subsidy shall continue for such 60-month renewal period.

The economic development subsidy is paid annually, within 120 days of the end of each Computation Year. Computation Years run from July 1 to June 30.

3. A description of the economic development subsidy, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy.

The economic development subsidy is: (a) if the sales tax revenue exceeds \$1,000,000 during a Computation Year, an amount equal to fifty percent (50%) of the sales tax revenue received by the City during a Computation Year from taxable sales occurring at All American during that Computation Year in excess of \$250,000; (b) if the sales tax revenue is at least \$500,000 but less than \$1,000,000 during a Computation Year, an amount equal to twenty-five percent (25%) of the sales tax revenue received by the City during a Computation Year from taxable sales occurring at All American during that Computation Year in excess of \$250,000; and (c) if the sales tax revenue is less than \$500,000 during a Computation Year, the economic development subsidy is zero.

Through Fiscal Year 2022, the total amount paid by the City to All American is \$1,640,571.73.

4. A statement of the public purposes for the economic development subsidy.

The public purpose of the economic development subsidy includes, but is not limited to, having a company establish and maintain a physical presence in the City, which creates jobs and stimulates the economic recovery of the Inland Empire. All American maintains a sales office within the City, has expanded its operations within the City and has remained in the City for a longer period than required in the Agreement. The establishment of the sales office within the City generates substantial revenue for the City, creates new jobs, revitalizes an area of the City which has suffered a loss of jobs and businesses during the economic downturn of the mid-2000's, and results in community and public improvements that might not otherwise be available to the community for many years. Additionally, by having a company like All American maintain a physical presence in Corona we have added diversity to and generated new opportunities for economic growth. Further, the sales office serves the additional public purpose of fostering a business and civic environment that may attract additional businesses and investment in the community due to the availability of the increased public and private services and economic activity resulting therefrom, thereby assisting the City in its goal of furthering the development of the community. The Agreement also facilitates the retention of high paying/management jobs within the City and provides opportunity for additional job growth throughout the term of the Agreement.

5. The net tax revenue to the local agency as a result of the economic development subsidy.

The City has received \$8,171,715.15 in net Sales Tax Revenues from taxable sales occurring at All American.

5. The net number of jobs created by the economic development subsidy, broken down by full-time, part-time, and temporary positions.

- 650 full-time jobs
- 3 part-time jobs
- 0 temporary positions

RESOLUTION NO. 2022-111

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, ACCEPTING THE FIVE YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT PREPARED PURSUANT TO GOVERNMENT CODE SECTION 53083 FOR THE OPERATING COVENANT AGREEMENT BY AND BETWEEN THE CITY OF CORONA AND ALL AMERICAN ASPHALT

WHEREAS, All American Asphalt (“All American”) owns and operates a corporate sales/administrative office involving the retail and wholesale sale of products that consist primarily of asphalt and concrete used in the construction industry, which is currently located at 1776 All American Way in the City of Corona, County of Riverside (“Facility”); and

WHEREAS, the City of Corona (“City”) and All American entered into that certain “Operating Covenant Agreement II” dated August 6, 2008, as amended on September 17, 2008, March 20, 2013, and December 16, 2015 (“Agreement”), which provides incentives to ensure All American maintains and continues operating the Facility within the City for a term of at least 10 years and expands its operations within the City as appropriate; and

WHEREAS, pursuant to the Original Agreement, All American has also covenanted to, among other things, designate the City as the point of sale for certain transactions; and

WHEREAS, the City agreed to purchase those covenants through annual payments equal to up to 50% of the sales tax generated by transactions allocated to the Facility; and

WHEREAS, California Government Code section 53083(e) provides that the City must hold a public hearing within five years to provide an update on the economic development subsidy; and

WHEREAS, in accordance with Government Code section 53083(d), the City prepared and made available to the public, including on its website, a Five Year Economic Development Subsidy Report attached hereto as Exhibit “A” and incorporated herein by reference (“Five Year Report”); and

WHEREAS, in accordance with Government Code Section 53083(e), the City held a noticed public hearing on August 17, 2022 to consider all written and oral comments on the Five Year Report; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. Acceptance of Five Year Report. The City Council finds and determines that the Five Year Report is in compliance with applicable law, specifically Government Code Section 53083, and hereby accepts the Five Year Report.

SECTION 3. CEQA. The City Council hereby finds that pursuant to the California Environmental Quality Act (“CEQA”) (Pub. Res. Code, § 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs, tit. 14 § 15000 et seq.), acceptance of the Five Year Report is not a “project” for purposes of CEQA and therefore is not subject to CEQA review. Acceptance of the Five Year Report is not a project pursuant to State CEQA Guidelines section 15378(b)(4), which states that government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant environmental impact are not subject to CEQA. Further, acceptance of the Five Year Report is not a project under State CEQA Guidelines section 15061(b)(3), which states that CEQA does not apply where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 4. Severability. If any provision of this Resolution is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions of this Resolution are severable.

SECTION 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 17th day of August 2022.

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 Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 17th day of August 2022 by the following vote:

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 17th day of August 2022.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT A
FIVE YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT

[SEE ATTACHED THREE (3) PAGES]

**FIVE-YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT
PURSUANT TO GOVERNMENT CODE SECTION 53083**

**FOR THE OPERATING COVENANT AGREEMENT
BY AND BETWEEN
CITY OF CORONA
AND
ALL AMERICAN ASPHALT
(ADOPTED BY RESOLUTION NO. 2022-111: 08-17-22)**

Pursuant to Government Code Section 53083, the City Council of the City of Corona must hold a noticed public hearing within 5 years of the approval of an economic development subsidy and, prior to the public hearing, provide all of the following information in written form and make it available to the public and through the City's website. Notice was published in the local newspaper for a public hearing to be held on August 17, 2022.

The City and All American Asphalt ("All American") previously entered into that certain Operating Covenant Agreement II dated September 17, 2008, that certain "First Amendment to Operating Covenant Agreement II" dated September 17, 2008, that certain "Second Amendment to Operating Covenant Agreement II" dated March 20, 2013, and that certain "Third Amendment to Operating Covenant Agreement II" dated December 16, 2015 (collectively, "Agreement").

The purpose of this report is to provide the information required pursuant to Government Code Section 53083 in regard to the Agreement. This report shall remain available to the public and posted on the City's website until the end date of the economic development subsidy, as further described in number 2 below.

1. The name and address of all corporations or any other business entities, except for sole proprietorships, that are the beneficiary of the economic development subsidy.

The Agreement is with All American Asphalt, a California limited partnership. All American Asphalt is the sole beneficiary of the economic development subsidy.

All American Asphalt
400 East Sixth Street
Corona, CA 92879

2. The start and end dates and schedule, if applicable, for the economic development subsidy.

As provided in the Agreement, the start date of the economic development subsidy commenced on the first day of Computation Year 1, as defined in the Agreement, which occurred on or about July 1, 2008. The end date under the Agreement was established as the date that is no later than 5 years after the start date, which is on or around June 30, 2013. The City Manager approved a five-year extension on behalf of the City extending the term to June 30, 2018. On December 16, 2015, the City Council approved an

amendment to the Agreement that provides for automatic renewals for subsequent 60-month periods, unless terminated pursuant to the terms of the Agreement. If the term is automatically renewed, the economic development subsidy shall continue for such 60-month renewal period.

The economic development subsidy is paid annually, within 120 days of the end of each Computation Year. Computation Years run from July 1 to June 30.

3. A description of the economic development subsidy, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy.

The economic development subsidy is: (a) if the sales tax revenue exceeds \$1,000,000 during a Computation Year, an amount equal to fifty percent (50%) of the sales tax revenue received by the City during a Computation Year from taxable sales occurring at All American during that Computation Year in excess of \$250,000; (b) if the sales tax revenue is at least \$500,000 but less than \$1,000,000 during a Computation Year, an amount equal to twenty-five percent (25%) of the sales tax revenue received by the City during a Computation Year from taxable sales occurring at All American during that Computation Year in excess of \$250,000; and (c) if the sales tax revenue is less than \$500,000 during a Computation Year, the economic development subsidy is zero.

Through Fiscal Year 2022, the total amount paid by the City to All American is \$1,640,571.73.

4. A statement of the public purposes for the economic development subsidy.

The public purpose of the economic development subsidy includes, but is not limited to, having a company establish and maintain a physical presence in the City, which creates jobs and stimulates the economic recovery of the Inland Empire. All American maintains a sales office within the City, has expanded its operations within the City and has remained in the City for a longer period than required in the Agreement. The establishment of the sales office within the City generates substantial revenue for the City, creates new jobs, revitalizes an area of the City which has suffered a loss of jobs and businesses during the economic downturn of the mid-2000's, and results in community and public improvements that might not otherwise be available to the community for many years. Additionally, by having a company like All American maintain a physical presence in Corona we have added diversity to and generated new opportunities for economic growth. Further, the sales office serves the additional public purpose of fostering a business and civic environment that may attract additional businesses and investment in the community due to the availability of the increased public and private services and economic activity resulting therefrom, thereby assisting the City in its goal of furthering the development of the community. The Agreement also facilitates the retention of high paying/management jobs within the City and provides opportunity for additional job growth throughout the term of the Agreement.

5. The net tax revenue to the local agency as a result of the economic development subsidy.

The City has received \$8,171,715.15 in net Sales Tax Revenues from taxable sales occurring at All American.

5. The net number of jobs created by the economic development subsidy, broken down by full-time, part-time, and temporary positions.

- 650 full-time jobs
- 3 part-time jobs
- 0 temporary positions

**FIVE-YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT
PURSUANT TO GOVERNMENT CODE SECTION 53083**

**FOR THE OPERATING COVENANT AGREEMENT
BY AND BETWEEN
CITY OF CORONA
AND
DOWNS ENERGY
(ADOPTED BY RESOLUTION NO. 2022-112: 08-17-22)**

Pursuant to Government Code Section 53083, the City Council of the City of Corona must hold a noticed public hearing within 5 years of the approval of an economic development subsidy and, prior to the public hearing, provide all of the following information in written form and make it available to the public and through the City's website. Notice was published in the local newspaper for a public hearing to be held on August 17, 2022.

The City, Downs Energy ("Downs Energy") and Downs Oil Co., Inc. ("Downs Oil") previously entered into that certain Operating Covenant Agreement dated November 16, 2006 ("Original Agreement"), that certain First Amendment dated June 6, 2012 ("First Amendment") and that certain Second Amendment dated December 16, 2015 (Second Amendment"), and that certain Third Amendment dated August 2, 2017. The Original Agreement, together with the First Amendment, Second Amendment and Third Amendment shall be referred to herein collectively as the "Agreement."

The purpose of this report is to provide the information required pursuant to Government Code Section 53083 in regard to the Agreement. This report shall remain available to the public and posted on the City's website until the end date of the economic development subsidy, as further described in number 2 below.

1. The name and address of all corporations or any other business entities, except for sole proprietorships, that are the beneficiary of the economic development subsidy.

Subsequent to the effective date of the Agreement, Downs Energy and Downs Oil merged into Downs Energy, which remains a party to the Agreement and is the sole beneficiary of the economic development subsidy.

Downs Energy
1296 Magnolia Ave.
Corona, CA 92879

2. The start and end dates and schedule, if applicable, for the economic development subsidy.

As provided in the Original Agreement, the start date of the economic development subsidy commenced on the first day of Computation Quarter 1, as defined in the Original Agreement, which occurred on or about July 1, 2006. The end date under the Original Agreement was established as the date that is no later than 25 years after the start date,

which is on or around June 30, 2031. The First Amendment, approved by the City Council on June 6, 2012 extended the term of the Agreement an additional 5 years to be no later than 30 years after the start date, which is on or around June 30, 2036. The Second Amendment approved by the City Council on December 16, 2015 provides for automatic renewal for subsequent 60-month periods, unless terminated pursuant to the terms of the Agreement either before the end date of the Agreement or during and subsequent renewal period.

The economic development subsidy is paid quarterly (every 3 months), within 120 days of the end of each Computation Quarter. Computation Quarters run from January 1 to March 31, April 1 to June 30, July 1 to September 30, and October 1 to December 31.

3. A description of the economic development subsidy, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy.

For Computation Quarter 1 through Computation Quarter 60, the economic development subsidy is an amount equal to fifty percent (50%) of the sales tax revenue received by the City during a Computation Quarter from taxable sales occurring at Downs Energy during that Computation Quarter provided that the sales tax revenue received by the City from taxable sales occurring at Downs Energy during each fiscal year must equal at least \$250,000. .

For Computation Quarter 61 through Computation Quarter 120, the economic development subsidy is an amount equal to fifty percent (50%) of the sales tax revenue received by the City during a Computation Quarter from taxable sales occurring at Downs Energy during that Computation Quarter provided that the sales tax revenue received by the City from taxable sales occurring at Downs Energy during each fiscal year must equal at least \$1,100,000.

Through the first quarter of 2022, the total amount paid by the City to Downs Energy is \$5,353,222.50.

4. A statement of the public purposes for the economic development subsidy.

The public purpose of the economic development subsidy includes, but is not limited to, having a company establish and maintain a physical presence in the City which creates jobs and stimulates the economic recovery of the Inland Empire. Downs maintains a sales office within the City and has expanded its operations within the City. The establishment of the sales office within the City generates substantial revenue for the City, creates new jobs, revitalizes an area of the City which has suffered a loss of jobs and businesses during the economic downturn of the mid-2000's, and results in community and public improvements that might not otherwise be available to the community for many years. Additionally, by having a company like Downs maintain a physical presence in Corona we have added diversity to and generated new opportunities for economic growth. Further, the sales office serves the additional public purpose of fostering a business and civic environment that may attract additional businesses and investment in the community due to the availability of the

increased public and private services and economic activity resulting therefrom, thereby assisting the City in its goal of furthering the development of the community. The Agreement also facilitates the retention of high paying/management jobs within the City and provides opportunity for additional job growth throughout the term of the Agreement.

5. The net tax revenue to the local agency as a result of the economic development subsidy.

The City has received \$9,020,913.64 from taxable sales occurring at Downs Energy.

6. The net number of jobs created by the economic development subsidy, broken down by full-time, part-time, and temporary positions.

- 59 full-time jobs
- 5 part-time jobs
- 0 temporary positions

RESOLUTION NO. 2022-112

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, ACCEPTING THE FIVE YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT PREPARED PURSUANT TO GOVERNMENT CODE SECTION 53083 FOR THE OPERATING COVENANT AGREEMENT BY AND BETWEEN THE CITY OF CORONA AND DOWNS ENERGY

WHEREAS, Downs Energy (“Downs”) owns and operates a commercial fueling and energy operation facility within the City, which is currently located at 1296 Magnolia Avenue in the City of Corona, County of Riverside (“Facility”); and

WHEREAS, the City of Corona (“City”), Downs and Downs Oil Co., Inc. (“Downs Oil”) entered into that certain Operating Covenant Agreement dated November 15, 2006, as amended on June 6, 2012, December 16, 2015, and August 2, 2017 (“Agreement”), which provides incentives to ensure Downs maintains and continues operating the Facility within the City for a term of at least 25 years and expands its operations within the City as appropriate; and

WHEREAS, subsequent to the effective date of the Agreement, Downs and Downs Oil merged into Downs Energy, which remains a party to the Agreement and the sole operator of the Facility; and

WHEREAS, pursuant to the Agreement, Downs has also covenanted to, among other things, designate the City as the point of sale for certain transactions; and

WHEREAS, the City agreed to purchase those covenants through quarterly payments equal to 50% of the sales tax, above a base sales tax amount, generated by transactions allocated to the Facility; and

WHEREAS, California Government Code section 53083(e) provides that the City must hold a public hearing within five years to provide an update on the economic development subsidy; and

WHEREAS, in accordance with Government Code section 53083(d), the City prepared and made available to the public, including on its website, a Five Year Economic Development Subsidy Report attached hereto as Exhibit “A” and incorporated herein by reference (“Five Year Report”); and

WHEREAS, in accordance with Government Code Section 53083(e), the City held a noticed public hearing on August 17, 2022 to consider all written and oral comments on the Five Year Report; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. Acceptance of Five Year Report. The City Council finds and determines that the Five Year Report is in compliance with applicable law, specifically Government Code Section 53083, and hereby accepts the Five Year Report.

SECTION 3. CEQA. The City Council hereby finds that pursuant to the California Environmental Quality Act (“CEQA”) (Pub. Res. Code, § 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs, tit. 14 § 15000 et seq.), acceptance of the Five Year Report is not a “project” for purposes of CEQA and therefore is not subject to CEQA review. Acceptance of the Five Year Report is not a project pursuant to State CEQA Guidelines section 15378(b)(4), which states that government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant environmental impact are not subject to CEQA. Further, acceptance of the Five Year Report is not a project under State CEQA Guidelines section 15061(b)(3), which states that CEQA does not apply where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 4. Severability. If any provision of this Resolution is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions of this Resolution are severable.

SECTION 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 17th day of August 2022.

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 Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 17th day of August 2022 by the following vote:

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 17th day of August 2022.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT A
FIVE YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT

[SEE ATTACHED THREE (3) PAGES]

**FIVE-YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT
PURSUANT TO GOVERNMENT CODE SECTION 53083**

**FOR THE OPERATING COVENANT AGREEMENT
BY AND BETWEEN
CITY OF CORONA
AND
DOWNS ENERGY
(ADOPTED BY RESOLUTION NO. 2022-112: 08-17-22)**

Pursuant to Government Code Section 53083, the City Council of the City of Corona must hold a noticed public hearing within 5 years of the approval of an economic development subsidy and, prior to the public hearing, provide all of the following information in written form and make it available to the public and through the City's website. Notice was published in the local newspaper for a public hearing to be held on August 17, 2022.

The City, Downs Energy ("Downs Energy") and Downs Oil Co., Inc. ("Downs Oil") previously entered into that certain Operating Covenant Agreement dated November 16, 2006 ("Original Agreement"), that certain First Amendment dated June 6, 2012 ("First Amendment") and that certain Second Amendment dated December 16, 2015 (Second Amendment"), and that certain Third Amendment dated August 2, 2017. The Original Agreement, together with the First Amendment, Second Amendment and Third Amendment shall be referred to herein collectively as the "Agreement."

The purpose of this report is to provide the information required pursuant to Government Code Section 53083 in regard to the Agreement. This report shall remain available to the public and posted on the City's website until the end date of the economic development subsidy, as further described in number 2 below.

1. The name and address of all corporations or any other business entities, except for sole proprietorships, that are the beneficiary of the economic development subsidy.

Subsequent to the effective date of the Agreement, Downs Energy and Downs Oil merged into Downs Energy, which remains a party to the Agreement and is the sole beneficiary of the economic development subsidy.

Downs Energy
1296 Magnolia Ave.
Corona, CA 92879

2. The start and end dates and schedule, if applicable, for the economic development subsidy.

As provided in the Original Agreement, the start date of the economic development subsidy commenced on the first day of Computation Quarter 1, as defined in the Original Agreement, which occurred on or about July 1, 2006. The end date under the Original

Agreement was established as the date that is no later than 25 years after the start date, which is on or around June 30, 2031. The First Amendment, approved by the City Council on June 6, 2012 extended the term of the Agreement an additional 5 years to be no later than 30 years after the start date, which is on or around June 30, 2036. The Second Amendment approved by the City Council on December 16, 2015 provides for automatic renewal for subsequent 60-month periods, unless terminated pursuant to the terms of the Agreement either before the end date of the Agreement or during and subsequent renewal period.

The economic development subsidy is paid quarterly (every 3 months), within 120 days of the end of each Computation Quarter. Computation Quarters run from January 1 to March 31, April 1 to June 30, July 1 to September 30, and October 1 to December 31.

3. A description of the economic development subsidy, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy.

For Computation Quarter 1 through Computation Quarter 60, the economic development subsidy is an amount equal to fifty percent (50%) of the sales tax revenue received by the City during a Computation Quarter from taxable sales occurring at Downs Energy during that Computation Quarter provided that the sales tax revenue received by the City from taxable sales occurring at Downs Energy during each fiscal year must equal at least \$250,000. .

For Computation Quarter 61 through Computation Quarter 120, the economic development subsidy is an amount equal to fifty percent (50%) of the sales tax revenue received by the City during a Computation Quarter from taxable sales occurring at Downs Energy during that Computation Quarter provided that the sales tax revenue received by the City from taxable sales occurring at Downs Energy during each fiscal year must equal at least \$1,100,000.

Through the first quarter of 2022, the total amount paid by the City to Downs Energy is \$5,353,222.50.

4. A statement of the public purposes for the economic development subsidy.

The public purpose of the economic development subsidy includes, but is not limited to, having a company establish and maintain a physical presence in the City which creates jobs and stimulates the economic recovery of the Inland Empire. Downs maintains a sales office within the City and has expanded its operations within the City. The establishment of the sales office within the City generates substantial revenue for the City, creates new jobs, revitalizes an area of the City which has suffered a loss of jobs and businesses during the economic downturn of the mid-2000's, and results in community and public improvements that might not otherwise be available to the community for many years. Additionally, by having a company like Downs maintain a physical presence in Corona we have added diversity to and generated new opportunities for economic growth.

Further, the sales office serves the additional public purpose of fostering a business and civic environment that may attract additional businesses and investment in the community due to the availability of the increased public and private services and economic activity resulting therefrom, thereby assisting the City in its goal of furthering the development of the community. The Agreement also facilitates the retention of high paying/management jobs within the City and provides opportunity for additional job growth throughout the term of the Agreement.

5. The net tax revenue to the local agency as a result of the economic development subsidy.

The City has received \$9,020,913.64 from taxable sales occurring at Downs Energy.

6. The net number of jobs created by the economic development subsidy, broken down by full-time, part-time, and temporary positions.

- 59 full-time jobs
- 5 part-time jobs
- 0 temporary positions

**FIVE-YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT
PURSUANT TO GOVERNMENT CODE SECTION 53083**

**FOR THE OPERATING COVENANT AGREEMENT
BY AND BETWEEN
CITY OF CORONA**

AND

LLR, INC.

(ADOPTED BY RESOLUTION NO. 2022-113: 08-17-22)

Pursuant to Government Code Section 53083, the City Council of the City of Corona must hold a noticed public hearing within 5 years of the approval of an economic development subsidy and, prior to the public hearing, provide all of the following information in written form and make it available to the public and through the City's website. Notice was published in the local newspaper for a public hearing to be held on August 17, 2022.

The City and LLR, INC. ("LLR") previously entered into an Operating Covenant Agreement dated August 2, 2017 ("Agreement") for the purposes of providing incentive to establish a regional sales office and/or buying company, expand operations and remain in the City for not less than 40 years.

The purpose of this report is to provide the information required pursuant to Government Code Section 53083 in regard to the Agreement. This report shall remain available to the public and posted on the City's website until the end date of the economic development subsidy, as further described in number 2 below.

1. The name and address of all corporations or any other business entities, except for sole proprietorships, that are the beneficiary of the economic development subsidy.

The Agreement is with LLR, INC, a Wyoming corporation. LLR, INC. is the sole beneficiary of the economic development subsidy.

LLR, INC.
830 E. Parkridge Ave.
Corona, CA 92879

2. The start and end dates and schedule, if applicable, for the economic development subsidy.

As provided in the Agreement, the start date of the economic development subsidy commenced on the first day of Computation Quarter 1, as defined in the Agreement, which occurred on or about July 1, 2017. The end date under the Agreement was established as the date that is no later than 40 years after the start date, on or around June 30, 2057, provided that the Agreement automatically renews for subsequent 60-month periods, unless terminated pursuant to the terms of the Agreement. If the term is automatically renewed, the economic development subsidy shall continue for such 60-month renewal period.

The economic development subsidy is paid quarterly (every 3 months), within 120 days of the end of each Computation Quarter. Computation Quarters run from January 1 to March 31, April 1 to June 30, July 1 to September 30, and October 1 to December 31.

3. A description of the economic development subsidy, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy.

The economic development subsidy is an amount equal to fifty percent (50%) of the sales tax revenue received by the City during a Computation Quarter from taxable sales occurring at LLR during that Computation Quarter.

Beginning with Computation Quarter 3, the economic development subsidy is an amount equal to sixty percent (60%) of the sales tax revenue received by the City during a Computation Quarter from taxable sales occurring at LLR during that Computation Quarter in excess of \$2,500,000 if all of the following conditions are satisfied: (a) LLR hires 150 full time employees compared to the number of full time employees hired by LLR at year end 2016; and (b) LLR makes a \$51,500,000 investment into the City of Corona.

Through the first quarter of 2022, the total amount paid by the City to LLR, INC. is \$1,613,581.37.

4. A statement of the public purposes for the economic development subsidy.

Through the Agreement, LLR is required to operate and maintain a regional retail sales office in the City for transacting merchandise sales. LLR is the retailer, as that term is used in Section 6015 of the California Revenue and Taxation Code, for all LLR merchandise shipped to California customers. LLR's regional sales office in the City is required to be the only sales office in California for the sale of LLR merchandise. LLR also has the option of forming a buying company, which is a separate legal entity created for the purpose of performing administrative functions, including acquiring goods and services, for the other entity. If formed, the buying company would create another opportunity for increased sales tax generation within the City. The public purpose of the economic development subsidy includes, but is not limited to, having a company establish and maintain a physical presence in the City which creates jobs and stimulates the economic recovery of the Inland Empire. LLR has established a regional sales office within the City, which is to serve as the only sales office in California and has agreed to remain in the City for a period of not less than 40 years from the Effective Date of the Agreement. The Agreement creates an incentive for LLR to maintain its existing operations and expand its operations with the new regional sales office, which solidifies a long term presence in the City and the corresponding sales tax revenue received by the City. The establishment of the regional sales office within the City generates substantial revenue for the City and creates new jobs and the opportunity for community and public improvements that might not otherwise be available to the community for many years. Additionally, by having a company like LLR maintain a physical presence in Corona we have added diversity to and generated new opportunities for economic growth. Further, the sales office serves the additional public purpose of fostering a business and civic environment that may attract additional businesses and

investment in the community due to the availability of the increased public and private services and economic activity resulting therefrom, thereby assisting the City in its goal of furthering the development of the community

5. The net tax revenue to the local agency as a result of the economic development subsidy.

The City has received \$1,289,044.94 in net Sales Tax Revenues from taxable sales occurring at LLR.

6. The net number of jobs created by the economic development subsidy, broken down by full-time, part-time, and temporary positions.

- 150 full-time jobs
- 0 part-time jobs
- 6 temporary positions

RESOLUTION NO. 2022-113

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, ACCEPTING THE FIVE YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT PREPARED PURSUANT TO GOVERNMENT CODE SECTION 53083 FOR THE OPERATING COVENANT AGREEMENT BY AND BETWEEN THE CITY OF CORONA AND LLR, INC.

WHEREAS, LLR Inc., a Wyoming corporation doing business in California as LuLaRoe LLR, Inc. (“LLR”) leases certain real property (APN 115-590-016) located at 1375 Sampson Avenue in the City of Corona, on which LLR operates a regional sales office (“Facility”) for the wholesale and retail sale apparel for women and men (“Merchandise”); and

WHEREAS, the City of Corona (“City”) and LLR entered into that certain Operating Covenant Agreement dated August 2, 2017 (“Agreement”), which provides incentives to ensure LLR maintains and continues operating the Facility within the City for a term of at least 40 years and expands its operations within the City as appropriate; and

WHEREAS, pursuant to the Agreement, LLR has also covenanted to, among other things, designate the City as the point of sale for the Merchandise and for the Facility to be the only sales office in California for the sale of the Merchandise; and

WHEREAS, the City agreed to purchase those covenants through quarterly payments equal to up to 60% of the sales tax, above a base sales tax amount, generated by transactions allocated to the Facility; and

WHEREAS, California Government Code section 53083(e) provides that the City must hold a public hearing within five years to provide an update on the economic development subsidy; and

WHEREAS, in accordance with Government Code section 53083(d), the City prepared and made available to the public, including on its website, a Five Year Economic Development Subsidy Report attached hereto as Exhibit “A” and incorporated herein by reference (“Five Year Report”); and

WHEREAS, in accordance with Government Code Section 53083(e), the City held a noticed public hearing on August 17, 2022 to consider all written and oral comments on the Five Year Report; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. Acceptance of Five Year Report. The City Council finds and determines that the Five Year Report is in compliance with applicable law, specifically Government Code Section 53083, and hereby accepts the Five Year Report.

SECTION 3. CEQA. The City Council hereby finds that pursuant to the California Environmental Quality Act (“CEQA”) (Pub. Res. Code, § 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs, tit. 14 § 15000 et seq.), acceptance of the Five Year Report is not a “project” for purposes of CEQA and therefore is not subject to CEQA review. Acceptance of the Five Year Report is not a project pursuant to State CEQA Guidelines section 15378(b)(4), which states that government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant environmental impact are not subject to CEQA. Further, acceptance of the Five Year Report is not a project under State CEQA Guidelines section 15061(b)(3), which states that CEQA does not apply where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 4. Severability. If any provision of this Resolution is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions of this Resolution are severable.

SECTION 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 17th day of August 2022.

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 Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 17th day of August 2022 by the following vote:

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 17th day of August 2022.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT A
FIVE YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT

[SEE ATTACHED THREE (3) PAGES]

FIVE-YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT

PURSUANT TO GOVERNMENT CODE SECTION 53083

FOR THE OPERATING COVENANT AGREEMENT

BY AND BETWEEN

CITY OF CORONA

AND

LLR, INC.

(ADOPTED BY RESOLUTION NO. 2022-113: 08-17-22)

Pursuant to Government Code Section 53083, the City Council of the City of Corona must hold a noticed public hearing within 5 years of the approval of an economic development subsidy and, prior to the public hearing, provide all of the following information in written form and make it available to the public and through the City's website. Notice was published in the local newspaper for a public hearing to be held on August 17, 2022.

The City and LLR, INC. ("LLR") previously entered into an Operating Covenant Agreement dated August 2, 2017 ("Agreement") for the purposes of providing incentive to establish a regional sales office and/or buying company, expand operations and remain in the City for not less than 40 years.

The purpose of this report is to provide the information required pursuant to Government Code Section 53083 in regard to the Agreement. This report shall remain available to the public and posted on the City's website until the end date of the economic development subsidy, as further described in number 2 below.

1. The name and address of all corporations or any other business entities, except for sole proprietorships, that are the beneficiary of the economic development subsidy.

The Agreement is with LLR, INC, a Wyoming corporation. LLR, INC. is the sole beneficiary of the economic development subsidy.

LLR, INC.

830 E. Parkridge Ave.

Corona, CA 92879

2. The start and end dates and schedule, if applicable, for the economic development subsidy.

As provided in the Agreement, the start date of the economic development subsidy commenced on the first day of Computation Quarter 1, as defined in the Agreement, which occurred on or about July 1, 2017. The end date under the Agreement was established as the date that is no later than 40 years after the start date, on or around June 30, 2057, provided that the Agreement automatically renews for subsequent 60-month periods, unless terminated pursuant to the terms of the Agreement. If the term is automatically renewed, the economic development subsidy shall continue for such 60-month renewal period.

The economic development subsidy is paid quarterly (every 3 months), within 120 days of the end of each Computation Quarter. Computation Quarters run from January 1 to March 31, April 1 to June 30, July 1 to September 30, and October 1 to December 31.

3. A description of the economic development subsidy, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy.

The economic development subsidy is an amount equal to fifty percent (50%) of the sales tax revenue received by the City during a Computation Quarter from taxable sales occurring at LLR during that Computation Quarter.

Beginning with Computation Quarter 3, the economic development subsidy is an amount equal to sixty percent (60%) of the sales tax revenue received by the City during a Computation Quarter from taxable sales occurring at LLR during that Computation Quarter in excess of \$2,500,000 if all of the following conditions are satisfied: (a) LLR hires 150 full time employees compared to the number of full time employees hired by LLR at year end 2016; and (b) LLR makes a \$51,500,000 investment into the City of Corona.

Through the first quarter of 2022, the total amount paid by the City to LLR, INC. is \$1,613,581.37.

4. A statement of the public purposes for the economic development subsidy.

Through the Agreement, LLR is required to operate and maintain a regional retail sales office in the City for transacting merchandise sales. LLR is the retailer, as that term is used in Section 6015 of the California Revenue and Taxation Code, for all LLR merchandise shipped to California customers. LLR's regional sales office in the City is required to be the only sales office in California for the sale of LLR merchandise. LLR

also has the option of forming a buying company, which is a separate legal entity created for the purpose of performing administrative functions, including acquiring goods and services, for the other entity. If formed, the buying company would create another opportunity for increased sales tax generation within the City. The public purpose of the economic development subsidy includes, but is not limited to, having a company establish and maintain a physical presence in the City which creates jobs and stimulates the economic recovery of the Inland Empire. LLR has established a regional sales office within the City, which is to serve as the only sales office in California and has agreed to remain in the City for a period of not less than 40 years from the Effective Date of the Agreement. The Agreement creates an incentive for LLR to maintain its existing operations and expand its operations with the new regional sales office, which solidifies a long term presence in the City and the corresponding sales tax revenue received by the City. The establishment of the regional sales office within the City generates substantial revenue for the City and creates new jobs and the opportunity for community and public improvements that might not otherwise be available to the community for many years. Additionally, by having a company like LLR maintain a physical presence in Corona we have added diversity to and generated new opportunities for economic growth. Further, the sales office serves the additional public purpose of fostering a business and civic environment that may attract additional businesses and investment in the community due to the availability of the increased public and private services and economic activity resulting therefrom, thereby assisting the City in its goal of furthering the development of the community

5. The net tax revenue to the local agency as a result of the economic development subsidy.

The City has received \$1,289,044.94 in net Sales Tax Revenues from taxable sales occurring at LLR.

6. The net number of jobs created by the economic development subsidy, broken down by full-time, part-time, and temporary positions.

- 150 full-time jobs
- 0 part-time jobs
- 6 temporary positions

**FIVE-YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT
PURSUANT TO GOVERNMENT CODE SECTION 53083**

**FOR THE OPERATING COVENANT AGREEMENT
BY AND BETWEEN
CITY OF CORONA**

**AND
ROBERTSON'S READY MIX, LTD.
(ADOPTED BY RESOLUTION NO. 2022-114: 08-17-22)**

Pursuant to Government Code Section 53083, the City Council of the City of Corona must hold a noticed public hearing within 5 years of the approval of an economic development subsidy and, prior to the public hearing, provide all of the following information in written form and make it available to the public and through the City's website. Notice was published in the local newspaper for a public hearing to be held on August 17, 2022.

The City and Robertson's Ready Mix, LTD. ("Robertson's") previously entered into that certain Operating Covenant Agreement dated December 18, 2013 ("Original Agreement"), and that certain First Amendment dated December 16, 2015 ("First Amendment"). The Original Agreement, together with the First Amendment, shall be referred to herein collectively as the "Agreement."

The purpose of this report is to provide the information required pursuant to Government Code Section 53083 in regard to the Agreement. This report shall remain available to the public and posted on the City's website until the end date of the economic development subsidy, as further described in number 2 below.

1. The name and address of all corporations or any other business entities, except for sole proprietorships, that are the beneficiary of the economic development subsidy.

The Agreement is with Robertson's Ready Mix, LTD., a California limited partnership. Robertson's Ready Mix, LTD. is the sole beneficiary of the economic development subsidy.

Robertson's Ready Mix, LTD.
200 S. Main Street, Suite 200
Corona, CA 92882

2. The start and end dates and schedule, if applicable, for the economic development subsidy.

As provided in the Original Agreement, the start date of the economic development subsidy commenced on the first day of Computation Quarter 1, as defined in the Original Agreement, which occurred on or about January 1, 2014. The end date under the Original Agreement was established as the date that is no later than 25 years after the start date, which is on or around December 31, 2039. The First Amendment, approved by the City Council on December 16, 2015, provides for automatic renewals for subsequent 60-month

periods, unless terminated pursuant to the terms of the Agreement either before the end date of the Original Agreement or during any subsequent renewal period. If the term is automatically renewed, the economic development subsidy shall continue for such 60-month renewal period.

The economic development subsidy is paid quarterly (every 3 months), within 120 days of the end of each Computation Quarter. Computation Quarters run from January 1 to March 31, April 1 to June 30, July 1 to September 30, and October 1 to December 31.

3. A description of the economic development subsidy, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy.

The economic development subsidy is an amount equal to fifty percent (50%) of the sales tax revenue received by the City during a Computation Quarter from taxable sales occurring at Robertson's during that Computation Quarter.

Through the first quarter of 2022, the total amount paid by the City to Robertson's Ready Mix, LTD. is \$20,504,627.45.

4. A statement of the public purposes for the economic development subsidy.

The public purpose of the economic development subsidy includes, but is not limited to, having a company establish and maintain a physical presence in the City which creates jobs and stimulates the economic recovery of the Inland Empire. Robertson's maintains a sales office within the City, has expanded its operations within the City and has agreed to remain in the City for a period of not less than 25 years from the Effective Date of the Original Agreement. The establishment of the sales office within the City generates substantial revenue for the City, creates new jobs, revitalizes an area of the City which has suffered a loss of jobs and businesses during the economic downturn of the mid-2000's, and results in community and public improvements that might not otherwise be available to the community for many years. Additionally, by having a company like Robertson's maintain a physical presence in Corona we have added diversity to and generated new opportunities for economic growth. Further, the sales office serves the additional public purpose of fostering a business and civic environment that may attract additional businesses and investment in the community due to the availability of the increased public and private services and economic activity resulting therefrom, thereby assisting the City in its goal of furthering the development of the community. The Agreement also facilitates the retention of high paying/management jobs within the City and provides opportunity for additional job growth throughout the term of the Agreement.

5. The net tax revenue to the local agency as a result of the economic development subsidy.

The City has received \$20,504,627.42 in net Sales Tax Revenues from taxable sales occurring at Robertson's.

6. The net number of jobs created by the economic development subsidy, broken down by full-time, part-time, and temporary positions.

- 1,570 full-time jobs
- 0 part-time jobs
- 0 temporary positions

RESOLUTION NO. 2022-114

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, ACCEPTING THE FIVE YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT PREPARED PURSUANT TO GOVERNMENT CODE SECTION 53083 FOR THE OPERATING COVENANT AGREEMENT BY AND BETWEEN THE CITY OF CORONA AND ROBERTSON'S READY MIX, LTD.

WHEREAS, Robertson's Ready Mix, Ltd. ("Robertson's") owns and operates within the City a commercial business involving the retail sale of products that consist of concrete, aggregate, sand, and related materials used in the construction industry, which is currently located at 200 South Main Street in the City of Corona, County of Riverside ("Facility"); and

WHEREAS, the City of Corona ("City") and Robertson's entered into that certain Operating Covenant Agreement dated December 18, 2013, as amended on December 16, 2015 ("Agreement"), which provides incentives to ensure Robertson's maintains and continues operating the Facility within the City for a term of at least 25 years and expands its operations within the City as appropriate; and

WHEREAS, pursuant to the Agreement, Robertson's has also covenanted to, among other things, designate the City as the point of sale for certain transactions; and

WHEREAS, the City agreed to purchase those covenants through quarterly payments equal to 50% of the sales tax generated by transactions allocated to the Facility; and

WHEREAS, California Government Code section 53083(e) provides that the City must hold a public hearing within five years to provide an update on the economic development subsidy; and

WHEREAS, in accordance with Government Code section 53083(d), the City prepared and made available to the public, including on its website, a Five Year Economic Development Subsidy Report attached hereto as Exhibit "A" and incorporated herein by reference ("Five Year Report"); and

WHEREAS, in accordance with Government Code Section 53083(e), the City held a noticed public hearing on August 17, 2022 to consider all written and oral comments on the Five Year Report; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. Acceptance of Five Year Report. The City Council finds and determines that the Five Year Report is in compliance with applicable law, specifically Government Code Section 53083, and hereby accepts the Five Year Report.

SECTION 3. CEQA. The City Council hereby finds that pursuant to the California Environmental Quality Act (“CEQA”) (Pub. Res. Code, § 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs, tit. 14 § 15000 et seq.), acceptance of the Five Year Report is not a “project” for purposes of CEQA and therefore is not subject to CEQA review. Acceptance of the Five Year Report is not a project pursuant to State CEQA Guidelines section 15378(b)(4), which states that government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant environmental impact are not subject to CEQA. Further, acceptance of the Five Year Report is not a project under State CEQA Guidelines section 15061(b)(3), which states that CEQA does not apply where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 4. Severability. If any provision of this Resolution is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions of this Resolution are severable.

SECTION 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 17th day of August 2022.

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 Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 17th day of August 2022 by the following vote:

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 17th day of August 2022.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT A
FIVE YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT

[SEE ATTACHED THREE (3) PAGES]

**FIVE-YEAR ECONOMIC DEVELOPMENT SUBSIDY REPORT
PURSUANT TO GOVERNMENT CODE SECTION 53083**

**FOR THE OPERATING COVENANT AGREEMENT
BY AND BETWEEN
CITY OF CORONA**

AND

ROBERTSON'S READY MIX, LTD.

(ADOPTED BY RESOLUTION NO. 2022-114: 08-17-22)

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Robertson's Ready Mix, LTD.
200 S. Main Street, Suite 200
Corona, CA 92882

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the City Council on December 16, 2015, provides for automatic renewals for subsequent 60-month periods, unless terminated pursuant to the terms of the Agreement either before the end date of the Original Agreement or during any subsequent renewal period. If the term is automatically renewed, the economic development subsidy shall continue for such 60-month renewal period.

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4. A statement of the public purposes for the economic development subsidy.

The public purpose of the economic development subsidy includes, but is not limited to, having a company establish and maintain a physical presence in the City which creates jobs and stimulates the economic recovery of the Inland Empire. Robertson's maintains a sales office within the City, has expanded its operations within the City and has agreed to remain in the City for a period of not less than 25 years from the Effective Date of the Original Agreement. The establishment of the sales office within the City generates substantial revenue for the City, creates new jobs, revitalizes an area of the City which has suffered a loss of jobs and businesses during the economic downturn of the mid-2000's, and results in community and public improvements that might not otherwise be available to the community for many years. Additionally, by having a company like Robertson's maintain a physical presence in Corona we have added diversity to and generated new opportunities for economic growth. Further, the sales office serves the additional public purpose of fostering a business and civic environment that may attract additional businesses and investment in the community due to the availability of the increased public and private services and economic activity resulting therefrom, thereby assisting the City in its goal of furthering the development of the community. The Agreement also facilitates the retention of high paying/management jobs within the City and provides opportunity for additional job growth throughout the term of the Agreement.

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6. The net number of jobs created by the economic development subsidy, broken down by full-time, part-time, and temporary positions.

- 1,570 full-time jobs
- 0 part-time jobs
- 0 temporary positions



Staff Report

File #: 22-0663

REQUEST FOR CITY COUNCIL ACTION

DATE: 08/17/2022

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

Zone Text Amendment 2022-0002 amending Chapter 17.76 (Off-Street Parking) of the Corona Municipal Code and various other sections of the Zoning Code to modify the City's Off-Street parking requirements (Applicant: City of Corona).

EXECUTIVE SUMMARY:

The City Council will consider approving Zone Text Amendment 2022-0002 (ZTA2022-0002), which is intended to establish adequate and convenient parking in both residential and commercial zones and minimize impacts to public streets and adjacent properties. The amendment further consolidates parking requirements within Chapter 17.76 of the Corona Municipal Code (CMC), which is the City's Off-Street Parking Ordinance, and updates parking criteria to provide clarity, and defines joint-use and shared-use parking strategies.

RECOMMENDED ACTION:

That the City Council:

- a. Approve Zone Text Amendment 2022-0002, as recommended by the Planning and Housing Commission.
- b. Introduce by title only and waive full reading for consideration of Ordinance No. 3353, first reading of an ordinance amending [Chapter 17.76 \(Off-Street Parking\)](#) and various other sections of [Title 17 \(Zoning\)](#) of the Corona Municipal Code to modify the City's Off-Street parking requirements (ZTA2022-0002).

BACKGROUND & HISTORY:

On March 8, 2021, the City Council directed staff to study the City's parking ordinance to determine if the City's existing parking requirements were consistent with surrounding cities and industry standards. Specifically, the City Council expressed concern about the parking required for market-rate, multiple-family residential projects. Several multi-family residential apartments and attached

condominium projects in the City have experienced a lack of sufficient parking spaces to accommodate the demand from residents.

Staff completed its parking study in September 2021. The study compared Corona's parking requirements for various land uses to the cities of Ontario, Eastvale, Orange, Moreno Valley, Riverside and Lake Elsinore. A comparison was also done using the average parking requirement for specific land uses from the Institute of Transportation Engineer (ITE) Parking Generation Manual.

Staff presented the parking study to the Committee of the Whole on September 8, 2021. The Committee recommended changes to the multiple-family residential parking requirement that would increase the parking requirement for studio/one-bedroom units by 0.5 spaces for a total of two spaces per unit, and three- or more bedroom units by 0.5 spaces for a total of three spaces per unit. No changes were made to two-bedroom units, which required two spaces per unit. Guest parking was unchanged at one space every five units.

On September 20, 2021, the Planning and Housing Commission held a study session to discuss the results of the parking study performed by staff. The Commission concurred with the recommendation made by the Committee of the Whole on the multiple-family residential parking. The Commission also recommended adding guest parking to senior citizen apartment housing and senior congregate housing. The proposed recommendation for guest parking is one space every four units or in the case of congregate care one space every four units or beds.

Planning staff reviewed relevant parking sections throughout the Zoning Code to identify revisions that aligned with the results of the parking study and the Committee and Commission's review and comments. Proposed revisions were drafted based on the feedback from the Committee and Commission, to provide clarity regarding operational criteria, resolve conflicts in the code, address outdated terminology and practices, and consolidate most parking standards into the off-street parking chapter (CMC Chapter 17.76). The Planning and Housing Commission reviewed the proposed zoning text amendments on July 25, 2022, and recommended approval to City Council. It should be noted that a few errors in the Planning and Housing Commissions staff report/exhibits were identified shortly before the Commission's meeting, and the errors were verbally clarified at the meeting. The Commission staff report and exhibits attached to this report (Exhibit 3) have been revised to reflect the correct information and staff's verbal presentation.

Throughout this process, staff reminded the Committee of the Whole and the Commission that multiple-family residential, which is intended for affordable housing, is subject to parking requirements regulated by Section 65915 (p)(1) of the California Government Code. Staff will continue to refer to the California government code for parking when it pertains to the development of affordable housing for low and moderate-income households. For reference purposes, the current parking requirement in the government code for affordable housing is:

- a) Zero to one bedroom: 1 onsite parking space.
- b) Two to three bedrooms: 1.5 onsite parking spaces.
- c) Four or more bedrooms: 2.5 onsite parking spaces.

ANALYSIS:

ZTA2022-0002 proposes an increase to the current parking requirement for multi-family residential projects by a half (0.5) space per unit for studios units, one-bedroom units, and units with three or more bedrooms. For three bedroom and more units, the increase is created by requiring each unit to have one additional uncovered parking space, and by eliminating the half (0.5) space requirement for each unit's covered parking. ZTA2022-0002 does not propose any change to the number of parking spaces required for two-bedroom units.

ZTA2022-0002 also proposes required guest parking for senior citizen apartment housing (market rate), senior congregate housing, and convalescent homes. The guest parking would be at a ratio of one (1) uncovered guest space per four (4) units (or beds, when applicable). The amendment would also require senior citizen apartment housing and senior congregate housing to provide covered spaces for the parking required for each unit/bed.

Other changes proposed by ZTA2022-0002 are intended to provide clarity regarding operational criteria, resolve conflicts in the code, address outdated terminology and practices, and consolidate most parking standards into a single Zoning Code chapter. These changes are reflected in various sections of the CMC.

The revisions specifically proposed in the table describing the number of parking spaces required in Section 17.76.030 of the CMC are shown below.

Proposed Use Revisions	Proposed Development Standard Revisions	Discussion/Recommendation
Homeless or emergency shelter	1 space/staff member of largest shift, plus 1 space/12 beds, plus 2 guest spaces	Parking standard revised pursuant to state law.
Mobile home park	2 tandem spaces/unit, plus 1 uncovered guest space/5 units. See 17.30.050(G) and 17.30.060(F)	Chapter 17.30, MP - Mobile Home Park Zone, discusses standards for mobile home park developments and mobile home units. Chapter 17.30 <i>allows</i> tandem parking; it does not <i>require</i> it.

Multi-family: a. Studio or single bedroom unit b. Two-bedroom unit c. Three or more-bedroom unit	a. 1.5 <u>2</u> covered spaces <u>/unit</u> , plus 1 uncovered guest space/5 units b. 2 covered spaces <u>/unit</u> , plus 1 uncovered guest space/5 units c. 2.5 covered <u>and 1 uncovered</u> spaces/ <u>unit</u> , plus 1 uncovered guest space/5 units <u>See 17.76.010(H)</u>	Recommended revision for multiple-family parking per Council Committee of the Whole and Planning Commission workshops held in September 2021.
<u>Recuperative care facility</u>	<u>1 space/3 beds</u>	This is a current parking requirement. The standard is being relocated from CMC § 17.44.140.
Senior citizen apartment housing: market rate	1.5 <u>covered</u> spaces/unit, <u>plus 1 uncovered guest space/4 units</u>	Planning Commission's recommended revision per Commission's 2021 workshop.
Senior congregate housing	1.0 <u>covered</u> spaces <u>/ per unit or bed, whichever is greater, plus 1 uncovered guest space per 4 units or beds</u>	Planning Commission's recommended revision per Commission's 2021 workshop.
Disabled or handicapped housing	.3 spaces/unit <u>1 space per employee</u>	Residents of these facilities do not drive and are generally transported by a van operated by the facility.
Automotive repair (single <u>and multi-tenant</u>)	5 space minimum, plus 1 space/200 sq. ft. of building area	Consolidated "single" and "multi-tenant" auto repair; existing standards are the same.
Automotive repair (multi-tenant)	5 space minimum, plus 1 space/200 sq. ft. of building area	
Auto wash (self-service)	2 spaces/ <u>self-wash stall</u> , plus 1 stacking space/ <u>self-wash stall; and 6 stacking spaces from payment kiosk at drive-thru tunnels</u>	Clarifies parking is for self-wash stall and adds staking requirement for drive-thru car wash.

Service station, gas station	A minimum of 3 spaces shall be provided on-site, per 17.72.030(E). No additional parking shall be required for service station pumps/canopies. Parking for ancillary automotive repair shall be per 17.76.030.B.2, inclusive of the minimum parking per 17.72.030(E). Parking for ancillary retail shall be per 17.76.030.C.4, inclusive of the minimum parking per 17.72.030(E).	Standard relocated from CMC § 17.72.030. Standard has been revised to clarify that parking provided for ancillary uses are required at the ancillary use ratio and are not in addition to the minimum of three (3) parking spaces required on-site spaces.
Fitness and wellness studio, 3,500 sf or less	1 space/250 sq. ft. of building area	Smaller fitness studios are not the same as a health club. Occupancy is limited at given times.
Mini-mall	1 space/250 sq. ft. of building area	Use not defined. Use removed because parking criteria conflicts with "Retail center on less than 5 acres" and is the same as "Retail center on more than 5 acres".
Restaurant, café, bar or other eating and drinking establishment with seating	1 space/100 sq. ft. of building area and outdoor seating area	A distinction between these uses and delicatessen is that a deli has no seating. Added "...with seating" to provide clarity.

Retail center (commercial and/or office) on more than 20 acres	1 space/250 sq. ft. of building area, or pursuant to § 17.76.070 (B). For proposed structures in an approved retail center with a site area of 5 acres or more and for which at least one certificate of occupancy has been issued for a structure therein before December 22, 1994, the parking requirements shall be those in effect at the time of issuance of the first building permit in such retail center.	This land use added to clarify that retail centers greater than 20 acres can request a shared use parking reduction (CMC § 17.76.070). The parking requirements are otherwise the same as "Retail center on more than 5 acres".
Video arcade, game arcade	1 space/200 sq. ft. of building area or floor area if ancillary to another use.	"Game arcade" is defined in the Zoning Code, "video arcade" is not. Game arcades can be ancillary to other uses, such as restaurants.
Convalescent home	1 space/3 beds, plus 1 uncovered guest space/4 beds	Recommended revision to require uncovered guest parking, consistent with Planning Commission workshop held in 2021.
Trade or vocational school	1 space/3 students enrolled, plus 1 space/employee	Clarification to reflect total student enrolled, not students per class.
Health club, or fitness studio greater than 3,500 sq. ft.	1 space/150 sq. ft. of building area (including pool area)	Clarification to reflect new fitness and wellness use added to this table.
Team sport facility greater than 3,500 sq. ft. (i.e., basketball, volleyball, batting cages, etc.)	As approved by Director, subject to a parking analysis and based upon nationally recognized standards	These types of uses related to indoor sports facilities that often locate in industrial areas where there is limited parking. Uses often occur at off-peak times from other on-site operators. Use not intended to include clinics, swing consultants, and sport specialty stores.

Public park or any other public recreational facility	As prescribed by the Director of Parks, Recreation and Community Services, based upon nationally recognized standards	A private park or recreation facility would be ancillary to a primary use and reviewed as part of a development proposal. The Director of Community Services only reviews parks and recreational facilities readily accessible to the public.
Mixed uses:	Sum of the requirements for each use. A reduction of parking may be granted for commercial and office centers greater than 20 acres, gross area, subject to Section 17.76.070(B).	Cross-references process to allow reduction in parking for land uses in large development projects that have different peak parking demand times.

FINANCIAL IMPACT:

There is no financial impact to the City for this action.

ENVIRONMENTAL ANALYSIS:

Per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because Section 15061(b)(3) states that a project is exempted from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that this activity will have a significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of July 25, 2022, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Alexander/Sherman) and carried unanimously, that the Planning and Housing Commission recommend approval of ZTA2022-0002 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 4.

PREPARED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - City Ordinance No. 3353 - (Clean Version)
2. Exhibit 2 - Redline Version of CMC Sections
3. Exhibit 3 - Planning and Housing Commission Staff Report
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of July 25, 2022

ORDINANCE NO. 3353

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, AMENDING CHAPTER 17.76 (OFF-STREET PARKING) AND VARIOUS OTHER SECTIONS OF TITLE 17 (ZONING) OF THE CORONA MUNICIPAL CODE TO MODIFY THE CITY'S OFF-STREET PARKING REQUIREMENTS (ZTA2022-0002).

WHEREAS, Article XI, § 7 of the California Constitution authorizes cities to make and enforce within their jurisdictional limits ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens; and

WHEREAS, Chapter 17.76 of the Corona Municipal Code (“CMC”) sets forth the general standards for providing off-street parking; and

WHEREAS, other chapters in Title 17 of the CMC also contain off-street parking requirements that apply to certain zoning districts; and

WHEREAS, on March 8, 2021, the City Council directed City staff to study the City’s parking requirements to determine if they align with the parking requirements in other surrounding cities and general requirements used in the industry; and

WHEREAS, in September 2021, City staff completed the parking study, which compared the City’s parking requirements for various land uses to the parking requirements in the cities of Ontario, Eastvale, Orange, Moreno Valley, Riverside and Lake Elsinore, as well as the average parking requirement for specific land uses from the Institute of Transportation Engineer (ITE) Parking Generation Manual; and

WHEREAS, the parking study was presented to the Committee of the Whole (“Committee”) on September 8, 2021 and the Committee recommended changes to the parking requirement for multi-family residential housing; and

WHEREAS, the parking study was presented to the Planning and Housing Commission (“Planning Commission”) on September 20, 2021 and the Planning Commission recommended changes to the parking requirement for senior housing; and

WHEREAS, on July 25, 2022, the Planning and Housing Commission of the City of Corona (“Planning Commission”) conducted a duly noticed public hearing and recommended that the City Council amend several sections of Title 17 (Zoning) of the CMC to modify the City’s off-street parking requirements (ZTA 2022-0002) (“Zone Text Amendment”); and

WHEREAS, the Planning Commission based its recommendation to adopt the Zone Text Amendment on the findings set forth below; and

WHEREAS, on August 17, 2022, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with this Zone Text Amendment were heard and this Zone Text Amendment was comprehensively reviewed.

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

SECTION 1. CEQA Findings. As the decision-making body for this Zone Text Amendment, the City Council finds that this action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action involves minor zoning text changes that will align the City's off-street parking requirements with surrounding cities and industry standards. This action involves no physical impacts and does not modify density or capacity. As such, there is no possibility that adopting this Ordinance will have a significant effect on the environment. Therefore, no environmental analysis is required.

SECTION 2. Zoning Findings. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. The proposed Zone Text Amendment is consistent with the General Plan and applicable specific plans for the following reasons:

(i) ZTA 2022-0002 is consistent with General Plan Policy CE-7.1 in that it ensures that new developments provide adequate off-street parking that is in line with industry standards.

(ii) ZTA 2022-0002 is consistent with General Plan Policy CE-7.2 in that it implements updated off-street parking requirements that align with the requirements in surrounding cities and industry standards, which will provide adequate parking necessary to meet the needs of residential uses, commerce, and other land uses.

(iii) ZTA 2022-0002 is consistent with General Plan Policy CE-7.4 in that it encourages the joint and shared use of parking facilities based on the peak parking demands of permitted uses in new commercial or office developments.

(iv) ZTA 2022-0002 is consistent with General Plan Policy CE-7.5 in that it encourages the use of shared parking arrangements in areas with parking shortfalls, in the downtown area and in appropriate mixed-use projects, and along the Sixth Street Mixed-Use Boulevard corridor.

(v) ZTA 2022-0002 is consistent with General Plan Policy LU-17.18 in that it promotes the development of centralized parking facilities that can be shared by multiple businesses to allow for a more pedestrian and social environment in the Downtown area.

B. The proposed Zone Text Amendment is consistent with Title 17 of the Corona Municipal Code for the following reason:

(i) ZTA 2002-002 is consistent with the intent of Title 17 of the Corona Municipal Code to regulate zoning and development standards for the purpose of protecting public health, safety and welfare and to maintain and improve quality of life for the residents of Corona in that it brings the City's off-street parking requirements in line with surrounding cities and the industry standards.

C. The proposed Zone Text Amendment will provide for the public health, safety and welfare for the following reason:

(i) ZTA 2022-0002 provides standards for the City to use in determining the off-street parking requirements for various land uses to ensure the orderly development of properties, which is intended to promote public health, safety and welfare for residents and patrons of the City.

SECTION 3. Zoning Text Amendment. Various sections of Title 17 (Zoning) of the Corona Municipal Code are hereby amended to read in their entirety as set forth in Exhibit "A" attached to this Ordinance and incorporated herein by reference.

SECTION 4. Official Record. The documents and materials that constitute the record of proceedings on which these findings 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 the Planning and Development Director of the City of Corona.

SECTION 5. Severability. If any provision or clause of this Ordinance or any application of it to any person, firm, organization, partnership or corporation is held invalid, such invalidity shall not affect other provisions of this Ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this Ordinance are declared to be severable.

SECTION 6. Effective Date. 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 and in the City of Corona. This Ordinance shall take effect and be in force 30 days after its adoption.

PASSED, APPROVED AND ADOPTED this 7th day of September 2022.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, 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 the 17th day of August, 2022, and thereafter at a regular meeting held on the 7th day of September, 2022, 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 7th day of September, 2022.

City Clerk of the City of Corona, California

[SEAL]

SUMMARY

On August 17, 2022, the Corona City Council will consider amending various sections of Title 17 (Zoning) of the Corona Municipal Code to modify and update the City's off-street parking requirements. A certified copy of the full text of this proposed ordinance amendment is posted at the City Clerk's Office.

The City Council meets at 6:30 p.m. in the Council Chambers in the Corona City Hall located at 400 South Vicentia Avenue. The City Clerk is located in Suite 115 of the City Hall near the north entrance.

**EXHIBIT “A”
AMENDMENTS TO TITLE 17 (ZONING)
ZTA2022-0002**

Section 17.04.140 (Commission) of Chapter 17.04 (Definitions) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

“17.04.140 Commission.

“Commission” means the Planning and Housing Commission of the city.”

Section 17.04.207 (Director) of Chapter 17.04 (Definitions) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

“17.04.207 Director.

"Director" means the Director of the Planning & Development Department of the city.”

Chapter 17.04 (Definitions) of Title 17 (Zoning) is hereby amended to add Section 17.04.478 (Parking facilities, joint use) to read as follows:

“17.04.478 Parking facilities, joint use.

"Joint use of parking facilities" means the sharing of a parking facility by two or more separate and distinct uses not located on the same property as the parking facility, wherein the parking facilities are needed to accommodate the number of parking spaces required for such uses.”

Chapter 17.04 (Definitions) of Title 17 (Zoning) is hereby amended to add Section 17.04.479 (Parking facilities, shared use) to read as follows:

“17.04.479 Parking facilities, shared use.

"Shared use of parking facilities" means the sharing of one or more parking spaces by two or more separate and distinct uses, based on the uses having different times of peak parking demand, with the objective of reducing the number of parking spaces constructed or otherwise required for such uses.”

Section 17.24.140 (Off-street parking) of Chapter 17.24 (R-3 – Multiple-Family Residential Zone) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

“17.24.140 Off-street parking.

The provisions of Chapter 17.76 shall apply.”

Section 17.26.140 (Off-street parking) of Chapter 17.26 (R-3-C – Multiple-Dwelling Zone) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

“17.26.140 Off-street parking.

The provisions of Chapter 17.76 shall apply.”

Section 17.30.050 (Property development standards – Mobile home park) of Chapter 17.30 (MP – Mobile Home Park Zone) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

“17.30.050 Property development standards – Mobile home park.

Standards are as set forth in this section.

(A) **Site area.** Not less than ten acres of land area.

(B) **Maximum density.** Eight mobile home spaces per gross acre.

(C) **Maximum height for buildings and structures.** 30 feet or two stories, whichever is lesser.

(D) **Yards.** Yard requirements are as follows.

(1) **Front yards.** Each mobile home park shall have a front yard extending for the full width of the parcel and devoted to the use. The front yard shall have an average width of 15 feet and shall not be less than ten feet at any point. In the case of abutting parcels of land wherein the front yard of one parcel exceeds the front yard setback requirement for the zone in which the parcel is located, the front yard setback line for any abutting parcel which is located in an MP zone shall be at a 45 degree angle from the front yard setback line of the other parcel to the setback line of the parcel located in the MP zone.

(2) **Side and rear yards.** Each mobile home park shall have a rear yard of not less than five feet in width and a side yard on each side of the mobile home park not less than five feet in width; provided, however, that if a side or rear yard abuts a street, the rear yard or side street side yard shall have an average width of eight feet and shall not be less than five feet at any point.

(E) **Walls, fences and landscaping.** Each mobile home park shall be entirely enclosed at its exterior boundaries by a six-foot screen consisting of solid masonry or other appropriate decorative screening; provided, however, that the screen may be reduced to three feet in height when it is constructed in a front yard at any entrance to the park. The provisions of Chapter 17.70 shall apply.

(F) **Access from mobile home park to public street.** Access provisions are as follows:

(1) The provisions of Chapter 17.68 shall apply;

(2) Each mobile home park shall have no less than two access ways for fire fighting equipment, the location and design of which shall be approved by the Planning Director and city's Fire Chief.

(G) **Parking.** A mobile home park shall have at least one guest parking space for each five mobile home spaces or fraction thereof. These spaces shall be interspersed throughout the park in increments of five or less, except that more than five spaces may be grouped immediately adjacent to recreation facilities as long as the total of all such recreation spaces does not exceed 25% of all spaces in the park and except that the distance between groups of parking spaces shall not exceed 300 feet."

Section 17.33.160 (Smoking lounges – Supplemental development standards) of Chapter 17.33 (Commercial & Office Zones) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

"17.33.160 Smoking lounges - Supplemental development standards.

(A) A smoking lounge is as defined in CMC Chapter 17.04.

(B) The Zoning Administrator has the authority to review smoking lounge applications that are an ancillary use to a primary business. This review would be in lieu of a conditional use permit. The smoking lounge is considered ancillary to the primary business if it does not occupy more than 40 percent of the business's floor area. The ancillary use only applies to those zones that allow smoking lounges.

(C) The business shall be owner-operated or otherwise exempt from the prohibition of smoking in the workplace set forth in Cal. Labor Code Section 6404.5.

(D) Non-alcoholic beverages may be served on the premises; however, alcoholic beverages shall not be sold or consumed on the premises, except if the smoking lounge is ancillary to a restaurant that has an alcoholic beverage permit.

(E) No persons under 18 years of age shall be permitted within the business and/or within the floor area devoted to the smoking lounge if it is ancillary to another business.

(F) No live entertainment, including, but not limited to, singers, DJ's, dancers, and comedians, shall be permitted within the business, except if the smoking lounge is ancillary to a restaurant that has an entertainment permit.

(G) All business related activities shall be conducted on the premises of the business.

(H) No admittance fee, cover charge, or requirement of any charge or minimum payment as a condition of entry shall be permitted.

(I) No window coverings, including window tints, shall prevent visibility of the interior of the tenant space from outside the premises during operating hours.

(J) The interior of the business shall be maintained with adequate illumination to make the conduct of patrons within the premises readily discernable to persons of normal visual acuity.

(K) Adequate ventilation shall be provided for the heating of coals in accordance with all requirements imposed by the city Fire Department, or as otherwise required by state or federal laws.

(L) The parking provisions of Chapter 17.76 shall apply.

(M) The business shall also be in conformity with all other city, state and federal laws.”

Section 17.44.130 (Standards for emergency shelters in the M-1 zone) of Chapter 17.44 (Industrial Zones) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

“17.44.130 Standards for emergency shelters in the M-1 zone.

The Director shall have the authority to review and approve emergency shelters to be located in the M-1 Zone. The review shall be ministerial. To be approved, the proposed emergency shelter must be demonstrated to meet the following standards, as permitted by Cal. Gov’t Code § 65583(a)(4):

(A) The proposed shelter is in conformance with the applicable Building and Fire Codes;

(B) The proposed shelter use is consistent with the General Plan and zoning of the proposed site;

(C) The maximum number of beds or persons permitted to be served nightly by the facility shall be based upon California Building Code Occupancy limits for the building in which the shelter is to be housed or developed;

(D) Off-street parking shall be provided in accordance with Chapter 17.76;

(E) On-site management shall be provided on a 24 hour basis;

(F) The shelter shall be located no less than 300 feet from any other shelter facility, as permitted by Cal. Gov’t Code § 65583(a)(4);

(G) The length of stay for any client shall be a maximum of 180 consecutive nights;

(H) Adequate exterior lighting must be provided and maintained for security purposes.”

Section 17.44.140 (Standards for recuperative care facility) of Chapter 17.44 (Industrial Zones) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

“17.44.140 Standards for recuperative care facility.

The recuperative care facility shall demonstrate the ability to meet the following standards:

(A) On-site staffing shall be provided 24 hours a day.

(B) New clients shall be accepted only from a referring hospital/medical facility where the client is being discharged from medical care.

(C) The referring hospital/medical facility is responsible for client transportation to the recuperative care facility. No walk-ins are allowed.

(D) New client check-in shall be done during the hours of 7:00 a.m. to 9:00 p.m.

(E) The operator of the recuperative care facility shall ensure that clients of the recuperative care facility do not loiter outside the premises of the facility. Outdoor gathering and patio space shall be at the rear of the building.

(F) The maximum number of beds in the facility shall be determined by the allowed building occupancy classification for the building in which the facility is located.

(G) The recuperative care facility shall adhere to all applicable California Building and Fire Codes.

(H) The primary entrance to the recuperative care facility shall have signage posted in a conspicuous place that states "This facility is not open to the public. Clients at this facility are referred from a contracted hospital/medical facility or insurance plan. No walk-ins allowed."

(I) Off-street parking for the recuperative care shall be provided in accordance with Chapter 17.76.

(J) A recuperative care center shall not be located less than 500 feet from another recuperative care facility."

Section 17.72.030 (Service stations) of Chapter 17.72 (Supplemental Site Development Standards for Automotive Related Uses) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

"17.72.030 Service stations.

(A) Location.

(1) The site shall be located on a major or secondary street.

(2) All stations shall be located on a corner of an intersection and the minimum distance between service stations shall be at least 300 feet measured from the closest existing service station; except that service stations may occupy four corners of an intersection of major streets, secondary streets or any combination thereof as shown on the Master Plan.

(3) The main service station building shall be located near the corner with pump islands and canopies oriented away from the

corner in order to enhance the appearance and internal circulation of service station sites.

(B) **Minimum site area.** The minimum site area shall be 15,000 square feet.

(C) **Accessory uses.**

(1) Towing operations, incidental to, in conjunction with or in addition to a permitted service station operation, provided that no more than two towed vehicles are on-site at any given time unless within an enclosed building, and a maximum of one tow truck is stored on site;

(2) Convenience store, provided the provisions of division (E) of this section are met;

(3) Car washes, if permitted or conditionally permitted by the respective zone or Specific Plan and subject to the requirements of § 17.72.080 of this chapter.

(4) Drive-thrus, if permitted or conditionally permitted by the respective zone or Specific Plan and subject to the requirements of the applicable zone or Specific Plan;

(5) Auto repair, if permitted or conditionally permitted by the respective zone or Specific Plan, and subject to the requirements of § 17.72.040 of this chapter.

(D) **Walls.** For the protection of the residential area from vehicle lights and noise, when abutting to a residential zone or across the alley from a residential zone, a solid masonry wall six feet in height shall be erected on all interior property lines; the wall to be reduced to three feet in height within a required yard setback area or corner cutback area, except where an existing wall meets the requirements.

(E) **Paving and parking.**

(1) The entire open ground area shall be paved except for landscaping.

(2) A minimum of three marked parking spaces shall be provided on the property.

(3) The provisions of Chapter 17.76 shall apply.

(F) **Landscaping.**

(1) Landscaping shall be provided on not less than 6% of the station site area, including, but not limited to the entire corner cut-off area as required by § 17.70.050, except those pedestrian walkways approved after site plan review.

(2) Non-living landscape materials such as rocks or artificial turf may be utilized, provided these materials do not exceed 20% of the total landscaped area.

(3) Each station site shall have no less than three on- or off-site trees. Such trees shall be not less than 15 gallon container size when planted.

(4) The provisions of Chapter 17.70 shall apply.

(G) **Lighting.** The provisions of § 17.76.090(B) relating to outdoor lighting shall apply.

(H) **Signs.**

(1) Price sign advertising as required by State of California Business and Professions Code § 13531 shall be exempted up to 25 square feet. Any area exceeding this amount shall be considered a regulated sign and included within the maximum sign area allowed by § 17.74.190.

(2) Canopy signs shall be allowed at a ratio of one square foot of sign per three lineal feet of canopy elevation up to a maximum of 50 square feet, provided no more than three sides of the canopy may have signs. Area of the signs shall be included within the maximum enterprise identification sign area allowed by § 17.74.190 for the respective elevations.

(3) The provisions of Chapter 17.74 shall apply.

(I) **Outside operations.**

(1) All outside operations shall, at all times, be limited to the following:

(a) Dispensing of gasoline, oil and water;

(b) Charging of batteries;

(c) Removal and replacement of rims which does not include removal of the rubber tire from the rim nor repair thereof;

(2) There shall, at no time, be permitted outdoor storage or display of new or used tires, merchandise, supplies or similar commodities.

(3) All trash, including junk tires, shall be stored in an enclosed area screened from view.

(4) Outdoor parking of automobiles waiting for service shall not exceed five days.

(J) **Inside operations.**

(1) All auto maintenance, tubes or other authorized or permitted repairs must be conducted wholly within the main building and conducted in a manner that complies with § 17.84.040 (performance standards).

(2) All maintenance and repairs conducted in connection with a service station are limited to automobile service only and must be in conformance with the requirements of § 17.72.040 of this chapter. Truck repair in excess of one and one-half ton shall not be permitted.

(3) All tire repairs shall be conducted wholly within the main building in conformance with § 17.72.040 of this chapter.

(K) **Safety.**

(1) All plans and specifications of construction of service stations, new or remodeled, shall conform to the requirements of the currently adopted Uniform Fire Code and shall be submitted to

Riverside County Department of Health for review prior to submittal for approval by the City Fire Department.

(2) All enclosed structures shall be provided with two points for access.

(3) Any convenience store or service station that operates between the hours of 8:00 p.m. and 6:00 a.m. shall provide a silent alarm system easily accessible to the cashiers of such operations. The system shall be subject to the review and approval of the Chief of Police.”

Section 17.76.010 (Application of provisions) of Chapter 17.76 (Off-Street Parking) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

“17.76.010 Application of provisions.

(A) The standards for providing off-street parking shall be met when a main building is erected or when the required off-street parking is established. These standards shall also be met when:

(1) A dwelling unit is added to an existing residential building or ~~as an~~ accessory dwelling unit is added to the property, unless the accessory dwelling unit meets the parking criteria as set forth in § 17.85.040(C);

(2) The floor area of an existing residential building exclusive of an accessory dwelling unit and off-street parking facilities is increased by 50% or more during a period of four years or less;

(3) Floor area or seating capacity in an existing nonresidential building is enlarged or added;

(4) A change in use occurs for an existing nonresidential building that requires additional parking pursuant to this chapter.

(B) Off-street automobile parking space being maintained in connection with any existing main building or use shall be maintained so long as said main building or use remains, unless an equivalent substitute number of such spaces are provided and thereafter maintained conforming to the requirements of this section; provided, however, that this regulation shall not require the maintenance of more automobile parking space than is required herein for a new building or use, nor the maintenance of such space for any type of building or use other than those specified herein.

(C) Where automobile parking space is provided and maintained in connection with a main building or use at the time the ordinance codified in this chapter becomes effective and is insufficient to meet the requirements for the use with which it is associated, or where no such parking has been provided, then the building or structure may be extended only if automobile parking spaces are provided for the enlargement, extension or addition to the standards set forth in this section. No existing parking may be counted as meeting this

requirement unless it exceeds the requirements for the original building and then only that excess portion may be counted.

(D) A parking space shall be an area for the parking of a motor vehicle plus those additional areas required to provide for safe ingress and egress to and from the space. The area set aside to meet those provisions must be usable and shall have permanent access for off-street parking.

(E) All motor vehicles incapable of movement under their own power or not properly licensed to operate on California highways, other than in cases of emergency, shall be deemed detrimental to the public welfare and shall be stored in an entirely enclosed building. After due notice and noncompliance, the vehicles shall be required to be removed from the premises.

(F) All parking facilities shall comply with handicapped parking requirements as prescribed by state law.

(G) Whenever the computation of the number of required parking spaces results in a fractional parking space, the parking requirement shall be rounded to the closest whole number, with a fraction of at least 0.5 rounded up. For instance, if computations for a commercial project result in 33.25 required parking spaces, then a minimum of 33 parking spaces shall be provided. If computations for an apartment project result in 22.5 required guest parking spaces, then 23 guest spaces shall be provided.

(H) Multi-unit residential uses.

(1) All required parking spaces for guests shall be open and unenclosed, clearly marked with appropriate signage, and accessible at all times. A signing program for the required guest parking shall be prepared prior to issuance of building permits.

(2) Guest parking shall be evenly distributed throughout the development for convenient use by guests. In condominium, stock cooperative or apartment projects, the required guest parking spaces shall not be individually sold or assigned to units.

(3) All required parking spaces shall be available for use by tenants and guests without separate or additional charges. No property owner or property manager shall lease, rent, sell, use for storage, or otherwise make the required parking spaces unavailable to residents and guests.

(4) For multi-family development projects of four or more units, the rental or purchase of a dwelling unit shall be deemed to include, at a minimum, the exclusive use of one (1) covered parking space, and equal access to all other required open parking spaces reserved for residents.

(I) If an electric vehicle charging station or its associated equipment impacts the number of parking spaces required for an existing use, then the required number of parking spaces shall be

reduced by an amount necessary to accommodate the charging station or associated equipment.”

Section 17.76.030 (Number of spaces required) of Chapter 17.76 (Off-Street Parking) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

17.76.030 Number of spaces required.

TYPE OF USE	NUMBER OF REQUIRED SPACES
A. Residential Use:	
1. Boarding house	1 space/2 guestrooms
2. Homeless or emergency shelter	1 space/staff member of largest shift
3. Mobile home park	2 spaces/unit, plus 1 uncovered guest space/5 units. See 17.30.050(G) and 17.30.060(F)
4. Single-family	2 covered spaces within an enclosed garage Existing parking area for the primary unit converted to an accessory dwelling unit shall be replaced with off-street parking on the lot the primary unit is located. Replacement parking may be provided as covered parking, uncovered parking and tandem parking and may be provided on an existing driveway in the front yard setback, provided that the driveway is 20 feet in depth.
5. Multi-family: a. Studio or single bedroom unit b. Two bedroom unit c. Three or more bedroom unit	a. 2 covered spaces/unit, plus 1 uncovered guest space/5 units b. 2 covered spaces/unit, plus 1 uncovered guest space/5 units c. 2 covered and 1 uncovered spaces/unit, plus 1 uncovered guest space/5 units See 17.76.010(H)
6. Recuperative care facility	1 space/3 beds
7. Senior citizen apartment housing: market rate	1.5 covered spaces/unit, plus 1 uncovered guest space/4 units
8. Senior citizen apartment housing: low or very low income	0.5 spaces/unit

9. Senior congregate housing	1.0 covered spaces per unit or bed, whichever is greater, plus 1 uncovered guest space per 4 units or beds
10. Disabled or handicapped housing	1 space per employee
11. Accessory dwelling unit	1 uncovered space per bedroom shall be provided for an accessory dwelling unit that is attached to the primary unit or detached No parking shall be required for an accessory dwelling unit contained within the existing space of a primary unit or an existing accessory structure No parking shall be required for any accessory dwelling unit if it meets the parking criteria as set forth in § 17.85.040(C).
B. Automotive Uses:	
1. Auto dismantling	1 space/300 sq. ft. of building floor area, plus 1 space/10,000 sq. ft. of yard area
2. Automotive repair (single and multi-tenant)	5 space minimum, plus 1 space/200 sq. ft. of building area
3. Automotive sales	1 space/1,000 sq. ft. of display area less than 10,000 sq. ft., plus 1 space/5,000 sq. ft. display area exceeding 10,000 sq. ft.
4. Auto wash (full-service)	10 space minimum
5. Auto wash (self-service)	2 spaces/self-wash stall, plus 1 stacking space/ self-wash stall; and 6 stacking spaces from payment kiosk at drive-thru tunnels
6. Service station, gas station	A minimum of 3 spaces shall be provided on-site, per 17.72.030(E). No additional parking shall be required for service station pumps/ canopies. Parking for ancillary automotive repair shall be per 17.76.030.B.2, inclusive of the minimum parking per 17.72.030(E). Parking for ancillary retail shall be per 17.76.030.C.4, inclusive of the minimum parking per 17.72.030(E).

C. Other Commercial Uses:	
1. Adult business	1 space/250 sq. ft. of building area
2. Bank, saving and loan, financial institution	1 space/200 sq. ft. of building area, plus 6 stacking spaces for every drive-thru lane
3. Barber or beauty salon	1 space/250 sq. ft. of building area
4. Convenience store	1 space/250 sq. ft. of building area
5. Dance hall or night club	1 space/50 sq. ft. of assembly area
6. Delicatessen or donut shop (no seating)	1 space/250 sq. ft. of building area
7. Fitness and wellness studio, 3,500 sf or less	1 space/250 sq. ft. of building area
8. Furniture or appliance sales	1 space/500 sq. ft. of display area, plus 1 space/2,500 sq. ft. of storage area
9. Hotel or motor inn	1 space/bedroom or unit, plus 2 spaces for manager/s unit (not including parking space requirements for incidental use)
10. Laundry or dry cleaning facility	1 space/250 sq. ft. of building area
11. Lumber yard	1 space/500 sq. ft. of enclosed storage area
12. Mortuary or funeral home	1 space/25 sq. ft. of assembly area
13. Nail Salon	1 space/100 sq. ft. of building area. Parking requirement for proposed structures in an approved retail center where at least one certificate of occupancy has been issued before May 4, 2007 for a structure therein, shall be those requirements at the time of issuance of the first building permit in such retail center.
14. Office (general)	1 space/250 sq. ft. of building area
15. Office (medical or dental)	1 space/200 sq. ft. of building area
16. Open air market	1 space/250 sq. ft. of vending area, plus 1 space/vendor space
17. Plant nursery	5 space minimum, plus 1 space/250 sq. ft. of building area (excluding green houses)
18. Restaurant, café, bar or other eating and drinking establishment with seating	1 space/100 sq. ft. of building area and outdoor seating area

19. Restaurant with drive-up or drive--thru facilities	1 space/100 sq. ft. of building area, plus 1 lane for each drive-up window with 6 stacking spaces before the menu board
20. Retail center (commercial and/or office) on more than 20 acres	1 space/250 sq. ft. of building area, or pursuant to § 17.76.070(B). For proposed structures in an approved retail center with a site area of 5 acres or more and for which at least one certificate of occupancy has been issued for a structure therein before December 22, 1994, the parking requirements shall be those in effect at the time of issuance of the first building permit in such retail center.
21. Retail center (commercial and/or office) on more than five acres	1 space/250 sq. ft. of building area. For proposed structures in an approved retail center with a site area of 5 acres or more and for which at least one certificate of occupancy has been issued before December 22, 1994, the parking requirement shall be those in effect at the time of issuance of the first building permit in such retail center
22. Retail center (commercial and/or office) on five acres or less	1 space/200 sq. ft. of building area. For proposed structures in an approved retail center with a site area of 5 acres or less, and for which at least one certificate of occupancy has been issued prior to December 15, 2004, the parking requirement shall be those in effect at the time of issuance of the first building permit in such retail center
23. Smoking lounge	1 space/200 sq. ft. of building area
24. Theater	1 space/4 fixed seats
25. Veterinary clinic	1 space/200 sq. ft. of building area
26. Video arcade, game arcade	1 space/200 sq. ft. of building area or floor area if ancillary to another use.
D. Industrial Uses:	
1. Contractor storage facility	6 spaces
2. Junk yard	1 space/10,000 sq. ft. of storage area
3. Manufacturing facility	1 space/500 sq. ft. of building area

4. Mining extraction facility	1 space for each employee during the largest shift
5. Office	1 space/250 sq. ft.
6. Self-storage facility/recreational vehicle storage	1 space/50 units or spaces plus 2 spaces for Manager's unit
7. Showroom design center	1 space/250 sq. ft. of display/retail area, plus 1 space/1,000 sq. ft. of storage area
8. Warehouse	1 space/1,000 sq. ft. of storage area (subject to approval by the Zoning Administrator pursuant to § 17.99.065)
E. Institutional Uses:	
1. Auditorium or club	1 space/4 fixed seats or 1 space/100 sq. ft. of assembly area
2. Church	1 space/3.5 fixed seats or 1 space/25 sq. ft. of assembly area
3. Convalescent home	1 space/3 beds, plus 1 uncovered guest space/4 beds
4. Day care or preschool facility	1 space/employee, plus 1 space/10 children
5. Elementary or junior high school	1 space/employee (not including parking space requirements for incidental uses)
6. High school	1 space/employee, plus 1 space/6 students
7. Hospital	1 space/bed, plus ½ space/bed for employee parking
8. Library	1 space/400 sq. ft. of building area
9. Trade or vocational school	1 space/3 students enrolled, plus 1 space/employee
F. Recreational Uses:	
1. Billiard hall	2 spaces/table
2. Bowling alley	5 spaces/alley (not including parking space requirements for any incidental uses)
3. Driving range	3 spaces, plus 1 space/tee
4. Golf course (standard size)	6 spaces/hole, plus required parking spaces for any incidental use

5. Golf course (miniature)	3 spaces/hole, plus required parking spaces for any incidental use
6. Health club, or fitness studio greater than 3,500 sq. ft.	1 space/150 sq. ft. of building area (including pool area)
7. Horse stable (commercial)	1 space/5 horses boarded
8. Team sport facility greater than 3,500 sq. ft. (i.e., basketball, volleyball, batting cages, etc.)	As approved by Director, subject to a parking analysis and based upon nationally recognized standards
9. Public park or any other public recreational facility	As prescribed by the Director of Parks, Recreation and Community Services, based upon nationally recognized standards
10. Skating rink	25 spaces minimum, plus 1 space/750 sq. ft. of building area
11. Tennis or racquetball club	3 spaces/court, plus required parking spaces for any incidental use
G. Uses not specifically mentioned:	Requirements of similar use
H. Mixed uses:	Sum of the requirements for each use. A reduction of parking may be granted for commercial and office centers greater than 20 acres, gross area, subject to Section 17.76.070(B).

Section 17.76.070 (Reduction in requirement) of Chapter 17.76 (Off-Street Parking) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

“17.76.070 Reduction in requirement.

(A) Whenever the city, or any special parking district or authority, owns, leases or commences condemnation proceedings on land to be used for public off-street parking purposes, the Commission on its own motion or pursuant to application by the owner of any land abutting the area used or to be used for public parking, may reduce, in part or entirety, the off-street parking requirements imposed by this chapter, on the lands abutting said area; provided, however, that:

(1) The Commission, before granting a reduction in off-street parking requirements, shall make a finding that the stated conditions exist in reference to subject property; and that

(2) The Commission, in granting a reduction, may impose reasonable conditions which shall assure the intent and purpose of this title.

(B) A reduction in required parking spaces may be granted to commercial and office centers greater than 20 acres in size, upon

submittal of a shared parking analysis showing that the number of parking spaces needed is less than the sum of spaces required by Section 17.76.030. The shared parking analysis shall be prepared by a traffic engineer registered by the State of California.

(1) An application for a reduction in parking shall be reviewed per Chapter 17.91, as follows:

(a) Approval of a Precise Plan in conjunction with proposed new commercial or office development.

(b) Approval of a Precise Plan Modification in conjunction with a proposed commercial or industrial development meeting the criteria of 17.91.020(B).

(c) Approval of a Precise Plan Modification when no development is proposed, and a parking reduction has not been previously approved.

(d) Approval of a Minor Precise Plan Modification when no development is proposed, and parking reduction has been previously approved for a shared use parking facility.

(2) The granting of a reduction in parking shall be based on the following findings:

(a) The nature and location of the proposed uses within the development, as well as their size compared to that of the overall development.

(b) The location and adequacy of the parking spaces in the portion of the development where shared use of parking facility is proposed.

(c) Assurances that the proposed uses will not overlap during peak-activity periods.

(d) The availability of parking and the type of uses beyond the property boundaries.

(3) As a condition of granting a reduction in parking, the property owner shall be required to record a covenant or agreement against the property in a form acceptable to the Director that provides notice of the shared use of parking facilities and guarantees that the uses will operate during mutually exclusive hours, and upon circumstances or criteria as the Planning Commission, or the City Council on appeal, may require.”

Section 17.76.090 (Improvement standards) of Chapter 17.76 (Off-Street Parking) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

“17.76.090 Improvement standards.

(A) All parking areas shall be improved and maintained in accordance with the standards of the Public Works Department as to:

(1) Grading and drainage;

(2) Surfacing with cement or suitable asphaltic material to prevent the emanation of dust;

(3) Parking stalls layout and markings;

(4) Protective pipes at driveway entrances;

(5) Curbs and barriers; and

(6) Marked-off directional signs.

(B) All outdoor lighting within parking areas shall be designed and arranged with the approval of the City Engineer to restrict to a minimum the effects of stray light on adjacent property and city streets. Subsequent to any installation of such lighting and prior to the city's issuance of an occupancy permit for the property, the City Engineer shall inspect the lighting system for compliance with the approved design and arrangement in accordance with the final approval of the City Engineer at time of installation and shall be subject to his or her occasional inspection to insure continued compliance therewith.

(C) Where parking areas front, side or rear on a street or alley which is a boundary with an agricultural or residential zone, there shall be provided a solid masonry wall three feet in height along the property line. Where parking areas, including driveways, side or rear directly on a residential zone, a solid masonry wall six feet in height shall be installed on the zone boundary line, the wall to be reduced to three feet in height within any corner setback area and within the front yard area of the abutting residential zone.

(D) Within the M-1, M-2 and M-3 zones, designation of visitor parking areas shall be made on the site plan, and barriers and wheel stops pursuant to subsection (A)(5) shall only be required in visitor parking areas and in parking areas adjacent to and facing public streets, landscaped areas, alleys or pedestrian walkways.

(E) In the M-1, M-2, M-3 or M-4 zones, the Zoning Administrator may defer parking improvements otherwise required by this section and § 17.76.100, pursuant to the provisions of § 17.101.070."

Section 17.98.072 (Emergency shelter for the homeless) of Chapter 17.98 (Boards of Zoning Adjustment and Special Use Permits) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

"17.98.072 Emergency shelter for the homeless.

(A) The Board of Zoning Adjustment shall hear and decide applications for emergency shelters to be located in the M-2 and M-3 zones. The following findings shall be made by the Board prior to approval:

(1) At least ten days before the hearing, notice of the application for an emergency shelter was mailed to property owners of record on abutting properties and adjacent properties directly across a street or alley. The notice included a postcard for the property owner's use to return written comments on the proposed shelter and all responses have been considered by the Board;

(2) Land uses and development in the immediate vicinity of the site will not constitute an immediate or potential hazard to occupants of the proposed shelter;

(3) The site of the proposed shelter is safely accessible by pedestrians;

(4) The proposed shelter is located with reasonable access to public agencies and transportation services;

(5) Sewer, water, electricity and telephone services will be provided at the site.

(B) To be approved by the Board of Zoning Adjustment, any application for an emergency shelter in the M-2 or M-3 zones shall satisfy the following standards:

(1) The proposed shelter is in conformance with the Building and Fire Codes;

(2) The proposed shelter use is consistent with the General Plan and zoning of the proposed site;

(3) The proposed shelter meets the development standards that are applicable to the zoning of the proposed site;

(4) The proposed shelter is at least 300 feet away from any other shelter facility;

(5) Off-street parking is provided in accordance with Chapter 17.76.

(C) Any approval by the Board of Zoning Adjustment for an emergency shelter shall be subject to conditions of approval which must include, but are not limited to, the following:

(1) No person will be allowed to sleep at the same shelter for more than a total of 180 nights in any one year period.

(2) The maximum number of beds or persons permitted to be served nightly by the facility shall be based upon California Building Code Occupancy limits for the building in which the shelter is to be housed or developed.

(3) On-site management is provided on a 24 hour basis.

(4) Adequate exterior lighting must be provided and maintained for security purposes.”

Zoning Text Amendment Exhibit (ZTA22-0002)

CHAPTER 17.04 DEFINITIONS AND CONSTRUCTION

17.04.140 Commission.

"Commission" means the Planning and Housing Commission of the city.

17.04.207 Director.

"Director" means the Director of the Planning & Development Department of the city.

17.04.478 Parking facilities, joint use.

"Joint use of parking facilities" means the sharing of a parking facility by two or more separate and distinct uses not located on the same property as the parking facility, wherein the parking facilities are needed to accommodate the number of parking spaces required for such uses.

17.04.479 Parking facilities, shared use.

"Shared use of parking facilities" means the sharing of one or more parking spaces by two or more separate and distinct uses, based on the uses having different times of peak parking demand, with the objective of reducing the number of parking spaces constructed or otherwise required for such uses.

CHAPTER 17.24 R-3 – MULTIPLE-FAMILY RESIDENTIAL ZONE

17.24.140 Off-street parking.

- ~~(A) The provisions of Chapter 17.76 shall apply.~~
~~(B) Notwithstanding anything to the contrary provided in Chapter 17.76, off-street parking for multiple dwellings shall have a continuous unbroken concrete curb designed to stop the movement of motor vehicles.~~

CHAPTER 17.26 R-3-C – MULTIPLE-DWELLING ZONE

17.26.140 Off-street parking.

- ~~(A) (1) Each multiple dwelling shall have automobile parking spaces on the lot or building site upon which such dwelling is constructed as follows:~~
~~—— (a) For each dwelling unit having one room or less for sleeping purposes, one and one-half spaces;~~
~~—— (b) For each dwelling unit having two rooms or more for sleeping purposes, two spaces;~~
~~—— (c) Of the total required spaces for a lot or building site, no less than one space for each dwelling unit thereon must be covered.~~
~~(2) When the required spaces for a lot or building site equals a whole number and fraction, the next highest whole number shall be the number of required spaces.~~

~~—(B)—The provisions of Chapter 17.76 shall apply as to all other off-street parking requirements.~~

~~—(C)—None of the above required parking spaces shall be located within a front yard as required by § 17.26.100.~~

CHAPTER 17.30 MP – MOBILE HOME PARK ZONE

17.30.050 Property development standards – Mobile home park.

(G) **Parking.** A mobile home park shall have at least one guest parking space for each ~~four~~ five mobile home spaces or fraction thereof. These spaces shall be interspersed throughout the park in increments of five or less, except that more than five spaces may be grouped immediately adjacent to recreation facilities as long as the total of all such recreation spaces does not exceed 25% of all spaces in the park and except that the distance between groups of parking spaces shall not exceed 300 feet.

CHAPTER 17.33 COMMERCIAL & OFFICE ZONES

17.33.160 Smoking lounges - Supplemental development standards.

(A) A smoking lounge is as defined in CMC Chapter 17.04.

(B) The Zoning Administrator has the authority to review smoking lounge applications that are an ancillary use to a primary business. This review would be in lieu of a conditional use permit. The smoking lounge is considered ancillary to the primary business if it does not occupy more than 40 percent of the business's floor area. The ancillary use only applies to those zones that allow smoking lounges.

(C) The business shall be owner-operated or otherwise exempt from the prohibition of smoking in the workplace set forth in Cal. Labor Code Section 6404.5.

(D) Non-alcoholic beverages may be served on the premises; however, alcoholic beverages shall not be sold or consumed on the premises, except if the smoking lounge is ancillary to a restaurant that has an alcoholic beverage permit.

(E) No persons under 18 years of age shall be permitted within the business and/or within the floor area devoted to the smoking lounge if it is ancillary to another business.

(F) No live entertainment, including, but not limited to, singers, DJs, dancers, and comedians, shall be permitted within the business, except if the smoking lounge is ancillary to a restaurant that has an entertainment permit.

(G) All business related activities shall be conducted on the premises of the business.

(H) No admittance fee, cover charge, or requirement of any charge or minimum payment as a condition of entry shall be permitted.

(I) No window coverings, including window tints, shall prevent visibility of the interior of the tenant space from outside the premises during operating hours.

(J) The interior of the business shall be maintained with adequate illumination to make the conduct of patrons within the premises readily discernable to persons of normal visual acuity.

(K) Adequate ventilation shall be provided for the heating of coals in accordance with all requirements imposed by the city Fire Department, or as otherwise required by state or federal laws.

(L) The Parking provisions of Chapter 17.76 shall apply ~~shall be provided at a ratio of one space/200 square feet of building area.~~

(M) The business shall also be in conformity with all other city, state and federal laws.

CHAPTER 17.44 INDUSTRIAL ZONES

17.44.130 Standards for emergency shelters in the M-1 zone.

The ~~Community Development~~ Director shall have the authority to review and approve emergency shelters to be located in the M-I Zone. The review shall be ministerial. To be approved, the proposed emergency shelter must be demonstrated to meet the following standards, as permitted by Cal. Gov't Code § 65583(a)(4):

(A) The proposed shelter is in conformance with the applicable Building and Fire Codes:

(B) The proposed shelter use is consistent with the General Plan and zoning of the proposed site;

(C) The maximum number of beds or persons permitted to be served nightly by the facility shall be based upon California Building Code Occupancy limits for the building in which the shelter is to be housed or developed;

(D) Off-street parking shall be provided in accordance with Chapter 17.76 ~~§ 17.76.030(A)(2) of this code (one space per staff member of largest shift, plus one space per 12 beds, plus two guest spaces);~~

(E) On-site management shall be provided on a 24 hour basis;

(F) The shelter shall be located no less than 300 feet from any other shelter facility, as permitted by Cal. Gov't Code § 65583(a)(4);

(G) The length of stay for any client shall be a maximum of 180 consecutive nights;

(H) Adequate exterior lighting must be provided and maintained for security purposes.

17.44.140 Standards for recuperative care facility.

The recuperative care facility shall demonstrate the ability to meet the following standards:

(A) On-site staffing shall be provided 24 hours a day.

(B) New clients shall be accepted only from a referring hospital/medical facility where the client is being discharged from medical care.

(C) The referring hospital/medical facility is responsible for client transportation to the recuperative care facility. No walk-ins are allowed.

(D) New client check-in shall be done during the hours of 7:00 a.m. to 9:00 p.m.

(E) The operator of the recuperative care facility shall ensure that clients of the recuperative care facility do not loiter outside the premises of the facility. Outdoor gathering and patio space shall be at the rear of the building.

(F) The maximum number of beds in the facility shall be determined by the allowed building occupancy classification for the building in which the facility is located.

(G) The recuperative care facility shall adhere to all applicable California Building and Fire Codes.

(H) The primary entrance to the recuperative care facility shall have signage posted in a conspicuous place that states

"This facility is not open to the public. Clients at this facility are referred from a contracted hospital/medical facility or insurance plan. No walk-ins allowed."

(I) Off-street parking for the recuperative care shall be provided in accordance with [Chapter 17.76](#) ~~§ 17.76.030(E)(3) of this Code (1 space for every 3 beds).~~

(J) A recuperative care center shall not be located less than 500 feet from another recuperative care facility.

CHAPTER 17.72 SUPPLEMENTAL SITE DEVELOPMENT STANDARDS FOR AUTOMOTIVE RELATED USES

17.72.030 Service stations.

(E) Paving and parking.

(1) The entire open ground area shall be paved except for landscaping.

(2) A minimum of three marked parking spaces shall be provided ~~for the service station use~~ [on the property](#).

(3) ~~Convenience store, at least one parking space for every 250 square feet of gross floor area used for the purpose shall be provided.~~

~~—(4)—~~ The provisions of Chapter 17.76 shall apply.

CHAPTER 17.76 OFF-STREET PARKING

Sections

17.76.010 Application of provisions.

17.76.020 Location.

17.76.030 Number of spaces required.

17.76.035 Compact parking.

17.76.040 Classification of use.

17.76.050 Downtown area – Parking exceptions designated.

17.76.060 Downtown area – Variance – In lieu fee.

17.76.070 Reduction in requirement.

17.76.080 Design standards.

17.76.090 Improvement standards.

17.76.100 Landscaping requirements.

17.76.010 Application of provisions.

(A) The standards for providing off-street parking shall be met when a main building is erected or when [the required](#) off-street parking is established. These standards shall also be met when:

(1) A dwelling unit is added to an existing residential building or ~~as~~ an accessory dwelling unit [is added to the property](#), unless the accessory dwelling unit meets the parking criteria as set forth in § 17.85.040(C);

(2) The floor area of an existing residential building exclusive of an accessory dwelling unit and off-street parking facilities is increased by 50% or more during a period of four years or less;

(3) Floor area or seating capacity in an existing nonresidential building is enlarged or added;

(4) A change in use occurs for an existing nonresidential building that requires, ~~which change generates~~ additional parking ~~needs;~~ pursuant to this chapter.

~~—(5) All motor vehicles incapable of movement under their own power or not properly licensed to operate on California highways, other than in cases of emergency, shall be deemed detrimental to the public welfare and shall be stored in an entirely enclosed building. After due notice and noncompliance, the vehicles shall be required to be removed from the premises.~~

(B) Off-street automobile parking space being maintained in connection with any existing main building or use shall be maintained so long as said main building or use remains, unless an equivalent substitute number of such spaces are provided and thereafter maintained conforming to the requirements of this section; provided, however, that this regulation shall not require the maintenance of more automobile parking space than is required herein for a new building or use, nor the maintenance of such space for any type of building or use other than those specified herein.

(C) Where automobile parking space is provided and maintained in connection with a main building or use at the time the ordinance codified in this chapter becomes effective and is insufficient to meet the requirements for the use with which it is associated, or where no such parking has been provided, then the building or structure may be extended only if automobile parking spaces are provided for the enlargement, extension or addition to the standards set forth in this section. No existing parking may be counted as meeting this requirement unless it exceeds the requirements for the original building and then only that excess portion may be counted.

(D) A parking space shall be an area for the parking of a motor vehicle plus those additional areas required to provide for safe ingress and egress to and from the space. The area set aside to meet those provisions must be usable and shall have permanent access for off-street parking.

(E) All motor vehicles incapable of movement under their own power or not properly licensed to operate on California highways, other than in cases of emergency, shall be deemed detrimental to the public welfare and shall be stored in an entirely enclosed building. After due notice and noncompliance, the vehicles shall be required to be removed from the premises.

(F) All parking facilities shall comply with handicapped parking requirements as prescribed by state law.

(G) Whenever the computation of the number of required parking spaces results in a fractional parking space, the parking requirement shall be rounded to the closest whole number, with a fraction of at least 0.5 rounded up. For instance, if computations for a commercial project result in 33.25 required parking spaces, then a minimum of 33 parking spaces shall be provided. If computations for an apartment project result in 22.5 required guest parking spaces, then 23 guest spaces shall be provided.

(H) Multi-unit residential uses.

(1) All required parking spaces for guests shall be open and unenclosed, clearly marked with appropriate signage, and accessible at all times. A signing program for the required guest parking shall be prepared prior to issuance of building permits.

(2) Guest parking shall be evenly distributed throughout the development for convenient use by guests. In condominium, stock cooperative or apartment projects, the required guest parking spaces shall not be individually sold or assigned to units.

(3) All required parking spaces shall be available for use by tenants and guests without separate or additional charges. No property owner or property manager shall lease, rent, sell, use for storage, or otherwise make the required parking spaces unavailable to residents and guests.

(4) For multi-family development projects of four or more units, the rental or purchase of a dwelling unit shall be deemed to include, at a minimum, the exclusive use of one (1) covered parking space, and equal access to all other required open parking spaces reserved for residents.

(l) If an electric vehicle charging station or its associated equipment impacts the number of parking spaces required for an existing use, then the required number of parking spaces shall be reduced by an amount necessary to accommodate the charging station or associated equipment.

17.76.030 Number of spaces required.

TYPE OF USE	NUMBER OF REQUIRED SPACES
A. Residential Use:	
1. Boarding house	1 space/2 guestrooms
2. Homeless or emergency shelter	1 space/staff member of largest shift, plus 1 space/12 beds, plus 2 guest spaces
3. Mobile home park	2 tandem spaces/unit, plus 1 uncovered guest space/5 units. See 17.30.050(G) and 17.30.060(F)
4. Single-family	2 covered spaces within an enclosed garage Existing parking area for the primary unit converted to an accessory dwelling unit shall be replaced with off-street parking on the lot the primary unit is located. Replacement parking may be provided as covered parking, uncovered parking and tandem parking and may be provided on an existing driveway in the front yard setback, provided that the driveway is 20 feet in depth.
5. Multi-family: a. Studio or single bedroom unit b. Two bedroom unit c. Three or more bedroom unit	a. 1.5 2 covered spaces/unit, plus 1 uncovered guest space/5 units b. 2 2 covered spaces/unit, plus 1 uncovered guest space/5 units c. 2.5 2 covered and 1 uncovered spaces/unit, plus 1 uncovered guest space/5 units See 17.76.010(H)
6. Recuperative care facility	1 space/3 beds
76 . Senior citizen apartment housing: market rate	1.5 covered spaces/unit, plus 1 uncovered guest space/4 units

8 7. Senior citizen apartment housing: low or very low income	<u>0.5</u> spaces/unit
9 8. Senior congregate housing	1.0 <u>covered</u> spaces/ <u>per unit or bed, whichever is greater, plus 1 uncovered guest space per 4 units or beds</u>
10 9. Disabled or handicapped housing	.3 spaces/unit <u>1 space per employee</u>
11 10. Accessory dwelling unit	1 uncovered space per bedroom shall be provided for an accessory dwelling unit that is attached to the primary unit or detached No parking shall be required for an accessory dwelling unit contained within the existing space of a primary unit or an existing accessory structure No parking shall be required for any accessory dwelling unit if it meets the parking criteria as set forth in § 17.85.040(C).
B. Automotive Uses:	
1. Auto dismantling	1 space/300 sq. ft. of building floor area, plus 1 space/10,000 sq. ft. of yard area
2. Automotive repair (single <u>and multi-</u> tenant)	5 space minimum, plus 1 space/200 sq. ft. of building area
— 3. — Automotive repair (multi-tenant)	5 space minimum, plus 1 space/200 sq. ft. of building area
3 4. Automotive sales	1 space/1,000 sq. ft. of display area less than 10,000 sq. ft., plus 1 space/5,000 sq. ft. display area exceeding 10,000 sq. ft.
4 5. Auto wash (full-service)	10 space minimum
5 6. Auto wash (self-service)	2 spaces/ <u>self-wash stall</u> , plus 1 stacking space/ <u>self-wash stall; and 6 stacking spaces from payment kiosk at drive-thru tunnels</u>
<u>6. Service station, gas station</u>	<u>A minimum of 3 spaces shall be provided on-site, per 17.72.030(E). No additional parking shall be required for service station pumps/canopies. Parking for ancillary automotive repair shall be per 17.76.030.B.2, inclusive of the minimum parking</u>

	per 17.72.030(E). Parking for ancillary retail shall be per 17.76.030.C.4, inclusive of the minimum parking per 17.72.030(E).
C. Other Commercial Uses:	
1. Adult business	1 space/250 sq. ft. of building area
2. Bank, saving and loan, financial institution	1 space/200 sq. ft. of building area, plus 6 stacking spaces for every drive-thru lane
3. Barber or beauty salon	1 space/250 sq. ft. of building area
4. Convenience store	1 space/250 sq. ft. of building area
5. Dance hall or night club	1 space/50 sq. ft. of assembly area
6. Delicatessen or donut shop (no seating)	1 space/250 sq. ft. of building area
7. Fitness and wellness studio, 3,500 sf or less	1 space/250 sq. ft. of building area
8 7. Furniture or appliance sales	1 space/500 sq. ft. of display area, plus 1 space/2,500 sq. ft. of storage area
9 8. Hotel or motor inn	1 space/bedroom or unit, plus 2 spaces for manager/s unit (not including parking space requirements for incidental use)
10 9. Laundry or dry cleaning facility	1 space/250 sq. ft. of building area
11 10. Lumber yard	1 space/500 sq. ft. of enclosed storage area
11. Mini-mall	1 space/250 sq. ft. of building area
12. Mortuary or funeral home	1 space/25 sq. ft. of assembly area
13. Nail Salon	1 space/100 sq. ft. of building area. Parking requirement for proposed structures in an approved retail center where at least one certificate of occupancy has been issued before May 4, 2007 for a structure therein, shall be those requirements at the time of issuance of the first building permit in such retail center.
14. Office (general)	1 space/250 sq. ft. of building area
15. Office (medical or dental)	1 space/200 sq. ft. of building area
16. Open air market	1 space/250 sq. ft. of vending area, plus 1 space/vendor space

17. Plant nursery	5 space minimum, plus 1 space/250 sq. ft. of building area (excluding green houses)
18. Restaurant, café, bar or other eating and drinking establishment <u>with seating</u>	1 space/100 sq. ft. of building area and outdoor seating area
19. Restaurant with drive-up or drive-thru facilities	1 space/100 sq. ft. of building area, plus 1 lane for each drive-up window with 6 stacking spaces before the menu board
<u>20. Retail center (commercial and/or office) on more than 20 acres</u>	<u>1 space/250 sq. ft. of building area, or pursuant to § 17.76.070(B). For proposed structures in an approved retail center with a site area of 5 acres or more and for which at least one certificate of occupancy has been issued for a structure therein before December 22, 1994, the parking requirements shall be those in effect at the time of issuance of the first building permit in such retail center.</u>
<u>21</u> 20 .Retail center (commercial and/or office) on more than five acres	1 space/250 sq. ft. <u>of building area.</u> Parking requirements f For proposed structures in an approved retail center with a site area of 5 acres or more and where <u>for which</u> at least one certificate of occupancy has been issued before December 22, 1994, for a structure therein, <u>the parking requirement</u> shall be those requirements in <u>effective</u> at the time of issuance of the first building permit in such retail center.
<u>22</u> 21 .Retail center (commercial and/or office) on five acres or less	1 space/200 sq. ft. of building area. The parking requirement f For proposed structures in an approved retail center with a site area of 5 acres or less, and where <u>for which</u> at least one certificate of occupancy has been issued prior to December 15, 2004 for a structure therein, <u>the parking requirement</u> shall be those requirements in <u>in effect</u> at the time of issuance of the first building permit in such retail center.

2322 .Smoking lounge	1 space/200 sq. ft. of building area
2423 .Theater	1 space/4 fixed seats
2524 .Veterinary clinic	1 space/200 sq. ft. of building area
2625 .Video arcade, game arcade	1 space/200 sq. ft. of building area or floor area if ancillary to another use.
D. Industrial Uses:	
1. Contractor storage facility	6 spaces
2. Junk yard	1 space/10,000 sq. ft. of storage area
3. Manufacturing facility	1 space/500 sq. ft. of building area
4. Mining extraction facility	1 space for each employee during the largest shift
5. Office	1 space/250 sq. ft.
6. Self-storage facility/recreational vehicle storage	1 space/50 units or spaces plus 2 spaces for Manager's unit
7. Showroom design center	1 space/250 sq. ft. of display/retail area, plus 1 space/1,000 sq. ft. of storage area
8. Warehouse	1 space/1,000 sq. ft. of storage area (subject to approval by the Zoning Administrator pursuant to § 17.99.065)
E. Institutional Uses:	
1. Auditorium or club	1 space/4 fixed seats or 1 space/100 sq. ft. of assembly area
2. Church	1 space/3.5 fixed seats or 1 space/25 sq. ft. of assembly area
3. Convalescent home	1 space/3 beds, plus 1 uncovered guest space/4 beds
4. Day care or preschool facility	1 space/employee, plus 1 space/10 children
5. Elementary or junior high school	1 space/employee (not including parking space requirements for incidental uses)
6. High school	1 space/employee, plus 1 space/6 students
7. Hospital	1 space/bed, plus ½ space/bed for employee parking
8. Library	1 space/400 sq. ft. of building area
9. Trade or vocational school	1 space/3 students enrolled , plus 1 space/employee
F. Recreational Uses:	

1. Billiard hall	2 spaces/table
2. Bowling alley	5 spaces/alley (not including parking space requirements for any incidental uses)
3. Driving range	3 spaces, plus 1 space/tee
4. Golf course (standard size)	6 spaces/hole, plus required parking spaces for any incidental use
5. Golf course (miniature)	3 spaces/hole, plus required parking spaces for any incidental use
6. Health club, or <u>fitness</u> studio <u>greater than 3,500 sq. ft.</u>	1 space/150 sq. ft. of building area (including pool area)
7. Horse stable (commercial)	1 space/5 horses boarded
<u>8. Team sport facility greater than 3,500 sq. ft. (i.e., basketball, volleyball, batting cages, etc.)</u>	<u>As approved by Director, subject to a parking analysis and based upon nationally recognized standards</u>
<u>98.</u> <u>Public</u> park or any other <u>public</u> recreational facility	As prescribed by <u>the</u> Director of <u>Parks, Recreation and</u> Community Services, based upon nationally recognized standards
<u>109.</u> Skating rink	25 spaces minimum, plus 1 space/750 sq. ft. of building area
<u>1140.</u> Tennis or racquetball club	3 spaces/court, plus required parking spaces for any incidental use
G. Uses not specifically mentioned:	Requirements of similar use
H. Mixed uses:	Sum of the requirements for each use. <u>A reduction of parking may be granted for commercial and office centers greater than 20 acres, gross area, subject to Section 17.76.070(B).</u>

17.76.070 Reduction in requirement.

(A) Whenever the city, or any special parking district or authority, owns, leases or commences condemnation proceedings on land to be used for public off-street parking purposes, the ~~Planning~~ Commission on its own motion or pursuant to application by the owner of any land abutting the area used or to be used for public parking, may reduce, in part or entirety, the off-street parking requirements imposed by this chapter, on the lands abutting said area; provided, however, that:

(A1) The ~~Planning~~ Commission, before granting a reduction in off-street parking requirements, shall make a finding that the stated conditions exist in reference to subject property; and that

(B2) The ~~Planning~~ Commission, in granting a reduction, may impose reasonable conditions which shall assure the intent and purpose of this title.

(B) A reduction in required parking spaces may be granted to commercial and office centers greater than 20 acres in size, upon submittal of a shared parking analysis showing that the number of parking spaces needed is less than the sum of spaces required by Section 17.76.030. The shared parking analysis shall be prepared by a traffic engineer registered by the State of California.

(1) An application for a reduction in parking shall be reviewed per Chapter 17.91, as follows:

(a) Approval of a Precise Plan in conjunction with proposed new commercial or office development.

(b) Approval of a Precise Plan Modification in conjunction with a proposed commercial or industrial development meeting the criteria of 17.91.020(B).

(c) Approval of a Precise Plan Modification when no development is proposed, and a parking reduction has not been previously approved.

(d) Approval of a Minor Precise Plan Modification when no development is proposed, and parking reduction has been previously approved for a shared use parking facility.

(2) The granting of a reduction in parking shall be based on the following findings:

(a) The nature and location of the proposed uses within the development, as well as their size compared to that of the overall development.

(b) The location and adequacy of the parking spaces in the portion of the development where shared use of parking facility is proposed.

(c) Assurances that the proposed uses will not overlap during peak-activity periods.

(d) The availability of parking and the type of uses beyond the property boundaries.

(3) As a condition of granting a reduction in parking, the property owner shall be required to record a covenant or agreement against the property in a form acceptable to the Director that provides notice of the shared use of parking facilities and guarantees that the uses will operate during mutually exclusive hours, and upon circumstances or criteria as the Planning Commission, or the City Council on appeal, may require.

17.76.090 Improvement standards.

(A) All parking areas shall be improved and maintained in accordance with the standards of the Public Works Department as to:

- (1) Grading and drainage;
- (2) Surfacing with cement or suitable asphaltic material to prevent the emanation of dust;
- (3) Parking stalls layout and markings;
- (4) Protective pipes at driveway entrances;
- (5) Curbs, ~~and~~ barriers ~~and wheel stops~~; and
- (6) Marked-off directional signs.

CHAPTER 17.98 BOARD OF ZONING ADJUSTMENT AND SPECIAL USE PERMITS

17.98.072 Emergency shelter for the homeless.

(B) To be approved by the Board of Zoning Adjustment, any application for an emergency shelter in the M-2 or M-3 zones shall satisfy the following standards:

- (1) The proposed shelter is in conformance with the Building and Fire Codes;

- (2) The proposed shelter use is consistent with the General Plan and zoning of the proposed site;
- (3) The proposed shelter meets the development standards that are applicable to the zoning of the proposed site;
- (4) The proposed shelter is at least 300 feet away from any other shelter facility;
- (5) Off-street parking is ~~demonstrated~~ provided in accordance with Chapter 17.76 ~~§ 17.76.030(A)(2) of this code (one space per staff member of largest shift, plus one space per 12 beds, plus two guest spaces).~~



Staff Report

File #: 22-0632

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 7/25/2022

TO: Honorable Chair and Commissioners

FROM: Planning and Development Department

APPLICATION REQUEST:

ZTA2022-0002: Amendment to Chapter 17.76 Corona Municipal Code (Off-Street Parking) and other ancillary parking criteria within Title 17 (Zoning Code), including the number of parking spaces required for various land uses. (Applicant: City of Corona)

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend APPROVAL of ZTA2022-0002 to the City Council, based on the findings contained in the staff report.

BACKGROUND

The City Council at its meeting on March 8, 2021, made the decision for staff to study the City's Parking Ordinance. The purpose of the study was to determine if the city's current parking requirements are consistent or in alignment with other surrounding cities and general requirements used in the industry. Specifically, the City Council expressed concern on the parking required for market-rate multiple-family residential projects. Several multiple-family residential apartments and attached condominium projects in the city have experienced a lack of sufficient parking spaces to accommodate the demand from residents.

In September 2021, staff completed its parking study, which compared Corona's parking requirements for various land uses to the cities of Ontario, Eastvale, Orange, Moreno Valley, Riverside and Lake Elsinore. A comparison was also done using the average parking requirement for specific land uses from the Institute of Transportation Engineer (ITE) Parking Generation Manual.

The Committee of the Whole at its meeting on September 8, 2021, was presented the parking study. The Committee recommended changes to the multiple-family residential parking requirement that would increase the parking requirement for studio/one-bedroom units and three or more bedroom units. The following table shows the changes recommended by the Committee.

EXHIBIT 3

Multiple Family Residential	Current Parking Requirement	Recommendation by the Committee of the Whole
Studio and one bedroom	1.5 covered space, plus 1 uncovered guest space every 5 units	2 covered spaces, plus 1 uncovered guest space every 5 units
Two bedrooms	2 covered spaces, plus 1 uncovered guest space every 5 units	No change
Three or more bedrooms	2.5 covered spaces, plus 1 uncovered guest space every 5 units	3 spaces (with two spaces covered), plus 1 uncovered guest space every 5 units

On September 20, 2021, the Planning and Housing Commission held a study session to discuss the results of the parking study performed by staff. The Commission concurred with the recommendation made by the Committee of the Whole on the multiple-family residential parking. The Commission also recommended the following changes to the Parking Ordinance:

Use	Current Parking Requirement	Recommendation by the Planning Commission
Senior citizen apartment housing (market rate)	1.5 spaces/unit	1.5 covered spaces/unit, plus 1 uncovered guest space/4 units
Senior congregate housing	1.0 spaces/unit	1.0 covered spaces per unit or bed, whichever is greater, plus 1 uncovered guest space per 4 units or beds

The Commission recommended changes to senior housing requirements because they wanted to be consistent with the other multi-family housing uses; except, the Commission recommended a guest parking ratio of 1 space/4 units, instead of the multiple-family requirement of 1 spaces/5 unit. The Commission also asked staff to consider eliminating parking criteria for land uses that might be redundant or outdated.

Throughout this process staff has reminded the Committee of the Whole and the Planning Commission that multiple-family residential intended for affordable housing, which is defined as housing set aside for low-income and moderate-income households, is subject to parking requirements regulated by Section 65915 (p)(1) of the California Government Code. Staff will continue to refer to the California Government Code for parking when it comes to the development of affordable housing for low and moderate-income households. For reference purposes, the current parking requirement in the government code for affordable housing is:

- a) Zero to one bedroom: 1 onsite parking space.
- b) Two to three bedrooms: 1.5 onsite parking spaces.

- c) Four or more bedrooms: 2.5 onsite parking spaces.

In addition to the parking requirements contained within Title 17 (Zoning Code) of the Corona Municipal Code (CMC), the City has numerous specific plans that establish their own parking standards. Changes to the City's specific plans are being proposed under Specific Plan Amendment 2022-0004 (SPA2022-0004), which will make the multiple-family residential parking requirements in specific plans match the requirement within CMC Chapter 17.76.

PROPOSED AMENDMENT

As previously discussed with the Committee of the Whole and the Planning Commission, ZTA2022-0002 proposes an increase to the current parking requirement for multi-family residential projects by a half (0.5) space per unit for studios units, one-bedroom units, and units with three or more bedrooms. For three bedroom and more units, the increase is created by requiring each unit to have one additional uncovered parking space, and by eliminating the half (0.5) space requirement for each unit's covered parking. ZTA2022-0002 does not propose any change to the number of parking spaces required for two-bedroom units.

ZTA2022-0002 also proposes required guest parking for senior citizen apartment housing (market rate), senior congregate housing, and convalescent homes. The guest parking would be at a ratio of one (1) uncovered guest space per four (4) units (or beds, when applicable). The amendment would also require senior citizen apartment housing and senior congregate housing to provide covered spaces for the parking required for each unit/bed.

Other changes proposed by ZTA2020-0002 are intended to provide clarity regarding operational criteria, address outdated terminology and practices, and consolidate most parking standards into a single Zoning Code chapter.

Operational Criteria

A reoccurring issue with the Planning Commission is the preservation of parking spaces for their intended use. For instance, the City is often compelled to condition multi-family development projects to conduct annual inspections that ensure garages are used for parking, or require property owners to post and enforce signs stating guest parking spaces are for guests only. It is also believed that some apartment owners are charging tenants for required parking spaces, or they are assigning spaces to tenants that should otherwise be available for guests. Staff has proposed the following language in CMC § 17.76.010 to clarify the City's operational expectations:

“(H) Multi-unit residential uses.

(1) All required parking spaces for guests shall be open and unenclosed, clearly marked with appropriate signage, and accessible at all times. A signing program for the required guest parking shall be prepared prior to issuance of building permits.

(2) Guest parking shall be evenly distributed throughout the development for convenient use by guests. In condominium, stock cooperative or apartment projects, the required guest

parking spaces shall not be individually sold or assigned to units.

(3) All required parking spaces shall be available for use by tenants and guests without separate or additional charges. No property owner or property manager shall lease, rent, sell, use for storage, or otherwise make the required parking spaces unavailable to residents and guests.

(4) For multi-family development projects of four or more units, the rental or purchase of a dwelling unit shall be deemed to include, at a minimum, the exclusive use of one (1) covered parking space, and equal access to all other required open parking spaces reserved for residents."

Outdated Terminology and Updated Practices

CMC Chapter 17.76, Off-Site Parking, does not currently state how to interpret the number of required on-site parking spaces when the sum of required parking has a fractional space. Staff has added CMC § 17.76.010(G) to reflect the City's current practice of rounding up the required parking when the sum is 0.5 spaces or more; and rounding down when the sum is less than 0.5 spaces.

Most jurisdictions allow large shopping centers and office developments to reduce the number of required on-site spaces when on-site uses do not share the same peak parking times. The proposed amendment allows mixed-use retail or office projects of 20 acres or more to request a reduction of parking after preparing a shared parking analysis. Staff has recommended CMC § 17.76.070(B) to clarify the process and criteria for granting such a parking reduction:

"(B) A reduction in required parking spaces may be granted to commercial and office centers greater than 20 acres in size, upon submittal of a shared parking analysis showing that the number of parking spaces needed is less than the sum of spaces required by Section 17.76.030. The shared parking analysis shall be prepared by a traffic engineer registered by the State of California.

(1) An application for a reduction in parking shall be reviewed per Chapter 17.91, as follows:

(a) Approval of a Precise Plan in conjunction with proposed new commercial or office development.

(b) Approval of a Precise Plan Modification in conjunction with a proposed commercial or industrial development meeting the criteria of 17.91.020(B).

(c) Approval of a Precise Plan Modification when no development is proposed, and a parking reduction has not been previously approved.

(d) Approval of a Minor Precise Plan Modification when no development is proposed, and parking reduction has been previously approved for a shared use parking facility.

- (2) The granting of a reduction in parking shall be based on the following findings:
- (a) The nature and location of the proposed uses within the development, as well as their size compared to that of the overall development.
- (b) The location and adequacy of the parking spaces in the portion of the development where shared use of parking facility is proposed.
- (c) Assurances that the proposed uses will not overlap during peak-activity periods.
- (d) The availability of parking and the type of uses beyond the property boundaries.
- (3) As a condition of granting a reduction in parking, the property owner shall be required to record a covenant or agreement against the property in a form acceptable to the Director that provides notice of the shared use of parking facilities and guarantees that the uses will operate during mutually exclusive hours, and upon circumstances or criteria as the Planning Commission, or the City Council on appeal, may require."

Staff also recommends adding definitions to clarify "Parking Facilities, Joint Use" and "Parking Facilities, Shared Use". Joint use of parking is when multiple property owners use a single parking facility to meet their parking requirement, and assumes that the sum of the parking in the facility helps accommodate or exceed the parking requirement for each use. Such a facility would typically be in a downtown location where a central parking lot or parking structure accommodates the needs of multiple properties. Joint use of parking is currently allowed with approval of a Minor CUP (CMC § 17.92.030). Shared use of parking, as previously discussed, is when multiple uses share one or more parking space(s) based on each use having different peak parking times.

Consolidated Parking Requirements

A number of the land use chapters within the Zoning Code include parking ratios and parking requirements. Staff has removed most of these standards and, where appropriate, added them to Chapter 17.76. The intent is to have most parking requirements in one chapter, rather than being spread throughout Title 17.

Summary of Table 17.76.030 - Number of Spaces Required

As reflected in Exhibit 1, staff has made numerous revisions to CMC § 17.76.030. The following explains the substantive changes:

Proposed Use Revisions	Proposed Development Standard Revisions	Discussion/Recommendation
Homeless or emergency shelter	1 space/staff member of largest shift, plus 1 space/12 beds, plus 2 guest spaces	Parking standard revised pursuant to state law.

Mobile home park	2 tandem spaces/unit, plus 1 uncovered guest space/5 units. See 17.30.050(G) and 17.30.060(F)	Chapter 17.30, MP - Mobile Home Park Zone, discusses standards for mobile home park developments and mobile home units. Chapter 17.30 <i>allows</i> tandem parking; it does not <i>require</i> it.
Multi-family: a. Studio or single bedroom unit b. Two bedroom unit c. Three or more bedroom unit	a. 1.52 covered spaces/ unit , plus 1 uncovered guest space/5 units b. 2 covered spaces/ unit , plus 1 uncovered guest space/5 units c. 2.5 covered and 1 uncovered spaces/ unit , plus 1 uncovered guest space/5 units See 17.76.010(H)	Recommended revision for multiple-family parking per Council Committee of the Whole and Planning Commission workshops held in September 2021.
Recuperative care facility	1 space/3 beds	This is a current parking requirement. The standard is being relocated from CMC § 17.44.140.
Senior citizen apartment housing: market rate	1.5 covered spaces/unit, plus 1 uncovered guest space/4 units	Planning Commission's recommended revision per Commission's 2021 workshop.
Senior congregate housing	1.0 covered spaces/ per unit or bed, whichever is greater, plus 1 uncovered guest space per 4 units or beds	Planning Commission's recommended revision per Commission's 2021 workshop.
Disabled or handicapped housing	.3 spaces/unit 1 space per employee	Residents of these facilities do not drive and are generally transported by a van operated by the facility.
Automotive repair (single and multi -tenant)	5 space minimum, plus 1 space/200 sq. ft. of building area	Consolidated "single" and "multi-tenant" auto repair; existing standards are the same.
Automotive repair (multi-tenant)	5 space minimum, plus 1 space/200 sq. ft. of building area	
Auto wash (self-service)	2 spaces/ self-wash stall , plus 1 stacking space/ self-wash stall; and 6 stacking spaces from payment kiosk at drive-thru tunnels	Clarifies parking is for self-wash stall and adds staking requirement for drive-thru car wash.

Service station, gas station	A minimum of 3 spaces shall be provided on-site, per 17.72.030(E). No additional parking shall be required for service station pumps/ canopies. Parking for ancillary automotive repair shall be per 17.76.030.B.2, inclusive of the minimum parking per 17.72.030(E). Parking for ancillary retail shall be per 17.76.030.C.4, inclusive of the minimum parking per 17.72.030(E).	Standard relocated from CMC § 17.72.030. Standard has been revised to clarify that parking provided for ancillary uses are required at the ancillary use ratio, and are not in addition to the minimum of three (3) parking spaces required on-site spaces.
Fitness and wellness studio, 3,500 sf or less	1 space/250 sq. ft. of building area	Smaller fitness studios are not the same as a health club. Occupancy is limited at given times.
Mini-mall	1 space/250 sq. ft. of building area	Use not defined. Use removed because parking criteria conflicts with "Retail center on less than 5 acres", and is the same as "Retail center on more than 5 acres".
Restaurant, café, bar or other eating and drinking establishment with seating	1 space/100 sq. ft. of building area and outdoor seating area	A distinction between these uses and delicatessen is that a deli has no seating. Added "...with seating" to provide clarity.
Retail center (commercial and/or office) on more than 20 acres	1 space/250 sq. ft. of building area, or pursuant to § 17.76.070(B). For proposed structures in an approved retail center with a site area of 5 acres or more and for which at least one certificate of occupancy has been issued for a structure therein before December 22, 1994, the parking requirements shall be those in effect at the time of issuance of the first building permit in such retail center.	This land use added to clarify that retail centers greater than 20 acres can request a shared use parking reduction (CMC § 17.76.070). The parking requirements are otherwise the same as "Retail center on more than 5 acres".

Video arcade, game arcade	1 space/200 sq. ft. of building area or floor area if ancillary to another use.	"Game arcade" is defined in the Zoning Code, "video arcade" is not. Game arcades can be ancillary to other uses, such as restaurants.
Convalescent home	1 space/3 beds, plus 1 uncovered guest space/4 beds	Recommended revision to require uncovered guest parking, consistent with Planning Commission workshop held in 2021.
Trade or vocational school	1 space/3 students enrolled , plus 1 space/employee	Clarification to reflect total student enrolled, not students per class.
Health club, or fitness studio greater than 3,500 sq. ft.	1 space/150 sq. ft. of building area (including pool area)	Clarification to reflect new fitness and wellness use added to this table.
Team sport facility greater than 3,500 sq. ft. (i.e., basketball, volleyball, batting cages, etc.)	As approved by Director of Planning and Development, subject to a parking analysis and based upon nationally recognized standards	These types of uses related to indoor sports facilities that often locate in industrial areas where there is limited parking. Uses often occur at off-peak times from other on-site operators. Use not intended to include clinics, swing consultants, and sport specialty stores.
Public park or any other public recreational facility	As prescribed by the Director of Parks, Recreation and Community Services, based upon nationally recognized standards	A private park or recreation facility would be ancillary to a primary use, and reviewed as part of a development proposal. The Director of Community Services only reviews parks and recreational facilities readily accessible to the public.
Mixed uses:	Sum of the requirements for each use. A reduction of parking may be granted for commercial and office centers greater than 20 acres, gross area, subject to Section 17.76.070(B).	Cross-references process to allow reduction in parking for land uses in large development projects that have different peak parking demand times.

ENVIRONMENTAL ANALYSIS:

Per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because Section 15061(b)(3) states that a project is exempted from CEQA if the activity is covered by the *common sense exemption* that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that this activity will have a significant effect on the

environment. The Notice of Exemption is attached as Exhibit 2.

FISCAL IMPACT

ZTA2022-0002 is an application initiated by the City. The amendment will not result in a negative fiscal impact.

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was advertised in the Sentinel Weekly News. As of the preparation of this report, the City has not received any public comments on the proposed amendment.

STAFF ANALYSIS

California Government Code § 65850 provides the City authority to adopt ordinances that establish requirements for off-street parking, and Government Code § 65860 requires that various land uses authorized by the ordinance be compatible with the objectives, policies, general land uses and programs specified in the General Plan.

The City of Corona 2020-2040 General Plan states that *"adequate and convenient parking is important in both residential neighborhoods and in commercial and industrial areas. In residential areas, adequate off-street parking will minimize on-street parking impacts and spillover of parking to areas that impact adjacent land uses. In commercial areas, parking must have sufficient spaces and convenience so that businesses can succeed. Conversely, the overbuilding of parking in a commercial area can be detrimental because it uses up too much land, makes development inefficient, and is not attractive. In mixed-use areas... ..reductions in parking supply may be appropriate since mixed use encourages the 'park once' concept, where a visitor parks one time and visits multiple land uses in a single trip."*

Ordinance amendments proposed by ZTA2022-0002's are intended to establish adequate and convenient parking in both residential and commercial zones, and minimize impacts to public streets and adjacent properties. The proposed amendment clarifies the intention to make multiple-family parking spaces available to tenants and guests as required by the Code, it consolidates parking requirements within Chapter 17.76, updates parking criteria to provide clarity, and defines joint-use and shared-use parking strategies.

FINDINGS FOR APPROVAL OF ZTA2022-0002

1. Per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because Section 15061(b)(3) states that a project is exempted from CEQA if the activity is covered by the *common sense exemption* that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that this activity will have a significant effect on the environment.
2. The criterion necessary in recommending approval of a Zoning Ordinance Text Amendment as

set forth in Section 17.106.030 of the Corona Municipal Code do exist in reference to ZTA2022-0002 for the following reasons:

- a. General Plan Goal CE-7 states that there shall be provided an adequate supply of convenient parking for all developments in the City in a manner that is consistent with the goals of managing transportation demand.
 - i. General Plan Policy CE-7.1 requires new developments to provide adequate off-street parking in compliance with Corona Municipal Code Chapter 17-76.
 - ii. General Plan Policy CE-7.2 allows for the provision of adequate parking that is required to meet the needs of residential uses, commerce, and other land uses and is sensitive to the context and broader transportation goals of the City.
 - iii. Policy CE-7.4 encourages the joint and shared use of parking facilities as part of an area plan or site plan, based on the peak parking demands of permitted uses in the planning area.
 - iv. Policy CE-7.5 encourages the use of shared parking arrangements in areas with parking shortfalls, downtown and in appropriate mixed-use projects, and along the Sixth Street Mixed Use Boulevard corridor.
 - v. Policy LU-17.18 promotes the development of centralized parking facilities that can be shared by multiple businesses to allow for a more pedestrian and social environment in Downtown.

PREPARED BY: JAY EASTMAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

ATTACHMENTS:

- 1. Exhibit 1 - Proposed code amendments (redlined)
- 2. Exhibit 2 - Environmental documentation
- 3. Exhibit 3 - Planning & Housing Commission staff report, September 20, 2021

Case Planner: Jay Eastman, Planning Manager (951) 736-2262

Zoning Text Amendment Exhibit (ZTA22-0002)

CHAPTER 17.04 DEFINITIONS AND CONSTRUCTION

17.04.140 Commission.

"Commission" means the Planning and Housing Commission of the city.

17.04.207 Director.

"Director" means the Director of the Planning & Development Department of the city.

17.04.478 Parking facilities, joint use.

"Joint use of parking facilities" means the sharing of a parking facility by two or more separate and distinct uses not located on the same property as the parking facility, wherein the parking facilities are needed to accommodate the number of parking spaces required for such uses.

17.04.479 Parking facilities, shared use.

"Shared use of parking facilities" means the sharing of one or more parking spaces by two or more separate and distinct uses, based on the uses having different times of peak parking demand, with the objective of reducing the number of parking spaces constructed or otherwise required for such uses.

CHAPTER 17.24 R-3 – MULTIPLE-FAMILY RESIDENTIAL ZONE

17.24.140 Off-street parking.

- ~~(A) The provisions of Chapter 17.76 shall apply.~~
~~(B) Notwithstanding anything to the contrary provided in Chapter 17.76, off-street parking for multiple dwellings shall have a continuous unbroken concrete curb designed to stop the movement of motor vehicles.~~

CHAPTER 17.26 R-3-C – MULTIPLE-DWELLING ZONE

17.26.140 Off-street parking.

- ~~(A) (1) Each multiple dwelling shall have automobile parking spaces on the lot or building site upon which such dwelling is constructed as follows:~~
~~—— (a) For each dwelling unit having one room or less for sleeping purposes, one and one-half spaces;~~
~~—— (b) For each dwelling unit having two rooms or more for sleeping purposes, two spaces;~~
~~—— (c) Of the total required spaces for a lot or building site, no less than one space for each dwelling unit thereon must be covered.~~
~~(2) When the required spaces for a lot or building site equals a whole number and fraction, the next highest whole number shall be the number of required spaces.~~

~~—(B)—The provisions of Chapter 17.76 shall apply as to all other off-street parking requirements.~~

~~—(C)—None of the above required parking spaces shall be located within a front yard as required by § 17.26.100.~~

CHAPTER 17.30 MP – MOBILE HOME PARK ZONE

17.30.050 Property development standards – Mobile home park.

(G) **Parking.** A mobile home park shall have at least one guest parking space for each ~~four~~ five mobile home spaces or fraction thereof. These spaces shall be interspersed throughout the park in increments of five or less, except that more than five spaces may be grouped immediately adjacent to recreation facilities as long as the total of all such recreation spaces does not exceed 25% of all spaces in the park and except that the distance between groups of parking spaces shall not exceed 300 feet.

CHAPTER 17.33 COMMERCIAL & OFFICE ZONES

17.33.160 Smoking lounges - Supplemental development standards.

(A) A smoking lounge is as defined in CMC Chapter 17.04.

(B) The Zoning Administrator has the authority to review smoking lounge applications that are an ancillary use to a primary business. This review would be in lieu of a conditional use permit. The smoking lounge is considered ancillary to the primary business if it does not occupy more than 40 percent of the business's floor area. The ancillary use only applies to those zones that allow smoking lounges.

(C) The business shall be owner-operated or otherwise exempt from the prohibition of smoking in the workplace set forth in Cal. Labor Code Section 6404.5.

(D) Non-alcoholic beverages may be served on the premises; however, alcoholic beverages shall not be sold or consumed on the premises, except if the smoking lounge is ancillary to a restaurant that has an alcoholic beverage permit.

(E) No persons under 18 years of age shall be permitted within the business and/or within the floor area devoted to the smoking lounge if it is ancillary to another business.

(F) No live entertainment, including, but not limited to, singers, DJs, dancers, and comedians, shall be permitted within the business, except if the smoking lounge is ancillary to a restaurant that has an entertainment permit.

(G) All business related activities shall be conducted on the premises of the business.

(H) No admittance fee, cover charge, or requirement of any charge or minimum payment as a condition of entry shall be permitted.

(I) No window coverings, including window tints, shall prevent visibility of the interior of the tenant space from outside the premises during operating hours.

(J) The interior of the business shall be maintained with adequate illumination to make the conduct of patrons within the premises readily discernable to persons of normal visual acuity.

(K) Adequate ventilation shall be provided for the heating of coals in accordance with all requirements imposed by the city Fire Department, or as otherwise required by state or federal laws.

(L) The Parking provisions of Chapter 17.76 shall apply ~~shall be provided at a ratio of one space/200 square feet of building area.~~

(M) The business shall also be in conformity with all other city, state and federal laws.

CHAPTER 17.44 INDUSTRIAL ZONES

17.44.130 Standards for emergency shelters in the M-1 zone.

The ~~Community Development~~ Director shall have the authority to review and approve emergency shelters to be located in the M-I Zone. The review shall be ministerial. To be approved, the proposed emergency shelter must be demonstrated to meet the following standards, as permitted by Cal. Gov't Code § 65583(a)(4):

(A) The proposed shelter is in conformance with the applicable Building and Fire Codes:

(B) The proposed shelter use is consistent with the General Plan and zoning of the proposed site;

(C) The maximum number of beds or persons permitted to be served nightly by the facility shall be based upon California Building Code Occupancy limits for the building in which the shelter is to be housed or developed;

(D) Off-street parking shall be provided in accordance with Chapter 17.76 ~~§ 17.76.030(A)(2) of this code (one space per staff member of largest shift, plus one space per 12 beds, plus two guest spaces);~~

(E) On-site management shall be provided on a 24 hour basis;

(F) The shelter shall be located no less than 300 feet from any other shelter facility, as permitted by Cal. Gov't Code § 65583(a)(4);

(G) The length of stay for any client shall be a maximum of 180 consecutive nights;

(H) Adequate exterior lighting must be provided and maintained for security purposes.

17.44.140 Standards for recuperative care facility.

The recuperative care facility shall demonstrate the ability to meet the following standards:

(A) On-site staffing shall be provided 24 hours a day.

(B) New clients shall be accepted only from a referring hospital/medical facility where the client is being discharged from medical care.

(C) The referring hospital/medical facility is responsible for client transportation to the recuperative care facility. No walk-ins are allowed.

(D) New client check-in shall be done during the hours of 7:00 a.m. to 9:00 p.m.

(E) The operator of the recuperative care facility shall ensure that clients of the recuperative care facility do not loiter outside the premises of the facility. Outdoor gathering and patio space shall be at the rear of the building.

(F) The maximum number of beds in the facility shall be determined by the allowed building occupancy classification for the building in which the facility is located.

(G) The recuperative care facility shall adhere to all applicable California Building and Fire Codes.

(H) The primary entrance to the recuperative care facility shall have signage posted in a conspicuous place that states

"This facility is not open to the public. Clients at this facility are referred from a contracted hospital/medical facility or insurance plan. No walk-ins allowed."

(I) Off-street parking for the recuperative care shall be provided in accordance with [Chapter 17.76](#) ~~§ 17.76.030(E)(3) of this Code (1 space for every 3 beds).~~

(J) A recuperative care center shall not be located less than 500 feet from another recuperative care facility.

CHAPTER 17.72 SUPPLEMENTAL SITE DEVELOPMENT STANDARDS FOR AUTOMOTIVE RELATED USES

17.72.030 Service stations.

(E) Paving and parking.

(1) The entire open ground area shall be paved except for landscaping.

(2) A minimum of three marked parking spaces shall be provided ~~for the service station use~~ [on the property](#).

(3) ~~Convenience store, at least one parking space for every 250 square feet of gross floor area used for the purpose shall be provided.~~

~~—(4)—~~ The provisions of Chapter 17.76 shall apply.

CHAPTER 17.76 OFF-STREET PARKING

Sections

17.76.010 Application of provisions.

17.76.020 Location.

17.76.030 Number of spaces required.

17.76.035 Compact parking.

17.76.040 Classification of use.

17.76.050 Downtown area – Parking exceptions designated.

17.76.060 Downtown area – Variance – In lieu fee.

17.76.070 Reduction in requirement.

17.76.080 Design standards.

17.76.090 Improvement standards.

17.76.100 Landscaping requirements.

17.76.010 Application of provisions.

(A) The standards for providing off-street parking shall be met when a main building is erected or when [the required](#) off-street parking is established. These standards shall also be met when:

(1) A dwelling unit is added to an existing residential building or ~~as~~ an accessory dwelling unit [is added to the property](#), unless the accessory dwelling unit meets the parking criteria as set forth in § 17.85.040(C);

(2) The floor area of an existing residential building exclusive of an accessory dwelling unit and off-street parking facilities is increased by 50% or more during a period of four years or less;

(3) Floor area or seating capacity in an existing nonresidential building is enlarged or added;

(4) A change in use occurs for an existing nonresidential building that requires, ~~which change generates~~ additional parking ~~needs;~~ pursuant to this chapter.

~~—(5) All motor vehicles incapable of movement under their own power or not properly licensed to operate on California highways, other than in cases of emergency, shall be deemed detrimental to the public welfare and shall be stored in an entirely enclosed building. After due notice and noncompliance, the vehicles shall be required to be removed from the premises.~~

(B) Off-street automobile parking space being maintained in connection with any existing main building or use shall be maintained so long as said main building or use remains, unless an equivalent substitute number of such spaces are provided and thereafter maintained conforming to the requirements of this section; provided, however, that this regulation shall not require the maintenance of more automobile parking space than is required herein for a new building or use, nor the maintenance of such space for any type of building or use other than those specified herein.

(C) Where automobile parking space is provided and maintained in connection with a main building or use at the time the ordinance codified in this chapter becomes effective and is insufficient to meet the requirements for the use with which it is associated, or where no such parking has been provided, then the building or structure may be extended only if automobile parking spaces are provided for the enlargement, extension or addition to the standards set forth in this section. No existing parking may be counted as meeting this requirement unless it exceeds the requirements for the original building and then only that excess portion may be counted.

(D) A parking space shall be an area for the parking of a motor vehicle plus those additional areas required to provide for safe ingress and egress to and from the space. The area set aside to meet those provisions must be usable and shall have permanent access for off-street parking.

(E) All motor vehicles incapable of movement under their own power or not properly licensed to operate on California highways, other than in cases of emergency, shall be deemed detrimental to the public welfare and shall be stored in an entirely enclosed building. After due notice and noncompliance, the vehicles shall be required to be removed from the premises.

(F) All parking facilities shall comply with handicapped parking requirements as prescribed by state law.

(G) Whenever the computation of the number of required parking spaces results in a fractional parking space, the parking requirement shall be rounded to the closest whole number, with a fraction of at least 0.5 rounded up. For instance, if computations for a commercial project result in 33.25 required parking spaces, then a minimum of 33 parking spaces shall be provided. If computations for an apartment project result in 22.5 required guest parking spaces, then 23 guest spaces shall be provided.

(H) Multi-unit residential uses.

(1) All required parking spaces for guests shall be open and unenclosed, clearly marked with appropriate signage, and accessible at all times. A signing program for the required guest parking shall be prepared prior to issuance of building permits.

(2) Guest parking shall be evenly distributed throughout the development for convenient use by guests. In condominium, stock cooperative or apartment projects, the required guest parking spaces shall not be individually sold or assigned to units.

(3) All required parking spaces shall be available for use by tenants and guests without separate or additional charges. No property owner or property manager shall lease, rent, sell, use for storage, or otherwise make the required parking spaces unavailable to residents and guests.

(4) For multi-family development projects of four or more units, the rental or purchase of a dwelling unit shall be deemed to include, at a minimum, the exclusive use of one (1) covered parking space, and equal access to all other required open parking spaces reserved for residents.

17.76.030 Number of spaces required.

TYPE OF USE	NUMBER OF REQUIRED SPACES
A. Residential Use:	
1. Boarding house	1 space/2 guestrooms
2. Homeless or emergency shelter	1 space/staff member of largest shift, plus 1 space/12 beds, plus 2 guest spaces
3. Mobile home park	2 tandem spaces/unit, plus 1 uncovered guest space/5 units. See 17.30.050(G) and 17.30.060(F)
4. Single-family	2 covered spaces within an enclosed garage Existing parking area for the primary unit converted to an accessory dwelling unit shall be replaced with off-street parking on the lot the primary unit is located. Replacement parking may be provided as covered parking, uncovered parking and tandem parking and may be provided on an existing driveway in the front yard setback, provided that the driveway is 20 feet in depth.
5. Multi-family: a. Studio or single bedroom unit b. Two bedroom unit c. Three or more bedroom unit	a. 1.5 2 covered spaces/unit, plus 1 uncovered guest space/5 units b. 2 covered spaces/unit, plus 1 uncovered guest space/5 units c. 2.5 covered and 1 uncovered spaces/unit, plus 1 uncovered guest space/5 units See 17.76.010(H)
6. Recuperative care facility	1 space/3 beds
7 6. Senior citizen apartment housing: market rate	1.5 covered spaces/unit, plus 1 uncovered guest space/4 units
8 7. Senior citizen apartment housing: low or very low income	0.5 spaces/unit
9 8. Senior congregate housing	1.0 covered spaces/ per unit or

	<u>bed, whichever is greater, plus 1 uncovered guest space per 4 units or beds</u>
<u>109</u> . Disabled or handicapped housing	.3 spaces/unit <u>1 space per employee</u>
1140 . Accessory dwelling unit	1 uncovered space per bedroom shall be provided for an accessory dwelling unit that is attached to the primary unit or detached No parking shall be required for an accessory dwelling unit contained within the existing space of a primary unit or an existing accessory structure No parking shall be required for any accessory dwelling unit if it meets the parking criteria as set forth in § 17.85.040(C).
B. Automotive Uses:	
1. Auto dismantling	1 space/300 sq. ft. of building floor area, plus 1 space/10,000 sq. ft. of yard area
2. Automotive repair (single <u>and multi-</u> tenant)	5 space minimum, plus 1 space/200 sq. ft. of building area
3. Automotive repair (multi-tenant)	5 space minimum, plus 1 space/200 sq. ft. of building area
<u>34</u> . Automotive sales	1 space/1,000 sq. ft. of display area less than 10,000 sq. ft., plus 1 space/5,000 sq. ft. display area exceeding 10,000 sq. ft.
<u>45</u> . Auto wash (full-service)	10 space minimum
<u>56</u> . Auto wash (self-service)	2 spaces/ <u>self-wash stall</u> , plus 1 stacking space/ <u>self-wash stall</u> ; <u>and 6 stacking spaces from payment kiosk at drive-thru tunnels</u>
<u>6. Service station, gas station</u>	<u>A minimum of 3 spaces shall be provided on-site, per 17.72.030(E). No additional parking shall be required for service station pumps/canopies. Parking for ancillary automotive repair shall be per 17.76.030.B.2, inclusive of the minimum parking per 17.72.030(E). Parking for ancillary retail shall be per 17.76.030.C.4, inclusive of the</u>

	minimum parking per 17.72.030(E).
C. Other Commercial Uses:	
1. Adult business	1 space/250 sq. ft. of building area
2. Bank, saving and loan, financial institution	1 space/200 sq. ft. of building area, plus 6 stacking spaces for every drive-thru lane
3. Barber or beauty salon	1 space/250 sq. ft. of building area
4. Convenience store	1 space/250 sq. ft. of building area
5. Dance hall or night club	1 space/50 sq. ft. of assembly area
6. Delicatessen or donut shop (no seating)	1 space/250 sq. ft. of building area
7. Fitness and wellness studio, 3,500 sf or less	1 space/250 sq. ft. of building area
8 7. Furniture or appliance sales	1 space/500 sq. ft. of display area, plus 1 space/2,500 sq. ft. of storage area
9 8. Hotel or motor inn	1 space/bedroom or unit, plus 2 spaces for manager/s unit (not including parking space requirements for incidental use)
10 9. Laundry or dry cleaning facility	1 space/250 sq. ft. of building area
11 10. Lumber yard	1 space/500 sq. ft. of enclosed storage area
11. Mini-mall	1 space/250 sq. ft. of building area
12. Mortuary or funeral home	1 space/25 sq. ft. of assembly area
13. Nail Salon	1 space/100 sq. ft. of building area. Parking requirement for proposed structures in an approved retail center where at least one certificate of occupancy has been issued before May 4, 2007 for a structure therein, shall be those requirements at the time of issuance of the first building permit in such retail center.
14. Office (general)	1 space/250 sq. ft. of building area
15. Office (medical or dental)	1 space/200 sq. ft. of building area
16. Open air market	1 space/250 sq. ft. of vending area, plus 1 space/vendor space
17. Plant nursery	5 space minimum, plus 1 space/250 sq. ft. of building area (excluding green houses)

18. Restaurant, café, bar or other eating and drinking establishment <u>with seating</u>	1 space/100 sq. ft. of building area and outdoor seating area
19. Restaurant with drive-up or drive-thru facilities	1 space/100 sq. ft. of building area, plus 1 lane for each drive-up window with 6 stacking spaces before the menu board
<u>20. Retail center (commercial and/or office) on more than 20 acres</u>	<u>1 space/250 sq. ft. of building area, or pursuant to § 17.76.070(B). For proposed structures in an approved retail center with a site area of 5 acres or more and for which at least one certificate of occupancy has been issued for a structure therein before December 22, 1994, the parking requirements shall be those in effect at the time of issuance of the first building permit in such retail center.</u>
<u>21</u> 20 . Retail center (commercial and/or office) on more than five acres	1 space/250 sq. ft. <u>of building area.</u> Parking requirements for For proposed structures in an approved retail center with a site area of 5 acres or more and where <u>for which</u> at least one certificate of occupancy has been issued before December 22, 1994, for a structure therein, the <u>parking requirement</u> shall be those requirements in effect <u>requirements in effect</u> at the time of issuance of the first building permit in such retail center
<u>22</u> 21 . Retail center (commercial and/or office) on five acres or less	1 space/200 sq. ft. of building area. The parking requirement for For proposed structures in an approved retail center with a site area of 5 acres or less, and where <u>for which</u> at least one certificate of occupancy has been issued prior to December 15, 2004 for a structure therein, the <u>parking requirement</u> shall be those requirements in effect <u>requirements in effect</u> at the time of issuance of the first building permit in such retail center
<u>23</u> 22 . Smoking lounge	1 space/200 sq. ft. of building area
<u>24</u> 23 . Theater	1 space/4 fixed seats
<u>25</u> 24 . Veterinary clinic	1 space/200 sq. ft. of building area
<u>26</u> 25 . Video arcade, <u>game arcade</u>	1 space/200 sq. ft. of building area <u>or floor area if ancillary to another</u>

	use.
D. Industrial Uses:	
1. Contractor storage facility	6 spaces
2. Junk yard	1 space/10,000 sq. ft. of storage area
3. Manufacturing facility	1 space/500 sq. ft. of building area
4. Mining extraction facility	1 space for each employee during the largest shift
5. Office	1 space/250 sq. ft.
6. Self-storage facility/recreational vehicle storage	1 space/50 units or spaces plus 2 spaces for Manager's unit
7. Showroom design center	1 space/250 sq. ft. of display/retail area, plus 1 space/1,000 sq. ft. of storage area
8. Warehouse	1 space/1,000 sq. ft. of storage area (subject to approval by the Zoning Administrator pursuant to § 17.99.065)
E. Institutional Uses:	
1. Auditorium or club	1 space/4 fixed seats or 1 space/100 sq. ft. of assembly area
2. Church	1 space/3.5 fixed seats or 1 space/25 sq. ft. of assembly area
3. Convalescent home	1 space/3 beds, plus 1 uncovered guest space/4 beds
4. Day care or preschool facility	1 space/employee, plus 1 space/10 children
5. Elementary or junior high school	1 space/employee (not including parking space requirements for incidental uses)
6. High school	1 space/employee, plus 1 space/6 students
7. Hospital	1 space/bed, plus ½ space/bed for employee parking
8. Library	1 space/400 sq. ft. of building area
9. Trade or vocational school	1 space/3 students enrolled , plus 1 space/employee
F. Recreational Uses:	
1. Billiard hall	2 spaces/table
2. Bowling alley	5 spaces/alley (not including parking space requirements for any incidental uses)
3. Driving range	3 spaces, plus 1 space/tee

4. Golf course (standard size)	6 spaces/hole, plus required parking spaces for any incidental use
5. Golf course (miniature)	3 spaces/hole, plus required parking spaces for any incidental use
6. Health club, or <u>fitness</u> studio <u>greater than 3,500 sq. ft.</u>	1 space/150 sq. ft. of building area (including pool area)
7. Horse stable (commercial)	1 space/5 horses boarded
<u>8. Team sport facility greater than 3,500 sq. ft. (i.e., basketball, volleyball, batting cages, etc.)</u>	<u>As approved by Director, subject to a parking analysis and based upon nationally recognized standards</u>
<u>98. Public</u> park or any other <u>public</u> recreational facility	As prescribed by <u>the</u> Director of <u>Parks, Recreation and</u> Community Services, based upon nationally recognized standards
<u>109. Skating rink</u>	25 spaces minimum, plus 1 space/750 sq. ft. of building area
<u>1140. Tennis or racquetball club</u>	3 spaces/court, plus required parking spaces for any incidental use
G. Uses not specifically mentioned:	Requirements of similar use
H. Mixed uses:	Sum of the requirements for each use. <u>A reduction of parking may be granted for commercial and office centers greater than 20 acres, gross area, subject to Section 17.76.070(B).</u>

17.76.070 Reduction in requirement.

(A) Whenever the city, or any special parking district or authority, owns, leases or commences condemnation proceedings on land to be used for public off-street parking purposes, the ~~Planning~~ Commission on its own motion or pursuant to application by the owner of any land abutting the area used or to be used for public parking, may reduce, in part or entirety, the off-street parking requirements imposed by this chapter, on the lands abutting said area; provided, however, that:

(A1) The ~~Planning~~ Commission, before granting a reduction in off-street parking requirements, shall make a finding that the stated conditions exist in reference to subject property; and that

(B2) The ~~Planning~~ Commission, in granting a reduction, may impose reasonable conditions which shall assure the intent and purpose of this title.

(B) A reduction in required parking spaces may be granted to commercial and office centers greater than 20 acres in size, upon submittal of a shared parking analysis showing that the number of parking spaces needed is less than the sum of spaces required by Section 17.76.030. The shared parking analysis shall be prepared by a traffic engineer registered by the State of California.

(1) An application for a reduction in parking shall be reviewed per Chapter 17.91, as follows:

(a) Approval of a Precise Plan in conjunction with proposed new commercial or office development.

(b) Approval of a Precise Plan Modification in conjunction with a proposed commercial or industrial development meeting the criteria of 17.91.020(B).

(c) Approval of a Precise Plan Modification when no development is proposed, and a parking reduction has not been previously approved.

(d) Approval of a Minor Precise Plan Modification when no development is proposed, and parking reduction has been previously approved for a shared use parking facility.

(2) The granting of a reduction in parking shall be based on the following findings:

(a) The nature and location of the proposed uses within the development, as well as their size compared to that of the overall development.

(b) The location and adequacy of the parking spaces in the portion of the development where shared use of parking facility is proposed.

(c) Assurances that the proposed uses will not overlap during peak-activity periods.

(d) The availability of parking and the type of uses beyond the property boundaries.

(3) As a condition of granting a reduction in parking, the property owner shall be required to record a covenant or agreement against the property in a form acceptable to the Director that provides notice of the shared use of parking facilities and guarantees that the uses will operate during mutually exclusive hours, and upon circumstances or criteria as the Planning Commission, or the City Council on appeal, may require.

17.76.090 Improvement standards.

(A) All parking areas shall be improved and maintained in accordance with the standards of the Public Works Department as to:

- (1) Grading and drainage;
- (2) Surfacing with cement or suitable asphaltic material to prevent the emanation of dust;
- (3) Parking stalls layout and markings;
- (4) Protective pipes at driveway entrances;
- (5) Curbs, and barriers ~~and wheel stops~~; and
- (6) Marked-off directional signs.

CHAPTER 17.98 BOARD OF ZONING ADJUSTMENT AND SPECIAL USE PERMITS

17.98.072 Emergency shelter for the homeless.

(B) To be approved by the Board of Zoning Adjustment, any application for an emergency shelter in the M-2 or M-3 zones shall satisfy the following standards:

- (1) The proposed shelter is in conformance with the Building and Fire Codes;
- (2) The proposed shelter use is consistent with the General Plan and zoning of the proposed site;
- (3) The proposed shelter meets the development standards that are applicable to the zoning of the proposed site;
- (4) The proposed shelter is at least 300 feet away from any other shelter facility;

(5) Off-street parking is ~~demonstrated~~ provided in accordance with Chapter 17.76 ~~§ 17.76.030(A)(2)~~ of this code (one space per staff member of largest shift, plus one space per 12 beds, plus two guest spaces).



CITY OF CORONA

PRELIMINARY EXEMPTION ASSESSMENT (Certificate of Determination When attached to Notice of Exemption)

Name, Description and Location of Project:

ZTA2022-0002: Amendment to Chapter 17.76 of the Corona Municipal Code (Off-Street Parking) and other ancillary parking criteria within Title 17 (Zoning Code) to amend the number of parking spaces required for various land uses.

SPA2022-0004: Amendment to various specific plans to amend the parking requirement for multiple family residential to match the off-street parking requirement in Chapter 17.76 of the Corona Municipal Code.

Entity or Person Undertaking Project:

☒ A. Public Agency: City of Corona, 400 S. Vicentia Avenue, Corona, CA 92882

☐ B. Other (private):

Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

☐ A. The proposed action does not constitute a project under CEQA.

☐ B. The project is a Ministerial Project.

☐ C. The project is an Emergency Project.

☐ D. The project constitutes a feasibility or planning study.

☐ E. The project is categorically exempt:

☐ F. The project is a statutory exemption. Code section number:

☒ G. The project is otherwise exempt on the following basis: Section 15061(b)(3) states that a project is exempted from CEQA if the activity is covered by the *common sense exemption* that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that this activity will have a significant effect on the environment.

☐ H. The project involves another public agency, which constitutes the lead agency. Name of Lead Agency:

Date: _____

Jay Eastman, Planning Manager
Lead Agency Representative



NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA
COMMUNITY DEVELOPMENT DEPARTMENT
400 S. VICENTIA AVE, SUITE 120
CORONA, CA 92882

1. Project title: ZTA2022-0002 & SPA2022-0004
2. Project location (specific): City wide.
3. a. Project location - City of Corona
b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:

ZTA2022-0002: Amendment to Chapter 17.76 of the Corona Municipal Code (Off-Street Parking) and other ancillary parking criteria within Title 17 (Zoning Code) to amend the number of parking spaces required for various land uses.

SPA2022-0004: Amendment to various specific plans to amend the parking requirement for multiple family residential to match the off-street parking requirement in Chapter 17.76 of the Corona Municipal Code.

5. Name of public agency approving project: **City of Corona**
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity: **City of Corona, 400 S. Vicentia Avenue, Corona, CA 92882**
7. Exempt Status (check one):
 - a. ☐ Ministerial Project
 - b. ☐ Not a project
 - c. ☐ Emergency project
 - d. ☐ Categorical Exemption. State type and class number:
 - e. ☐ Declared Emergency
 - f. ☐ Statutory Exemption. State code section number:
 - g. ☒ Other: Explain: *See below explanation.*
8. Reasons why the project is exempt: Section 15061(b)(3) states that a project is exempted from CEQA if the activity is covered by the *common sense exemption* that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that this activity will have a significant effect on the environment.
9. Contact Person/Telephone No.: Jay Eastman, Planning Manager (951) 736-2262
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: _____

Signature: _____
Jay Eastman, Planning Manager
Lead Agency Representative



Staff Report

File #: 21-0853

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 09/20/2021

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

SUBJECT:

Discussion on the City's Parking Ordinance Update.

RECOMMENDED ACTION:

That the Planning and Housing Commission discuss and provide input on the City's Parking Ordinance Update.

BACKGROUND

The City Council at its meeting on March 8, 2021, made the decision for staff to study the City's Parking Ordinance. The purpose of the study was to determine if the city's current parking requirements are consistent or in alignment with other surrounding cities and the industry standard.

Staff completed a recent study comparing Corona's parking requirement to other surrounding cities that included Ontario, Eastvale, Orange, Moreno Valley, Riverside and Lake Elsinore. Staff also reviewed the average parking requirement for land uses from the Institute of Transportation Engineer (ITE) Parking Generation Manual.

A parking table was prepared by staff comparing Corona's parking requirement to the cities studied and to the average parking requirement of the ITE Manual. The table is attached as Exhibit 1. The table also includes a column with staff's recommendation on the parking requirements for the land uses listed. Staff's recommendation includes "no change" to the current requirement or a new parking requirement. The recommendation column also includes the recommendation made by the Committee of the Whole at its meeting on September 8, 2021.

The Committee of the Whole at its meeting was presented parking scenarios for the land uses of most concern. The land uses of most concern included multiple family residential, including senior

citizen apartment housing (independent living), day care and restaurant. The following table shows the city's current parking requirement and the parking requirement recommended by the Committee.

Land Use	Current Parking Requirement	Recommendation by the Committee of the Whole
Multiple Family Residential		
Studio and One bedroom	1.5 covered space, plus 1 uncovered guest space/5 units	2 spaces (w/one space covered), plus 1 uncovered guest space/5 units
Two Bedrooms	2 covered spaces, plus 1 uncovered guest space/5 units	No change
Three or more bedrooms	2.5 covered spaces, plus 1 uncovered guest space/5 units	3 spaces (w/two spaces covered), plus 1 uncovered guest space/5 units.
Senior Housing (independent living)	1.5 spaces/unit	1.5 spaces/unit, plus 1 uncovered guest space/5 units
Day Care	1 space/employee, plus 1 space/10 children	No change
Restaurant	1 space/100 square feet of building area and outdoor seating area	No change

The recommendations made by the Committee are reflected in the parking table shown in Exhibit 1.

STAFF ANALYSIS

In addition to the recommendation made by the Committee, staff is proposing changes to the parking requirements for the land uses shown in the table below and is asking for feedback from the Commission on the proposed changes.

Land Use	Current Parking Requirement	Proposed Parking Requirement	Reason
Homeless/Emergency Shelter	1 space/staff on largest shift, plus 1 space/ 12 beds, plus 2 guest parking spaces	1 space/staff on largest shift	Compliance with California Government Code Section 65583 on emergency shelter parking.

Senior Congregate (assisted living) housing	1 space/unit	1 space per unit or bed, whichever is greater, plus 1 guest space/5 units or beds	Congregate and assisted living facilities can have bedrooms with more than one bed. Guest parking would accommodate the visiting public.
Disabled or handicapped housing	.3 spaces/unit	1 space per employee	The residents of this facility do not drive and are generally transported by a van operated by the facility. Parking should accommodate the employees.
Automobile wash (self-service)	2 spaces/wash stall, plus 1 stacking space/wash stall	Add: 6 stacking spaces from payment kiosk	This would accommodate a self-service auto wash with a drive-thru tunnel.
Convalescent home	1 space/3 beds	Add: 1 parking space every 5 beds for guest	To accommodate the visiting public.
NEW: Fitness and wellness studio 3,500 sq. ft or less	N/A	1 space/250 square feet of building area	Smaller fitness studios are not the same as a health club. Occupancy is limited at given times.
Mixed Use	Sum of the requirements for each use.	Add: Shared parking analysis for commercial retail centers greater than 20 acres.	Accommodate land uses that have different peak parking demand times.

The proposal for the mixed-use land use is to add language that would allow the Planning and Housing Commission to consider a reduction in the parking requirement for a commercial retail

center greater than 20 acres subject to the preparation of a shared parking analysis prepared by a traffic engineer registered by the State of California. Shared parking is generally defined as parking space that can be used to serve two or more individual land uses without conflict. The shared parking methodology operates under the assumption that different land uses have different peak parking demand times. Shared parking would be applicable to non-residential land uses.

This study session also allows the Commission to discuss the parking requirements on land uses of interest, including the existing land uses where staff has proposed no change to the parking requirement.

Next Steps

Following this study session, staff will prepare an amendment to the Parking Ordinance and applicable specific plans on the proposed changes. The proposed amendment will be brought before the Planning and Housing Commission at a future meeting for review and for a recommendation to the City Council to adopt the proposed amendment.

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS


1. Parking Study Table.

Legend:
Not listed: Means the land use in other cities was not specifically called out in the Parking Ordinance
Shaded box means the parking ratio of other cities is higher based on its comparison to Corona.

Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Residential									
Boarding house	1 space/2 guestrooms	Not listed	1 space/2 beds	1 space/room	Not listed	1 space/room	1 space/resident	Not listed	No change
Homeless or emergency shelter	1 space/staff on largest shift, plus 1 space/12 beds, plus 2 guest spaces	Not listed	Not listed	Not listed	1 space/4 beds	Based on demonstrated standards	Not listed	Not listed	1 space/staff on largest shift. Per CA Gov't Code Section 65583.
Mobile home park	2 tandem spaces/mobile unit, plus 1 uncovered guest space/5 units	2 spaces/mobile unit plus guest: 0.25 space/units <50 units, 0.20 space/unit 50- 100 units, 0.17 space/unit >100 units	2 spaces/ mobile unit, plus 1 guest space/8 units	2 spaces/unit, plus 1 guest space/3 units	2.5 spaces /mobile unit	1 space/units, plus 1 guest space/5 units	Not listed	Not listed	No change
Single-family	2 garage spaces/dwelling unit	2 garage spaces/dwelling unit	2 spaces/dwelling unit	2 garage spaces up to 4 bedrooms. Dwelling with 5 or more bedrooms, one additional enclosed space.	2 garage spaces/dwelling unit	2 garage space/dwelling unit	2 garage spaces/dwelling unit	Not listed	No change

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Corona Land Uses	Corona	Ontario	Eastvale	Orange		Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Accessory dwelling unit for all residential properties	State Law: 1 uncovered space per unit for an attached or detached unit to the primary residence. No parking for ADU created w/in primary unit.	Same as state law	Same as state law	Same as state law		Same as state law	Same as state law	Same as state law	Not listed	No change. Adhere to State Law.
Multiple Family										
a. Studio or single bedroom	1.5 covered spaces, plus 1 uncovered guest space/5 units	Studio: 1.5 spaces per dwelling, with 1 space being covered One-Bedroom: 1.75 spaces per dwelling, with 1 space being covered	1.25 spaces/ unit	Unenclosed Studio: 1.3 spaces/unit One bed: 1.8 spaces/unit	Enclosed Studio: 1.4 spaces/unit One bed: 1.9 spaces/unit	Studio: 1.25 spaces/unit w/ 1 space covered One bedroom: 1.5 spaces/unit w/ 1 space covered	1.5 spaces/units	1 covered space, plus 0.66 space uncovered per dwelling unit	1 space/bedroom	Recommendation by Committee: 2 spaces/unit plus 1 guest space/5 units (w/ 1 space covered)
b. Two bedrooms	2 covered spaces, plus 1 uncovered guest space/5 units	2 spaces per dwelling, with 1 space being covered	2.25 spaces/ unit	2.3 spaces/unit	2.3 spaces/unit	2 spaces/unit w/1 space covered	2 spaces/unit	1 covered space, plus 1.33 spaces uncovered per dwelling unit.	1 space/bedroom	No change
c. Three or more bedrooms	2.5 covered spaces, plus 1 uncovered guest space/5 units	2.5 spaces per dwelling, with 1 space being covered	2.75 spaces/ unit	2.6 spaces/unit +0.4 spaces per room above 3	2.6 spaces/unit +0.5 spaces per room above 3	2.5 spaces/unit w/2 covered spaces	2 spaces/ unit	1 covered space, plus 1.33 spaces uncovered per dwelling unit.		3 spaces/unit, plus 1 guest space/ 5 units (w/2 spaces covered)
		Guest: < 50 units: 0.25 spaces/unit, 50-100 units: 0.20 spaces/unit >100 units: 0.17 spaces/unit		Guest: 0.2 spaces/unit		Guest parking at 0.25 spaces/unit included in minimum standard				

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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Senior citizen independent living apartment housing: market rate	1.5 spaces/unit	1 space/unit, plus, guest parking at: < 50 units: 0.25 spaces/unit, 50-100 units: 0.20 spaces/unit >100 units: 0.17 spaces/unit	1 bedroom: 1.25 spaces/ unit 2 bedrooms: 2.25 spaces/ unit 3 bedrooms: 2.75 spaces/ unit	Not listed	Studio: 1.0 space/unit, 1 bedroom: 1.25/unit, 2 bedrooms: 1.5/unit. Guest parking at 0.25 spaces/unit <u>included</u> in minimum standard	1 space/unit	Not listed	0.9 spaces/units	Recommendation by Committee: Add: 1 guest space/ 5 units
Senior citizen apartment housing: low or very low income per HUD	.5 spaces/unit	0.7 spaces/unit, plus guest parking at: < 50 units: 0.25 spaces/unit, 50-100 units: 0.20 spaces/unit >100 units: 0.17 spaces/unit	Not listed	Not listed	Not listed	Not listed	Not listed	.42 spaces/unit	No change
Senior congregate (assisted living) housing	1 space/unit	Determined by Zoning Administrator	Not listed	Not listed	Not listed	Not listed	Not listed	.5 spaces/unit	1 space per unit or bed, whichever is greater, plus 1 guest space/5 units
Disabled or handicapped housing	.3 spaces/unit	Determined by Zoning Administrator	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	1 space per employee
Automotive Uses									
Auto dismantling	1 space/300 sq. ft. of building floor area, plus 1 space/10,000 sf of yard area	Not listed.	1 space/5,000 sf lot area	Not listed.	Not listed	Not listed.	Not listed.	Not listed	No change
Automotive repair (single tenant)	5 space minimum, plus 1 space/200 sf of floor area	2.5 spaces/1,000 sf of floor area	1 space/150 sf floor area	3 spaces/service bay	2 spaces, plus 4 spaces/service bay for 4 or less bays and 2 spaces/service bay for 5 or more bays	6 spaces minimum, plus 2 spaces/service bay	3 spaces/service bay, plus 1 space/250 sf of office, sales, and storage areas	1.69 spaces/1000 sf	No change

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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Automotive repair (multi-tenant)	5 space minimum, plus 1 space/200 sf of building area	Not listed.	Not listed.	Not listed.	Not listed.	Not listed.	Not listed.	1.69 spaces/1000 sf	No change
Automotive sales	1 space/1,000 sf of display area < 10,000 sf, plus 1 space/5,000 sf of display area > 10,000 sq. ft.	2.5 space/1,000 sf of show room, plus 1 space/ 1,000 sf of outdoor display, plus parking for incidental uses (repair, offices, etc.)	1 space/1,000 sf of uncovered sales area (max. of 20 spaces) plus 1 space/employee	4 spaces/1,000 sf of floor area A maximum of 2 of the required spaces shall be used for vehicle display. Where office area requires less than 3 spaces, a minimum of 3 spaces shall be required.	1 space/2,000 sf of display area (includes other related activities that are accessible to the public)	1 space/250 sf floor area (without outdoor display) 5 spaces minimum, plus 1 space/250 sf of office area (with outdoor display)	1 space/1,000 sf of display, sales and storage area	2.29 spaces/1000 sf	No change
Auto wash (full- service)	10 spaces minimum	10 spaces minimum, plus 1 space/employee, plus required parking for accessory uses (repair, service, and retail, etc.)	1 space/3 employees of largest shift, plus 2 spaces/stall	6 spaces for employee, plus 5 spaces per car length of internal carwash tunnel capacity for dry-off area, plus required parking for accessory uses (offices, retail, etc.)	Not listed	1 space/2 employees of largest shift	Not listed	Not listed	No change

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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Auto wash (self-service)	2 spaces/wash stall, plus 1 stacking space/wash stall	10 spaces minimum, plus 1 space/employee, plus required parking for accessory uses (repair, service, and retail, etc.)	2 spaces/per stall	2.5 spaces/wash bay	2 spaces, plus 2 spaces/washing stall and 1 space/employee	1 space/2 washing stall	Not listed	Not listed	Add: Self Service wash with drive thru tunnel: 6 stacking spaces from payment kiosk
Other Commercial Uses									
Adult businesses (entertainment)	1 space/250 sf of building area	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	5.6 spaces/1000 sf	No change
Bank, saving and loan, financial institution	1 space/200 sf of building area, plus 6 stacking spaces for drive-thru lanes	4.6 spaces/1,000 sf of floor area	1 space/250 sf of floor area, plus 6 stacking spaces for drive-thru lane	1 space/200 sf of floor area	1/225 sf of floor area	1 space/180 sf floor area	1 space/250 sf floor area	7.2 spaces/1000 sf	No change
Barber or beauty salon	1 space/250 sf of building area	1 space/250 sf of floor area	1 space/150 sf floor area	Not listed	Not listed	1 space/250 sf of floor area	Not listed	Not listed	No change
Convenience store	1 space/250 sf of building area	1 space/250 sf of floor area	1 space/200 sf of floor area	1 space/800 sf of floor area	Not listed	Not listed	Not listed	4.8 spaces/1000 sf	No change

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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Dance hall or night club	1 space/50 sf of assembly area	1 space/40 sf of floor area	1 space/30 sf floor area	1 space/7 sf <u>dance floor</u> area	Not listed	Not listed	1 space/30 sf of dance floor area, plus required parking for dining, assembly or office uses	Not listed	No change
Delicatessen, donut shop (no seating)	1 space/250 sf of building area	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed for a “no seating establishment”	No change
Furniture or appliance sales	1 space/500 sf of display area, plus 1 space/2,500 sf of storage area	1 space/250 sf of floor area	1 space/750 sf of sale or display area	1 space/500 sf of floor area	Not listed	1 space/500 sf of floor area	Not listed	2.8 spaces/1000 sf	No change
Hotel or motor inn (ancillary uses are parked separately)	1 space/guest room, plus 2 spaces for manager/unit	1 space/guest room, plus required parking for associated uses	1 space/guest room, plus 2 spaces/resident manager	1 space/guest room, plus required parking for auxiliary uses	1 space/guest room	1 space/guest room	1 space/guest room, plus 1 space/3 employees on the largest shift, plus 1 space/3 persons to the maximum occupancy of each meeting room	1.1 spaces/room (ancillary uses included, but further analysis may be necessary)	No change
Laundry or dry cleaning facility	1 space/250 sf of building area	Not listed	1 space/250 sf of floor area	1 space/3 washing machines	Not listed	1 space/350 sf of floor area (commercial facility) 1 space/250 sf of floor area (dry cleaner)	Not listed	Not listed	No change

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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Lumber yard	1 space/500 sf of enclosed storage area	Not listed	1 space/1,000 sf of uncovered sales area (max. of 20 spaces) plus 1 space/employee	1 space/1,000 sf of floor area, plus 1 space/1,000 sf of outdoor retail area	1 space/2,000 sf of display area (includes or other related activities that are accessible to the public)	1 space/350 sf of office area, plus 1 space/1000 sf storage or outdoor display area	1 space/1,000 sf of display, sales and storage area	.57 spaces/1000 sf	No change
Mini-mall	1 space/250 sf of building area	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	No change
Mortuary or funeral home	1 space/25 sf. of assembly area	25 spaces per 1,000 sf of assembly area, plus, parking for offices	1 space/35 sf of assembly area, plus 1 space/employee	1 space/4 seats, or 1 space/30 sf of assembly area, whichever is greater	1 space/4 seats, plus 5-car capacity for funeral procession queue	1 space/4 fixed seats or 1 space/30 sf of floor area in main assembly for non-fixed seats	Not listed	Not listed	No change
Nail Salon	1 space/100 sf of building area (in centers issued a certificate of occupancy after May 4, 2007.	1 space/250 sf of floor area	1 space/150 sf of floor area	Not listed	1 space/2 work stations	1 space/250 sf of floor area	Not listed	Not listed	No change
Office (general)	1 space/250 sf of building area	1 space/250 sf of floor area	1 space/200 sf of floor area	1 space/250 sf of floor area for first 250,000 sf, then 3 spaces/1,000 sf over 250,000 sf	1 space/250 sf of floor area	1 space/250 sf of floor area	1 space/250 sf of floor area	3.3 spaces/1000 sf	No change

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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Office (medical or dental)	1 space/200 sf of building area	5.7 spaces per 1,000 sf of floor area	1 space/250 sf of leasable floor area	1 space/200 sf of floor area	1 space/225 sf of floor area	1 space/180 sf of floor area	1 space/175 sf of floor area	4.3 spaces/1000 sf	No change
Open air market	1 space/250 sf of vending area, plus 1 space/vendor space	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	No change
Plant nursery	5 space minimum, plus 1 space/250 sf of building area (excludes greenhouses)	2.5 spaces/1,000 sf of floor area, plus 1 space/1,000 sf of outdoor display and storage areas	1 space/1,000 sf of uncovered sales area (max. of 20 spaces) plus 1 space/employee	1 space/1,000 sf of floor area, plus 1 space/1,000 of outdoor retail area.	1 space/2,000 sf of display area (includes other related activities that are accessible to the public)	5 spaces, plus 1 space/250 sf of building area	1 space/1,000 sf of display, sales and storage area	Not listed	No change
Restaurant, café, bar or other eating and drinking establishment	1 space/100 sf of building area and outdoor seating area	1 space/100 sf of floor area (includes outdoor seating area up to 25 percent of floor area)	1 space/45 sf of serving area, plus 1 space/2 employees	10 spaces/1,000 sf of floor area for the first 4,000 sf, then 14.2 spaces/1,000 sf of floor area above 4,000 sf	1/100 sf of floor area up to 6,000 sf, then 1/75 sf of floor area above 6,000 sf. 10 spaces minimum for standalone use If within a retail center of 25,000 sf or greater parking requirement is 1 space/225 sf of floor area up to 15% of the total retail center floor area	1 space/100 sf of floor area	1 space/ 45 sf of customer area, plus 1 space/ 200 sf of noncustomer area	15 spaces/1000 sf	Recommendation by Committee: No change
Restaurant with drive-up or drive-thru facilities	1 space/100 sf of building area, plus 6 stacking spaces from the order menu board	13.3 spaces per 1,000 sf of floor area (includes outdoor seating area up to 25 percent). Drive-thru may be credited one space for each 24 lineal feet of drive-thru lane	1 space/45 sf of serving area, plus 1 space/2 employees, plus 6 stacking spaces from the menu board	10 spaces/1,000 sf of floor area for the first 4,000 sf, then 14.2 spaces/1,000 sf of floor area above 4,000 sf	Not listed.	1 space/100 sf of floor area	1 space/45 sf of customer area, plus 1 space/200 sf of noncustomer area, plus 8 stacking spaces in the drive-thru lane	15 spaces/1000 sf	No change

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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
		behind the pick-up window							
Retail center (commercial and/or office) on more than 5 acres <i>(Parking ratio applied to general retail uses only. Uses specifically listed in table are parked accordingly)</i>	1 space/250 sf of building area for centers constructed or occupied after December 22, 1994. Prior to said date, the approved parking for the center shall remain.	4 spaces per 1,000 sf of floor area	1 space/200 sf of floor area	5:1000 < 25,000 sf of floor area >25,000 sf: <ul style="list-style-type: none">• 5.0 spaces/25,000 sf of floor area• 4.9 spaces/50,000 sf• 4.7 spaces/75,000 sf• 4.5 spaces/100,000 sf• 4.3 spaces/150,000 sf• 4.15 spaces/300,000 sf• 4.3 spaces/400,000 sf• 4.6 spaces/500,000 sf• 4.9 spaces/600,000 sf or greater	1 space/225 sf of floor area Restaurants within retail centers of 25,000 sf or greater shall provide parking at 1 space/225 sf of floor area up to 15% of retail center’s total floor area.	1 space/250 sf of floor area	1 space/ 250 sf of floor area	5.1 spaces/1000 sf	No change
Retail center (commercial and/or office) on 5 acres or less <i>(Parking ratio applied to general retail uses only. Uses specifically listed in table are parked accordingly)</i>	1 space/200 sf of building area for centers constructed or occupied after December 15, 2004. Prior to said date, the approved parking for the center shall remain.	1 space/250 sf of floor area	5.5 spaces/1,000 sf of leasable floor area (Applies to neighborhood and regional centers, including those with restaurants)	Retail centers less than 25,000 sf of floor area: 5 spaces/1,000 sf of floor area.	1 space/225 sf of floor area Restaurants within retail centers of 25,000 sf or greater shall provide parking at 1 space/225 sf of floor area up to 15% of retail center’s total floor area.	1 space/250 sf of floor area	1 space/ 250 sf of floor area	Not listed for “less than 5 acres”	No change
Smoking lounge	1 space/200 sf of building area	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	No change
Theater	1 space/4 fixed seats	0.33 spaces/fixed seats	1 space/3 seats	1 space/5 seats, plus 7 spaces for employees (multiple screens) 1 space/3 seats, plus 5 spaces for employees (single screen)	1 space/3 fixed seats	1 space/4 fixed sets or 1 space/30 sf of floor area in the main assembly area for non-fixed seats	1 space/3 fixed seats	22 spaces/100 seats	No change

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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Veterinary clinic	1 space/200 sf of building area	5.7 spaces/1,000 sf of floor area	1 space/300 sf of floor area	5 spaces/1,000 sf of floor area	1/200 sf of floor area	1 space/180 sf of floor area	Not listed	2.8 spaces/1000 sf	No change
Video arcade	1 space/200 sf of building area	10 spaces/1,000 sf of floor area	1 space/250 sf of floor area	5 spaces/1,000 sf of floor area	1/75 sf of floor area	1 space/250 sf of floor area	Not listed	Not listed	No change
Industrial Uses									
Contractor storage facility	6 spaces	Not listed	1 space/5,000 sf of lot area	Not listed	Not listed	The greater of: <ul style="list-style-type: none">1 space/4,000 sf of lot area or1 space/250 sf of office space or1 space/500 sf of enclosed storage	Not listed	Not listed	No change
Junk yard	1 space/10,000 sf of storage area	Not listed	1 space/5,000 sf of lot area	Not listed	Not listed	Not listed	Not listed	Not listed	No change
Manufacturing facility <i>(Does not include ancillary office. Parked separately)</i>	1 space/500 sf of building area	1.85 spaces/per 1,000 sf of floor area, plus 1 trailer parking/4 loading docks	1 space/500 sf of floor area	2 spaces/1,000 sf of floor area (inclusive of auxiliary office area occupying up to 25% of total floor area), plus 1 space per company-owned vehicle. Office excess of 25% of total floor area shall be parked separately.	1 space/500 sf of floor area	1 space/350 sf of floor area	1 space/500 sf of floor area up to 20,000 sf, plus 1 space/1,000 sf of floor area over 20,000 sf	1.4 spaces/1000 sf	No change
Mining extraction facility	1 space for each employee during the largest shift	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	No change

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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Office	1 space/250 sf of building area	1 space/250 sf of floor area	1 space/250 sf of floor area	4 spaces/1,000 sf of floor area up to 250,000 sf, then 3 spaces/1,000 sf of floor area over 250,000 sf	1 space/250 sf of floor area	1 space/250 sf of gross floor area	1 space/250 sf of floor area	3.3 spaces/1000 sf	No change
Self-storage facility/recreational vehicle storage	1 space/50 units or spaces plus 2 spaces for Manager’s unit	0.1 spaces/1,000 sf of floor area; plus, 1 space for caretaker unit	2 spaces/3 employees	4 spaces/1000 sf of office area, or 3 spaces, whichever is greater	1 space/100 storage spaces, plus 2 spaces for caretaker unit	1 space/250 sf of office area plus 1 space for caretaker	Not listed	Not listed	No change
Showroom design center	1 space/250 sf of display/retail area, plus 1 space/1,000 sf of storage area	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	2.8 spaces/1000 sf	No change
Warehouse	1 space/1,000 sf of storage area (Zoning Administrator approval)	1 space/1,000 sf of floor area up to 20,000 sf; 0.5 space/1,000 sf of floor area above 20,000 sf, plus 1 trailer parking space/4 dock-high loading doors	1 space/1,000 sf storage area	4 spaces/1,000 sf of floor area < 10,000 sf., or 0.5 spaces/1,000 sf of floor area >10,000 sf	1 space 1,000 sf of gross floor area up to 20,000 ft, 1 space/2,000 sf of gross floor area for an additional 20,000 sf, and 1 space/4,000 sf of floor area above 40,000 sf	1 space/1000 square feet of floor area	1 space/1000 sf of floor area	.6 spaces/1000 sf	No change
Institutional Uses									

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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Auditorium or club	1 space/4 fixed seats or 1 space/100 sf of assembly area	0.25 spaces/fixed seat or 25 spaces/1,000 sf of floor area	1 space/3 seats or 1 space/30 sf of assembly area	1 space/30 sf of assembly area	1 space/3 fixed seats or 1 space/35 sf of assembly area	1 space/4 fixed seats or 1 space/30 sf of assembly area	1 space/3 fixed seats or 1 space/ 21 square feet of assembly area.	Not listed	No change
Church	1 space/3.5 fixed seats or 1 space/25 sf of assembly area	0.33 spaces/fixed seat or 25 spaces per 1,000 sf of floor area	1 space/35 sf of assembly area	1 space/4 seats, or 1 space/30 sf of assembly area, whichever is greater	1 space/3 fixed seats or 1/35 sf of assembly area, whichever is greater	1 space/4 fixed seats or 1 space/30 sf of assembly area	1 space/3 fixed seats or 1 space/ 21 square feet of assembly area.	11 spaces/1000 sf or 31 spaces/100 seats	No change
Convalescent home	1 space/3 beds	0.5 spaces/bed, plus 1 space/employee	1 space/3 employees, plus 1 space/3 beds	1 space/4 beds	1 space/3 beds	0.5 spaces/bed	1 space/3 beds	.46 spaces/bed	Add: 1 parking space every 5 beds for guest
Day care or preschool facility	1 space/ employee, plus 1 space/10 children	0.2 spaces/child, plus, one space per employee during the largest shift	1 space/500 sf floor area. A reduction of 2 spaces can be applied for a bus	2 spaces/employee	1 space/employee, plus 1 space/500 sf of floor area	1 space/employee plus 1 space/facility vehicle plus 1 space/10 persons	1 space/employee, plus 1 space/10 children	1.3 spaces/employee, plus .21 spaces/student	Recommendation by Committee: No change
Elementary or junior high school (Private)	1 space/ employee (does not include parking for incidental uses)	0.28 spaces/student	1 space/classroom, or 1 space/3 seats in the auditorium or multipurpose room, whichever is greater	1.8 spaces/classroom	10 spaces, plus 2 spaces/classroom	2 spaces/classroom plus 2 bus loading spaces	1 space/teacher and staff member, plus 1 space/ 2 classrooms;	Elementary: 12 spaces/100 students Jr: 15 spaces/100 students	No change

Legend:
Not listed: Means the land use in other cities was not specifically called out in the Parking Ordinance
Shaded box means the parking ratio of other cities is higher based on its comparison to Corona.

Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
High school (Private)	1 space/ employee, plus 1 space/6 students	0.26 spaces/student	1 space/classroom, or 1 space/3 seats in the auditorium or multipurpose room, whichever is greater	8 spaces/classroom	10 spaces, plus 10 spaces/classroom	7 spaces/classroom plus 3 bus loading spaces	1 space/ teacher, plus five spaces/classroom	38 spaces/100 students	No change
Hospital	1 space/bed, plus 0.5 space/bed for employee parking	1.8 spaces/bed, plus, 1 space/employee of largest shift, plus parking for medical offices	1 space/2 beds, plus 1 space/hospital vehicle, plus 1 space/employee of largest shift	1.5 spaces/bed	1 space/bed	1 space/bed	1 space/bed	4.2 spaces/bed	No change
Library	1 space/400 sf of building area	Determined by the Zoning Administrator	1 space/300 sf floor area, plus 1 space/2 employees	4 spaces/1,000 sf of floor area	1/300 sq. ft. of gross floor area	Not listed	Not listed	2.5 spaces/1000 sf	No change
Trade or vocational school	1 space/3 students, plus 1 space/employee	6 spaces/1,000 sf of floor area	1 space/30 sf of assembly area, plus 1 space/employee, plus 1 space/faculty member, plus 1 space/2 students	1 space/35 sf of instructional area	10 spaces, plus 24 spaces/classroom	0.75 spaces/employee plus 0.75 spaces/student capacity	1 space/2 students, plus 1 space/employee	Not listed	No change
Recreational Uses									
Billiard hall	2 spaces/table	2 spaces/table	1 space/250 sf of floor area	5 spaces/1,000 sf of floor area	2 spaces/table	1 space/250 square feet	Not listed	3 spaces/table	No change

Legend:
Not listed: Means the land use in other cities was not specifically called out in the Parking Ordinance
Shaded box means the parking ratio of other cities is higher based on its comparison to Corona.

Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Bowling alley	5 spaces/alley (does not include ancillary uses)	4 spaces/lane	4 spaces/lane	3 spaces/lane, (does not include auxiliary uses)	5 spaces/alley	5 spaces/lane	4 spaces/lane	4.9 spaces/lane w/ancillary uses	No change
Driving range	3 spaces, plus 1 space/tee	1 space/tee	1 space/tee	1 space/tee, plus parking for ancillary uses	1 space/tee	1.5 spaces/tee plus parking for ancillary uses	1 space/tee	Not listed	No change
Golf course (standard size)	6 spaces/hole, plus parking for any incidental use	8 spaces/hole, plus, parking for associated uses	6 spaces/hole	9 spaces/hole, plus parking for ancillary uses	6 spaces/hole	5 spaces/hole, plus parking for ancillary uses	4 spaces/hole	11 spaces/hole w/ ancillary uses	No change
Golf course (miniature)	3 spaces/hole, plus parking for any incidental use	3 spaces/hole	3 spaces/hole	1.5 spaces/hole, plus parking for ancillary uses	3 spaces/hole	Not listed	Not listed	Not listed	No change
Health or studio Fitness club	1 space/150 sf of building area (including pool area)	5 spaces/ 1,000 sf of floor area	1 space/200 sf of floor area	5.7 spaces/1,000 sf of floor area	1/100 sf of floor area	1 space/150 sf of floor area	Not listed	4.3 spaces/1000 sf	No change
Fitness and Wellness Studio (3,500 sf or less) NEW	1 space/250 sf of floor area	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	NEW land use
Horse stable (commercial)	1 space/5 horses boarded	0.2 spaces/horse	Not listed	Not listed	1 space/5 horses boarded	Not listed	Not listed	Not listed	No change
Park or any other recreational facility	As prescribed by Director of Parks, Recreation and Community Services, based upon nationally recognized standards	Not listed	1 space/8,000 sf of active recreational area & 1 space/acre of passive recreational area	Not listed	Determined by an approved parking study.	Not listed	Not listed	1.21 spaces/acre	No change
Skating rink	25 spaces minimum, plus 1 space/750 sf of building area	3.3 spaces/ 1,000 sf of floor area	1 space/20 sf of seating area, and 1 space/250 sf of skating area	10 spaces/1,000 sf of recreation area, not including ancillary uses	1/100 sf of floor area	1 space/100 sf of floor area	Not listed	5.8 spaces/1000 sf	No change

Legend:
Not listed: Means the land use in other cities was not specifically called out in the Parking Ordinance
 Shaded box means the parking ratio of other cities is higher based on its comparison to Corona.

Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Tennis or racquetball club	3 spaces/court, plus required parking spaces for any incidental use	3 spaces/court	1 space/court	3 spaces/court, not including ancillary uses	3 spaces/court	Not listed	2 spaces/court	4.3 spaces/court w/ ancillary uses	No change
Uses not specifically mentioned:	Requirements of similar use	Determined by Zoning Administrator	Requirements of similar use	Requirements of similar use	Determined by parking study	Requirements of similar use	Not listed	Not listed	No change
Mixed uses:	Sum of the requirements for each use	Not listed	Not listed	Sum of the requirements for each use	Sum of the requirements for each use	Sum of the requirements for each use, unless otherwise determined by a parking analysis	Sum of the requirements for each use	Not listed	Add: A reduction in the parking requirements for a commercial retail center greater than 20 acres, may be granted by the Planning Commission subject to preparation of a shared parking analysis prepared by a traffic engineer registered by the State of California. Shared parking is generally defined as parking space that can be used to serve two or more individual land uses without conflict. The shared parking methodology operates under the assumption that different land uses have

Legend:
Not listed: Means the land use in other cities was not specifically called out in the Parking Ordinance
 Shaded box means the parking ratio of other cities is higher based on its comparison to Corona.

Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
									different peak parking demand times. Shared parking is applicable to non- residential land uses.

City of Corona

*400 S. Vicentia Ave.
Corona, CA 92882*

Planning and Housing Commission Minutes - Draft

Monday, July 25, 2022

Council Chambers - 6:00 p.m.



Craig Siqueland, Chair
Bridget Sherman, Vice Chair
Karen Alexander, Commissioner
Diana Meza, Commissioner
Matt Woody, Commissioner

ROLLCALL

Present 5 - Chair Craig Siqueland, Vice Chair Bridget Sherman, Commissioner Karen Alexander, Commissioner Diana Meza, and Commissioner Matt Woody

CALL TO ORDER

PLEDGE OF ALLEGIANCE

Commissioner Meza led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

These minutes were approved.

1. [22-0631](#) Approval of minutes for the Planning and Housing Commission meeting of June 6, 2022.

Attachments: [06062022 - P&H Minutes - DRAFT](#)

A motion was made by Vice Chair Sherman, seconded by Commissioner Woody, that these minutes be approved. The motion carried by the following vote:

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. [22-0632](#) ZTA2022-0002: Amendment to Chapter 17.76 Corona Municipal Code (Off-Street Parking) and other ancillary parking criteria within Title 17 (Zoning Code), including the number of parking spaces required for various land uses. (Applicant: City of Corona)

Attachments: [Staff Report](#)

[Exhibit 1 - Proposed Code Amendments \(redlined\)](#)

[Exhibit 2 - Notice of Exemption](#)

[Exhibit 3 - Planning & Housing Commission staff report, September 20, 2021](#)

Jay Eastman, Planning Manager, reviewed the staff report and exhibits for ZTA2022-0002. Mr. Eastman clarified two minor corrections in the proposed ordinance attached to the staff report.

Discussion ensued between staff and the Commissioners regarding parking criteria for

electric vehicles, shared uses (such as team sport facilities), shared parking reductions versus parking variances, parking for homeless shelters versus state law requirements, tandem spaces for mobile homes, parking for "disabled and handicapped housing", recordation of shared parking covenants or agreements, and removing parking standards no longer needed.

A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, to recommend approval of ZTA2022-0002 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 5 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, Commissioner Meza, and Commissioner Woody

3. [22-0628](#) SPA2022-0004: Amendment to various specific plans to amend the parking requirement for multiple-family residential to match the off-street parking requirement in Chapter 17.76 of the Corona Municipal Code. (Applicant: City of Corona)

Attachments: [Staff Report](#)

[Exhibit 1 - Proposed Amendment](#)

[Exhibit 2 - Notice of Exemption](#)

Jay Eastman, Planning Manager, reviewed the staff report and exhibits for SPA2022-0004.

Discussion ensued between staff and the Commissioners regarding the parking standards for Arantine Hills, the application of specific plan changes to existing residents, and the North Main Street specific plan.

JOE MORGAN, resident, thanked staff for their work on the proposed amendments.

A motion was made by Commissioner Meza, seconded by Commissioner Woody, to recommend approval of SPA2022-0004 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 5 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, Commissioner Meza, and Commissioner Woody

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Ms. Coletta referenced a flyer provided to the Commissioners on the Housing Element Rezoning Program Community Workshop on Tuesday, August 2, 2022 and stated they may attend if they wish. Ms. Coletta also mentioned there will be discussion and feedback opportunity regarding the Draft Development Standards for the City's Housing Element Rezoning Program at the next Planning and Housing Commission meeting on August 8, 2022.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Alexander asked for an update regarding the property at Paseo Grande and W. Sixth Street.

Ms. Coletta stated staff is actively engaging with the property owner and will be enforcing the Department's policy on nuisance abatement.

FUTURE AGENDA ITEMS

1. Discussion and feedback on the creation of the Draft Development Standards for the City's Housing Element Rezoning Program for High Density Development (August 8, 2022)

ADJOURNMENT

Chair Siqueland adjourned the meeting at 7:02 p.m. to the Planning and Housing Commission meeting of Monday, August 8, 2022, commencing at 6:00 p.m. in the City Hall Council Chambers.



Staff Report

File #: 22-0664

REQUEST FOR CITY COUNCIL ACTION

DATE: 08/17/2022

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

Specific Plan Amendment 2022-0004 amending various specific plans to reference the off-street parking requirement in Chapter 17.76 of the Corona Municipal Code for multiple-family residential (Applicant: City of Corona).

EXECUTIVE SUMMARY:

The City Council will consider approving Specific Plan Amendment 2022-0004 (SPA2022-0004), which will affect various specific plans that have specifically identified multiple-family residential parking requirements that differ from the parking requirements in Chapter 17.76 of the Corona Municipal Code (CMC), which is the City's Off-Street Parking Ordinance. The amendment proposes to have the multiple-family residential parking requirements match the parking requirements in the CMC.

RECOMMENDED ACTION:

That the City Council:

- a. Approve SPA2022-0004, as recommended by the Planning and Housing Commission.
- b. Introduce by title only and waive full reading for consideration of Ordinance No. 3354, first reading of an ordinance approving amendments to various specific plans to reference and apply the off-street parking requirements set forth in [Chapter 17.76](#) (Off-Street Parking) of the Corona Municipal Code to Multiple-Family Development (SPA2022-0004).

BACKGROUND & HISTORY:

On March 8, 2021, the City Council directed staff to study the City's parking ordinance to determine if the City's existing parking requirements were consistent with surrounding cities and industry standards. Specifically, the City Council expressed concern about the parking required for market-rate, multiple-family residential projects. Several multiple-family residential apartments and attached condominium projects in the City have experienced a lack of sufficient parking spaces to

accommodate the demand from residents.

Staff completed its parking study in September 2021. The study compared Corona's parking requirements for various land uses to the cities of Ontario, Eastvale, Orange, Moreno Valley, Riverside, and Lake Elsinore. A comparison was also done using the average parking requirement for specific land uses from the Institute of Transportation Engineer (ITE) Parking Generation Manual.

Staff presented the parking study to the Committee of the Whole on September 8, 2021. The Committee recommended changes to the multiple-family residential parking requirement that would increase the parking requirement for studio/one-bedroom units by 0.5 spaces for a total of two spaces per unit, and three- or more bedroom units by 0.5 spaces for a total of three spaces per unit. No changes were made to two-bedroom units, which required two spaces per unit. Guest parking was unchanged at one space for every five units.

On September 20, 2021, the Planning and Housing Commission held a study session to discuss the results of the parking study performed by staff. The Commission concurred with the recommendation made by the Committee of the Whole on the multiple-family residential parking. The Commission also recommended changes to the parking requirements for other land uses. The recommended changes discussed with the Committee and the Commission are being presented by Zone Text Amendment 2022-0002 (ZTA2022-0002), which is an amendment to Chapter 17.76 (Off-Street Parking) of the Corona Municipal Code (CMC). Chapter 17.76 regulates the City's parking requirements for various land uses.

Throughout this process, staff reminded the Committee of the Whole and the Commission that multiple-family residential, which is intended for affordable housing, is subject to parking requirements regulated by Section 65915 (p)(1) of the California Government Code. Staff will continue to refer to the California government code for parking when it pertains to the development of affordable housing for low and moderate-income households. For reference purposes, the current parking requirement in the government code for affordable housing is:

- a) Zero to one bedroom: 1 onsite parking space.
- b) Two to three bedrooms: 1.5 onsite parking spaces.
- c) Four or more bedrooms: 2.5 onsite parking spaces.

ANALYSIS:

The specific plans subject to this amendment are identified as having parking requirements that are different from CMC Chapter 17.76 for multiple-family residential. The following specific plans are being amended by SPA2022-0004.

- Northeast Corona Specific Plan (SP81-2)
- Township in Corona Specific Plan (SP82-1)
- Crown Properties Specific Plan (SP83-01)
- Sierra Del Oro Specific Plan (SP85-2)
- Corona Ranch Specific Plan (SP85-3)
- Mountain Gate Specific Plan (SP89-1)

- Chase Ranch Specific Plan (SP89-2)
- Corona Vista Specific Plan (SP90-5)
- El Cerrito Specific Plan (SP91-2)
- North Main Street Specific Plan (SP99-1)
- Dos Lagos Specific Plan (SP99-3)

To prevent non-conforming land uses for developments previously constructed and utilizing the parking requirements in effect at the time of construction, language is being added that new developments constructed after the adoption of this amendment shall refer to the provisions of Chapter 17.76 of the CMC.

Language is also being added to the North Main Street Specific Plan in the Urban Density Residential (UDR) and Mixed-Use (MU) Districts to address residential parking requirements for a project that would be located within a one-half mile of a major transit stop or high-quality transit corridor. The North Main Street Specific Plan has properties within walking distance to the Metrolink Rail Station. The residential parking standards currently adopted for the UDR and MU Districts are designed to consider the access to the rail station, which is less than would be required in CMC Chapter 17.76. Rather than eliminate the current parking requirements in these two districts, the amendment would increase the parking requirement by 0.5 spaces for two or more bedrooms, and it will allow the parking to remain if the development is located within one-half mile of a major transit stop or high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code. This practice aligns with the State's housing policies on having higher density housing near public transportation to reduce vehicles miles traveled and to reduce barriers to housing. Properties that fall outside of the location of this definition will be required to meet the provisions of CMC Chapter 17.76.

FINANCIAL IMPACT:

There is no financial impact to the City for this action.

ENVIRONMENTAL ANALYSIS:

Per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because Section 15061(b)(3) states that a project is exempted from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that this activity will have a significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of July 25, 2022, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Meza/Woody) and carried unanimously, that the Planning and Housing Commission recommend approval of SPA2022-0004 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 4.

PREPARED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Ordinance No. 3354 - (clean version)
2. Exhibit 2 - Redline version of SPA2022-0004
3. Exhibit 3 - Planning and Housing Commission staff report
4. Exhibit 4 - Draft minutes of the Planning and Housing Commission meeting of July 25, 2022

ORDINANCE NO. 3354

AN ORDINANCE OF THE CITY OF CORONA, APPROVING AMENDMENTS TO VARIOUS SPECIFIC PLANS TO REFERENCE AND APPLY THE OFF-STREET PARKING REQUIREMENTS SET FORTH IN CHAPTER 17.76 (OFF-STREET PARKING) OF THE CORONA MUNICIPAL CODE TO MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT (SPA2022-0004)

WHEREAS, on March 8, 2021, the City Council directed City staff to study the City's parking requirements to determine if they align with the parking requirements in other surrounding cities and general requirements used in the industry; and

WHEREAS, in September 2021, City staff completed the parking study, which compared the City's parking requirements for various land uses to the parking requirements in the cities of Ontario, Eastvale, Orange, Moreno Valley, Riverside and Lake Elsinore, as well as the average parking requirement for specific land uses from the Institute of Transportation Engineer (ITE) Parking Generation Manual; and

WHEREAS, the parking study was presented to the Committee of the Whole ("Committee") on September 8, 2021 and the Committee recommended changes to the parking requirement for multi-family residential housing; and

WHEREAS, the parking study was presented to the Planning and Housing Commission ("Planning Commission") on September 20, 2021 and the Planning Commission recommended changes to the parking requirement for senior housing; and

WHEREAS, Chapter 17.76 of the Corona Municipal Code ("CMC") sets forth the general standards for providing off-street parking; and

WHEREAS, Zoning Text Amendment 2022-0002, which is being considered concurrently with this Ordinance, proposes to amend CMC Chapter 17.76 to modify the City's off-street parking requirements as recommended by the parking study, the Committee and the Commission; and

WHEREAS, the City Council has adopted numerous specific plans that regulate land uses within certain areas of the City, some of which contain parking requirements for multiple-family residential uses that differs from the off-street parking requirements set forth in CMC Chapter 17.76; and

WHEREAS, on July 25, 2022, the Planning and Housing Commission of the City of Corona ("Planning Commission") conducted a duly noticed public hearing and recommended that the City Council amend various specific plans to reference and apply the off-street parking

requirements set forth in CMC Chapter 17.76 for multiple-family residential developments within the areas covered by such specific plans (SPA2022-0004) (the “Amendment”); and

WHEREAS, the Planning Commission based its recommendation to adopt the Amendment on the findings set forth below; and

WHEREAS, on August 17, 2022, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with this Amendment were heard and this Amendment was comprehensively reviewed.

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

SECTION 1. CEQA Findings. As the decision-making body for this Amendment, the City Council finds that this action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action involves minor text changes to various specific plans that will align the City’s off-street parking requirements with surrounding cities and industry standards. This action involves no physical impacts and does not modify density or capacity. As such, there is no possibility that adopting this Ordinance will have a significant effect on the environment. Therefore, no environmental analysis is required.

SECTION 2. Zoning Findings. Pursuant to Sections 17.53.090 and 17.53.100 of the Corona Municipal Code, 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. SPA2022-0004 systematically implements and is consistent with the General Plan for the following reasons:

(i) This Amendment is consistent with and implements General Plan Policy CE 7.1 because it ensures that new developments provide adequate off-street parking that is in line with industry standards.

(ii) This Amendment is consistent with General Plan Policy CE 7.2 because it implements updated off-street parking requirements that align with the requirements in surrounding cities and industry standards, which will provide adequate parking necessary to meet the needs of residential uses, commerce, and other land uses.

B. SPA2022-0004 provides for development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications for the following reason:

(i) This Amendment establishes parking requirements for multiple-family residential uses that are intended to provide well planned environments that are capable of supporting the intended use and capacity.

C. SPA2022-0004 provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long-term needs of the project and/or other area residents, and complements the orderly development of the City beyond the project's boundaries for the following reason:

(i) This Amendment establishes on-site parking requirements for multiple-family residential uses that would minimize or prevent the impacts of such uses from encroaching into other areas or properties.

D. SPA2022-0004 provides for the appropriate orientation and relationship between land uses within and adjacent to the project for the following reason:

(i) This Amendment does not change the land use configurations previously established by the subject specific plans.

SECTION 3. Additional Findings for SP89-01. In addition to the findings in Section 2, the City Council hereby makes and adopts the following additional findings for the amendments to SP89-01:

A. The Amendment is consistent with the intent of the Mountain Gate Specific Plan (SP89-01) for the following reasons:

(i) This Amendment is consistent with the South Corona Community Facilities Plan ("CFP") because it implements development standards, as described in Section 3.9.4.1 of the CFP, by establishing parking requirements for multiple-family residential development

(ii) This Amendment is consistent with the intent of the Mountain Gate Specific Plan because it establishes off-street parking requirements for multiple-family residential developments that is in harmony with other development standards that are applicable to residential development.

(iii) This Amendment maintains consistency with the village concept because the land use plan is not affected by this Amendment.

(iv) This Amendment maintains adequate circulation to and from and within the specific plan area because the circulation plan is not affected by this Amendment.

(v) Public service levels will continue to be provided that adequately service the specific plan area because this Amendment does not change the public service levels.

(vi) This Amendment does not affect the public and private open space system. Therefore, the public and private open space system will not be disrupted or depleted.

SECTION 4. Additional Findings for SP90-05. In addition to the findings in Section 2, the City Council hereby makes and adopts the following additional findings for the amendments to SP90-05:

A. The Amendment is consistent with the intent of the Corona Vista Specific Plan (SP90-05) for the following reasons:

(i) This Amendment is consistent with the CFP because it implements development standards, as described in Section 3.9.4.1 of the CFP, by establishing parking requirements for multiple-family residential development

(ii) This Amendment is consistent with the intent of the Corona Vista Specific Plan because it establishes off-street parking requirements for multiple-family residential developments that is in harmony with other development standards that are applicable to residential development.

(iii) This Amendment maintains consistency with the village concept because the land use plan is not affected by this Amendment.

(iv) This Amendment maintains adequate circulation to and from and within the specific plan area because the circulation plan is not affected by this Amendment.

(v) Public service levels will continue to be provided that adequately service the specific plan area because this Amendment does not change the public service levels.

(vi) This Amendment does not affect the public and private open space system. Therefore, the public and private open space system will not be disrupted or depleted.

SECTION 5. Additional Findings for SP91-02. In addition to the findings in Section 2, the City Council hereby makes and adopts the following additional findings for the amendments to SP91-02:

A. The Amendment is consistent with the El Cerrito Specific Plan (SP91-02) for the following reasons:

(i) This Amendment is consistent with the intent of the El Cerrito Specific Plan because the multiple-family residential parking requirement established by this Amendment is in harmony with other development standards that are applicable to residential developments.

(ii) This Amendment does not conflict with the Pre-annexation Policy for El Cerrito as set forth in Section 2.3 of the El Cerrito Specific Plan because it does not change the regulations and standards that apply to existing developed properties.

(iii) This Amendment will not impact circulation to, from and within the El Cerrito Specific Plan area because this Amendment does not change or affect the circulation plan.

(iv) This Amendment does not change the public service levels, which are capable of adequately serving the El Cerrito Specific Plan area.

(v) This Amendment affects the off-street parking requirements for multiple-family residential development and will not disrupt or deplete the public and private open space system.

(vi) This Amendment is compatible with the surrounding designations, will not create future land use incompatibilities, and provides adequate buffers because this Amendment does not alter the existing land uses within the El Cerrito Specific Plan area.

SECTION 6. Approval of the Amendment (SPA2022-0004).

A. Northeast Corona Specific Plan (SP81-2). The amendments to Sections 4.3.13, 4.4.13 and 4.6.11 of the Northeast Corona Specific Plan (SP81-2), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

B. Township in Corona Specific Plan (SP82-1). The amendments to Sections 4.2.12 and 4.3.11 of the Township in Corona Specific Plan (SP82-1), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

C. Crown Properties Specific Plan (SP83-1). The amendments to Section 4.4.12 of the Crown Properties Specific Plan (SP83-1), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

D. Sierra Del Oro Specific Plan (SP85-2). The amendments to Sections 4.6.13, 4.7.14, and 4.8.14 of the Sierra Del Oro Specific Plan (SP85-2), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

E. Corona Ranch Specific Plan (SP85-3). The amendments to Sections III(F)(20), III(G)(19), and III (J)(4)(d) of the Corona Ranch Specific Plan (SP85-3), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

F. Mountain Gate Specific Plan (SP89-01). The amendments to Sections 9.1.4(5)(H) and 9.1.5(13) of the Mountain Gate Specific Plan (SP89-01), as shown in Exhibit

“A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

G. Chase Ranch Specific Plan (SP89-2). The amendments to Sections IV(B)(1)(d)(6) and IV(C)(1)(e)(8) of the Chase Ranch Specific Plan (SP89-2), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

H. Corona Vista Specific Plan (SP90-05). The amendments to Sections IV(D)(5)(f) and IV(D)(6)(h) of the Corona Vista Specific Plan (SP90-05), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

I. El Cerrito Specific Plan (SP91-02). The amendments to Sections 12.13.5 and 12.14.4 of the El Cerrito Specific Plan (SP91-02), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

J. North Main Street Specific Plan (SP99-01). The amendments to Sections 4.4.7(B), 4.4.8 and 4.4.9 of the North Main Street Specific Plan (SP99-01), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

K. Dos Lagos Specific Plan (SP99-03). The amendments to Sections 4.3.12 and 4.5.13 of the Dos Lagos Specific Plan (SP99-03), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

SECTION 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at City Hall for the City of Corona, located at 400 S. Vicentia Avenue, Corona, California. Joanne Coletta, Community Development Director, is the custodian of the record of proceedings.

SECTION 8. 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.

PASSED, APPROVED AND ADOPTED this 7th day of September 2022.

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 17th day of August, 2022, and thereafter at a regular meeting held on the 7th day of September, 2022, it was duly passed and adopted by the following vote:

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 7th day of September, 2022.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT “A”

SPECIFIC PLAN AMENDMENT (SPA2022-0004)

NORTHEAST CORONA SPECIFIC PLAN (SP81-2)

Section 4.3.13 (Off-Street Parking) of Section 4.3 (Medium Density Residential District (MDR)) of the Northeast Corona Specific Plan (SP81-2) is hereby amended in its entirety to read as follows:

“SEC. 4.3.13 OFF-STREET PARKING

A. The provisions of Chapter 17.76 of the Corona Municipal Code apply, except that for Studio and one bedroom units within multiple family dwellings that were constructed prior to October 7, 2022, 1.5 spaces per unit may be provided. In PA3H, residential units constructed prior to October 7, 2022 shall be provided with 2.5 standard parking spaces per unit, two of which shall be covered.

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

Section 4.4.13 (Off-Street Parking) of Section 4.4 (High Density Residential District (HDR)) of the Northeast Corona Specific Plan (SP81-2) is hereby amended in its entirety to read as follows:

“SEC. 4.4.13 OFF-STREET PARKING

A. The provisions of Chapter 17.76 of the Corona Municipal Code apply except that for bachelor and one-bedroom units that were constructed prior to October 7, 2022, 1.5 spaces per unit may be provided.

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October

7, 2022 shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

Section 4.6.11 (Off-Street Parking) of Section 4.6 (Mixed Use (MU)) of the Northeast Corona Specific Plan (SP81-2) is hereby amended in its entirety to read as follows:

“SEC. 4.6.11 OFF-STREET PARKING

Mixed Use Level One

The provisions of Chapter 17.76 of the Corona Municipal Code apply, except that for Mixed Use Level One (live/work) 2.5 standard spaces per unit shall be provided two of which shall covered.

Mixed Use Level Two

The provisions of Chapter 17.76 of the Corona Municipal Code shall apply.

Adequate vehicular access, parking, and loading shall be provided to prevent undue traffic congestion on adjacent streets or highways.

Internal circulation shall be designed to avoid vehicle stacking on adjacent streets, facilitate the movement of vehicle throughout the site and ensure the safety of pedestrians. Tandem parking shall not be accepted in meeting the minimum required parking.”

TOWNSHIP IN CORONA SPECIFIC PLAN (SP82-1)

Section 4.2.12 (Off-Street Parking) of Section 4.2 (Medium High Density Residential Development Area (MHDR)) of the Township in Corona Specific Plan (SP82-1) is hereby amended in its entirety to read as follows:

“4.2.12 Off-street parking

A. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply, with the exception that for studio and one bedroom units that were constructed prior to October 7, 2022, 1.5 spaces per unit shall be provided.

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

Section 4.3.11 (Off-Street Parking) of Section 4.3 (High Density Residential Development Area (HDR)) of the Township in Corona Specific Plan (SP82-1) is hereby amended in its entirety to read as follows:

“4.3.11 Off-street parking

A. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply. However, for multi-family residential developments located in the HDR designation, units containing two or more bedrooms that were constructed prior to October 7, 2022 shall be provided with parking at a ratio of two (2) covered spaces for each unit, plus one (1) uncovered guest space for every three units.

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

CROWN PROPERTIES SPECIFIC PLAN (SP83-1)

Section 4.4.12 (Off-Street Parking) of Section 4.4 (High Density Residential District (HDR)) of the Crown Properties Specific Plan (SP83-1) is hereby amended in its entirety to read as follows:

“4.4.12 – Off-Street Parking

a) The provisions of Chapter 17.76 of the Corona Municipal Code shall apply with the following exceptions:

1) A minimum of 1.5 parking spaces per unit shall be provided for solo apartments or solo condominiums and one bedroom units that were constructed prior to October 7, 2022 (1/2 covered and ½ uncovered).

(b) Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

SIERRA DEL ORO SPECIFIC PLAN (SP85-2)

Section 4.6.13 (Off-Street Parking) of Section 4.6 (Medium Density Residential District (MDR)) of the Sierra Del Oro Specific Plan (SP85-2) is hereby amended in its entirety to read as follows:

“4.6.13 Off-Street Parking: The provisions of CMC Chapter 17.76 shall apply. At the time of tentative map approval consideration shall be given to recreational vehicle parking for each development area.”

Section 4.7.14 (Off-Street Parking) of Section 4.7 (Medium High Density Residential District (MHDR)) of the Sierra Del Oro Specific Plan (SP85-2) is hereby amended in its entirety to read as follows:

“4.7.14 Off-Street Parking:

A. Off-street parking shall conform to Chapter 17.76 of the City of Corona Municipal Code except that:

1 For studios and one bedroom units that were constructed prior to October 7, 2022 one (1) covered and one-half (.5) uncovered spaces per unit shall be provided within the development area.

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake

or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

Section 4.8.14 (Off-Street Parking) of Section 4.8 (High Density Residential District (HDR)) of the Sierra Del Oro Specific Plan (SP85-2) is hereby amended in its entirety to read as follows:

“4.8.14 Off-Street Parking:

A. Off-street parking shall conform with Chapter 17.76 of the City of Corona Municipal Code, except:

1. One (1) covered parking space and one-half (.5) uncovered parking space shall be required for each studio and one bedroom unit that were constructed prior to [date of ordinance here].

2. For Planning Area 37, two (2) covered parking spaces shall be required for each two-bedroom unit that were constructed prior to October 7, 2022, and two (2) covered parking spaces and one-half (0.5) uncovered parking space shall be required for each three-bedroom unit that were constructed prior to October 7, 2022. The covered parking spaces shall be provided in an enclosed garage. Side-entry and tandem garages shall be permitted in Planning Area 37. The garage parking spaces shall solely be used for the parking of automobiles and not for the storage of materials.

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

CORONA RANCH SPECIFIC PLAN (SP85-3)

Subsection 20 (Parking) of Subsection F (Medium Density Residential District (MDR)) of Section III (Development Regulations) of the Corona Ranch Specific Plan (SP85-3) is hereby amended in its entirety to read as follows:

“20. Parking

a. The required number of parking spaces for units that were constructed prior to October 7, 2022 in the Medium Density Residential Districts is two and one quarter (2-1/4) parking spaces per unit, including evenly distributed guest parking; except that

zero to one bedroom dwelling units that were constructed prior to October 7, 2022 may provide one and one half (1-1/2) off-street parking spaces, inclusive of guest parking, for each dwelling unit. In all cases, one parking space per unit must be covered.

b. Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

Subsection 19 (Parking) of Subsection G (High Density Residential District (HDR)) of Section III (Development Regulations) of the Corona Ranch Specific Plan (SP85-3) is hereby amended in its entirety to read as follows:

“19. Parking

a. The required number of parking spaces for units that were constructed prior to October 7, 2022 in the High Density Residential Districts is two and one quarter (2-1/4) parking spaces per unit, including evenly distributed guest parking; except that zero to one bedroom dwelling units that were constructed prior to October 7, 2022 may provide one and one half(1-1/2) off-street parking spaces, inclusive of guest parking.

b. Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

Subsection (d) (Parking) of Subsection 4 (Medium and High Density Residential PUD) of Subsection J (Planned Unit Development) of Section III (Development Regulations) of the Corona Ranch Specific Plan (SP85-3) is hereby amended in its entirety to read as follows:

“d. **Parking:**

1) No less than 2.25 parking spaces shall be permitted for each dwelling unit constructed prior to October 7, 2022, including evenly distributed guest parking. Assigned parking (2 spaces/unit) must be covered; guest parking (0.25/unit) may be uncovered.

2) Notwithstanding subsection (1) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (1) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

MOUNTAIN GATE SPECIFIC PLAN (SP89-01)

Subsection (H) (Parking) of Subsection 5 (Development Standards for Single-Family Attached Dwelling Units) of Section 9.1.4 (SFA – Single Family Attached Residential District) of the Mountain Gate Specific Plan (SP89-01) is hereby amended in its entirety to read as follows:

“H. **Parking –**

1. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply except that, for units were constructed prior to October 7, 2022, 2.0 off-street parking spaces per unit within an enclosed garage shall be provided and 0.25 guest spaces shall be provided. Guest parking may be provided on the street or in parking bays subject to the approval of the Public Works Director.

2. Notwithstanding subsection (1) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (1) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

Subsection (13) (Parking) of Section 9.1.5 (MDR – Medium Density Residential District) of the Mountain Gate Specific Plan (SP89-01) is hereby amended in its entirety to read as follows:

“13. **Parking –**

A. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply except that, for units that were constructed prior to October 7, 2022, 2.0 off-street parking spaces per unit shall be provided for two or more bedroom units, 1.5 spaces off-street parking per unit shall be provided for one bedroom units, and 0.25 guest spaces shall be provided for each unit. One covered space shall be provided for each unit for that were constructed prior to October 7, 2022. Detached covered parking spaces shall be located within 200 feet of the assigned dwelling unit for units that were constructed prior to October 7, 2022.

Townhouse units for units that were constructed prior to October 7, 2022 shall include a two car enclosed garage for each unit and provide 0.25 guest spaces per unit.

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

CHASE RANCH SPECIFIC PLAN (89-2)

Subsection (6) (Parking) of Subsection (d) (Property Development Standards) of Subsection 1 (Single-Family Condominium – SFC (Planning Area 9)) of Subsection B (Single-Family Condominium Development Standards) of Section IV (Development Standards) of the Chase Ranch Specific Plan (SP89-2) is hereby amended in its entirety to read as follows:

“(6) **Parking**

(a) A minimum of 2.25 parking spaces shall be provided for each dwelling unit constructed prior to October 7, 2022 including evenly distributed guest parking. For units that were constructed prior to October 7, 2022 assigned parking (2spaces/unit) must be covered; guest parking (0.25/unit) may be uncovered.

(b) Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

Subsection (8) (Parking) of Subsection (e) (Property Development Standards) of Subsection 1 (Multi-Family Residential (Planning Area 10)) of Subsection C (Multi-Family Residential Development Standards) of Section IV (Development Standards) of the Chase Ranch Specific Plan (SP89-2) is hereby amended in its entirety to read as follows:

“(8) Parking

(a) The provisions of Chapter 17.76 of the Corona Municipal Code shall apply except that, for units that were constructed prior to October 7, 2022, 2.0 off-street parking spaces per unit shall be provided and 0.25 guest spaces shall be provided for each unit. One covered space shall be provided for each unit constructed prior to October 7, 2022. Townhouse units shall include a two car enclosed garage for each unit and provide 0.25 guest spaces per unit.

(b) Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

CORONA VISTA SPECIFIC PLAN (SP90-05)

Subsection (f) (Off-Street Parking) is hereby added to Subsection (5) (Multi-Family Attached Property Development Standards) of Subsection D (Medium Density) of Section IV (Design Regulations and Standards) of the Corona Vista Specific Plan (SP90-05) to read as follows:

“f. Off-Street Parking. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply.”

Subsection (h) (Off-Street Parking) of Subsection (6) (Single-Family Attached Property Development Standards) of Subsection D (Medium Density) of Section IV (Design Regulations and Standards) of the Corona Vista Specific Plan (SP90-05) is hereby amended in its entirety to read as follows:

“h. Off-street Parking

- (1) Two (2) covered spaces per unit for units that were constructed prior to October 7, 2022. Guest parking provided off street at a ratio of one (1) space per unit for units that were constructed prior to October 7, 2022.
- (2) Notwithstanding subsection (1) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (1) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

EL CERRITO SPECIFIC PLAN (91-02)

Subsection C (Off-Street Parking) of Subsection 12.13.5 (Development Standards) of Section 12.13 (MU – Mixed Use Development) of the El Cerrito Specific Plan (SP91-02) is hereby amended in its entirety to read as follows:

“C. Off-Street Parking

The provisions of Chapter 17.76 of the Corona Municipal Code shall apply, commensurate with the type of land uses proposed,

except as noted below.

1. Mixed Use Level One (live/work) requires 2.5 standard spaces per unit to be provided, two of which shall covered or enclosed spaces
2. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply to developments consisting of Level Two (traditional) uses.
3. Adequate vehicular access, parking, and loading shall be provided to prevent undue traffic congestion on adjacent streets or highways.
4. Internal circulation shall be designed to avoid vehicle stacking on adjacent streets, facilitate the movement of vehicles throughout the site and ensure the safety of pedestrians.”

Subsection 12.14.4 (Development Standards – Multi Family Attached) of Section 12.14 (HDR – High Density Residential District) of the El Cerrito Specific Plan (SP91-02) is hereby amended in its entirety to read as follows:

“12.14.4 Development Standards – Multi Family Attached

Multi-Family attached development in the HDR District shall comply with the following minimum development standards. Additional requirements may be imposed as part of the Precise Plan approval process, depending upon the desired land use configuration.

<u>DEVELOPMENT STANDARDS</u>	
STANDARD	HDR – Multi-Family Attached
Lot Area	Minimum 7,200 sf
Lot Width	No Minimum
Lot Depth	No Minimum
Residential Density (du/ac)	36 du/ac maximum
Building height	5 stories, no greater than 60 ft (Inclusive of Subterranean Parking)
Building Separation	1-2 story: 15 ft. 3-4 story: 20 ft.
Project Perimeter Yards:	
Major street	20 feet
Secondary street	20 feet
Collector street	15 feet
Local or private street	10 feet
Interior-adjacent to Res. Zone	15 feet (1-2 stories)

Interior adjacent to Comm. Zone	30 feet (3+ stories) 10 feet
Min. Dwelling Unit Area	600 s.f.
Private Drive / Alleys	20' Driveways 25' Drive Aisle – Non Fire Lane 28' Drive Aisle – Dedicated Fire Lane
Min. Open Space & Recreational Space	200 sf/du (100 sf passive, 100 sf recreational) (10' min. dimension); Private 50 sf/du (5' min. dimension)
Required Parking (for units constructed prior to October 7, 2022) ¹	Min. stall size 9'x18' (Parking Structure); 9'x20' (Carports and Garages).
a. Studio or single bedroom unit b. Two bedroom unit c. Three or more bedrooms d. Guest	a. 1 covered space, plus .5 uncovered space/unit b. 2 covered spaces/unit c. 2 covered spaces, plus .5 uncovered spaces/unit d. 1 uncovered guest space/5 units

¹ Notwithstanding these parking requirements, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in the above table; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

NORTH MAIN STREET SPECIFIC PLAN (SP99-01)

Subsection B (Single Family Attached) of Section 4.4.7 (Single Family Condominium (SFC) District) of the North Main Street Specific Plan (SP99-01) is hereby amended in its entirety to read as follows:

“B)Single Family Attached

The following property development standards set forth in this section shall apply to all land and building in the SFC District in the North Main Street Specific Plan which are developed as Single Family Attached Condominiums/Townhomes:

TABLE 9-B – SFC DISTRICT STANDARDS – SINGLE FAMILY ATTACHED CONDOMINIUM/TOWNHOMES	
Maximum Structure Height (ft.)	40 ft. and no more than three store
Lot Requirements	
Minimum Lot Area (sq. ft.)	7,200 sq. ft
Maximum Lot Coverage	60%

Minimum Lot Depth (ft.)	100 ft.
Minimum Lot Width (ft.)	60 ft.
Maximum Density (units/acre)	15
Building Setbacks from Interior Drives	
- Front Garage (ft.) ⁽¹⁾	3 ft. minimum
- Main Structure/Dwelling at First Floor ⁽¹⁾	10 ft. minimum
Other Setbacks	
North Main St. (ft.)	15 ft.
Parkridge Ave. (ft.)	10 ft.
Parking	The provisions of CMC Chapter 17.76 shall apply.
Minimum Dwelling Unit Area (sf.)	750 sf. (Exclusive of open porches and garages)

⁽¹⁾ This setback is required where garages front onto private drives or alleys. Setbacks from private drives and/or alleys shall be a minimum of 3 feet from the second and third stories.

⁽²⁾ Guest parking shall be allowed in designated spaces only. Guest and resident parking will not be allowed within designated private drives.”

Section 4.4.8 (Urban Density Residential (UDR) District (Table 10)) of the North Main Street Specific Plan (SP99-01) is hereby amended in its entirety to read as follows:

“4.4.8 Urban Density Residential (UDR) District (Table 10)

The following property development standards set forth in this section shall apply to all land and buildings in the UDR District in the North Main Street Specific Plan area:

TABLE 10 – UDR DISTRICT STANDARDS	
MAXIMUM STRUCTURE HEIGHT	5 stories or 60 feet, whichever is lesser.
LOT REQUIREMENTS	
Minimum Lot Area (sq. ft.)	No requirement
Maximum Lot Coverage	
Minimum Lot Dimensions	
Maximum Density (units/acre)	
BUILDING SETBACKS	
Rincon Street Setback	10 ft from property line
River Road Setback	10 ft from property line
Harrison Street Setback	10 ft from property line

Local or Private Street Setback	5 ft from property line
Miscellaneous Setback Regulations	10 feet from any property line that abuts either the IP Zone or properties located outside of the Specific Plan area boundaries, excluding parking structures.
BUILDING SEPARATION	15 ft minimum set back from building to building, and 10 ft minimum setback from building to carport.
SETBACK LANDSCAPING	All required yards that border public dedicated streets shall be landscaped with trees, shrubs, ground covers, annuals, perennials, and/or turf, except where vehicular or pedestrian access is provided or required.
PARKING¹ The provisions of CMC Chapter 17.76 shall apply except that the parking may be reduced to the following ratios if a proposed development is located within one-half mile of a major transit stop or high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code:	
Studio or single bedroom units	1.0 covered space per unit
Two or more bedroom units	1.0 covered space and 1.5 uncovered space per unit
Guest parking	1 space every 5 units. Guest parking must be provided on-site.

¹ Notwithstanding these parking requirements, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in the above table; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Section 4.4.9 (Mixed Use (MU) District (Table 11)) of the North Main Street Specific Plan (SP99-01) is hereby amended in its entirety to read as follows:

“4.4.9 Mixed Use (MU) District (Table 11)

The following property development standards set forth in this section shall apply to all land and buildings in the MU District in the North Main Street Specific Plan area:

TABLE 11 – MU DISTRICT STANDARDS	
MAXIMUM STRUCTURE HEIGHT	None. Height limited by Floor Area Ratio (FAR).
LOT REQUIREMENTS	
Minimum Lot Area (sq. ft.)	No requirement.
Maximum Lot Coverage (Building Coverage)	No requirement.

Minimum Lot Dimensions	No requirement.
Floor Area Ration (FAR)	Commercial only: 0.5. Mixed Use: 2.0
PARKING	
Commercial	Per CMC 17.76
Residential (ancillary to commercial uses): The provisions of CMC Chapter 17.76 shall apply except that the parking may be reduced to the following ratios if a proposed development is located within one-half mile of a major transit stop or high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code:	
Studio or single bedroom units	1.0 covered space per unit
Two or more bedroom units	2.0 covered spaces per unit, plus 0.5 uncovered spaces per unit
Guest parking	1 space per every 5 units.
COMMERCIAL/RESIDENTIAL RATIO	3 Residential Units per 1,000 s.f. of commercial
USABLE OPEN SPACE FOR RESIDENTIAL USES	
Private Useable Open Space	No requirement.
Common Useable Open Space	Minimum 100 sq ft per unit per site.
Storage Area	Minimum 100 cu ft per unit with no dimension less than three feet.”

DOS LAGOS SPECIFIC PLAN (SP99-03)

Section 4.3.12 (Site Development Standards for MDR-S & HDR in the EC District of PA-1 & PA-3) of the Dos Lagos Specific Plan (SP99-03) is hereby amended in its entirety to read as follows:

“4.3.12 Site Development Standards for MDR-S & HDR in the EC District of PA-1 & PA-3.

The development standards of this section are applicable to Senior (MDR-S) and non-age restricted (HDR) apartments and attached condominium residential products. Residential housing developed as detached condominiums shall adhere to the development standards in Section 4.5.

STANDARD	MDR-S	HDR
Lot Size Minimum	N/A	N/A
Lot Width Minimum	N/A	N/A
Lot Depth Minimum	N/A	N/A
<u>Maximum</u> Density (per Section 4.5.2)	55 du/ac	36 du/ac
Building Height	5 stories, no greater than	5 stories, no greater than 60

	60 ft.	ft.
Maximum Lot Coverage ¹	70%	70%
Parking (includes guest parking) ^{2, 3}	1.5 spaces per unit ⁴	2.25 spaces per unit ³ Studio or 1 Bedroom: 1.5 spaces per unit*, 2 Bedroom: 2 spaces per unit*, 3+ Bedroom: 2.5 spaces per unit*, *including 1 covered space per unit, plus 1 open guest space per 5 units ⁴
Building Setbacks (ft.)		
Street Setbacks from Property Lines:		
• Temescal Canyon Road	13	13
• Internal Private/Public Streets	10	10
• Building Separation	15	15

¹ Excludes covered parking structures.

² Setback for covered parking structures or garages shall be a minimum of 5' from interior property lines (i.e. not adjacent to public or internal private streets).

³ 2.25 spaces per unit parking ratios applicable to PA10 & PA11.

⁴ Notwithstanding this parking requirement, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in the above table; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

Section 4.5.13 (SFC, MDR, MDR-S, MDR-RR and HDR-RR Residential Site Development Standards) of the Dos Lagos Specific Plan (SP99-03) is hereby amended in its entirety to read as follows:

“4.5.13 SFC, MDR, MDR-S, MDR-RR and HDR-RR Residential Site Development Standards

SFC, MDR, MDR-S, MDR-RR and HDR-RR RESIDENTIAL DEVELOPMENT STANDARDS				
Standard	SFC ¹	MDR ²	(PA-12) MDR-S	(PA-9) MDR/HDR RR
Lot Size Minimum (SQ. FT.)	2700 – EUA	N/A	N/A	N/A
Lot Depth Minimum (ft.)	60 ⁷	N/A	N/A	N/A
Minimum Lot Width (ft.)	45	N/A	N/A	N/A

Maximum Density (units/acre)	10	15	55	15/36
Building Height (ft.)	35	45	60 ⁶	60
Maximum Lot Coverage (%)	60% ³	70%	70%	70%
Parking (includes guest parking)	Per CMC 17.76 and 17.24.140	2.25 ¹²	1.5 ¹²	2.25 ¹¹ Studio or 1 Bedroom: 1.5 spaces per unit* 2 Bedroom: 2 spaces per unit* 3+ Bedroom: 2.5 spaces per unit* *including 1 covered space per unit, plus 1 open guest space per 5 units ¹²
BUILDING SETBACKS (ft.)²				
• Front (ft.) ⁴				
Front-on Garage ⁹	18	N/A	N/A	N/A
- Side-on Garage	5	N/A	N/A	N/A
- Structure/Dwelling ⁸	10	10	10	10
• Rear (ft.)	10/5 ⁵	Per CMC 17.24 (For yards and distances between buildings)		
• Side (ft.)	5			
• Street Side	10 ¹⁰			
• Building Separations	N/A			

¹ Minimum dimensions for the SFC category applies to the exclusive use area (EUA) associated with an individual dwelling unit, unless otherwise noted.

² Setbacks shall be measured from property line or private street easement. At least 50% of the setbacks shall be level for yards that are 10 feet and greater in distance. Yards that have a minimum setback of five feet shall be level.

³ Single Family Condominium (SFC) units shall not exceed a maximum Exclusive Use Area (EUA) coverage of 60%.

⁴ No more than 3 adjacent units shall have the same setback facing a street.

⁵ A minimum setback of 5 feet is allowed for alley-loaded garages only and an average setback of 10 feet is allowed to accommodate units with a staggered building design.

⁶ Where building heights exceed 45 feet, gable, or hip roofs are required and flat rooftops are not allowable.

⁷ A minimum lot depth of 50 feet is allowable if a lot width of 55 feet is exceeded.

⁸ This setback is required for units that front public or private streets. If the front of the units are internally oriented and face the front of other units then a minimum 15-foot building separation shall be applied.

⁹ This setback may be waived by the planning commission through the precise plan process if more than one unit has access off a private street drive and that any garage facing the street shall be a minimum of 18 feet from the street right-of-way line.

¹⁰ A 10-foot setback shall be maintained from the street right-of-way to the dwelling unit with 5 feet of the setback provided between the dwelling unit and EUA.

¹¹ 2.25 spaces per unit parking ratios applicable to PA10 & PA11.

¹² Notwithstanding this parking requirement, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in the above table; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.”

Specific Plan Amendment Exhibit (SPA2022-0004)

Northeast Corona Specific Plan (SP81-2)

Section 4.3 MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

SEC. 4.3.13 OFF-STREET PARKING

- A. The provisions of Chapter 17.76 of the Corona Municipal Code apply, except that for Studio and one bedroom units within multiple family dwellings that were constructed prior to [date of ordinance here], 1.5 spaces per unit may be provided. In PA3H, the residential units constructed prior to [date of ordinance here] shall be provided with 2.5 standard parking spaces per unit, two of which shall be covered.
- B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

SEC. 4.4 HIGH DENSITY RESIDENTIAL DISTRICT (HDR)

SEC. 4.4.13 OFF-STREET PARKING

- A. The provisions of Chapter 17.76 of the Corona Municipal Code apply except that for bachelor and one-bedroom units that were constructed prior to [date of ordinance here], 1.5 spaces per unit may be provided.
- B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

4.6 MIXED USE (MU)

SEC. 4.6.11 OFF-STREET PARKING

Mixed Use Level Two

The provisions of Chapter 17.76 of the Corona Municipal Code shall apply.

~~Developments consisting of Level Two (commercial/residential) uses shall be designed to provide for parking as follows:~~

~~Two standard parking stalls per dwelling unit, one of which shall be covered, plus one standard stall per 200 square feet of floor area dedicated to non-restaurant commercial uses. Residential guest parking can be included in the requirement for commercial parking provided that parking remains open and unassigned. Adequate vehicular access,~~

parking, and loading shall be provided to prevent undue traffic congestion on adjacent streets or highways.

Internal circulation shall be designed to avoid vehicle stacking on adjacent streets, facilitate the movement of vehicle throughout the site and ensure the safety of pedestrians. Tandem parking shall not be accepted in meeting the minimum required parking.

Township in Corona Specific Plan (SP82-01)

4.2 MEDIUM HIGH DENSITY RESIDENTIAL DEVELOPMENT AREA (MHDR)

4.2.12 Off-street parking

A. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply, with the exception that for studio and one bedroom units that were constructed prior to [date of ordinance here], 1.5 spaces per unit shall be provided.

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

4.3 HIGH DENSITY RESIDENTIAL DEVELOPMENT AREA (HDR)

4.3.11 Off-street parking

A. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply. However, for multi-family residential developments located in the HDR designation, units containing two or more bedrooms that were constructed prior to [date of ordinance here] shall be provided with parking at a ratio of two (2) covered spaces for each unit, plus one (1) uncovered guest space for every three units.

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Crown Properties Specific Plan (SP83-01)

SECTION 4.4 - HIGH DENSITY RESIDENTIAL DISTRICT (HDR)

4.4.12 - Off-Street Parking

a) The provisions of Chapter 17.76 of the Corona Municipal Code shall apply with the following exceptions:

1 a) A minimum of 1.5 parking spaces per unit shall be provided for solo apartments or solo condominiums and one bedroom units that were constructed prior to [date of ordinance here] (1/2 covered and 1/2 uncovered).

- ~~b) A minimum of one guest parking space shall be provided for every three dwelling units except where no less than 50% of the spaces is unenclosed and unassigned parking, in which case no guest parking shall be required.~~

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Sierra Del Oro Specific Plan (SP85-2)

4.6 MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

4.6.13 Off-Street Parking: The provisions of CMC Chapter 17.76 shall apply. ~~Off-street parking for attached units shall be required at a ratio of one (1) guest space for four (4) units.~~ At the time of tentative map approval consideration shall be given to recreational vehicle parking for each development area.

4.7 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT (MHDR)

4.7.14 Off-Street Parking:

A. Off-street parking shall conform to Chapter 17.76 of the City of Corona Municipal Code except that:

- 1 A. For studios and one bedroom units that were constructed prior to [date of ordinance here] one (1) covered and one-half (.5) uncovered spaces per unit shall be provided within the development area.

~~B. The City Engineer may require additional uncovered visitor parking to a maximum of one (1) space per four (4) units.~~

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

4.8 High Density Residential District (HDR)

4.8.14 Off-Street Parking:

A. Off-street parking shall conform with Chapter 17.76 of the City of Corona Municipal Code, except:

- 1 A. One (1) covered parking space and one-half (.5) uncovered parking space shall be required for each studio and one bedroom unit that were constructed prior to [date of ordinance here].

- ~~2 B.~~ For Planning Area 37, two (2) covered parking spaces shall be required for each two-bedroom unit that were constructed prior to [date of ordinance here], and two (2) covered parking spaces and one-half (0.5) uncovered parking space shall be required for each three-bedroom unit that were constructed prior to [date of ordinance here]. The covered parking spaces shall be provided in an enclosed garage. Side-entry and tandem garages shall be permitted in Planning Area 37. The garage parking spaces shall solely be used for the parking of automobiles and not for the storage of materials.
- ~~C. The City Engineer may require additional parking for visitors to a maximum of one (1) space per four (4) units. For Planning Area 37, visitors parking shall be required at one (1) space per five (5) units.~~

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Corona Ranch Specific Plan (SP85-03)

Section III. DEVELOPMENT REGULATIONS

F. MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

20. Parking

- a. The required number of parking spaces for units that that were constructed prior to [date of ordinance here] in the Medium Density Residential Districts is two and one quarter (2-1/4) parking spaces per unit, including evenly distributed guest parking; except that zero to one bedroom dwelling units that were constructed prior to [date of ordinance here] may provide one and one half (1-1/2) off-street parking spaces, inclusive of guest parking, for each dwelling unit. In all cases, one parking space per unit must be covered.
- b. Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

G. HIGH DENSITY RESIDENTIAL ZONE

19. Parking

- a. The required number of parking spaces for units that were constructed prior to [date of ordinance here] in the High Density Residential Districts is two and one quarter (2-1/4) parking spaces per unit, including evenly distributed guest parking; except that zero to one

bedroom dwelling units that were constructed prior to [date of ordinance here] may provide one and one half(1-1/2) off-street parking spaces, inclusive of guest parking.

- b. Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

J. PLANNED UNIT DEVELOPMENT

4. Medium and High Density Residential PUD

- d. 1. Parking: No less than 2.25 parking spaces shall be permitted for each dwelling unit constructed prior to [date of ordinance here], including evenly distributed guest parking. Assigned parking (2 spaces/unit) must be covered; guest parking (0.25/unit) may be uncovered.

2. Notwithstanding subsection (1) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (1) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Mountain Gate Specific Plan (SP89-1)

9.1.4 SFA - SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT

5. Development Standards for Single-Family Attached Dwelling Units

H. Parking –

1. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply except that for units were constructed prior to [date of ordinance here] 2.0 off-street parking spaces per unit within an enclosed garage shall be provided and 0.25 guest spaces shall be provided. Guest parking may be provided on the street or in parking bays subject to the approval of the Public Works Director.

2. Notwithstanding subsection (1) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (1) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

9.1.5. MDR. MEDIUM DENSITY RESIDENTIAL DISTRICT

13. **Parking –**

A. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply except that for units that were constructed prior to [date of ordinance here] 2.0 off-street parking spaces per unit shall be provided for two or more bedroom units, 1.5 spaces off-street parking per unit shall be provided for one bedroom units, and 0.25 guest spaces shall be provided for each unit. One covered space shall be provided for each unit for that were constructed prior to [date of ordinance here]. Detached covered parking spaces shall be located within 200 feet of the assigned dwelling unit for units that were constructed prior to [date of ordinance here].

Townhouse units for units that were constructed prior to [date of ordinance here] shall include a two car enclosed garage for each unit and provide 0.25 guest spaces per unit.

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Chase Ranch Specific Plan (89-2)

IV. DEVELOPMENT STANDARDS

B. SINGLE-FAMILY CONDOMINIUM DEVELOPMENT STANDARDS

1. SINGLE CONDOMINIUM - SFC (PLANNING AREA 9)

d. Property Development Standards

(6) Parking

(a) A minimum of 2.25 parking spaces shall be provided for each dwelling unit constructed prior to [date of ordinance here] including evenly distributed guest parking. For units that were constructed prior to [date of ordinance here] Assigned parking (2spaces/unit) must be covered; guest parking (0.25/unit) may be uncovered.

(b) Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

C. MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

1. MULTI-FAMILY RESIDENTIAL (PLANNING AREA 10)

e. Property Development Standards

(8) Parking

(a) The provisions of Chapter 17.76 of the Corona Municipal Code shall apply except that for units that were constructed prior to [date of ordinance here] 2.0 off-street parking spaces per unit shall be provided and 0.25 guest spaces shall be provided for each unit. One covered space shall be provided for each unit constructed prior to [date of ordinance here]. Townhouse units shall include a two car enclosed garage for each unit and provide 0.25 guest spaces per unit.

(b) Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Corona Vista Specific Plan (SP90-5)

IV. DESIGN REGULATIONS AND STANDARDS

D. MEDIUM DENSITY

5. Multi-Family Attached Property Development Standards

f. Off-Street Parking. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply.

6. Single Family Attached Property Development Standards

h. Off-street Parking

(1) Two (2) covered spaces per unit for units that were constructed prior to [date of ordinance here]. Guest parking provided off street at a ratio of one (1) space per unit for units that were constructed prior to [date of ordinance here].

(2) Notwithstanding subsection (1) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (1) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

El Cerrito Specific Plan (91-2)

12.13 MU - MIXED USE DEVELOPMENT

12.13.5 Development Standards

C. Off-Street Parking

2. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply to developments consisting of Level Two (traditional) uses. shall be designed to provide for parking as follows: Two standard parking stalls per dwelling unit, one of which shall be covered, plus one standard stall per 200 square feet of floor area dedicated to non-restaurant commercial uses.

3. ~~Residential guest parking may be included in the requirement for commercial parking provided that parking remains open and unassigned.~~

4. ~~3.~~ Adequate vehicular access, parking, and loading shall be provided to prevent undue traffic congestion on adjacent streets or highways.

5. ~~4.~~ Internal circulation shall be designed to avoid vehicle stacking on adjacent streets, facilitate the movement of vehicles throughout the site and ensure the safety of pedestrians.

12.14.4 Development Standards – Multi Family Attached

Required Parking (for units constructed prior to #####) ¹	Min. stall size 9'x18' (Parking Structure); 9'x20' (Carports and Garages).
a. Studio or single bedroom unit	a. 1 covered space, plus .5 uncovered space/unit
b. Two bedroom unit	b. 2 covered spaces/unit
c. Three or more bedrooms	c. 2 covered spaces, plus .5 uncovered spaces/unit
d. Guest	d. 1 uncovered guest space/5 units

¹ Notwithstanding these parking requirements, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in the above table; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

North Main Street Specific Plan (SP99-01)

4.4.7 Single Family Condominium (SFC) District

B) Single Family Attached (Table 9-B)

Parking: The provisions of CMC Chapter 17.76 shall apply.

Studio or single bedroom unit: 1.5 covered spaces

Two bedroom unit: 2.0 covered spaces

Three or more bedroom unit: 2.5 covered spaces

Guest Parking: 1 uncovered guest space / 5 units

4.4.8 Urban Density Residential (UDR) District (Table 10)

PARKING ¹	
<u>The provisions of CMC Chapter 17.76 shall apply except that the parking may be reduced to the following ratios if a proposed development is located within one-half mile of a major transit stop or high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code.</u>	
Studio or single bedroom units	1.0 covered space per unit
Two or more bedroom units	1.0 covered space and 1.0 5 uncovered space per unit
Guest parking	1 space every 5 units. Guest parking must be provided on-site.

¹ Notwithstanding these parking requirements, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in the above table; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

4.4.9 Mixed Use (MU) District (Table 11)

PARKING ¹	
Commercial	Per CMC 17.76
Residential (ancillary to commercial uses): <u>The provisions of CMC Chapter 17.76 shall apply except that the parking may be reduced to the following ratios if a proposed development is located within one-half mile of a major transit stop or high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code:</u>	
Studio or single bedroom units	1.0 covered space per unit
Two or more bedroom units	2.0 covered spaces per unit, <u>plus 0.5 uncovered spaces per unit</u>
Guest parking	1 space per every 5 units.

Dos Lagos Specific Plan (SP99-03)

4.3.12 Site Development Standards for MDR-S & HDR in the EC District of PA-1 & PA-3.

STANDARD	MDR-S	HDR
Parking (includes guest parking) ^{2, 3}	1.5 spaces per unit ⁴	2.25 spaces per unit ³ Studio or 1 Bedroom: 1.5 spaces per unit*, 2 Bedroom: 2 spaces per unit*, 3+ Bedroom: 2.5 spaces per unit*, *including 1 covered space per unit, plus 1 open guest space per 5 units ⁴

⁴ Notwithstanding this parking requirement, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in the above table; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

4.5.13 SFC, MDR, MDR-S, MDR-RR and HDR-RR Residential Site Development Standards

STANDARD	SFC	MDR	(PA 12) MDR-S	(PA 9) MDR/HDR RR
Parking (includes guest parking)	Per CMC 17.76 and 17.24.140	2.25 ¹²	1.5 ¹²	2.25 ¹¹ Studio or 1 Bedroom: 1.5 spaces per unit*, 2 Bedroom: 2 spaces per unit*, 3+ Bedroom: 2.5 spaces per unit*, *including 1 covered space per unit, plus 1 open guest space per 5 units ¹²

¹² Notwithstanding this parking requirement, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in the above table; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.



Staff Report

File #: 22-0628

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 07/25/2022

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

SPA2022-0004: Amendment to various specific plans to amend the parking requirement for multiple-family residential to match the off-street parking requirement in Chapter 17.76 of the Corona Municipal Code. (Applicant: City of Corona)

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend APPROVAL of SPA2022-0004 to the City Council, based on the findings contained in the staff report.

BACKGROUND

The City Council at its meeting on March 8, 2021, made the decision for staff to study the City's Parking Ordinance. The purpose of the study was to determine if the city's current parking requirements are consistent or in alignment with other surrounding cities and general requirements used in the industry. Specifically, the City Council expressed concern on the parking required for market-rate multiple-family residential projects. Several multiple-family residential apartments and attached condominium projects in the city have experienced a lack of sufficient parking spaces to accommodate the demand from residents.

In September 2021, staff completed its parking study, which compared Corona's parking requirements for various land uses to the cities of Ontario, Eastvale, Orange, Moreno Valley, Riverside and Lake Elsinore. A comparison was also done using the average parking requirement for specific land uses from the Institute of Transportation Engineer (ITE) Parking Generation Manual.

The Committee of the Whole at its meeting on September 8, 2021, was presented the parking study. The Committee recommended changes to the multiple-family residential parking requirement that would increase the parking requirement for studio/one-bedroom units and three or more bedroom units. The following table shows the changes recommended by the Committee.

Multiple Family Residential	Current Parking Requirement	Recommendation by the Committee of the Whole
Studio and one bedroom	1.5 covered space, plus 1 uncovered guest space every 5 units	2 covered spaces, plus 1 uncovered guest space every 5 units
Two bedrooms	2 covered spaces, plus 1 uncovered guest space every 5 units	No change
Three or more bedrooms	2.5 covered spaces, plus 1 uncovered guest space every 5 units	3 spaces (with two spaces covered), plus 1 uncovered guest space every 5 units

On September 20, 2021, the Planning and Housing Commission held a study session to discuss the results of the parking study performed by staff. The Commission concurred with the recommendation made by the Committee of the Whole on the multiple-family residential parking. The Commission also recommended changes to the parking requirements for other land uses. The recommended changes discussed with the Committee and the Commission is being presented by Zone Text Amendment 2022-0002 (ZTA2022-0002), which is an amendment to Chapter 17.76 (Off-Street Parking) of the Corona Municipal Code (CMC). Chapter 17.76 regulates the city's parking requirements for various land uses.

Throughout this process, staff reminded the Committee of the Whole and the Commission that multiple-family residential intended for affordable housing, which is defined as housing set aside for low-income and moderate-income households, is subject to parking requirements regulated by Section 65915 (p)(1) of the California Government Code. Staff will continue to refer to the California government code for parking when it comes to the development of affordable housing for low and moderate-income households. For reference purposes, the current parking requirement in the government code for affordable housing is:

- a) Zero to one bedroom: 1 onsite parking space.
- b) Two to three bedrooms: 1.5 onsite parking spaces.
- c) Four or more bedrooms: 2.5 onsite parking spaces.

The city has numerous specific plans that regulate land uses within certain areas of the city. These specific plans also include development standards separate from Title 17 (Zoning Code) of the Corona Municipal Code. Some of the specific plans also identify parking requirements for multiple-family residential that differ from the Off-Street Parking Ordinance in CMC Chapter 17.76. SPA2022-0004 proposes to amend the specific plans that have multiple-family residential parking requirements and have them match the parking requirement in CMC Chapter 17.76.

PROPOSED SPECIFIC PLAN AMENDMENT

SPA2022-0004 proposes to amend the following specific plans to require the multiple-family residential land uses to refer to the provisions of Chapter 17.76 of the Corona Municipal Code for required parking. The specific plans subject to this amendment are identified as having parking

requirements that are different from CMC Chapter 17.76 for multiple-family residential.

- Northeast Corona Specific Plan (SP81-2)
- Township in Corona Specific Plan (SP82-1)
- Crown Properties Specific Plan (SP83-01)
- Sierra Del Oro Specific Plan (SP85-2)
- Corona Ranch Specific Plan (SP85-3)
- Mountain Gate Specific Plan (SP89-1)
- Chase Ranch Specific Plan (SP89-2)
- Corona Vista Specific Plan (SP90-5)
- El Cerrito Specific Plan (SP91-2)
- North Main Street Specific Plan (SP99-1)
- Dos Lagos Specific Plan (SP99-3)

Exhibit A demonstrates the sections within each specific plan that is being amended. To prevent non-conforming land uses for developments previously constructed and utilizing the parking requirements in effect at the time of construction, language is being added that new developments constructed after the adoption of this amendment shall refer to the provisions of Chapter 17.76 of the CMC.

Language is also being added to the North Main Street Specific Plan in the Urban Density Residential (UDR) and Mixed-Use (MU) Districts to address residential parking requirements for a project that would be located within a one-half mile of a major transit stop or high-quality transit corridor. The North Main Street Specific Plan has properties within walking distance to the Metrolink Rail Station. The residential parking standards currently adopted for the UDR and MU Districts are designed to consider the access to the rail station, which is less than would be required in CMC Chapter 17.76. Rather than eliminate the current parking requirements in these two districts, the amendment would increase the parking requirement by 0.5 spaces for two or more bedrooms and allow the parking to remain if the development is located within one-half mile of a major transit stop or high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code. The definition in subdivision (b) of Section 21155 of the Public Resources Code is:

"Major transit stop" means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

"High-quality transit corridor" means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours. A project shall be considered to be within one-half mile of a major transit stop or high-quality transit corridor if all parcels within the project have no more than 25 percent of their area farther than one-half mile from the stop or corridor and if not more than 10 percent of the residential units or 100 units, whichever is less, in the project are farther than one-half mile from the stop or corridor.

Staff is proposing to keep the reduced parking standard for projects in the UDR and MU Districts within a one-half mile of a major transit stop or high-quality transit corridor because the practice

aligns with the State's housing policies on having higher density housing near public transportation to reduce vehicles miles traveled and to reduce barriers to housing. Properties that fall outside of the location of this definition will be required to meet the provisions of CMC Chapter 17.76.

OTHER CONSIDERATIONS

Arantine Hills Specific Plan

The Arantine Hills Specific Plan covers a master planned community known as Bedford Communities. The community is mostly residential, with parks, trails and a commercial center. Except for the commercial center, the property within the Bedford Community is controlled by a master developer. The master developer was responsible for the construction of the master infrastructure improvements to support the development, such as sewer, water, flood control channel improvements and the widening of the Cajalco Road Bridge. Residential builders are also able to purchase residential parcels from the master developer to build residential communities within the master plan.

The master developer of the Bedford Communities has a Development Agreement with the City, which gives the developer the vested right to develop the property pursuant to the "existing land use regulations" that were established at the time of adoption of the Agreement. The definition of "existing land use regulations" in the Development Agreement is:

"Existing Land Use Regulations" means all ordinances, laws, resolutions, codes, rules, regulations, policies, requirements, guidelines or other actions of City, including but not limited to the provisions set forth in the City's General Plan, Municipal Code, Arantine Hills Specific Plan and Zoning Code and including all Development Impact Fees, which affect, govern or apply to the Development of the project and use of the Property in a manner consistent with this Agreement, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the Development of the Property, subject to the terms of this Agreement, whether adopted by the City Council or the voters in an initiative, which are in effect on the Entry Date, pursuant to California Government Code Section 65866.

The developer entered into this Agreement in 2016 and the term of the agreement is valid for 20 years. The Agreement is only applicable to the boundaries of the Arantine Hills Specific Plan as defined by the Agreement. Therefore, the development standards that were adopted in the specific plan, including the parking requirements for residential development are allowed to remain in effect for the term of the agreement. As such, SPA2022-0004 did not include the Arantine Hills Specific Plan because the Bedford Communities is expected to be entirely constructed by the end of the 20-year term, which is Year 2036.

ENVIRONMENTAL ANALYSIS:

Per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because Section 15061(b)(3) states that a project is exempted from CEQA if the activity is covered by the *common sense exemption* that CEQA

applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that this activity will have a significant effect on the environment. The Notice of Exemption is attached as Exhibit B.

FISCAL IMPACT

SPA2022-0004 is an application initiated by the City. The amendment will not result in a negative fiscal impact.

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was advertised in the Sentinel Weekly News. As of the preparation of this report, the City has not received any comments on the proposed amendment.

STAFF ANALYSIS:

The amendment establishes multiple-family residential parking standards that provide consistency with the parking standards being adopted in the Corona Municipal Code with the exception of properties that may be located within a high-quality public transit corridor. The parking standards are intended to support the demand created by residents that live in multiple-family residential developments and to minimize the spillover of parking on to city streets.

The revised parking requirements are intended to encourage well planned developments that are capable of supporting the capacity and use of properties.

FINDINGS OF APPROVAL FOR SPA2022-0004

1. Per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because Section 15061(b)(3) states that a project is exempted from CEQA if the activity is covered by the *common sense exemption* that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that this activity will have a significant effect on the environment.
2. The criteria necessary in recommending approval of a specific plan amendment as set forth in Section 17.53.090 of the Corona Municipal Code do exist in reference to SPA2022-0004 for the following reasons:
 - a) *The plan systematically implements and is consistent with the General Plan because the amendment implements Policy CE 7.1 by requiring new developments to provide adequate off-street parking in compliance with Corona Municipal Code Chapter 17.76; and Policy CE 7.2 which is to allow for the provision of adequate parking that is required to meet the needs of residential uses, commerce, and other land uses and is sensitive to the context and broader transportation goals of the City.*
 - b) *The Plan provides for the development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications because the amendment*

establishes parking requirements for multiple-family residential that are intended to provide well planned environments that are capable of supporting the intended use and capacity.

- c) The Plan provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long-term needs of the project and/or other area residents, and complements the orderly development of the City beyond the project's boundaries because the amendment establishes on-site parking requirements for multiple-family residential that would minimize or prevent the impacts of development from encroaching into other areas or properties.*
- d) The Plan provides for the appropriate orientation and relationship between land use within and adjacent to the project because the amendment does not change the land use configurations previously established by the subject specific plans.*

3. The criteria necessary in recommending approval of a specific plan amendment as set forth in Section 11.3 of the Mountain Gate Specific Plan (SP89-1) do exist in reference to SPA2022-0004 for the following reasons:

- a) The amendment is consistent with the General Plan and South Corona Community Facilities Plan (CFP) because:
 - i. General Plan Policy CE 7.1 requires new developments to provide adequate off-street parking in compliance with Corona Municipal Code Chapter 17.76, which is the essence of SPA2022-0004.*
 - ii. General Plan Policy CE 7.2 allows for the provision of adequate parking that is required to meet the needs of residential uses, commerce, and other land uses and is sensitive to the context and broader transportation goals of the City, which is the essence of SPA2022-0004.*
 - iii. The required components of the specific plan process in Section 3.9.4.1 of the South Corona CFP includes development standards, which is the essence of SPA2022-0004 as it will establish parking requirements.**
- b) The amendment is consistent with the intent of the Mountain Gate Specific Plan because the multiple-family residential parking requirement is in harmony with other development standards that are applicable to residential development.*
- c) The amendment maintains consistency with the village concept because the land use plan is not affected.*
- d) The amendment maintains adequate circulation to and from and within the plan area because the circulation plan is not affected.*
- e) The amendment does not change the public service levels, which adequately serve the Specific Plan area are provided.*
- f) The amendment maintains the public and private open space system as both resources are neither disrupted nor depleted.*

4. The criteria necessary in recommending approval of a specific plan amendment as set forth in Section V.A (Amendments to Specific Plans) of the Corona Vista Specific Plan (SP90-5) do exist in reference to SPA2022-0004 for the following reasons:

- a) The amendment is consistent with the General Plan and South Corona Community Facilities Plan (CFP) because:
 - i. General Plan Policy CE 7.1 requires new developments to provide adequate off-street parking in compliance with Corona Municipal Code Chapter 17.76, which is the essence of SPA2022-0004.*
 - ii. General Plan Policy CE 7.2 allows for the provision of adequate parking that is required to meet the needs of residential uses, commerce, and other land uses and is sensitive to the context and broader transportation goals of the City, which is the essence of SPA2022-0004.*
 - iii. The required components of the specific plan process in Section 3.9.4.1 of the South Corona CFP includes development standards, which is the essence of SPA2022-0004 as it will establish parking requirements.**
- b) The amendment is consistent with the intent of the Corona Vista Specific Plan because the multiple-*

family residential parking requirement is in harmony with other development standards that are applicable to residential development.

- c) The amendment maintains consistency with the village concept because the land use plan is not affected.*
- d) The amendment maintains adequate circulation to and from and within the plan area because the circulation plan is not affected.*
- e) The amendment does not change the public service levels, which adequately serve the Specific Plan area are provided.*
- f) The amendment maintains the public and private open space system as both resources are neither disrupted nor depleted.*

5. The criteria necessary in recommending approval of a specific plan amendment as set forth in Section 14.5 of the El Cerrito Specific Plan (SP91-2) do exist in reference to SPA2022-0004 for the following reasons:

- a) The proposed amendment is consistent with the City of Corona General Plan because it implements Policy CE 7.1 by requiring new developments to provide adequate off-street parking in compliance with Corona Municipal Code Chapter 17.76; and Policy CE 7.2 which is to allow for the provision of adequate parking that is required to meet the needs of residential uses, commerce, and other land uses and is sensitive to the context and broader transportation goals of the City.*
- b) The proposed amendment is consistent with the intent of the El Cerrito Specific Plan because the multiple-family residential parking requirement is in harmony with other development standards that are applicable to residential development.*
- c) The proposed amendment is consistent with the Preannexation Policy for El Cerrito as set out in Section 2.3 of the specific plan because it does not change the specific plan regulations and standards of existing developed properties.*
- d) The proposed amendment provides for adequate circulation to, from and within the El Cerrito area because the circulation plan is not affected.*
- e) The proposal does not change public service levels, which is capable of adequately serving the Specific Plan area.*
- f) The proposal maintains the public and private open space system as neither resource is disrupted nor depleted.*
- g) The proposed amendment does not alter the existing land uses and therefore the plan continues to be compatible with surrounding designations, will not create future land use incompatibilities and provides adequate buffers.*

PREPARED AND SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

ATTACHMENTS:

- 1. Exhibit 1 - Proposed Amendment
- 2. Exhibit 2 - Notice of Exemption

Case Planner: Joanne Coletta, Director (951) 736-2262

Specific Plan Amendment Exhibit (SPA2022-0004)

Northeast Corona Specific Plan (SP81-2)

Section 4.3 MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

SEC. 4.3.13 OFF-STREET PARKING

- A. The provisions of Chapter 17.76 of the Corona Municipal Code apply, except that for Studio and one bedroom units within multiple family dwellings that were constructed prior to [date of ordinance here], 1.5 spaces per unit may be provided. In PA3H, the residential units constructed prior to [date of ordinance here] shall be provided with 2.5 standard parking spaces per unit, two of which shall be covered.
- B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

SEC. 4.4 HIGH DENSITY RESIDENTIAL DISTRICT (HDR)

SEC. 4.4.13 OFF-STREET PARKING

- A. The provisions of Chapter 17.76 of the Corona Municipal Code apply except that for bachelor and one-bedroom units that were constructed prior to [date of ordinance here], 1.5 spaces per unit may be provided.
- B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

4.6 MIXED USE (MU)

SEC. 4.6.11 OFF-STREET PARKING

Mixed Use Level Two

The provisions of Chapter 17.76 of the Corona Municipal Code shall apply.

~~Developments consisting of Level Two (commercial/residential) uses shall be designed to provide for parking as follows:~~

~~Two standard parking stalls per dwelling unit, one of which shall be covered, plus one standard stall per 200 square feet of floor area dedicated to non-restaurant commercial uses. Residential guest parking can be included in the requirement for commercial parking provided that parking remains open and unassigned. Adequate vehicular access,~~

parking, and loading shall be provided to prevent undue traffic congestion on adjacent streets or highways.

Internal circulation shall be designed to avoid vehicle stacking on adjacent streets, facilitate the movement of vehicle throughout the site and ensure the safety of pedestrians.

Tandem parking shall not be accepted in meeting the minimum required parking.

Township in Corona Specific Plan (SP82-01)

4.2 MEDIUM HIGH DENSITY RESIDENTIAL DEVELOPMENT AREA (MHDR)

4.2.12 Off-street parking

A. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply, with the exception that for studio and one bedroom units that were constructed prior to [date of ordinance here], 1.5 spaces per unit shall be provided.

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

4.3 HIGH DENSITY RESIDENTIAL DEVELOPMENT AREA (HDR)

4.3.11 Off-street parking

A. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply. However, for multi-family residential developments located in the HDR designation, units containing two or more bedrooms that were constructed prior to [date of ordinance here] shall be provided with parking at a ratio of two (2) covered spaces for each unit, plus one (1) uncovered guest space for every three units.

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Crown Properties Specific Plan (SP83-01)

SECTION 4.4 - HIGH DENSITY RESIDENTIAL DISTRICT (HDR)

4.4.12 - Off-Street Parking

a) The provisions of Chapter 17.76 of the Corona Municipal Code shall apply with the following exceptions:

1 a) A minimum of 1.5 parking spaces per unit shall be provided for solo apartments or solo condominiums and one bedroom units that were constructed prior to [date of ordinance here] (1/2 covered and 1/2 uncovered).

- ~~b) A minimum of one guest parking space shall be provided for every three dwelling units except where no less than 50% of the spaces is unenclosed and unassigned parking, in which case no guest parking shall be required.~~

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Sierra Del Oro Specific Plan (SP85-2)

4.6 MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

4.6.13 Off-Street Parking: The provisions of CMC Chapter 17.76 shall apply. ~~Off-street parking for attached units shall be required at a ratio of one (1) guest space for four (4) units.~~ At the time of tentative map approval consideration shall be given to recreational vehicle parking for each development area.

4.7 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT (MHDR)

4.7.14 Off-Street Parking:

A. Off-street parking shall conform to Chapter 17.76 of the City of Corona Municipal Code except that:

- 1 A. For studios and one bedroom units that were constructed prior to [date of ordinance here] one (1) covered and one-half (.5) uncovered spaces per unit shall be provided within the development area.

~~B. The City Engineer may require additional uncovered visitor parking to a maximum of one (1) space per four (4) units.~~

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

4.8 High Density Residential District (HDR)

4.8.14 Off-Street Parking:

A. Off-street parking shall conform with Chapter 17.76 of the City of Corona Municipal Code, except:

- 1 A. One (1) covered parking space and one-half (.5) uncovered parking space shall be required for each studio and one bedroom unit that were constructed prior to [date of ordinance here].

~~2 B.~~ For Planning Area 37, two (2) covered parking spaces shall be required for each two-bedroom unit that were constructed prior to [date of ordinance here], and two (2) covered parking spaces and one-half (0.5) uncovered parking space shall be required for each three-bedroom unit that were constructed prior to [date of ordinance here]. The covered parking spaces shall be provided in an enclosed garage. Side-entry and tandem garages shall be permitted in Planning Area 37. The garage parking spaces shall solely be used for the parking of automobiles and not for the storage of materials.

~~C. The City Engineer may require additional parking for visitors to a maximum of one (1) space per four (4) units. For Planning Area 37, visitors parking shall be required at one (1) space per five (5) units.~~

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Corona Ranch Specific Plan (SP85-03)

Section III. DEVELOPMENT REGULATIONS

F. MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

20. Parking

a. The required number of parking spaces for units that that were constructed prior to [date of ordinance here] in the Medium Density Residential Districts is two and one quarter (2-1/4) parking spaces per unit, including evenly distributed guest parking; except that zero to one bedroom dwelling units that were constructed prior to [date of ordinance here] may provide one and one half (1-1/2) off-street parking spaces, inclusive of guest parking, for each dwelling unit. In all cases, one parking space per unit must be covered.

b. Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

G. HIGH DENSITY RESIDENTIAL ZONE

19. Parking

a. The required number of parking spaces for units that were constructed prior to [date of ordinance here] in the High Density Residential Districts is two and one quarter (2-1/4) parking spaces per unit, including evenly distributed guest parking; except that zero to one

bedroom dwelling units that were constructed prior to [date of ordinance here] may provide one and one half(1-1/2) off-street parking spaces, inclusive of guest parking.

- b. Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

J. PLANNED UNIT DEVELOPMENT

4. Medium and High Density Residential PUD

- d. 1. Parking: No less than 2.25 parking spaces shall be permitted for each dwelling unit constructed prior to [date of ordinance here], including evenly distributed guest parking. Assigned parking (2 spaces/unit) must be covered; guest parking (0.25/unit) may be uncovered.

2. Notwithstanding subsection (1) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (1) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Mountain Gate Specific Plan (SP89-1)

9.1.4 SFA - SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT

5. Development Standards for Single-Family Attached Dwelling Units

H. Parking –

1. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply except that for units were constructed prior to [date of ordinance here] 2.0 off-street parking spaces per unit within an enclosed garage shall be provided and 0.25 guest spaces shall be provided. Guest parking may be provided on the street or in parking bays subject to the approval of the Public Works Director.

2. Notwithstanding subsection (1) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (1) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

9.1.5. MDR. MEDIUM DENSITY RESIDENTIAL DISTRICT

13. **Parking –**

A. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply except that for units that were constructed prior to [date of ordinance here] 2.0 off-street parking spaces per unit shall be provided for two or more bedroom units, 1.5 spaces off-street parking per unit shall be provided for one bedroom units, and 0.25 guest spaces shall be provided for each unit. One covered space shall be provided for each unit for that were constructed prior to [date of ordinance here]. Detached covered parking spaces shall be located within 200 feet of the assigned dwelling unit for units that were constructed prior to [date of ordinance here].

Townhouse units for units that were constructed prior to [date of ordinance here] shall include a two car enclosed garage for each unit and provide 0.25 guest spaces per unit.

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Chase Ranch Specific Plan (89-2)

IV. DEVELOPMENT STANDARDS

B. SINGLE-FAMILY CONDOMINIUM DEVELOPMENT STANDARDS

1. SINGLE CONDOMINIUM - SFC (PLANNING AREA 9)

d. Property Development Standards

(6) Parking

(a) A minimum of 2.25 parking spaces shall be provided for each dwelling unit constructed prior to [date of ordinance here] including evenly distributed guest parking. For units that were constructed prior to [date of ordinance here] Assigned parking (2spaces/unit) must be covered; guest parking (0.25/unit) may be uncovered.

(b) Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

C. MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

1. MULTI-FAMILY RESIDENTIAL (PLANNING AREA 10)

e. Property Development Standards

(8) Parking

(a) The provisions of Chapter 17.76 of the Corona Municipal Code shall apply except that for units that were constructed prior to [date of ordinance here] 2.0 off-street parking spaces per unit shall be provided and 0.25 guest spaces shall be provided for each unit. One covered space shall be provided for each unit constructed prior to [date of ordinance here]. Townhouse units shall include a two car enclosed garage for each unit and provide 0.25 guest spaces per unit.

(b) Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Corona Vista Specific Plan (SP90-5)

IV. DESIGN REGULATIONS AND STANDARDS

D. MEDIUM DENSITY

5. Multi-Family Attached Property Development Standards

f. Off-Street Parking. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply.

6. Single Family Attached Property Development Standards

h. Off-street Parking

(1) Two (2) covered spaces per unit for units that were constructed prior to [date of ordinance here]. Guest parking provided off street at a ratio of one (1) space per unit for units that were constructed prior to [date of ordinance here].

(2) Notwithstanding subsection (1) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (1) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

El Cerrito Specific Plan (91-2)

12.13 MU - MIXED USE DEVELOPMENT

12.13.5 Development Standards

C. Off-Street Parking

2. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply to developments consisting of Level Two (traditional) uses. shall be designed to provide for parking as follows: Two standard parking stalls per dwelling unit, one of which shall be covered, plus one standard stall per 200 square feet of floor area dedicated to non-restaurant commercial uses.

3. ~~Residential guest parking may be included in the requirement for commercial parking provided that parking remains open and unassigned.~~

4.3. Adequate vehicular access, parking, and loading shall be provided to prevent undue traffic congestion on adjacent streets or highways.

5.4. Internal circulation shall be designed to avoid vehicle stacking on adjacent streets, facilitate the movement of vehicles throughout the site and ensure the safety of pedestrians.

12.14.4 Development Standards – Multi Family Attached

Required Parking (for units constructed prior to #####) ¹	Min. stall size 9'x18' (Parking Structure); 9'x20' (Carports and Garages).
a. Studio or single bedroom unit	a. 1 covered space, plus .5 uncovered space/unit
b. Two bedroom unit	b. 2 covered spaces/unit
c. Three or more bedrooms	c. 2 covered spaces, plus .5 uncovered spaces/unit
d. Guest	d. 1 uncovered guest space/5 units

¹ Notwithstanding these parking requirements, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in the above table; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

North Main Street Specific Plan (SP99-01)

4.4.7 Single Family Condominium (SFC) District

B) Single Family Attached (Table 9-B)

Parking: The provisions of CMC Chapter 17.76 shall apply.

Studio or single bedroom unit: 1.5 covered spaces

Two bedroom unit: 2.0 covered spaces

Three or more bedroom unit: 2.5 covered spaces

Guest Parking: 1 uncovered guest space / 5 units

4.4.8 **Urban Density Residential (UDR) District (Table 10)**

PARKING ¹	
<u>The provisions of CMC Chapter 17.76 shall apply except that the parking may be reduced to the following ratios if a proposed development is located within one-half mile of a major transit stop or high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code.</u>	
Studio or single bedroom units	1.0 covered space per unit
Two or more bedroom units	1.0 covered space and 1.0 5 uncovered space per unit
Guest parking	1 space every 5 units. Guest parking must be provided on-site.

¹ Notwithstanding these parking requirements, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in the above table; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

4.4.9 **Mixed Use (MU) District (Table 11)**

PARKING ¹	
Commercial	Per CMC 17.76
Residential (ancillary to commercial uses): <u>The provisions of CMC Chapter 17.76 shall apply except that the parking may be reduced to the following ratios if a proposed development is located within one-half mile of a major transit stop or high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code:</u>	
Studio or single bedroom units	1.0 covered space per unit
Two or more bedroom units	2.0 covered spaces per unit, <u>plus 0.5 uncovered spaces per unit</u>
Guest parking	1 space per every 5 units.

Dos Lagos Specific Plan (SP99-03)

4.3.12 Site Development Standards for MDR-S & HDR in the EC District of PA-1 & PA-3.

STANDARD	MDR-S	HDR
Parking (includes guest parking) ^{2, 3}	1.5 spaces per unit ⁴	2.25 spaces per unit ³ Studio or 1 Bedroom: 1.5 spaces per unit*, 2 Bedroom: 2 spaces per unit*, 3+ Bedroom: 2.5 spaces per unit*, *including 1 covered space per unit, plus 1 open guest space per 5 units ⁴

⁴ Notwithstanding this parking requirement, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in the above table; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

4.5.13 SFC, MDR, MDR-S, MDR-RR and HDR-RR Residential Site Development Standards

STANDARD	SFC	MDR	(PA 12) MDR-S	(PA 9) MDR/HDR RR
Parking (includes guest parking)	Per CMC 17.76 and 17.24.140	2.25 ¹²	1.5 ¹²	2.25 ¹¹ Studio or 1 Bedroom: 1.5 spaces per unit*, 2 Bedroom: 2 spaces per unit*, 3+ Bedroom: 2.5 spaces per unit*, *including 1 covered space per unit, plus 1 open guest space per 5 units ¹²

¹² Notwithstanding this parking requirement, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in the above table; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.



CITY OF CORONA

PRELIMINARY EXEMPTION ASSESSMENT (Certificate of Determination When attached to Notice of Exemption)

Name, Description and Location of Project:

ZTA2022-0002: Amendment to Chapter 17.76 of the Corona Municipal Code (Off-Street Parking) and other ancillary parking criteria within Title 17 (Zoning Code) to amend the number of parking spaces required for various land uses.

SPA2022-0004: Amendment to various specific plans to amend the parking requirement for multiple family residential to match the off-street parking requirement in Chapter 17.76 of the Corona Municipal Code.

Entity or Person Undertaking Project:

☒ A. Public Agency: City of Corona, 400 S. Vicentia Avenue, Corona, CA 92882

☐ B. Other (private):

Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

☐ A. The proposed action does not constitute a project under CEQA.

☐ B. The project is a Ministerial Project.

☐ C. The project is an Emergency Project.

☐ D. The project constitutes a feasibility or planning study.

☐ E. The project is categorically exempt:

☐ F. The project is a statutory exemption. Code section number:

☒ G. The project is otherwise exempt on the following basis: Section 15061(b)(3) states that a project is exempted from CEQA if the activity is covered by the *common sense exemption* that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that this activity will have a significant effect on the environment.

☐ H. The project involves another public agency, which constitutes the lead agency. Name of Lead Agency:

Date: _____

Jay Eastman, Planning Manager
Lead Agency Representative



NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA
COMMUNITY DEVELOPMENT DEPARTMENT
400 S. VICENTIA AVE, SUITE 120
CORONA, CA 92882

1. Project title: ZTA2022-0002 & SPA2022-0004
2. Project location (specific): City wide.
3. a. Project location - City of Corona
b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:

ZTA2022-0002: Amendment to Chapter 17.76 of the Corona Municipal Code (Off-Street Parking) and other ancillary parking criteria within Title 17 (Zoning Code) to amend the number of parking spaces required for various land uses.

SPA2022-0004: Amendment to various specific plans to amend the parking requirement for multiple family residential to match the off-street parking requirement in Chapter 17.76 of the Corona Municipal Code.

5. Name of public agency approving project: **City of Corona**
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity: **City of Corona, 400 S. Vicentia Avenue, Corona, CA 92882**
7. Exempt Status (check one):
 - a. ☐ Ministerial Project
 - b. ☐ Not a project
 - c. ☐ Emergency project
 - d. ☐ Categorical Exemption. State type and class number:
 - e. ☐ Declared Emergency
 - f. ☐ Statutory Exemption. State code section number:
 - g. ☒ Other: Explain: *See below explanation.*
8. Reasons why the project is exempt: Section 15061(b)(3) states that a project is exempted from CEQA if the activity is covered by the *common sense exemption* that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that this activity will have a significant effect on the environment.
9. Contact Person/Telephone No.: Jay Eastman, Planning Manager (951) 736-2262
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: _____

Signature: _____
Jay Eastman, Planning Manager
Lead Agency Representative

City of Corona

*400 S. Vicentia Ave.
Corona, CA 92882*

Planning and Housing Commission Minutes - Draft

Monday, July 25, 2022

Council Chambers - 6:00 p.m.



Craig Siqueland, Chair
Bridget Sherman, Vice Chair
Karen Alexander, Commissioner
Diana Meza, Commissioner
Matt Woody, Commissioner

ROLLCALL

Present 5 - Chair Craig Siqueland, Vice Chair Bridget Sherman, Commissioner Karen Alexander, Commissioner Diana Meza, and Commissioner Matt Woody

CALL TO ORDER

PLEDGE OF ALLEGIANCE

Commissioner Meza led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

These minutes were approved.

1. [22-0631](#) Approval of minutes for the Planning and Housing Commission meeting of June 6, 2022.

Attachments: [06062022 - P&H Minutes - DRAFT](#)

A motion was made by Vice Chair Sherman, seconded by Commissioner Woody, that these minutes be approved. The motion carried by the following vote:

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. [22-0632](#) ZTA2022-0002: Amendment to Chapter 17.76 Corona Municipal Code (Off-Street Parking) and other ancillary parking criteria within Title 17 (Zoning Code), including the number of parking spaces required for various land uses. (Applicant: City of Corona)

Attachments: [Staff Report](#)

[Exhibit 1 - Proposed Code Amendments \(redlined\)](#)

[Exhibit 2 - Notice of Exemption](#)

[Exhibit 3 - Planning & Housing Commission staff report, September 20, 2021](#)

Jay Eastman, Planning Manager, reviewed the staff report and exhibits for ZTA2022-0002. Mr. Eastman clarified two minor corrections in the proposed ordinance attached to the staff report.

Discussion ensued between staff and the Commissioners regarding parking criteria for

electric vehicles, shared uses (such as team sport facilities), shared parking reductions versus parking variances, parking for homeless shelters versus state law requirements, tandem spaces for mobile homes, parking for "disabled and handicapped housing", recordation of shared parking covenants or agreements, and removing parking standards no longer needed.

A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, to recommend approval of ZTA2022-0002 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 5 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, Commissioner Meza, and Commissioner Woody

3. [22-0628](#) SPA2022-0004: Amendment to various specific plans to amend the parking requirement for multiple-family residential to match the off-street parking requirement in Chapter 17.76 of the Corona Municipal Code. (Applicant: City of Corona)

Attachments: [Staff Report](#)

[Exhibit 1 - Proposed Amendment](#)

[Exhibit 2 - Notice of Exemption](#)

Jay Eastman, Planning Manager, reviewed the staff report and exhibits for SPA2022-0004.

Discussion ensued between staff and the Commissioners regarding the parking standards for Arantine Hills, the application of specific plan changes to existing residents, and the North Main Street specific plan.

JOE MORGAN, resident, thanked staff for their work on the proposed amendments.

A motion was made by Commissioner Meza, seconded by Commissioner Woody, to recommend approval of SPA2022-0004 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 5 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, Commissioner Meza, and Commissioner Woody

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Ms. Coletta referenced a flyer provided to the Commissioners on the Housing Element Rezoning Program Community Workshop on Tuesday, August 2, 2022 and stated they may attend if they wish. Ms. Coletta also mentioned there will be discussion and feedback opportunity regarding the Draft Development Standards for the City's Housing Element Rezoning Program at the next Planning and Housing Commission meeting on August 8, 2022.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Alexander asked for an update regarding the property at Paseo Grande and W. Sixth Street.

Ms. Coletta stated staff is actively engaging with the property owner and will be enforcing the Department's policy on nuisance abatement.

FUTURE AGENDA ITEMS

1. Discussion and feedback on the creation of the Draft Development Standards for the City's Housing Element Rezoning Program for High Density Development (August 8, 2022)

ADJOURNMENT

Chair Siqueland adjourned the meeting at 7:02 p.m. to the Planning and Housing Commission meeting of Monday, August 8, 2022, commencing at 6:00 p.m. in the City Hall Council Chambers.



Staff Report

File #: 22-0688

REQUEST FOR CITY COUNCIL ACTION

DATE: 08/17/22

TO: Honorable Mayor and City Council Members

FROM: Legal and Risk Management

SUBJECT:
City Council approval of primary argument in favor of commercial cannabis tax measure.

EXECUTIVE SUMMARY:

City Council consideration of language for a primary argument in favor of the commercial cannabis tax measure for the November 8, 2022, general municipal election, which has been reviewed and recommended for approval by the Council cannabis ad-hoc committee. The City Council has authorized the placement of a commercial cannabis tax measure on the ballot for the November 8, 2022, general municipal election. Elections Code Section 9282 and City Council Resolution No. 2022-104 authorize the City Council or any member(s) of the City Council to file a written argument in favor of the ballot measure.

RECOMMENDED ACTION:

That the City Council review and approve language for a primary argument in favor of the commercial cannabis tax measure for the November 8, 2022, general municipal election.

BACKGROUND & HISTORY:

On July 6, 2022, the City Council adopted Resolution No. 2022-102, placing a measure on the November 8, 2022, general municipal election ballot for a proposed ordinance amending the Corona Municipal Code to establish a tax on commercial cannabis businesses operating within the City. On August 10, 2022, the City Council adopted Resolution No. 2022-103, slightly amending the ballot question to reduce the number of words to 75 in compliance with the Elections Code and making minor formatting changes to the proposed tax ordinance. The City Council also adopted Resolution No. 2022-104 authorizing, among others, the City Council or any member(s) of the City Council to file a written argument in favor of the measure, as permitted by Elections Code Section 9282.

ANALYSIS:

Pursuant to Resolution No. 2022-104, written arguments for or against the commercial cannabis tax

measure must be submitted to the City Clerk by 5:00 p.m. on Monday, August 22, 2022. In addition to the City Council, any individual voter who is eligible to vote on the measure or bona fide association of citizens may file a written argument for or against the tax measure. Arguments must be accompanied by the printed name(s) and signature(s) of the author(s) submitting them, or if submitted on behalf of an organization, the name of the organization and the printed name and signature of at least one of its principal officers. No direct argument shall exceed 300 words in length and no more than five signatures shall appear with any argument submitted. Primary arguments and any rebuttal arguments will be printed in the Voter Information Guide mailed out to each registered voter within the City of Corona.

If more than one argument for or more than one argument against the measure is submitted to the City Clerk's office within the time prescribed, the Clerk selects one argument in favor and one argument against the measure for printing and distribution to the voters of the City in accordance with the priority established in Elections Code Section 9287. Arguments filed by the City Council or any member(s) of the City Council are given first priority.

The attached written argument in favor of the commercial cannabis tax measure has been prepared for the City Council's consideration. Staff will be prepared to discuss any comments or suggestions.

COMMITTEE ACTION:

The Council's cannabis ad-hoc committee, comprised of Councilmember Casillas and Steiner, has reviewed the argument and recommends approval.

FINANCIAL IMPACT:

There is no financial impact associated with this action.

ENVIRONMENTAL ANALYSIS:

This action is exempt under the California Environmental Quality Act ("CEQA") Guidelines Section 15378(b)(5), which states that a project is exempt from CEQA if the activity relates to organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment, and therefore is not a project within the meaning of CEQA. The recommended action simply approves a written argument in favor of a proposed tax measure on the November ballot, and there is no possibility that this action will have a significant effect on the environment. Therefore, no further environmental analysis is required.

PREPARED BY: JAMIE RAYMOND, CHIEF DEPUTY CITY ATTORNEY

REVIEWED BY: DEAN DERLETH, CITY ATTORNEY/LRM DIRECTOR

Attachments:

1. Exhibit 1 - Argument in Favor of Commercial Cannabis Tax Measure

**CITY OF CORONA
COMMERCIAL CANNABIS BUSINESS TAX**

ARGUMENT IN FAVOR OF MEASURE _____

Since California voters legalized recreational cannabis use in 2016, over 150 local jurisdictions have passed cannabis tax measures for the privilege of operating within their jurisdictions. In 2020, Corona began regulating cannabis retail stores, manufacturing facilities, distribution activities, and testing laboratories, and some are currently navigating the City and state permit processes and should be operating soon.

Measure _____ will benefit all City residents by ensuring cannabis businesses contribute fairly to costs associated with their regulatory requirements, as well as necessary code enforcement and police responses, without hurting City investments that maintain a quality of life for our residents. The City has invested significantly to address community priorities, such as economic development, homelessness, graffiti, police protection, and sound financial planning. The estimated \$5M in tax revenue from Measure _____ will help secure those priority investments for decades to come.

Measure _____ includes a unique provision intended to protect critical City resources - a higher tax on illegal cannabis businesses. Not only will the City use tools at our disposal to shut down illegal businesses, but we will also use our tax collection powers to make illegal operators reimburse us for those efforts. We believe this will help reduce illegal businesses, which damage our legitimate businesses and place a strain on limited City resources.

Whether or not you agree with the legalization of cannabis, it is critical that Measure _____ passes to generate the resources necessary to ensure compliance with complex legal requirements and avoid burdening other City programs and services.

If Measure _____ is adopted, it will replace any operational fees the businesses have contractually agreed to pay, and all funds will stay local - in Corona - to support our programs and services, with no monies going to Sacramento.

Please join us in voting “Yes” on Measure _____.

Wes Speake
Mayor (District 5)

Tony Daddario
Vice Mayor (District 2)

Jacque Casillas
Council Member (District 1)

Tom Richins
Council Member (District 3)

Jim Steiner
Council Member (District 4)



Staff Report

File #: 22-0671

REQUEST FOR CITY COUNCIL ACTION

DATE: 08/17/2022

TO: Honorable Mayor and City Council Members

FROM: Economic Development Department

SUBJECT:
Adoption of the City of Corona Economic Development Strategic Plan.

EXECUTIVE SUMMARY:

The City Council will consider adopting the City of Corona Economic Development Strategic Plan to guide the City's business attraction, development, expansion, retention, and resiliency efforts. The Economic Development Strategic Plan was developed following extensive community outreach and a thorough market analysis. The plan contains six strategic goals that will guide the City's economic development efforts over the next five years, along with specific strategic actions to measure success.

RECOMMENDED ACTION:

That the City Council adopt the City of Corona Economic Development Strategic Plan.

BACKGROUND & HISTORY:

The Citywide Strategic Plan, adopted in February 2021, identified one of its six strategic goals as "Strong Economy - Expand the local economy by supporting local businesses and ensuring there are ample opportunities for new businesses and job seekers." In line with this goal, the City endeavored to develop an Economic Development Strategic Plan (Plan) that would further provide a vision and framework for business attraction, development, expansion, retention, and resilience.

In April 2021, RSG, Inc. an economic development consulting firm, was awarded a Professional Services Agreement to support the development of an economic development strategic plan. RSG has supported the City with a series of community and stakeholder outreach efforts and engagement meetings that included:

- A series of surveys focused on shopping, dining, and entertainment as well as starting or

owning a business and workforce needs and wealth building. More than 3,500 individuals responded to these surveys.

- A series of one-on-one interviews with various business stakeholders including property managers, commercial brokers, traditionally underrepresented businesses including Latino/Hispanic owned businesses, and the City's largest job providers.
- Town hall meetings and workshops in both English and Spanish to allow for community discussion and feedback on economic and community priorities.

ANALYSIS:

The Plan is framed around six goals that were developed following extensive stakeholder engagement and outreach, along with a thorough market analysis to understand external factors including regional industry growth, commercial market conditions, and other factors impacting Corona's local economy. The six strategic goals include:

1. Elevate Entrepreneurs and Support Small Businesses
2. Facilitate Business Retention and Expansion
3. Prepare and Support Our Residents for Jobs of the Future
4. Facilitate Planning and Development
5. Encourage Placemaking and Community
6. Enhance Communication and Connection

Stemming from the Strategic Goals are a series of Strategic Actions, Key Performance Indicators, and Milestone Measurements to ensure the best likelihood of success in achieving the overarching goals. Each Strategic Goal also highlights areas where Corona excels and details the City's current challenges and opportunities.

These strategic actions are intended to be implemented over the next five years. With the adoption of the Plan, staff will review progress towards each of the goals in the Plan on a quarterly basis, in conjunction with the Citywide Strategic Plan. Staff will also integrate strategic actions into future budget cycles and the Department's overall workplan to ensure progress is made on each identified action. Staff will provide Council with periodic updates on the Plan's execution including milestones achieved, key performance indicators, and potential solutions to any unforeseen challenges.

The City of Corona Economic Development Strategic Plan is attached to the staff report as Exhibit 1.

FINANCIAL IMPACT:

There are no direct or immediate fiscal implications associated with the adoption of the Economic Development Strategic Plan. Potential additional costs associated with the strategic goals and actions outlined with the Economic Development Strategic Plan itself will be incorporated into future budget actions or presented to the City Council as needed.

ENVIRONMENTAL ANALYSIS:

The action before Council is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the Guidelines for CEQA, which states that a project is exempt from CEQA if

the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action simply is the adoption of the City of Corona Economic Development Strategic Plan. While the Strategic Plan does include several initiatives and actions, those items will be evaluated independently at the time they are brought forward for implementation. Since there is no possibility that adopting this action will have a significant effect on the environment, no further environmental analysis is required.

PREPARED BY: AMANDA WICKER, ECONOMIC DEVELOPMENT ADMINISTRATOR

REVIEWED BY: JESSICA M. GONZALES, ECONOMIC DEVELOPMENT DIRECTOR

Attachments:

1. City of Corona Economic Development Strategic Plan



Economic Development Strategic Plan

Building on Our Strengths



CITY OF CORONA, CA

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Acknowledgements

Corona City Council

Wes Speake

Mayor

Tony Daddario

Vice Mayor

Jacque Casillas

Councilmember

Tom Richins

Councilmember

Jim Steiner

Councilmember

Chad Willardson

City Treasurer

Corona City Staff

Jacob Ellis

City Manager

Jessica Gonzales

Economic Development
Director

Amanda Wicker

Economic Development
Administrator

Ashley Zaragoza

Economic Development
Administrator

Donna Finch

Assistant to the City Manager



A Letter from the City Council

Dear Corona Residents,

In February 2021, the City Council adopted a Citywide Strategic Plan that set a course of action for the next five years by establishing priority goals for the City, outlining actions to effectively achieve those goals, and creating a framework to report the City's progress to the public. With robust community input, the Citywide Strategic Plan set forth a vision that the City of Corona will be a safe, vibrant, and family-friendly community.

The Citywide Strategic Plan established these six strategic goals for the City:

- Financial Stability
- Strong Economy
- Sound Infrastructure
- Safe Community
- Sense of Place
- High Performing Government

This Economic Development Strategic Plan provides a roadmap for Corona to address the second of the six strategic goals in the Citywide Strategic Plan: "Strong Economy – Expand the local economy by supporting local businesses and ensuring there are ample opportunities for new businesses and job seekers." We are proud of everything the City has accomplished to support our local economy, and we strive to continue to improve the quality of life across the entire community.

Like the Citywide Strategic Plan, businesses, residents, and stakeholders shaped the Economic Development Strategic Plan by participating in interviews, attending workshops, and providing feedback in surveys. More than 3,500 members of our community participated in the outreach process for the Economic Development Strategic Plan. Outreach included community meetings, one-on-ones with business owners, property managers, and commercial brokers, and community-wide surveys. We are grateful to have an engaged community that cares about the future of their city.

Economic Development in Corona is a collective effort. It thoughtfully involves multiple City departments, our valued local and regional partners, our workforce, and the broad and diverse businesses that support our community. Economic Development improves the quality of life for everyone. This EDSP supports our vision for a bright future for Corona and to create a community where everyone can thrive.

Sincerely,

Jacque Casillas, District 1
Tony Daddario, District 2
Tom Richins, District 3
Jim Steiner, District 4
Wes Speake, District 5
Chad Willardson, City Treasurer at Large



Our Vision
The City of Corona
will be a safe, vibrant,
and family-friendly
community.

Strategic Direction

The Economic Development Strategic Plan is a policy document that will guide the City's economic development activities for the next five years. It comes at a critical time for the City and the community. Given the pandemic, the subsequent recovery, market pressures, and international conflict, it is more important than ever to identify our economic development strategies and to prepare ourselves for future challenges.

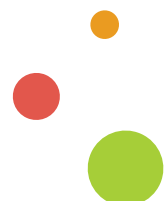
As part of the Economic Development Strategic Plan development process, the City engaged the University of California at Riverside School of Business Center for Economic Forecasting and Development to conduct a regional employment profile. This analysis identified current market conditions and trends in Corona and provided detailed information on demographics, employment, emerging industries, and retail, office, and residential markets. The main findings from the market analysis informed the proposed strategies and can be found throughout the Economic Development Strategic Plan as they relate to each goal. The full report can be found as an attachment to the Economic Development Strategic Plan.

The goals for the Economic Development Strategic Plan were established after engagement with residents, business owners, business support organizations, economic development resource partners, City elected officials, and City staff, in addition to the market analysis conducted by UC Riverside. The community outreach and market analysis identified the economic needs and desires of

the community. After cross-referencing this analysis with the existing economic development programs, we developed the strategic goals and actions that filled the gaps between the identified needs and existing programs. These strategic actions are collaborative, measurable, and reasonable, and are intended to be implemented over a five-year period. They align with the goals and values of the Citywide Strategic Plan.

The Economic Development Strategic Plan is framed around six goals to strengthen existing businesses, foster a healthy economy, create a sense of community, and prepare our workforce for jobs of the future. The Economic Development Strategic Plan supports Corona's vision for a bright future for Corona and creating a community where everyone can thrive.

Corona is committed to transparency and to achieving the goals we have laid out in the Economic Development Strategic Plan. The strategies are intended to be implemented over the next five years. The City Council and staff will review progress towards each of these goals on a quarterly basis, in conjunction with the Citywide Strategic Plan.



Community and Stakeholder Engagement

The City of Corona honors broad and expansive community outreach. We give voice to our community. We trust the process of collaboration. We achieve more together.

In addition to the collaboration during the creation of the Economic Development Strategic Plan, we garnered input from other community engagement efforts including those related to the Citywide Strategic Plan and Downtown Revitalization Plan in the following meetings:

- Town Hall (in Spanish) at St. Edward's: February 6, 2022
- Property manager interviews: August – September 2021
- Broker interviews: August – September 2021
- Traditionally under-represented business interviews: November 2021 – February 2022
- Catalytic business interviews: January – April 2022
- Town Hall: May 17, 2022
- Community-wide surveys: September 2021 – April 2022 (English and Spanish)
 - Shopping, Dining & Entertainment
 - Starting / Owning a Business
 - Workforce Needs & Wealth Building
- Survey distribution:
 - Summer Concert
 - Over 3,500 survey responses
 - Surveys and updates shared via social media platforms
 - Facebook
 - Twitter
 - Instagram
 - LinkedIn
- City Council Committee of the Whole: May 26, 2021
- City Council Committee of the Whole: November 10, 2021
- City Council Committee of the Whole: July 13, 2022



City of Corona Economic Development Strategic Plan Strategic Goals

GOAL 1: Elevate Entrepreneurs & Support Small Businesses

In partnership with our local and regional partners, elevate and support entrepreneurs and small businesses in Corona.

GOAL 2: Facilitate Business Retention & Expansion

Facilitate the retention and expansion of existing businesses and the attraction of new businesses in Corona.

GOAL 3: Prepare & Support Our Residents for Jobs of the Future

Provide our community with the skills, resources, and support they need to prepare for the jobs of the future in Southern California.

GOAL 4: Facilitate Planning & Development

Facilitate a collaborative, responsive, efficient, and business-friendly development review process to ensure best in class service to our development community.

GOAL 5: Encourage Placemaking & Community

Encourage the development of lively public spaces by celebrating our heritage to promote the local economy and our community’s health, happiness, and well-being.

GOAL 6: Enhance Communication & Connection

Enhance communication and connection with community by celebrating our successes and ensuring all residents have equitable access to City resources.



City Profile and Demographics

- **Population: 168,164**
- **Total Jobs: 78,862**
 - Construction: 14,885
 - Manufacturing: 12,742
 - Health Care: 9,011
 - Retail Trade: 8,148
 - Leisure and Hospitality: 6,477
 - Admin Support: 6,362
 - Government: 4,805
 - Professional, Science, Tech, Management: 4,497
 - Financial Services and Real Estate: 2,062
 - Other: 9,873
- **Housing Units: 50,298**
- **Employees: 73,967**
- **Educational Attainment**
 - 18% have bachelor's degree
 - 9.9% have graduate or professional degree
- **Number of Businesses Operating in Corona: 12,000**
- **Median Household Income: \$86,790**
- **Homeownership Rate: 61.4%**
- **Average Commute Time: 38 minutes**
- **Vacancy Rates**
 - Rental Vacancy Rate: 3.7%
 - Homeowner Vacancy Rate: 1.1%
 - Retail Vacancy Rate: 8.8%
- **Growing Industries in Corona**
 - Health Care
 - Construction
 - Professional, Scientific, and Technical Services and Management



Sources: California Economic Development Department, US Census and 2020 American Community Survey, On the Map, Construction Industry Research Board, City of Corona



GOAL 1: Elevate Entrepreneurs & Support Small Businesses.

In partnership with our local and regional partners, celebrate and support entrepreneurs and small businesses in Corona.

Where We Excel

- Local businesses and entrepreneurs are deeply rooted within the community and want to see their businesses persevere in Corona. They are proud to be a part of Corona's success.
- The City celebrates and recognizes small businesses on social media through concerted efforts throughout the year.
- Many Hispanic/Latino business owners have a deep-seated sense of pride and are committed to providing services to residents that do not speak English as their primary language.
- The City hosts entrepreneurship development programs throughout the year in partnership with the Asociación de Emprendedor@s and SCORE Inland Empire.
- The City supports entrepreneurs by co-hosting and coordinating events during Innovation Month in Riverside County.

Challenges

- The rise of e-commerce has had a negative impact on the demand for brick-and-mortar businesses.
- Many small business owners, property managers, and brokers have had limited interaction with the City.

Opportunities

- Small business owners have expressed interest in workshops emphasizing financial literacy, business management, marketing, networking, recruitment, and other trainings that will help their businesses grow or be more profitable.
- The business community desires more frequent communication with City staff.

Strategic Actions

- 1.1 Increase visitations and outreach to businesses to strengthen business partnerships and foster dialogue. Provide targeted business outreach through phone, email, in person visits, and social media.
- 1.2 Augment entrepreneurial pathways through expanded and enhanced partnerships with resource agencies (e.g., Asociación de Emprendedor@s, SCORE, SBDC, etc.).
- 1.3 Continue targeted promotion of small business resources through thematic outreach (e.g., Small Business Week, Manufacturing Day/Week, Hispanic/Latino business owners, women business owners, etc.).
- 1.4 Evaluate ways to enhance participation in Annual Riverside County Innovation Month by promoting and coordinating events in Corona that showcase innovative and entrepreneurial businesses.

- 1.5 Enhance the relationship with the Greater Riverside Hispanic Chamber of Commerce and Corona Chamber of Commerce to create additional support for economic and workforce development initiatives including the Live Work Corona workforce development initiative and business events that support entrepreneurial development for small business owners.
- 1.6 Build upon the success of the inaugural New Business Reception with the Corona Chamber of Commerce and implement as an annual event to celebrate new businesses locating in Corona.
- 1.7 Create a “How to do Business in Corona” guide, in both English and Spanish, that details the permitting process and business ombudsman services. Include the guide in a digital welcome packet for new businesses that register for business licenses.
- 1.8 In partnership with either a local resource partner, and/or third-party consultant, create guidelines, implement, and administer a Small Business Grant Program funded through ARPA funds.
- 1.9 Explore the feasibility of a commercial façade improvement program for small businesses. Options may include grants or low-interest loans. Consider combining with Small Business Grant Program.
- 1.10 Identify and partner with regional business incubators or colleges to connect entrepreneurs with office and meeting spaces while the City secures funding for the development of an Innovation Center.
- 1.11 Expand partnerships to offer an in-person Small Business Symposium on both basic and critical issues for small business owners. Topics could include marketing, social media, finance, human resources, access to capital, technology, and more.
- 1.12 Partner with technology programs at local colleges, universities, and high schools to create internship programs with businesses, such as support in building websites and social media.

Key Performance Indicators: Elevate Entrepreneurs & Support Small Businesses

- Number of small business grant applicants
- Percentage of ARPA funds distributed
- Percentage of small businesses that remained open one year after participating in various small business programs
- Increase in promoted activities for promoted businesses
- Percentage of Emprendedor@s graduates that successfully launch their business
- Number of entrepreneurs utilizing work and meeting spaces in local incubators and colleges
- Utilization of 300 intern hours each year through partnerships with local colleges

Milestone Measurements

- Complete an annual survey of businesses visited to determine value of relationship with City
- Hold two annual working meetings with Greater Riverside Hispanic Chamber of Commerce and Chamber of Commerce
- Completion of “How to Do Business” Guide
- Survey New Business Reception participants to determine value of program
- Identify a focus area for initial phase of the façade program within one year
- Complete feasibility study and identify source of funding for façade program, if feasible
- Hold Small Business Symposium





GOAL 2: Business Retention and Expansion

Facilitate the retention and expansion of existing businesses and the attraction of new businesses in Corona.

Where We Excel

- Businesses, brokers, and property managers value relationships with the City and are interested in enhancing those relationships.
- Major healthcare institutions located in the City, such as Corona Regional Medical Center and City of Hope, are seeking to expand.
- Team Corona offers exceptional customer service to businesses looking to relocate or expand by offering one-on-one assistance, project facilitation, and guidance through the entitlement process.
- Corona saw an additional 2.4 million square feet of new industrial space opened in the last year, a 6% increase in the available stock to the region. The average rate is \$6.54 per square foot, more affordable than LA (\$8.04), OC (\$7.66), and San Diego (\$9.31) Counties.
- Office rates in Corona are \$25.08 per square foot, which is more affordable than LA (\$40.79), OC (\$34.05) and San Diego (\$34.47) Counties.

Challenges

- Businesses are evaluating state regulations to assess the possibility of relocating out of state, making it challenging for the City to retain some businesses based on the City's policies and incentives alone.
- Vacancy rates for industrial space are very low, with close to 100% occupancy. Property managers are pre-leasing new developments before completion; however, tenants are seeking shorter leases with greater flexibility and other non-traditional amenities.

Opportunities

- The City has an opportunity to capitalize on its largest industries – Construction, Health Care, and Professional, Scientific, and Technical Services and Management – by focusing its retention efforts on these industries and preparing its labor force for the jobs of the future.
- The City of Corona accounts for an outsized share of the region's workforce in the Manufacturing sector, and job losses in this sector may need to be offset with gains in other industries. The City can continue leverage the MAP program to support manufacturers.

We can leverage MAP to support manufacturers. The job loss is very low and may be within the statistical margin of error.

Strategic Actions

- 2.1 Enhance promotion of Team Corona to provide exceptional customer service to businesses seeking to locate or expand in Corona as well as resolve business concerns.
- 2.2 Continue promotion of LocateInCorona.com for businesses and entrepreneurs to locate available commercial space in Corona.
- 2.3 Build upon the Manufacturing Assistance Program (MAP) and enhance the resource partner network to support the manufacturing and industrial clusters in the City.
- 2.4 Determine if an incentive strategy for focused, desired businesses to locate in Corona to augment existing industries and promote growth of desired industries is feasible. Incentives could include, but are not limited to, additional City staff support, financial assistance, and expedited permitting.
- 2.5 Complete Phase II of the review and update to the City's purchasing process to follow best practices and provide better opportunities for local vendors. Host a workshop for local businesses to educate them about procurement opportunities in the government.
- 2.6 Explore the feasibility of establishing a program to assist long-time Corona restaurants to open smaller scale operations in the downtown area.
- 2.7 Continue Film Corona and continue to streamline film permits.

Key Performance Indicators: Business Retention and Expansion

- Number of film permits issued
- Percentage of City contracts awarded to Corona-based businesses
- Number of businesses that utilized LocateInCorona.com as part of their decision to locate in Corona.

Milestone Measurements

- Hold initial meetings with partners and identify opportunities and barriers to facilitating business relocations to the City
- Complete Feasibility Analysis for incentive strategy
- Conduct a survey of MAP participants to determine the value of the program
- Survey businesses that have utilized Team Corona services to determine value of the program and ways to improve customer service





GOAL 3: Prepare and Support Our Residents for Jobs of the Future

Provide our community with the skills, resources, and support they need to prepare for the jobs of the future in Southern California.

Where We Excel

- Corona is home to healthcare institutions, an expanding and high wage industry sector.
- The homeownership rate in Corona is high at 61.4%, far exceeding LA (45.4%), OC (57.1%), and the State of California (54.9%).
- The median price of a house in Corona is \$646,000, more affordable compared to Los Angeles (\$800,000), Orange (\$932,000), and San Diego (\$760,000) Counties.
- Average rents in Corona \$1,678, \$300 less than Los Angeles and Orange Counties, but \$200 more than the Inland Empire.
- There are well-established relationships with regional educational institutions, such as the local school district and places of higher education.

Challenges

- Approximately 60% of renters are spending 30% or more of their monthly income on rent, limiting their ability to participate in the economy and challenging their quality of life compared to other Corona residents. Affordability issues will limit growth in the labor force, particularly for lower wage industries.

- Asking residential rents in Corona increased 3.5% from 2021, and low vacancy rates persist at about 3.7%.
- A relatively high percentage, 70%, of the local workforce does not hold a bachelor's degree. This may limit growth opportunities for workers in some growing industries, necessitating the need for workforce development opportunities.
- The average commute time for Corona residents is 38 minutes. Trends indicate this number will continue to increase, as people are moving further from job centers for more affordable housing.

Opportunities

- Currently, only 277 apprenticeship programs are offered in Riverside County, which is not sufficient to meet the demand for workers in growing occupations. The City has an opportunity to expand partnerships with local businesses to create additional apprenticeship and workforce development programs.
- Enhance partnerships with businesses in growing sectors to create opportunities in these fields.



Strategic Actions

- 3.1 Continue to strengthen the partnership with the Corona Chamber of Commerce to implement the Live Work Corona workforce development initiative. Programming to include a local Corona Job Fair to match local businesses with local talent, internships, externships, and workforce development.
- 3.2 Secure long-term funding for Emergency Housing Needs Rental Assistance Program.
- 3.3 Expand partnership with Corona Regional Medical Center, City of Hope, and other medical facilities to create a workforce development program for local high school students interested in entering the medical field.
- 3.4 Partner with local technical and trade schools to determine the feasibility of creating an internship program to introduce local students and residents to opportunities in the construction industry, a growing sector in Corona.
- 3.5 Leverage assets in the community college system and the Corona-Norco and Alvorad Unified School Districts that already provide workforce development programs for the growing industries in Corona. Connect community colleges, CNUSD, and AUSD to local businesses for workforce opportunities.

Key Performance Indicators: Prepare and Support Our Residents for Jobs of the Future

- Number of households assisted through Emergency Housing Programs
- Percentage of households that do not default on rental payments within a year after receiving assistance
- Number of new internship programs created for local students

Milestone Measurements

- Implement Job Fair and survey participants to determine value of program
- Meet with leaders in the healthcare industry in Corona to determine the feasibility of creating a medical field workforce development program and identify partners





GOAL 4: Facilitate Planning and Development

Encourage a collaborative, responsive, efficient, and business-friendly development review process.

Where We Excel

- Through Team Corona, the City's business attraction team, multiple departments collaborate to proactively identify and resolve issues in the planning and entitlement phase for companies looking to move to or expand in Corona.
- The Downtown Revitalization Plan is expected to be adopted by Summer 2022, leading the way for the redevelopment and revitalization of a major historical and commercial hub of the City.
- The City website hosts LocateInCorona.com, a business development tool for businesses looking to locate commercial space, zoning and land use information, and fundamental demographic data.
- In accordance with SB 330, Corona has created a streamlined application process for housing.
- City's Planning and Development Department recently completed a citywide parking study, which determined the City is consistent with other surrounding jurisdictions in parking retail, commercial services, and office uses.

- City's Planning and Development Department participating in a Permitting Ad-Hoc Committee to evaluate current practices, improve permitting services, and streamline smaller plan reviews.

Challenges

- With the rise in e-commerce, coupled with the decline in demand for retail during the pandemic, brick and mortar retail will continue see a reduction in demand in the future, changing the commercial footprint of the City.
- E-commerce increased 43% in Riverside County from 2019 to 2020. Vacancy rates for retail space are at a five-year high.

Opportunities

- Brokers and property managers were unaware of City's recent efforts to streamline and support development (e.g., parking study, Ad-Hoc committee, etc.).
- The office space vacancy rate in Corona and the three surrounding communities hit 14.9% in 2021.

Strategic Actions

- 4.1 Support prompt location of desired industry clusters or business types through Team Corona assistance.
- 4.2 Upon the implementation of the Downtown Revitalization Plan, support and facilitate redevelopment of the Corona Mall properties and support a cohesive vision for a prosperous and diverse downtown.
- 4.3 Develop a robust communications strategy highlighting City's streamlined reviews and Team Corona resources to facilitate prompt business location and expansion.
- 4.4 Host Broker/Property Manager outreach/education events to provide timely information on City's entitlement process.

Key Performance Indicators: Facilitate Planning and Development

- Percentage of Team Corona meetings that result in Corona business expansion or relocation.
- Number of annual permits and corresponding to cluster industries
- Number of Corona Mall properties redeveloped via the Downtown Revitalization Plan

Milestone Measurements

- Complete parking study
- Host informational seminar/webinar on entitlement process
- Launch City Permitting and Resources awareness campaign





GOAL 5: Placemaking & Encouraging Community

Encourage the development of lively public spaces by celebrating our heritage to promote the local economy and our community's health, happiness, and well-being.

Where We Excel

- Home to culturally significant assets, such as historic buildings and distinct street plans that enhance the City's character.
- A survey of residents indicates a strong interest in staying local for entertainment.
- Residents value the City's small-town atmosphere and are invested in the City's growth.
- Residents appreciate connecting with the community at large and seek opportunities to connect with fellow residents.
- The City is committed to placemaking, as demonstrated by the Community Placemaking Pilot Program outlined in the recently adopted Housing Element.

Challenges

- A significant portion of residents travel outside of Corona to access entertainment and activities, affecting the Corona's sense of local community.
- Residents perceive certain areas of Corona as unsafe, such as Downtown, and as a result, do not spend time there.

Opportunities

- Approximately 70% of those surveyed indicated a desire for more music venues in Corona. People want to feel like Corona is an exciting place to be and spend their time.
- Residents want walkable, pedestrian friendly, and safe neighborhoods. Residents indicate they are interested in more public spaces to gather.

Strategic Actions

- 5.1 Enhance awareness of the Police Department's Business Liaison Program to build partnerships and strengthen trust with local businesses and residents. Utilize data to increase the officers' presence and drive enforcement operations in areas of concern.
- 5.2 Implement the Community Placemaking Pilot Program to increase community connection and economic development through public activities.
- 5.3 Evaluate the formation of a Business Improvement District (BID) in Downtown Corona to assist businesses with costs such as marketing, additional security, and events.

- 5.4 Evaluate the creation of a concert series in Downtown Corona to engage residents with the area and promote foot traffic for local businesses. The City could partner with businesses to ensure events are beneficial to the area and not a hardship on business activity.
- 5.5 Continue to showcase local restaurants, food, and beverage vendors at City-sponsored events throughout the year to assist them in promoting their products and generating new customers.
- 5.6 Initiate and complete the Sixth Street Beautification and Revitalization Project.
- 5.7 Utilizing ARPA funds, activate the open-air stage to host community events and provide additional entertainment activities.
- 5.8 As new Specific Plans and Master Plans are adopted, encourage the development of bike lanes and trails through developer agreements, community benefit agreements, etc.
- 5.9 Promote and enhance micro-mobility options.

Key Performance Indicators: Encourage Placemaking & Community

- Percentage of residents rating the quality and number of places to recreate, socialize, meet, and connect as good or excellent

Milestone Measurements

- Produce a Business Liaison brochure and distribute to Downtown businesses
- Survey Downtown businesses on the interest and feasibility of forming a BID
- Number of events held in the Downtown
- Completion of Beautification and Revitalization Projects
- Complete evaluation of public financing feasibility
- Number of events and attendees at open-air stage events
- Number of new trails and bike lanes constructed





GOAL 6: Enhance Communication and Connection

Encourage a sense of connection in our community by celebrating our successes and promoting access to resources and opportunities for all.

Where We Excel

- Highly engaged residents, as demonstrated by 3,500+ resident survey responses for the EDSP.
- Strong social media presence across Facebook (29k), Instagram (16.6k), and Twitter (10.6k), with over 56,200 followers combined.
- Corona's Office of Communications employs the latest communication tools and produces bilingual materials.

Challenges

- Technology is a significant barrier for some segments of the population.

Opportunities

- Corona has a high population of Spanish-speakers, with approximately one third of its residents speaking Spanish at home. These residents and businesses seek additional accessible communication outlets for information on Citywide, economic development, or business events.
- Businesses, real estate brokers and property managers desire more pro-active interaction from the City.

- The website can be confusing and has outdated information in some areas. Residents and businesses owners found it difficult to navigate or were unaware of some City resources. This was particularly common with those that spoke Spanish as their primary language. The City has many resources, but it may not always be clear on how to access them.

Strategic Actions

- 6.1 Continue coordination with the Office of Communications on rebranding efforts. Update the City website and marketing materials and create a specific economic development website with current information on available programs and resources.
- 6.2 Enhance the successful and informative monthly Economic Development newsletter with business promotion of new businesses, success stories, and locally made products. Celebrate and elevate Corona's local businesses.
- 6.3 Increase utilization of the City's social media accounts to publicize City accomplishments and updates related to economic development activities and events.

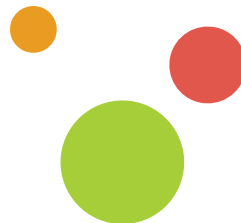
- 6.4 Establish an opt-in citywide text messaging system for residents and businesses that provides updates on local events, programs, and resources.
- 6.5 Develop a resource list with contact information for Spanish-speaking staff that can support Spanish-speaking residents and business owners. Translate City documents into Spanish.
- 6.6 Launch an internal training program to train staff on their roles in Economic Development, including a City tour for all new staff to understand how they influence resident and business satisfaction.
- 6.7 Establish regular broker appreciation events, such as a broker breakfasts and sector specific broker events, to foster relationships with the broker and real estate community.

Key Performance Indicators: Enhance Communication & Connection

- Percentage of City resources that can be accessed in Spanish.
- Growth in followers across social media platforms
- Number of annual social media impressions.
- Percentage of residents opting into text messaging system program.
- Percentage of City employees that have completed economic development program
- Increase in rating in customer service surveys.
- Percentage of brokers engaged with and completion of annual city satisfaction survey.

Milestone Measurements

- Complete rebranding guidelines
- Update economic development website and marketing materials





Funding Sources

The Economic Development Strategic Plan presumes that the City of Corona will be able to pursue additional funding sources to implement the strategic actions outlined in this document. Significant federal and state financial resources are available to fund activities related to economic development, and there are opportunities to secure both permanent and temporary sources of funding as detailed below.

Source	Description
American Rescue Plan Act (ARPA) Funding	The City of Corona expects to receive \$29.2 million in ARPA funding for pandemic relief.
Business Improvement District (BID)	A BID is a program established by a city for the purpose of levying an assessment against businesses (tenants) or property owners to fund services and/or improvements that benefit the district.
California Competes Tax Credit (CCTC)	Administered by the State of California's Governor's Office of Business and Economic Development (GO-Biz), CCTC is an income tax credit available to businesses that want to locate in California or stay and grow in California.
California Economic Resilience Funds (CERF)	Based on funds appropriated in 2021 by SB 162, \$600 million has been set aside for use in the CERF program, which is focused on assistance to regions on economic development efforts. The goal is to build an equitable and sustainable economy across California's diverse regions and foster long-term economic resilience in the overall transition to a carbon neutral economy. Guidelines are still under consideration by the State.
Capital Improvement Program (CIP)	The City can utilize CIP funds for critical public infrastructure and improvements.
Community Development Block Grant (CDBG)	The CDBG program supports community development activities to build stronger and more resilient communities. Activities may address needs such as infrastructure, economic development, public facilities, community centers, housing rehabilitation, microenterprise assistance, code enforcement, homeowner assistance, rental assistance and more. Assistance is geared towards low- and moderate-income residents.
Community Development Block Grant-CV	Funded through the CARES Act, CDBG-CV provides grants to respond to the spread of COVID-19. At least 70% of every grant must be expended for activities that benefit low- and moderate-income persons by providing housing, a permanent job, a public service, or access to new or improved infrastructure.
Community Facilities Districts (CFDs)	CFDs levy special taxes to finance community facilities and services. The special tax is assessed against the property and can be used to finance the acquisition, construction, expansion, improvement, or rehabilitation of a broad range of public facilities.
Community Revitalization and Investment Authorities (CRIA)	Like Enhanced Infrastructure Financing Districts, CRIAs collect tax increment to fund a broad range of projects including affordable housing, sidewalks and roads, transit-oriented development, brownfield remediation, utilities, and more.
Congestion Mitigation Air Quality (CMAQ)	The CMAQ program was developed under the Clean Air Act Amendments of 1990 with the goal of supporting "surface transportation projects and other related efforts that contribute to air quality improvements and provide congestion relief."



Funding Sources

Source	Description
Department of Transportation Federal Transit Administration (DOT FTA) Capital Investment Grants	DOT FTA Capital Investments Grants Program funds major transit capital investments including heavy rail, commuter rail, light rail, streetcars, and bus rapid transit.
DOT Pedestrian and Bicycle Funding	The Department of Transportation has multiple programs for pedestrian and bicycle infrastructure opportunities such as access enhancements, ADA upgrades, bike lanes, bike shares, sidewalks, signals, and more.
DOT Transportation Investment Generating Economic Recovery Program Grants	DOT TIGER is a competitive grants program that funds transit, planning, rail roads, and bicycle and pedestrian projects.
Enhanced Infrastructure Financing District (EIFD)	EIFDs utilize tax increment to fund a broad range of projects including street projects, parking facilities, libraries, affordable housing, transit-oriented development, and more.
HOME Investment Partnerships Program (HOME)	The HOME program provides grants to fund a wide range of activities including building, buying, or rehabilitating affordable housing for rent or homeownership to create affordable housing for low-income households.
Opportunity Zones	Opportunity Zones are census tracts that are economically distressed communities where new investments may, under certain conditions, be eligible for preferential federal tax treatment or preferential consideration for federal grants and programs. The City of Corona contains two opportunity zones, Census tracts 414.10 and 417.03.
Public Private Partnerships	Public-private partnerships involve collaboration between a government agency and a private-sector company that can be used to finance, build, and operate projects, such as public transportation networks, parks, housing, and other infrastructure.

CITY OF CORONA REGIONAL EMPLOYMENT PROFILE

March 2022

ABOUT THE CENTER FOR ECONOMIC FORECASTING

The UC Riverside School of Business Center for Economic Forecasting and Development opened its doors in October 2015 and represents a major economic research initiative in one of California's most vital growth regions. The Center produces a wide variety of research both independently and in collaboration with academic, business, and government partners. Research products include monthly employment analyses, quarterly regional economic forecasts, a quarterly business activity index, a white paper series, and a major regional economic forecast conference, hosted annually.

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KEY FINDINGS AND RECOMMENDATIONS

1. The City of Corona needs to leverage assets in the community college (CC) and greater workforce systems to deliver more benefits to the local workforce, including collaborating regionally on providing critical industry input into workforce and CC certificate programs. While a broader constituency is needed to enact systemic change, the city could explore bringing these assets into Corona (physically) so the local workforce has better access to training programs. The city could also create programs that allow and encourage local larger businesses and industries to provide input into who should be trained and what systems should be implemented.
2. The market for brick-and-mortar retail space will experience less demand in the future. City leaders should prepare for this by thinking about reuse and repositioning of existing commercial retail properties where appropriate, as well as addressing workforce implications due to the loss of jobs in this sector.
3. The City of Corona and the broader region need to do more to develop the local workforce. The California Department of Industrial Relations maintains a list of apprenticeship programs offering specialized training programs. However, experts at the UCR Center for Economic Forecasting and Development believe the list of programs offered (277 in Riverside County) is not sufficient to meet the region's needs at the moment.
4. Meanwhile, data shows the City of Corona is attracting a different demographic lately — higher-wage jobs and better educated residents. This is a result of high housing costs in neighboring counties, as well as the access the city provides to job centers in Los Angeles County, Orange County, and the Inland Empire.

EMPLOYMENT

While the COVID-19 pandemic continues, the vaccine is helping provide a light at the end of the tunnel and a hope that economic activity will start to resemble normality. In addition, as of June 15, restrictions are lifted at most businesses, and Californians who are fully vaccinated for COVID-19 can go without masks in most settings. Lifting these restrictions should help boost payrolls of the industries most impacted by these measures over the coming months, such as Leisure and Hospitality, Other Services, and Retail Trade. While many aspects of Corona's economy are back on track, there are concerns surrounding the resurgence of COVID-19 cases. However, with a large portion of the region's population now vaccinated, the spread of the virus will not have the same impact on the economy as it did in 2020.

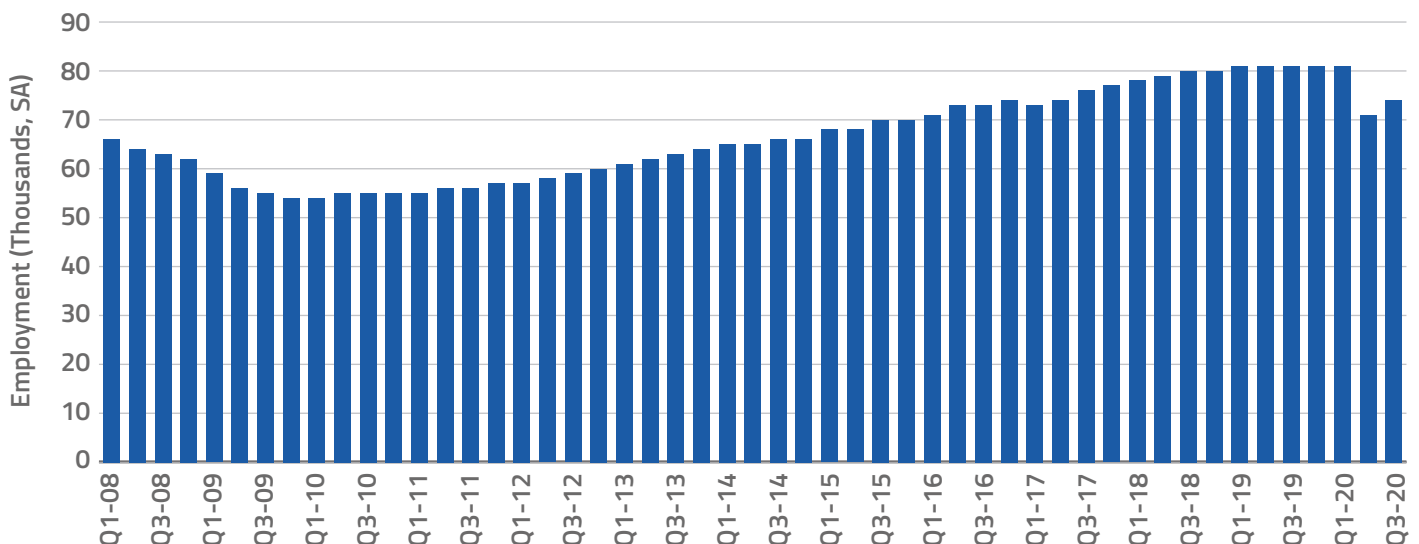
While data is not yet available for the City of Corona, through July 2021 the Inland Empire has experienced one of the strongest recoveries in the state. However, the recovery in the Inland Empire has been driven by gains in Transportation, Warehousing and Utilities, which accounts for a smaller share of the City of Corona's workforce relative to Riverside County. As a result, the city is likely to take longer to reach pre-pandemic employment levels relative to the rest of the Inland Empire.

Most of the economic fallout related to COVID-19 has been concentrated in low-wage industries, which mirrors the state and nation. Similarly, higher-wage industries — such as Professional, Scientific and Technical Services, Management, Financial Services, and Real Estate — have largely been able to weather the storm and adapt to COVID-19 restrictions by shifting operations to a virtual office.

Perhaps most importantly going forward (with most businesses returning to normal operations), the industries most impacted by restrictions should experience significant job gains as companies ramp up production to meet surging consumer demand that started in 2021 and will continue in 2022. In addition, most industries have found ways to adapt their business practices to health guidelines. While the trajectory of the recovery will be different across industries, the Inland Empire and the City of Corona should reach pre-pandemic employment levels in 2022. However, some industries will take longer than others to return to pre-pandemic levels.

Payroll Employment

City of Corona (Q1-2008 - Q3-2020)



Source: California Employment Development Department (EDD); Analysis by UCR Center for Economic Forecasting and Development

From third-quarter 2019 to third-quarter 2020, employment in the City of Corona declined -9%, a larger contraction relative to the -7.6% drop in the balance of Riverside County over the same period (city sectors were more susceptible to shutdown impacts than the county as a whole). In addition, Transportation, Warehousing and Utilities, which accounts for only a small share of the city's workforce, has expanded rapidly during the pandemic in Riverside County overall. This robust growth has offset some of the job losses in other industries across Riverside County, which has contributed to Riverside County outpacing growth in the City of Corona.

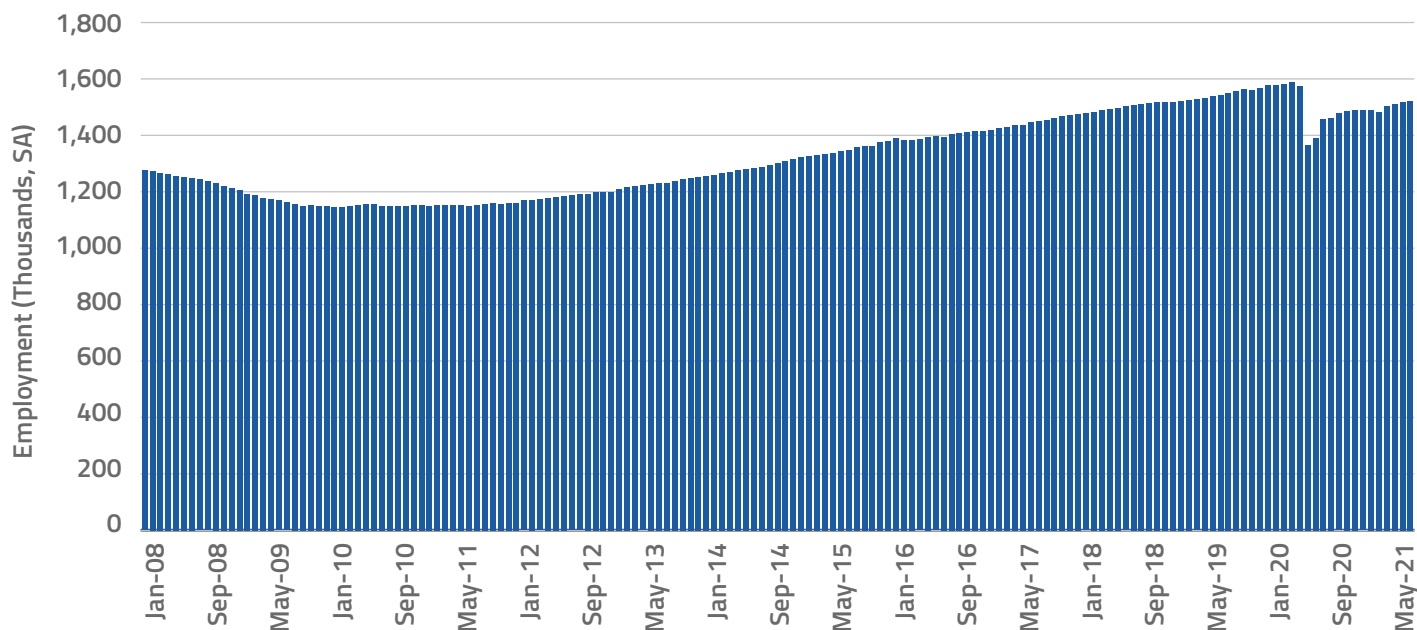
CITY OF CORONA VS. INLAND EMPIRE

More recently, the Inland Empire has already recovered a significant number of jobs lost since hitting recession lows in April 2020, recuperating roughly 70% of its employment decline as of May 2021. This compares favorably to 56% in Orange County, 40% in the Los Angeles (MD), and 52% in California.

While there is still significant ground to take back in recovering to pre-pandemic employment levels, it is important to remember that people stopped eating at restaurants and attending events and conventions in 2020 not because they could not afford it, but because they were not allowed to go. As a result, there is significant pent-up demand in the economy, which should drive growth in the industries most impacted by the pandemic in the coming months. In addition, as of June 15, restrictions are lifted at most businesses, and Californians who are fully vaccinated for COVID-19 can go without masks in most settings. With businesses returning to normal operations, these sectors should experience significant job gains as companies ramp up production to meet surging consumer demand. However, with job openings at record levels at the national level, many businesses are struggling to hire workers. It may take some time for some industries to return to pre-pandemic employment levels.

Total Nonfarm Employment

City of Corona (Jan-2008 - May-2021)



Source: California Employment Development Department (EDD); Analysis by UCR Center for Economic Forecasting and Development

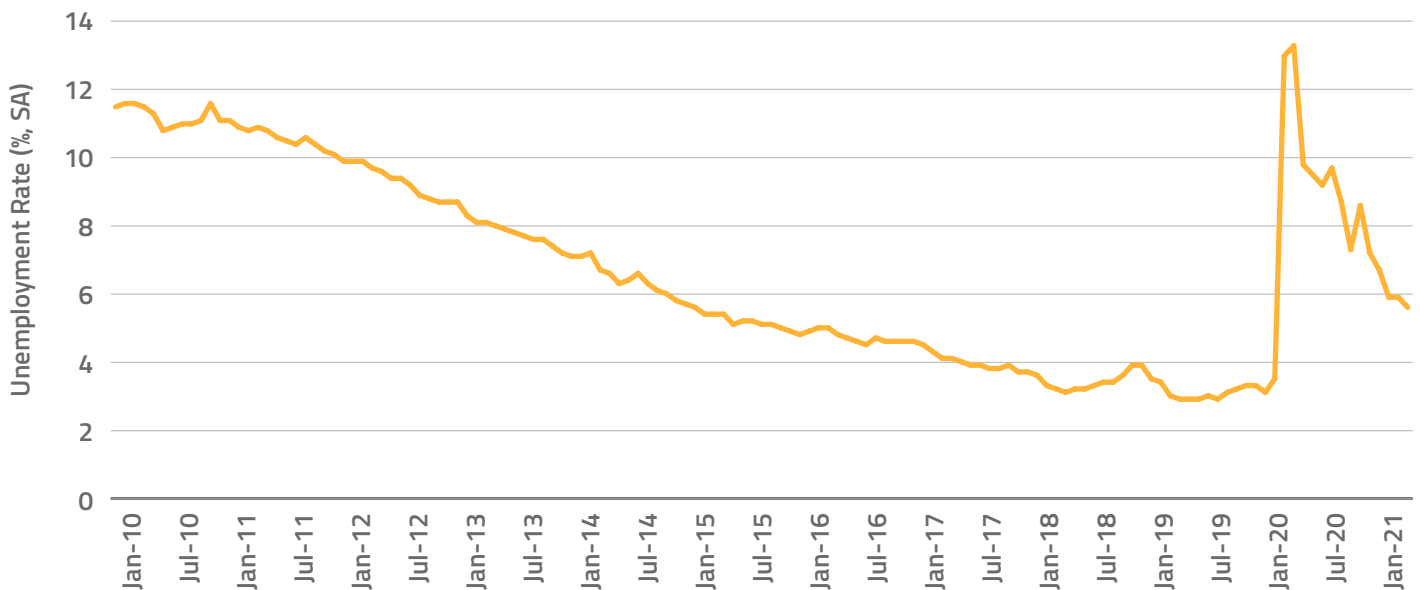
CORONA'S LABOR MARKET

The City of Corona's unemployment rate has also risen over the last year as a result of the pandemic. It was 5.6% in May 2021, 2.6 percentage points higher than February 2020. This unemployment rate is lower compared to the Inland Empire (7.4%), Orange County (5.8%), the Los Angeles (MD) (11.1%), and California's (7.9%).

The economic downturn also impacted the local labor force (the pool of individuals willing and able to work at any given time). From February 2020 to May 2021, 294 workers left the City of Corona's labor force, a -0.3% decline. This decrease is even more significant when compared to the 1.4% increase the Inland Empire experienced, but a less significant decline compared to -1.7% in Orange County, -1.3% in the Los Angeles (MD), and -2.7% in California overall.

Unemployment Rate

City of Corona (Jan-2010 - May-2021)



Source: California Employment Development Department (EDD); Analysis by UCR Center for Economic Forecasting and Development

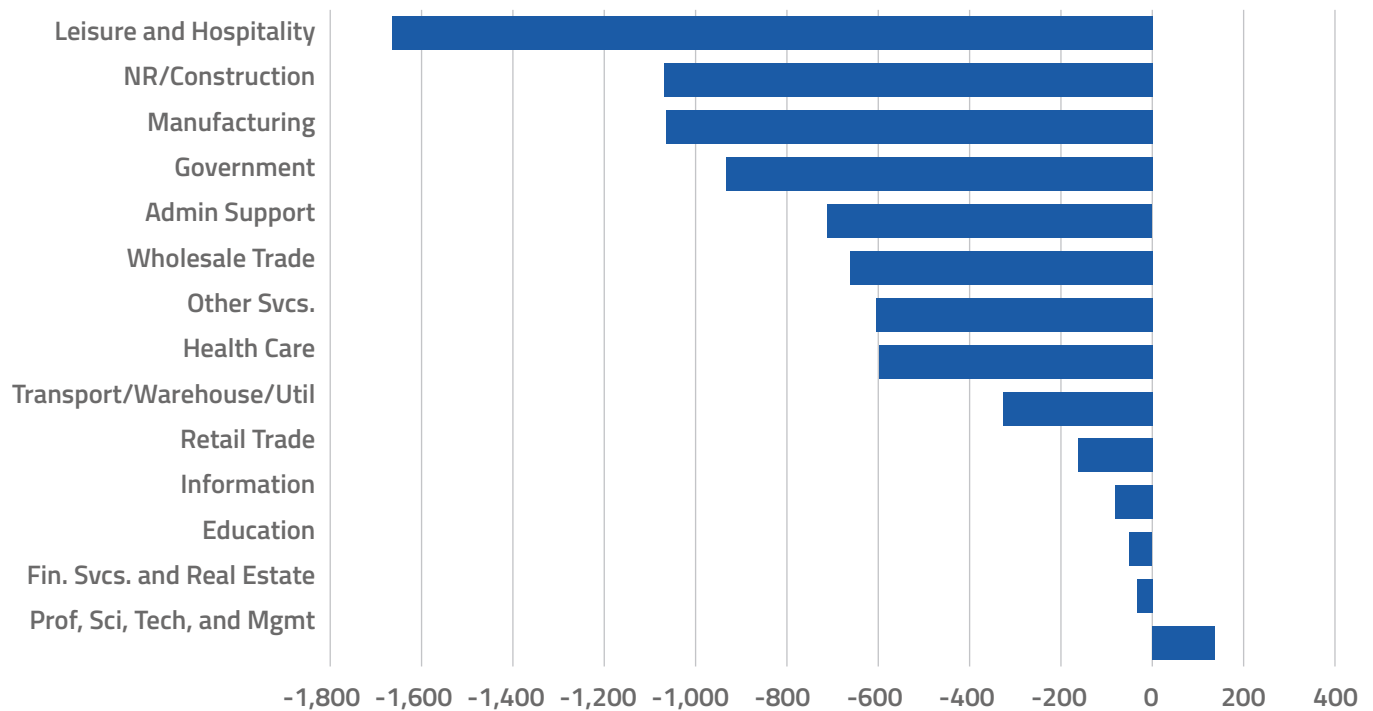
HARD-HIT INDUSTRIES VS. RESILIENT INDUSTRIES

Unsurprisingly, the industries most impacted by public health mandates have experienced the largest employment declines. From third-quarter 2019 to third-quarter 2020, Leisure and Hospitality led payroll declines in the City of Corona, with payrolls falling 1,664 (-20.4%). Other sectors posting sizeable declines over the same period were Natural Resources and Construction (-1,069 jobs or -6.7%), Manufacturing (-1,064 jobs or -7.7%), Government (-933 jobs or -16.3%), Administrative Support (-711 jobs or -10.1%), Wholesale Trade (-662 jobs or -12.3%), and Other Services (-605 jobs or -22.4%).

It's important to note that many of the initial declines in employment experienced during the second and third quarters of 2020 were temporary in nature. Moreover, with most businesses returning to normal operations, the industries most impacted by restrictions, such as Leisure and Hospitality, should experience significant job gains as companies ramp up production to meet surging consumer demand that started in 2021 and will continue in 2022. However, the trajectory of the recovery will differ across industries. This can be seen in the robust growth in Transportation, Warehousing and Utilities at the county level, which has offset some losses in other industries in Riverside County.

In addition, while there have been declines in overall payrolls in the City of Corona, its high-wage and technology industries have been remarkably resilient during the pandemic. This is largely a result of these businesses adapting to stay-at-home orders. Employees have been able to work from home, which has not been possible in many sectors of the economy. From third-quarter 2019 to third-quarter 2020, Professional, Scientific and Technical Services and Management increased payrolls by 137, a 3.1% rise. The city's strength in this sector stands in stark contrast to the trends experienced in the balance of Riverside County overall, with payrolls in the sector falling -6.5% in the county during the same period.

Employment Growth by Industry City of Corona (Q3-2019 - Q3-2020)



Source: California Employment Development Department (EDD); Analysis by UCR Center for Economic Forecasting and Development

Employment by Industry

City of Corona (Q3-2020)

Industry	Employment (#)	Year-Over-Year City (%)	County Balance (%)	Of County (%)
NR/Construction	31,266	-6.7	-5.5	19.2
Manufacturing	2,967	-7.7	-8.6	30.2
Health Care	3,440	-6.2	-1.9	8.7
Retail Trade	2,389	-2.0	-5.9	9.3
Leisure and Hospitality	3,316	-20.4	-27.1	8.9
Admin Support	5,223	-10.1	-6.0	13.4
Government	4,207	-16.3	-11.4	4.1
Wholesale Trade	2,017	-12.3	-3.0	19.5
Prof, Sci, Tech, and Mgmt	4,398	3.1	-6.5	19.3
Other Svcs.	1,665	-22.4	-18.1	12.5
Fin. Svcs. and Real Estate	2,922	-1.6	-4.3	9.8
Transport/Warehouse/Util	2,015	-14.3	23.4	3.2
Information	387	-9.7	-26.9	15.6
Education	135	-12.4	-13.4	5.9
Total	67,986	-9.0	-7.6	11.2

Source: California Employment Development Department (EDD); Analysis by UCR Center for Economic Forecasting and Development

At the subsector level, Credit Intermediation and Related Activities (101 jobs and a 16.6% share) added the largest number of employees over the last year. Other subsectors adding a significant number of jobs over the past year were Building Material and Garden Supply stores (92 jobs or 13.3% share), General Merchandise stores (76 jobs or 4.2% share), Non-store Retailers (69 jobs or 28% share), Professional and Technical Services (67 jobs or 2.2% share), and Management of Companies and Enterprises (64 jobs or 5.2% share). The City of Corona had stronger growth relative to California in the majority of these sectors. This was particularly true in larger subsectors such as General Merchandise Stores, Professional and Technical Services, and Management of Companies and Enterprises. Businesses in the city were better able to adapt to stay-at-home orders and capture increases in business activity from declines in other subsectors relative to the state in these sectors.

Fastest Growing Subsectors by Employment

City of Corona (Q3 2020)

Subsector	Employment	Year-Over-Year Change (#)	Year-Over-Year Change (%)	CA Year-Over-Year Change (%)
Credit intermediation and related activities	713	101	16.6	-0.7
Building material and garden supply stores	780	92	13.3	7.9
General merchandise stores	1,863	76	4.2	-6.2
Nonstore retailers	314	69	28.0	-8.0
Professional and technical services	3,172	67	2.2	-4.3
Management of companies and enterprises	1,288	64	5.2	-6.0
Chemical manufacturing	693	29	4.3	-0.4
Food and beverage stores	1,925	15	0.8	2.1

Source: California Employment Development Department (EDD); Analysis by UCR Center for Economic Forecasting and Development

Outside of sectors employing relatively few workers (and experiencing big swings in wages based on a few workers joining or dropping out of work), wage gains were led by Credit Intermediation and Related Activities (38.3%), Merchant Wholesalers and Non-durable Goods (28.6%), Electronic Markets and Agents and Brokers (26.7%), and Clothing and Clothing Accessories Stores (25%). While wages have risen for workers who are currently employed, the massive increase was largely driven by lower-wage workers dropping out of employment counts. As a result, as low-wage workers are added back onto payrolls, average annual wages in these sectors should adjust downward in the coming months.

Fastest Growing Subsectors by Average Annual Wages

City of Corona (Q3 2020)

Subsector	Employment	Average Annual Wage (\$)	Year-Over-Year Change (%)	LQ
Motion picture and sound recording industries	20	74,735	188.4	0.0
Furniture and home furnishings stores	99	51,725	65.6	0.5
Credit intermediation and related activities	713	106,187	38.3	0.6
Merchant wholesalers, nondurable goods	2,206	100,116	28.6	1.7
Electronic markets and agents and brokers	378	60,906	26.7	2.0
Clothing and clothing accessories stores	653	29,679	25.0	1.0
Amusements, gambling, and recreation	338	21,226	24.9	0.7
Social assistance	4,127	17,462	22.2	1.1

Source: California Employment Development Department (EDD); Analysis by UCR Center for Economic Forecasting and Development

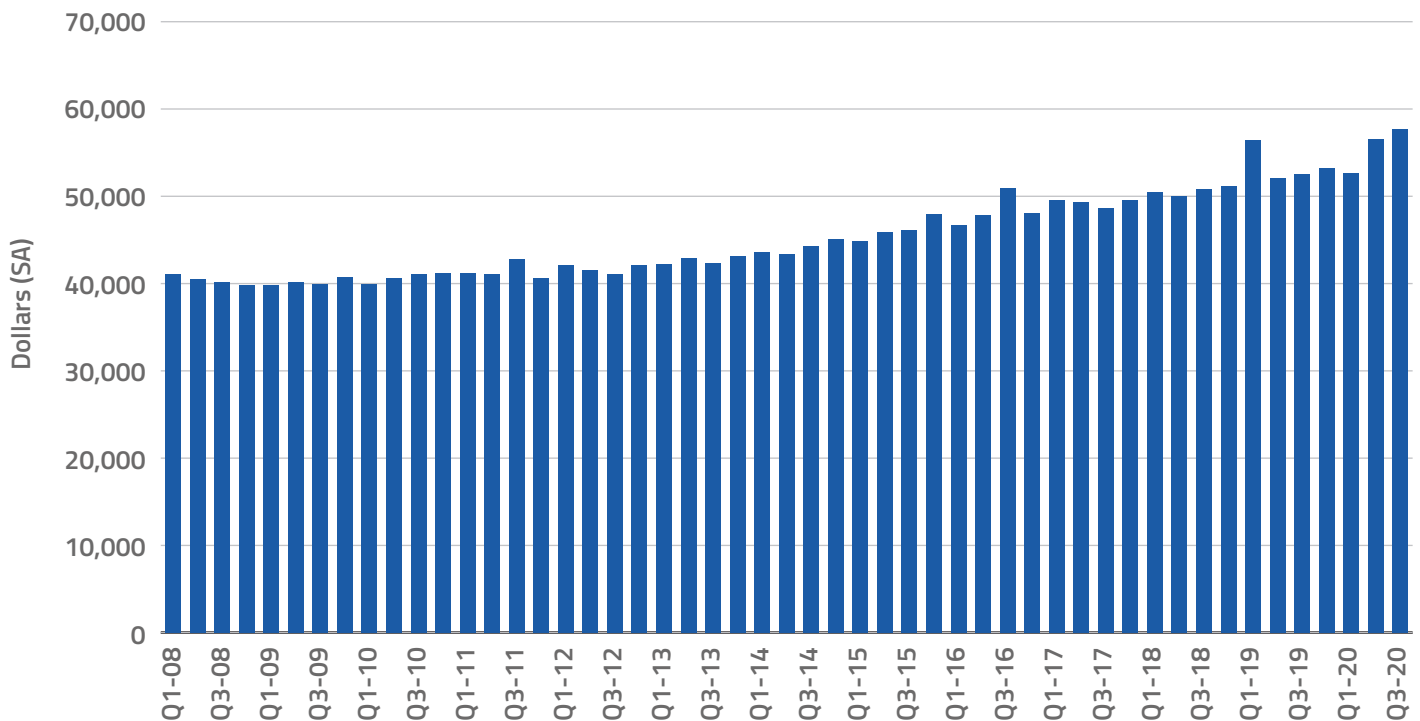
CORONA WAGES

The decline in employment levels in lower-wage industries such as Leisure and Hospitality, Other Services, and Retail Trade have given way to a substantial rise in the average annual wage across all industries among those employed in the City of Corona. From third-quarter 2019 to third-quarter 2020, average annual wages in the city increased 9.2%, trailing the 10.7% pace in the balance of Riverside County over the same period. With this strong year of growth, average annual wages in the city reached \$55,900, 20.4% above average annual wages in the balance of Riverside County. However, this significant increase in average annual wages in the city and Riverside County are largely a function of job variety.

While wages have risen for workers who are currently employed, the massive increase was driven in part by lower-wage workers dropping out of employment counts. These lower-wage workers are anticipated to return to the labor market, although this recovery may take some time. This does not mean high-wage earners are not seeing pay increases, just that the increases are more moderate compared to the top-level increases. As Corona businesses increase payrolls in the coming months, overall wage gains will appear lower as job gains will be concentrated in lower-paying industries. This will not be a result of wages falling in the city but rather the mix of jobs returning to its pre-pandemic state. In addition, the current labor shortage (particularly for lower-wage earners) should put upward pressure on wages in these industries over the coming months. School closures (leading some parents to drop out of the labor force), fears of contracting COVID-19, and enhanced unemployment benefits have taken a toll on labor force participation in the state.

Average Annual Wage

City of Corona (Q1-2008 - Q3-2020)



Source: California Employment Development Department (EDD); Analysis by UCR Center for Economic Forecasting and Development



Annual Average Wages by Industry

City of Corona (Q3 2020)

Industry	Average Annual Wage (\$)	Year-Over-Year Growth		
		City (%)	County Balance (%)	City vs. County Balance (%)*
Wholesale Trade	100,880	20.4	4.5	64.4
Transport/Warehouse/Util	55,547	12.5	5.6	13.2
Retail Trade	38,789	12.9	13.3	3.0
Prof, Sci, Tech, and Mgmt	76,495	7.1	11.2	6.5
Other Svcs.	40,201	7.7	9.4	-0.4
NR/Construction	71,648	5.6	7.3	30.2
Manufacturing	57,860	0.8	7.6	-1.3
Leisure and Hospitality	21,502	5.9	6.2	-17.0
Information	97,570	11.3	18.1	52.6
Health Care	36,527	8.6	8.5	-26.3
Government	85,455	20.3	13.9	18.3
Fin. Svcs. and Real Estate	88,569	19.8	12.4	33.0
Education	24,334	18.1	11.2	-48.9
Admin Support	43,097	7.2	8.0	20.6
Total	57,696	9.9	11.1	12.9

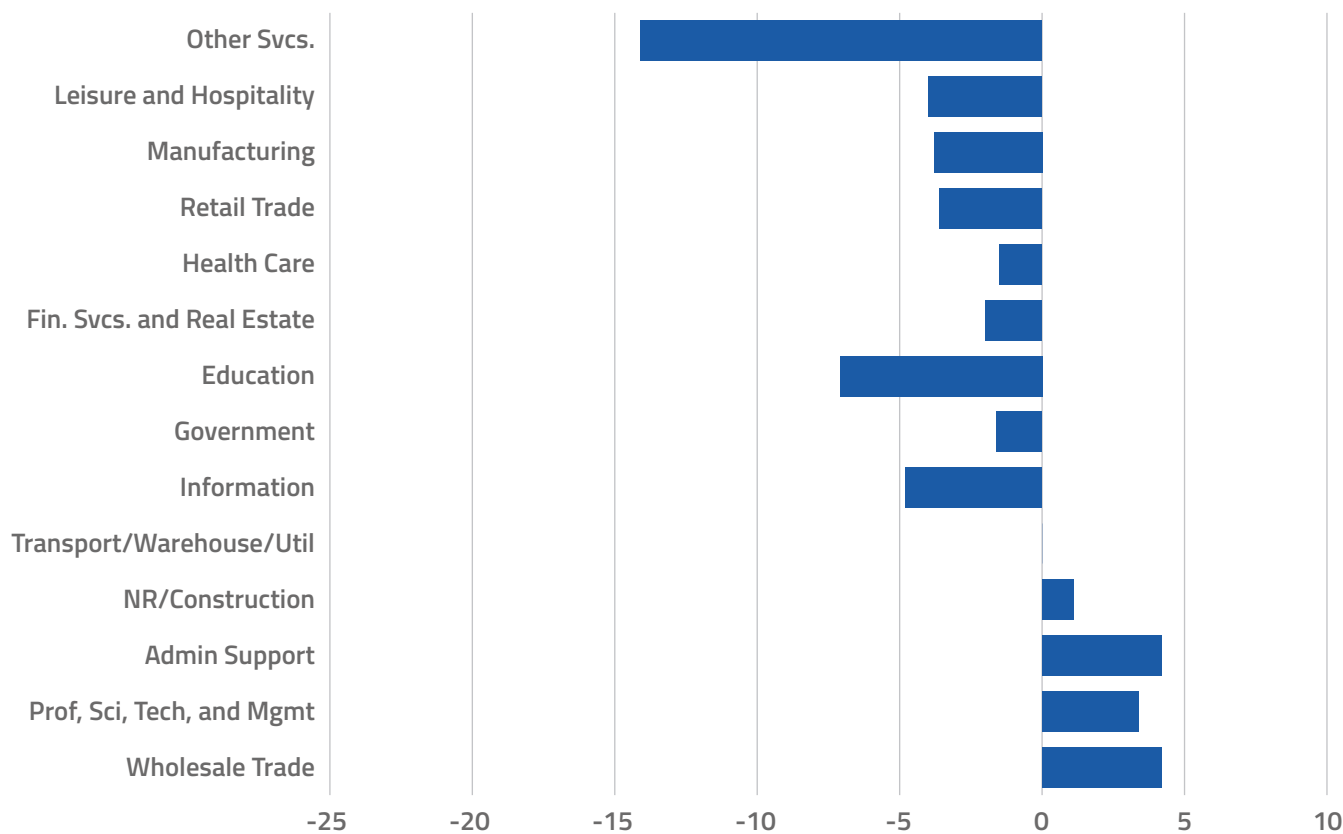
Source: California Employment Development Department (EDD); Analysis by UCR Center for Economic Forecasting and Development

*Industry wage relative to the average annual wage for the industry in the County Balance

CORONA BUSINESS ESTABLISHMENTS

Declining employment levels were mirrored by a decrease in business establishments in the City of Corona over the last year. The number of establishments in the city fell by 44 from third-quarter 2018 to third-quarter 2019, a decline of -1.71%. The hardest-hit sectors for establishment declines were also the industries most impacted by the public health mandates. Other Services was impacted the most, with the number of establishments falling by 22, a -14.1% decline. Other industries with large declines were Leisure and Hospitality (-13 establishments or -4%), Manufacturing (-11 establishments or -3.8%), Retail Trade (-11 establishments or -3.6%), and Health Care (-4 establishments or -1.5%). Establishments did not decrease across the board, however. The number of Wholesale Trade establishments increased by 8 over the last year, a 4.2% increase. Other industries with increases were Professional, Scientific and Technical Services, Administrative Support, and Natural Resources and Construction.

Employment Growth by Industry
City of Corona (Q3-2019 - Q3-2020)



Source: California Employment Development Department (EDD); Analysis by UCR Center for Economic Forecasting and Development.
Note: Only counts business establishments with three or more employees.



Employment levels are down across business establishment sizes in the City of Corona. Employment levels at establishments with less than 50 employees (-5.1%), 50 to 99 employees (-6.3%), 100 to 200 employees (-8.1%), and more than 200 employees (-10.3%) all experienced employments levels decline over the last year. The more significant decline in companies with more than 200 employees is being driven by government, which has some of the city’s largest business establishments.

Employment Growth in 2020 by Establishment Size
City of Corona

Establishment Size	Total Employment	Annual Growth (%)
Less than 50 Employees	35,795	-5.1
50 to 99 Employees	14,126	-6.3
100 to 200 Employees	12,650	-8.1
More than 200 Employees	18,013	-10.3

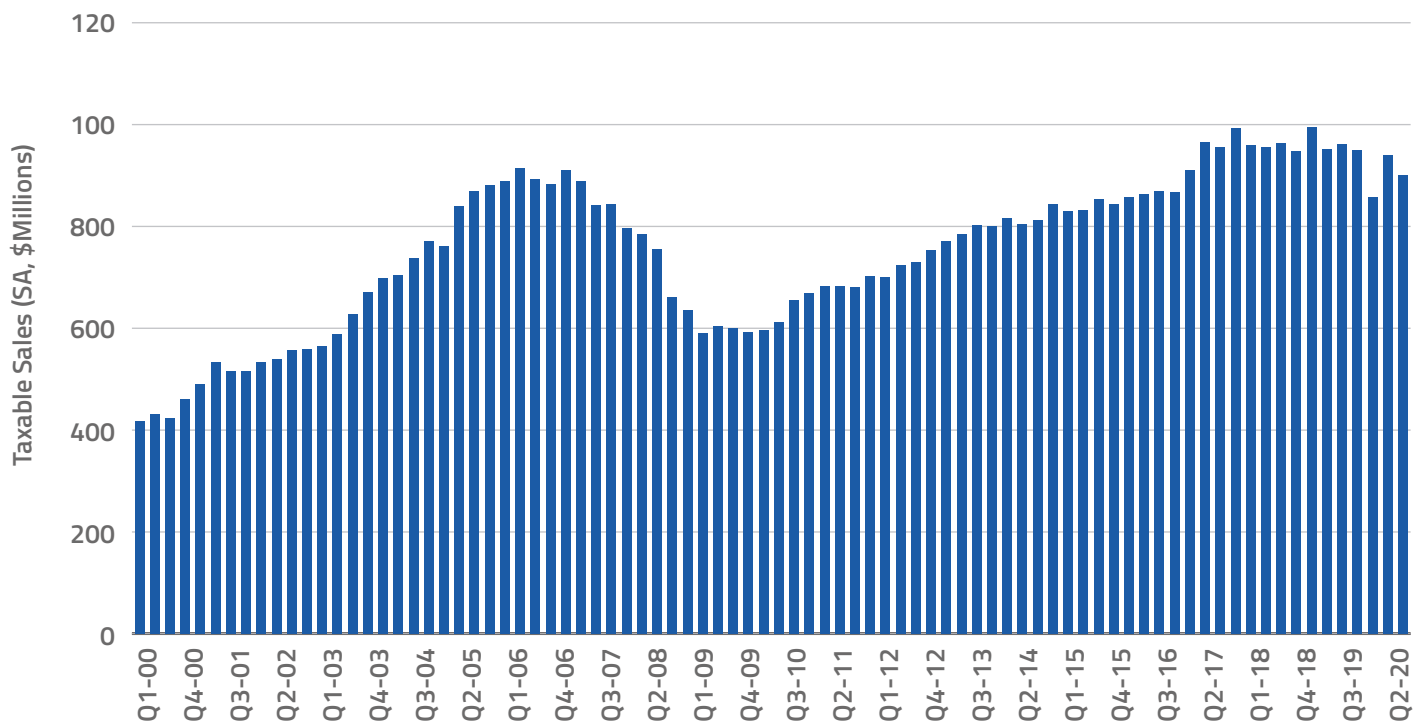
Source: California Employment Development Department (EDD); Analysis by UCR Center for Economic Forecasting and Development

LOCAL SPENDING

Continuing to contain COVID-19 cases will be essential to sustaining the economic recovery in Corona and the nation. California's cases have dropped considerably from record highs at the beginning of 2021, and these improvements have allowed state officials to lift restrictions for most businesses (Californians who are fully vaccinated for COVID-19 can go without masks in most settings). It is important to note that new variants of the virus may contain or limit the recovery.

Taxable sales in the City of Corona totaled just over \$900 million in the fourth quarter of 2020, down -6.3% over the last year. This is a more modest decline relative to Los Angeles County (-8.9%) and Orange County (-7.4%), but it is in stark contrast to the growth in Riverside County (3.9%) and San Bernardino County (6.2%).

City of Corona Taxable Sales



Source: California Employment Development Department (EDD); Analysis by UCR Center for Economic Forecasting and Development

A detailed breakdown of spending patterns for Corona is not available, but it is possible to get a sense of how consumption patterns have changed over the past year by looking at data for Riverside County. From first-quarter 2020 to first-quarter 2021, the pandemic led to a surge in spending in some categories. E-commerce skyrocketed, with spending up 43.4% year-over-year for the county and state pool (the category collecting taxes for e-commerce sales).

Riverside County’s Construction sector has also been aided by the pandemic. As people spend more time at home, many have started or finished home upgrades in recent months, with spending at Building and Construction stores growing 17.6% year-over-year. More people eating meals at home has also led to an increase in spending at Food and Drug Stores, which is up 13.8% over the last year.

Declines were most pronounced at Fuel and Service Stations, which fell -23.8% over the last year. This is due to less car travel during the pandemic. Declines were also pronounced at Restaurants and Hotels, which fell -18.9%. This shouldn’t come as a surprise given that these were sectors most impacted by stay-at-home orders and public health mandates. General Consumer Goods (-6.8%) also declined over this period.

Riverside County Tax Receipts
(Q1 2020 - Q1 2021)

Category	Q1-21 (\$ Millions)	Year-Over-Year Change (%)
County & State Pool	21.0	43.4
Building and Construction	13.8	17.6
Food and Drugs	6.1	13.8
Autos and Transportation	19.1	8.3
Business and Industry	14.7	-2.7
General Consumer Goods	18.7	-6.8
Restaurants and Hotels	9.7	-18.9
Fuel and Service Stations	7.0	-23.8
Total	109.9	4.3

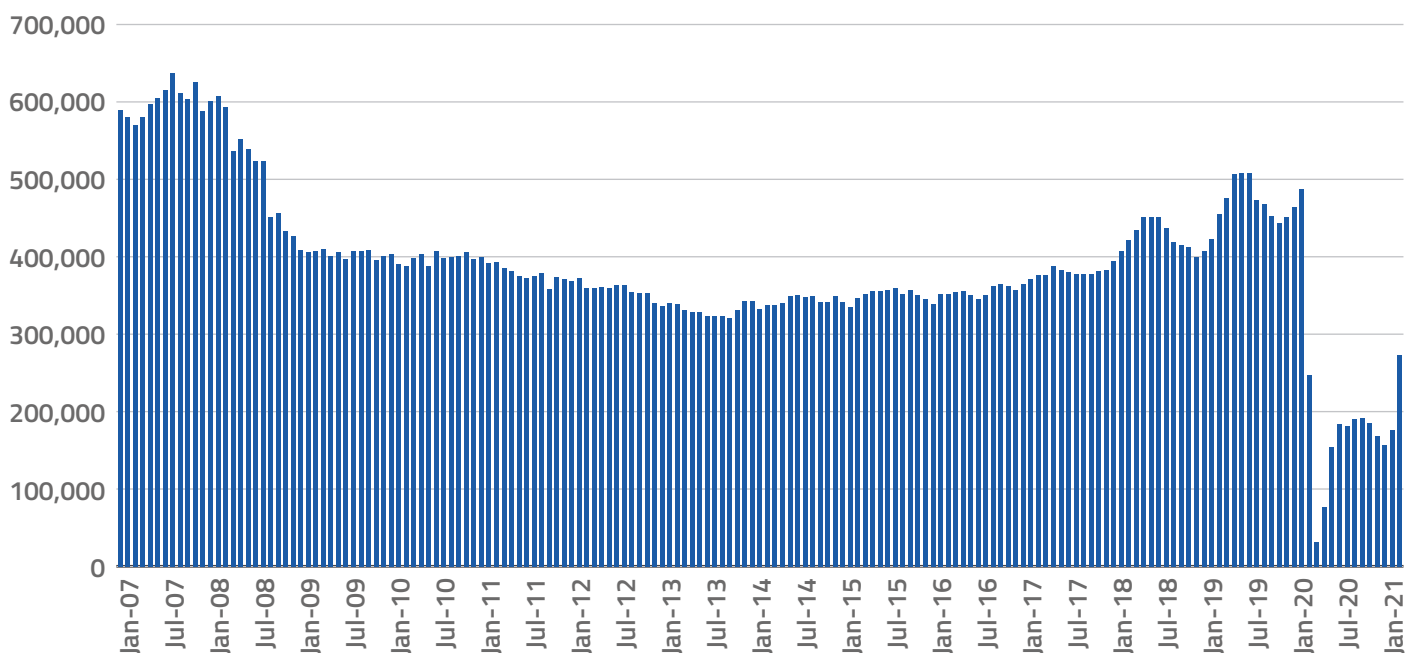
Source: HdL Companies); Analysis by UCR Center for Economic Forecasting and Development





Local tourism has been impacted by restraints on travel. 2020 was a mixed year for Ontario International Airport. The airport saw just 2.5 million passengers in 2020, a -54.5% decrease from 2019 levels. 2021 was shaping up to be a better year for the airport, with passenger traffic up 1.8% compared to 2020 levels (through May 2021). However, passenger traffic in 2021 is still -42% below 2019 levels and -39% below 2018 levels. While passenger traffic through the airport took a hit in 2020, the airport's cargo operations recorded a landmark year. Over 924,000 tons of freight and mail went through the airport in 2020, a 18.2% increase over 2019 levels. The airport is continuing to build on these gains in 2021, with cargo traffic up 3% over 2020 levels (through May 2021). Again, this is fueled in part by the strength in e-commerce over the past year.

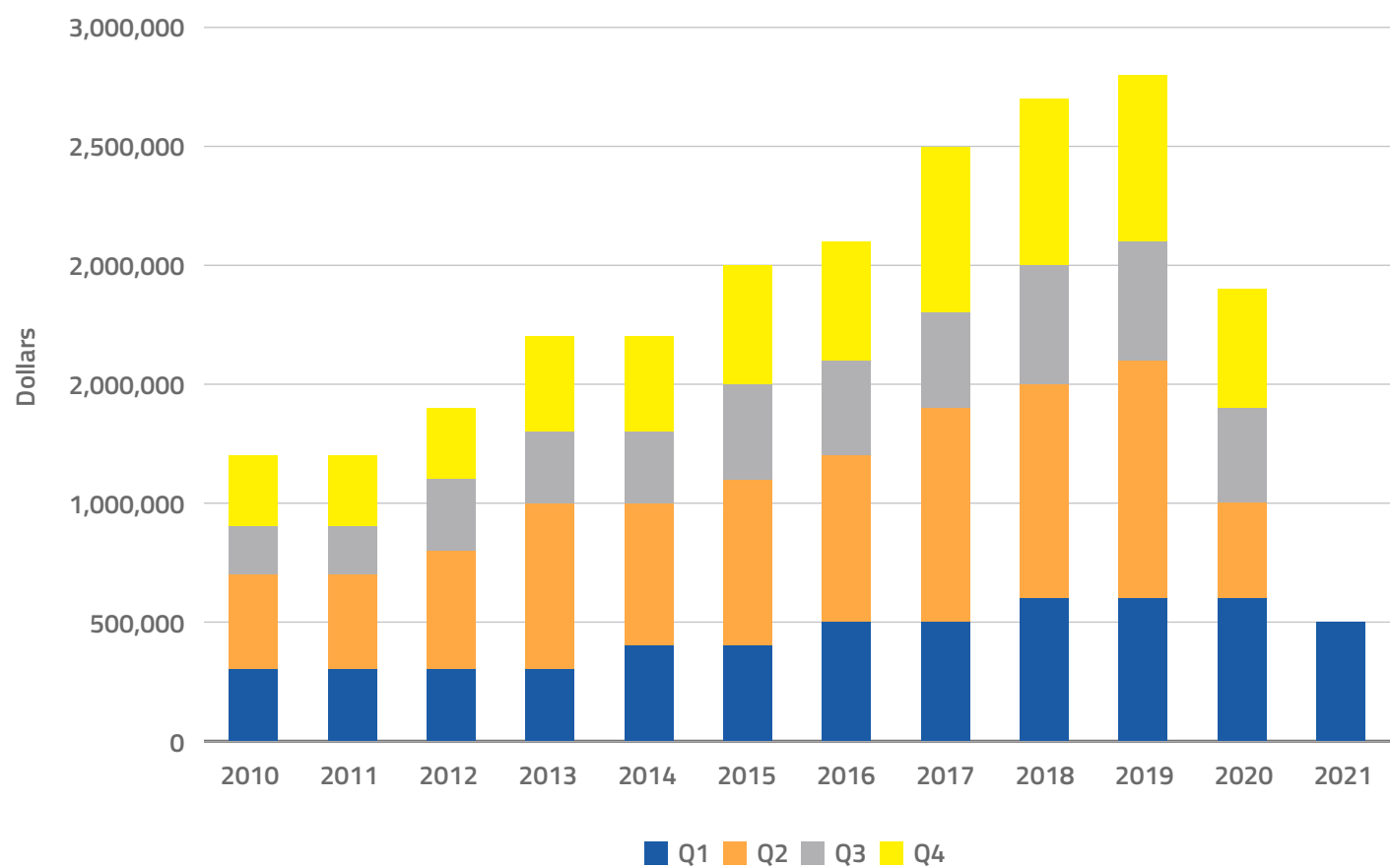
Ontario International Airport Passenger Traffic



Source: Visit California; Analysis by UCR Center for Economic Forecasting and Development

As passenger air travel figures suggest, local hotels have been hit hard by the pandemic. This is seen by the substantial decline in transient occupancy taxes (TOT) collected in the City of Corona. This decline mirrors the decline experienced in sales tax collections at local restaurants and hotels, as well as declines in Leisure and Hospitality payrolls. In 2020 the city collected just \$1.87 million in transient occupancy taxes, a -31.6% decline compared to 2019 levels.

City of Corona Transient Occupancy Tax (TOT)

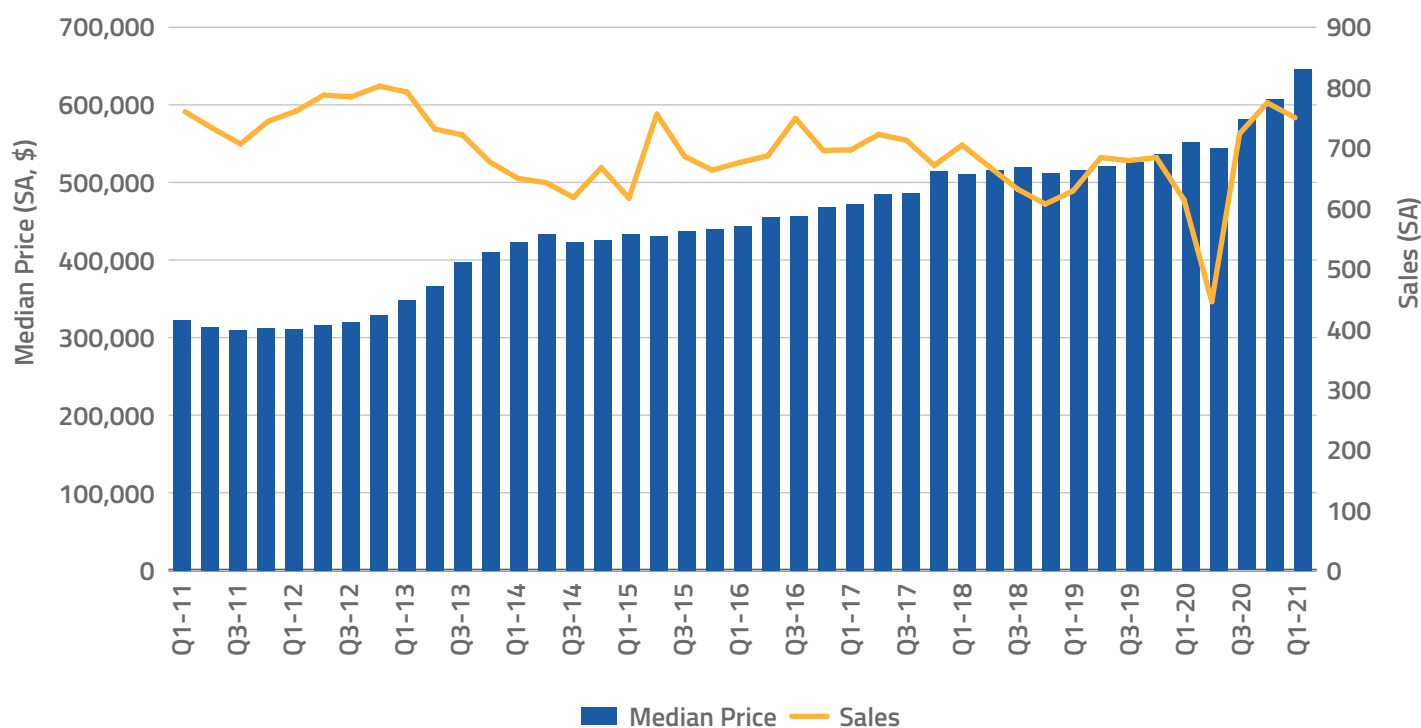


Source: City of Corona; Analysis by UCR Center for Economic Forecasting and Development

RESIDENTIAL REAL ESTATE

The housing market was by far the strongest aspect of Corona's economy in 2020 and was booming in 2021. Strong performance is likely driven by three factors. First, typical homebuyers (higher-income earners) have been less affected by the labor market downturn. Second, mortgage rates experienced historically low levels, spurring purchase activity. Third, inventories remain near historic lows. These factors have pushed purchase offers far over the asking price even as buyers waive inspections and other contingencies in an attempt to get a leg-up on the competition.

City of Corona Home Prices and Sales



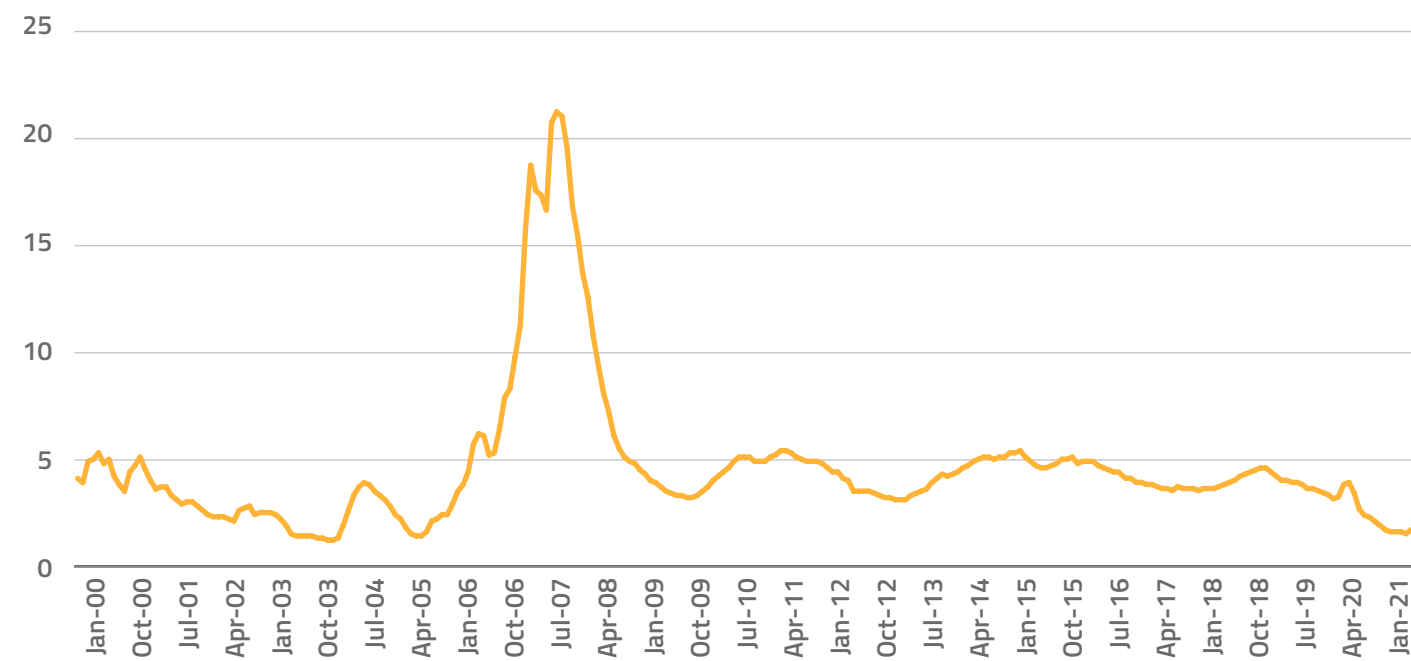
Source: CoreLogic; Analysis by UCR Center for Economic Forecasting and Development

With this backdrop, home prices in Corona continue to increase rapidly. From first-quarter 2020 to first-quarter 2021, the median single-family home price rose 18.5%. This was stronger growth than Los Angeles (17.8%), Orange (12.2%), San Bernardino (18.2%), and San Diego (15.4%) counties, but trailed growth in Riverside County overall (21.4%). However, the rapid price increases have pushed homeownership out of reach for many residents over the last year, which reinforces the need for the region to build additional housing to accommodate a growing workforce in the coming years.

Part of the reason Corona is seeing more rapid growth is because it is one of the last markets for relatively affordable housing in Southern California. At a median price of \$646,000, its existing single-family homes are significantly more affordable than those in Los Angeles (\$800,000), Orange (\$932,000), and San Diego (\$760,000) counties. However, buyers in Corona pay a premium relative to buyers in Riverside (\$492,800) and San Bernardino (\$406,300) counties. While this is a welcome sign for current homeowners, the price increases push down-payment requirements up and make home ownership more difficult for renter households.

After home sales dropped during the second quarter of 2020 due to the pandemic, demand surged in the second half of 2020 and continued growing in 2021. With demand remaining strong, existing single-family home sales increased 22.4% in Corona from first-quarter 2020 to first-quarter 2021, outpacing growth in San Diego (13.4%) and Orange (22.0%) counties, but trailing growth in Los Angeles (22.6%), Riverside (25.5%), and San Bernardino (22.8%) counties.

Riverside County Months of Supply

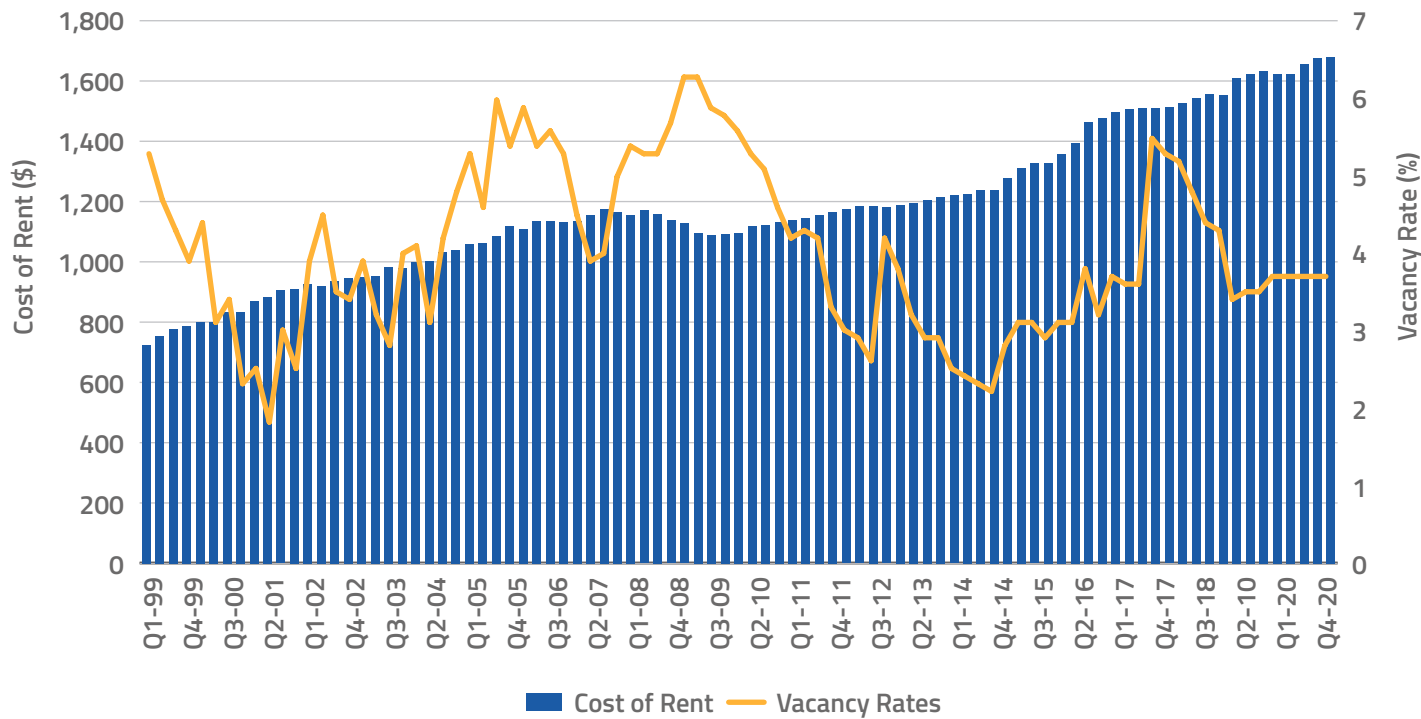


Source: California Association of Realtors; Analysis by UCR Center for Economic Forecasting and Development

Economic stimulus and low interest rates have increased demand for housing throughout California; however, supply has not increased to meet these demands. In May 2021, there were just 1.7 months of housing supply in Riverside County. For context, a balanced market typically equates to 6 - 7 months of supply. Moreover, a buyer’s market is seven months of supply and above, and a seller’s market is six months of supply and under. The strong fundamentals at the start of this hot market imply there is still some headroom for markets to grow. And with inventory so low, it will take years for builders to catch up as demand also remains high. If inflation begins to heat up consistently, mortgage rates will take a similar jump and the market could downshift rapidly. But these effects, if they occur, are unlikely within the next two years.

The apartment market in the Corona submarket also experienced a solid year. The apartment vacancy rate held steady at 3.7%, unchanged from a year ago. Asking rents grew 3.5% to \$1,678 per-unit per month, which marks a premium compared to the Inland Empire overall (\$1,487) but is more affordable than Los Angeles (\$1,974), Orange (\$1,973), and San Diego (\$1,859) counties.

Riverside County/Corona Apartment Market



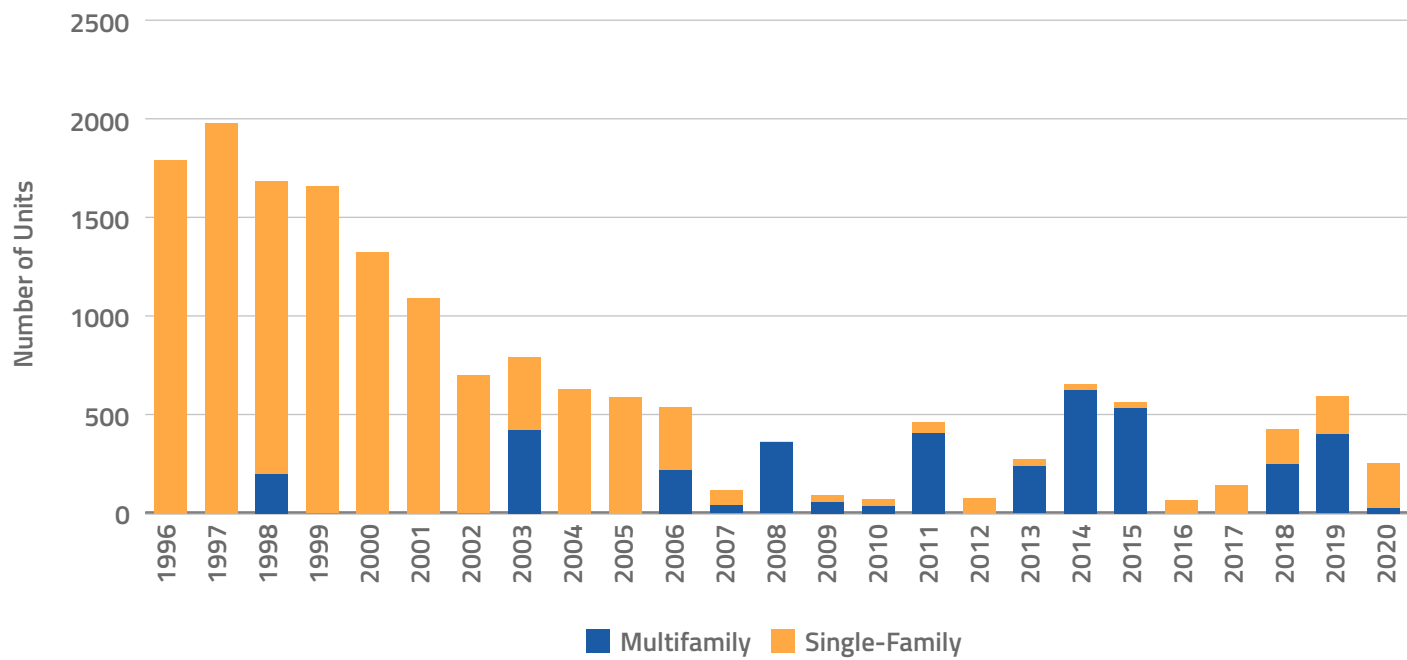
Source: REIS; Analysis by UCR Center for Economic Forecasting and Development



HOUSING STOCK

In 2021, there were 50,298 housing units in the City of Corona. The city’s housing stock has expanded 4.4% over the last five years, outpacing growth in Orange County (4%) and Riverside County (4.3%). Residential construction declined over the last year in Corona. The city issued 26 multi-family permits, a -93.5% decline compared to 2019 levels. Single-family permits totaled 228 in 2020, a 16.9% increase compared to 2019 levels. Even before this downturn, Southern California was in the middle of a housing shortage. As the shortage persists, it will create two primary effects. First, it will put upward pressure on housing prices, exacerbating affordability problems; second (relatedly), it will limit growth in the region’s labor force.

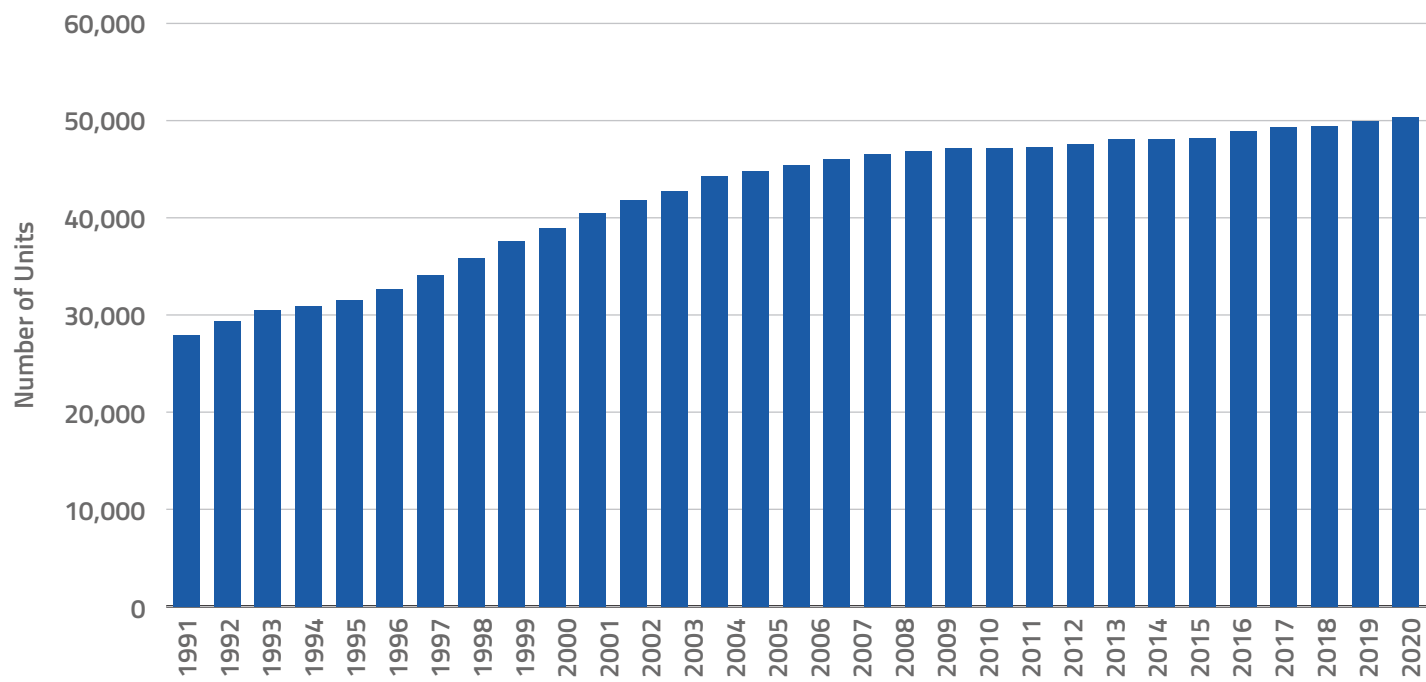
City of Corona Residential Permits



Despite ongoing affordability issues, the City of Corona is one of the more affordable cities in Southern California. In 2019, the city’s homeownership rate was 61.4%, significantly higher than Los Angeles County (45.4%), Orange County (57.1%), and California (54.9%). With lower housing costs and proximity to job centers in Southern California, Corona is at the forefront of fast-growing suburban communities that have led the Inland Empire’s population growth.

The City of Corona and the Inland Empire lack the multi-family housing that coastal communities in Southern California have. In 2019, just 7.9% of Corona’s housing stock was found in buildings with 20 or more units, well below Los Angeles County (20%), Orange County (13.9%), and California (13%). The City of Corona also has less occupants per room, with 93.9% of housing units having 1.00 or less occupants per room, which is a higher share when compared to Los Angeles County (88.8%), Orange County (91.3%), and California (91.8%). A lack of density and sufficient multi-family housing in the region impacts affordability, ultimately affecting the city’s growth potential in the coming years.

City of Corona Housing Stock



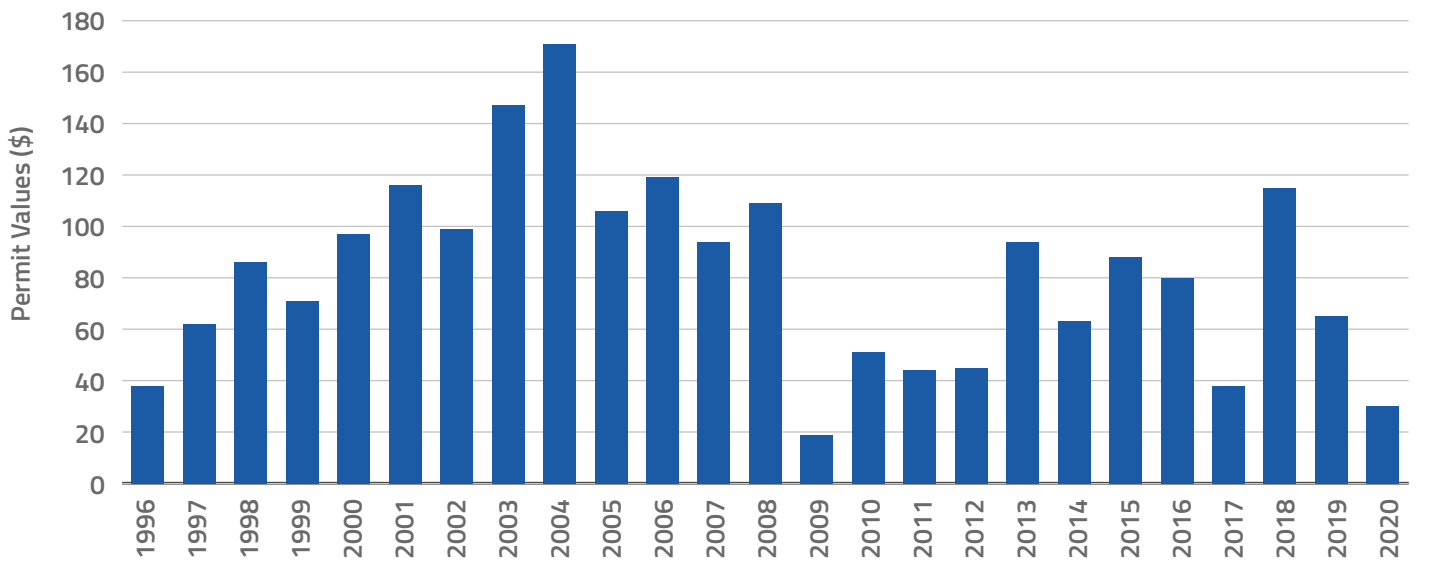
Source: California Department of Finance; Analysis by UCR Center for Economic Forecasting and Development



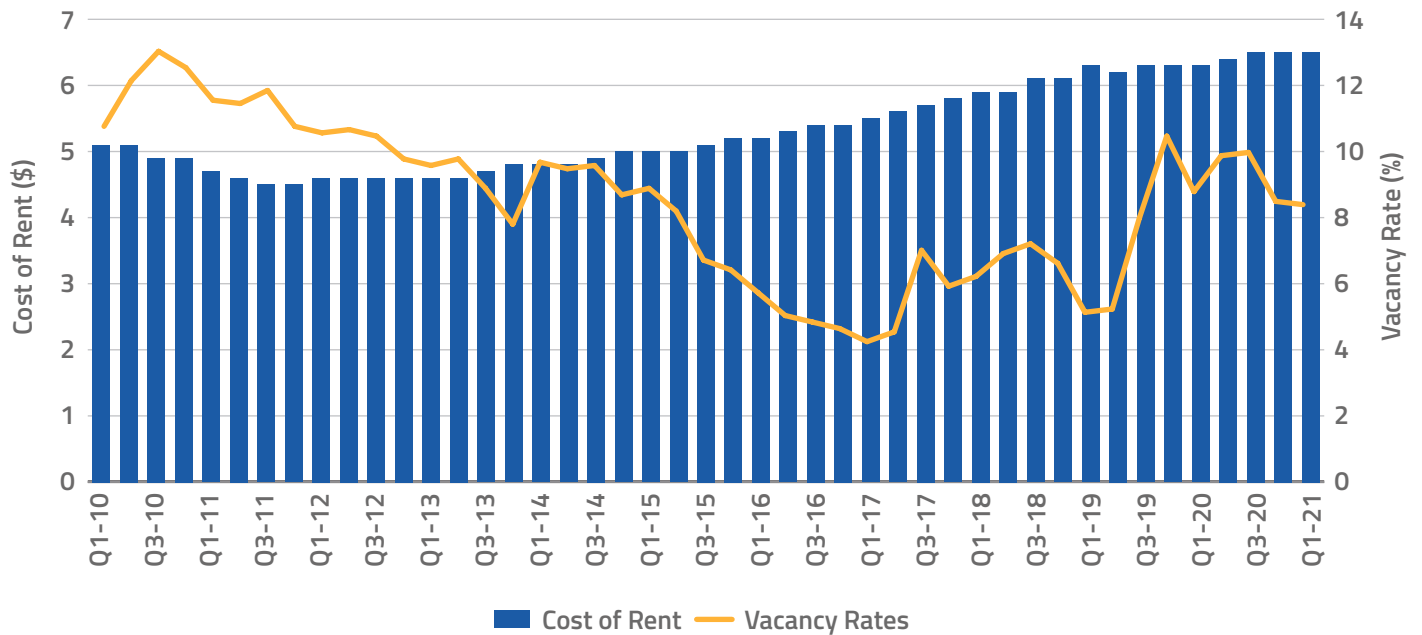
COMMERCIAL REAL ESTATE

Non-residential permitting in Corona has fallen considerably over the last year due to the effects of the pandemic. Permit values in 2020 totaled just \$29.5 million, a -54.5% decline from 2019 levels. The largest declines were in Office permitting, with no office permits issued in 2020. Permitting for Retail properties, totaling just \$950,000, was -85% lower than 2019. Permits were not down across the board, however. Permit values for Industrial properties grew 223%, totaling \$7.5 million. In addition, non-residential alterations and additions totaled \$21 million in 2020, up 24.6% from 2019 levels.

City of Corona Non-Residential Permits



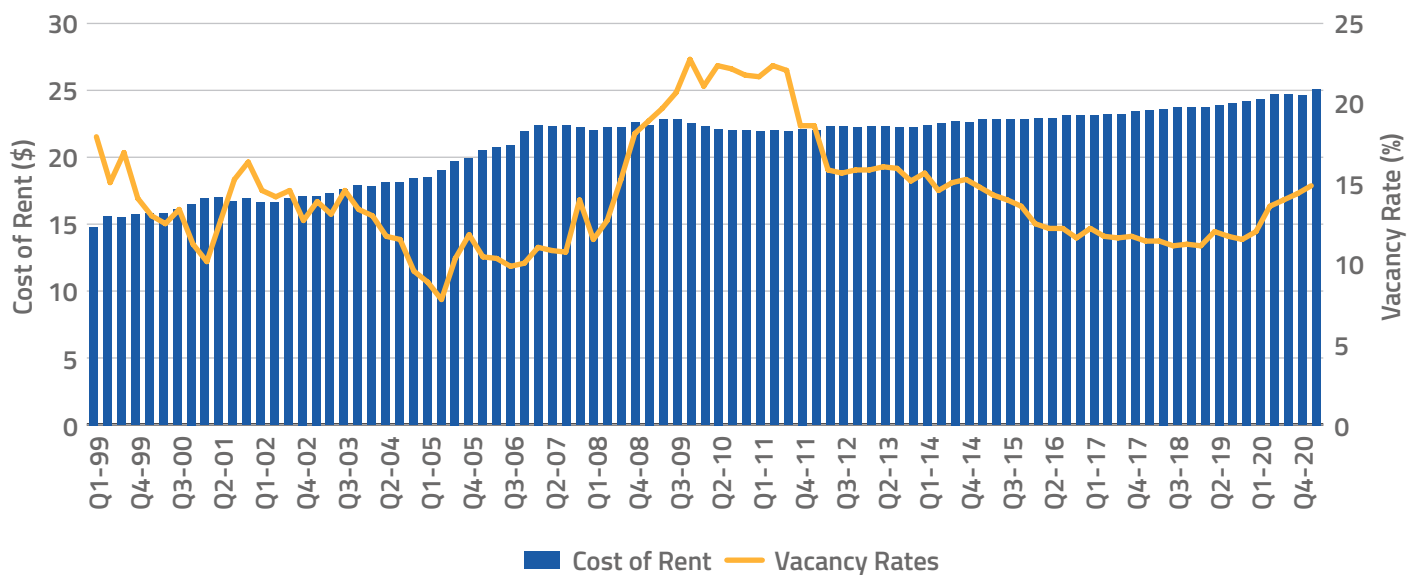
City of Corona Warehouse Market



Source: REIS; Analysis by UCR Center for Economic Forecasting and Development

The vacancy rate for Industrial warehouse properties in the Corona submarket fell to 8.4% in the first quarter of 2021, a -0.4 percentage-point decrease from a year earlier. This vacancy decline came as 2.4 million square feet of new space opened over the last year, a 6% increase to the available stock in the region. In addition, asking rents grew a modest 3.3% over the last year to an average annual rate of \$6.54 per square foot, which marks a premium compared to the Inland Empire overall (\$5.87) but keeps warehouse space more affordable than Los Angeles (\$8.04), Orange (\$7.66), and San Diego (\$9.31) counties.

Corona/Riverside/Moreno Valley Office Market

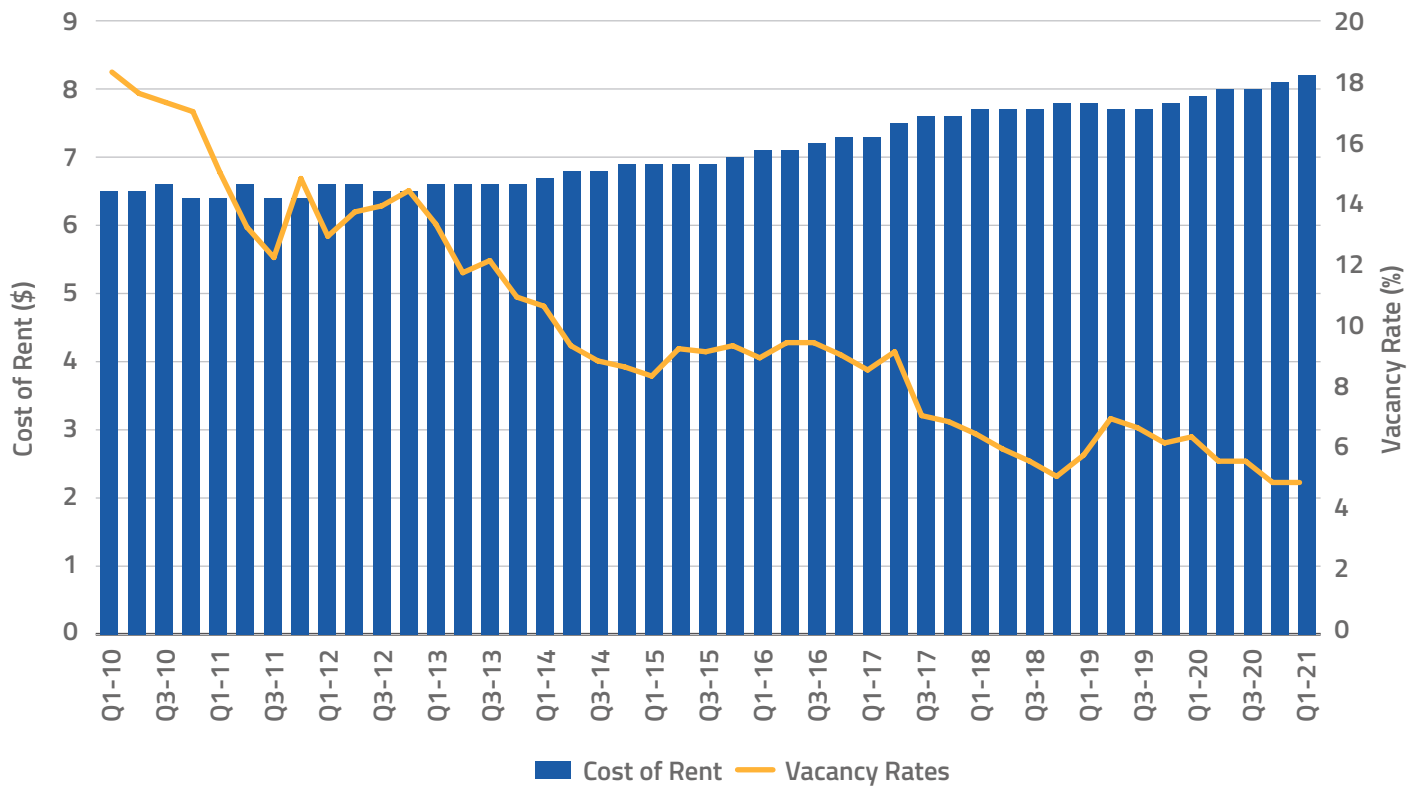


Source: REIS; Analysis by UCR Center for Economic Forecasting and Development

In contrast, demand for Office properties has fallen over the last year in the Corona/Riverside/Moreno Valley submarket. The Office vacancy rate hit 14.9% in the first quarter of 2021, up 2.9 percentage-points from a year earlier. This vacancy increase was driven by a -0.8% decrease in occupied stock over the last year (less users). Still, asking rents grew a modest 3% over the last year to an annual rate of \$25.08 per square foot, which marks a premium compared to the Inland Empire overall (\$23.69) but keeps Office space more affordable than Los Angeles (\$40.79), Orange (\$34.05), and San Diego (\$34.47) counties.

The vacancy rate for Flex/Research and Development (R&D) properties in the Corona submarket fell to 4.9% in the first quarter of 2021, a 1.5 percentage-point decrease from a year earlier. Asking rents grew 3.3% over the last year to an annual rate of \$8.18 per square foot, keeping Flex/R&D space in the Corona submarket more affordable than the Inland Empire (\$8.95), Los Angeles (\$13.29), Orange (\$12.27), and San Diego (\$14.67) counties.

City of Corona Flex/R&D Market

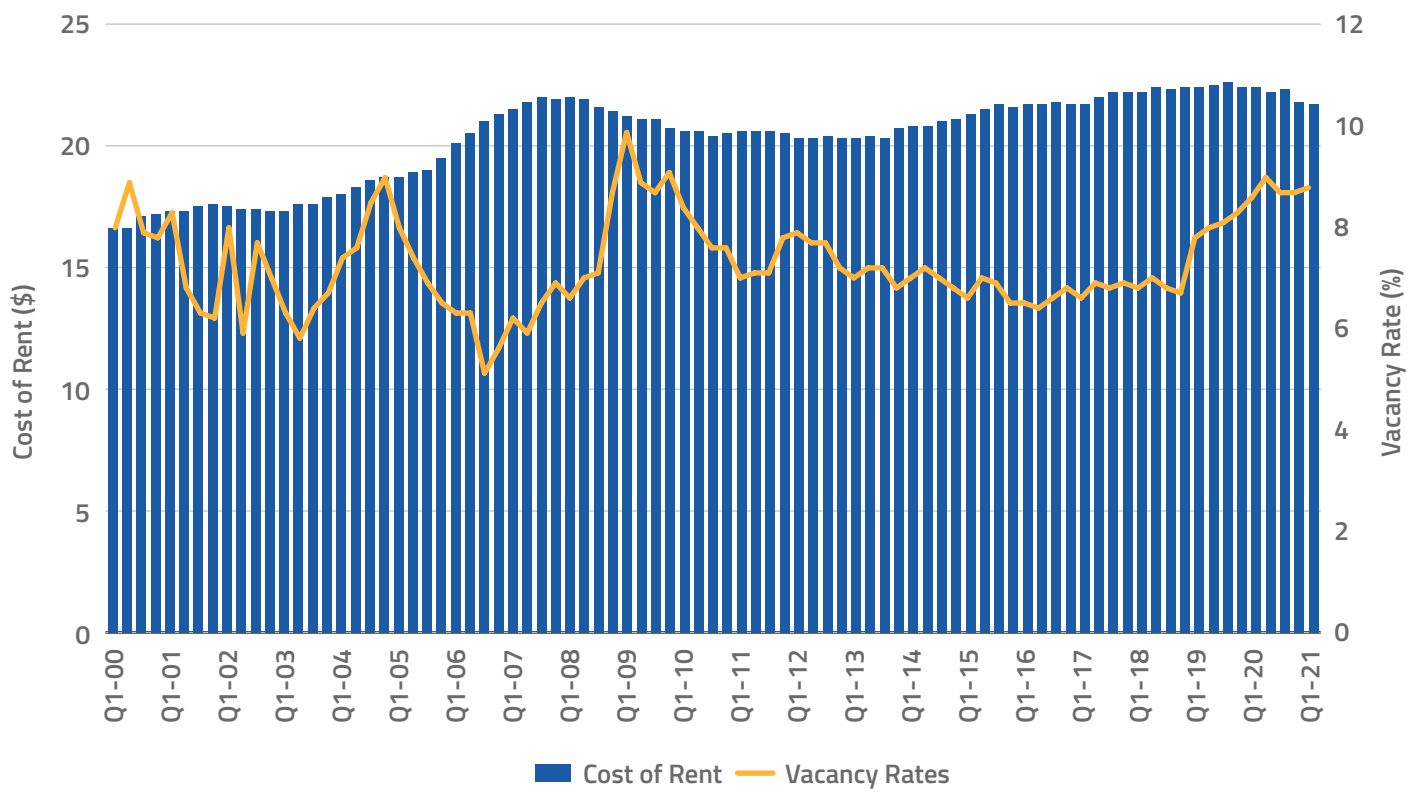


Source: REIS; Analysis by UCR Center for Economic Forecasting and Development



Demand for Retail space in the Moreno Valley/Riverside/Corona submarket has fallen over the last year as a result of government health mandates and consumer reservations amid the COVID-19 pandemic. The vacancy rate increased to 8.8% in the first quarter of 2021, a 0.2 percentage-point increase from a year earlier. Asking rents fell -3% to an annual rate of \$21.74 per square foot, which marks a premium compared to the Inland Empire overall (\$22.56) but keeps Retail space more affordable than Los Angeles (\$33.47), Orange (\$34.21), and San Diego (\$32.29) counties.

Moreno Valley/Riverside/Corona Retail Market



Source: REIS; Analysis by UCR Center for Economic Forecasting and Development

DEMOGRAPHICS

Cities like Corona have been at the center of the Inland Empire’s ongoing demographic changes. With lower housing costs, proximity to job centers in Southern California, and growing local industries such as Manufacturing and Logistics, Corona exemplifies the fast-growing suburban communities leading the Inland Empire’s population growth. The number of Corona residents who reported moving into the city in 2019 was 18,646, or -6.8% less than the previous year according to the 2019 American Community Survey. Currently, inbound migrants to Corona make up 11.3% of the city’s population.

Corona’s new resident population primarily comprises working-age adults and Millennials. Over half (55.8%) of new residents in Corona are between the ages of 25 and 54. Additionally, 30% of new residents are younger than 24. As Orange County and Los Angeles become increasingly unaffordable, young families are among the most likely to move further inland for affordable housing options.

City of Corona Inbound Migration by Age

Age	2019 Share of Inbound Migrants (%)
1 to 4 years	5.4
5 to 17 years	16.2
18 to 24 years	8.3
25 to 34 years	26.3
35 to 44 years	15.3
45 to 54 years	14.3
55 to 64 years	9.0
65 to 74 years	3.6
75 years and over	1.6

Source: U.S. Census Bureau (American Community Survey); Analysis by UCR Center for Economic Forecasting and Development

Annual incomes for new residents moving to Corona in 2018 were slightly higher than the city’s existing residents overall. To visualize this, the share of incomes below \$50,000 was only 57.4% for inbound migrants compared to 61.5% for the city overall. Even more interesting, a higher proportion of inbound migrants to Corona earn between \$50,000 and \$75,000 (and over \$75,000) compared to existing Riverside County residents overall. These differences reflect Corona’s relative proximity to job centers in Orange County and Los Angeles that support higher incomes compared to the rest of the Inland Empire.

City of Corona Inbound Migration by Income

Income	2019 Share of Inbound Migrants (%)
\$1 to \$9,999 or less	9.6
\$10,000 to \$14,999	4.7
\$15,000 to \$24,999	15.6
\$25,000 to \$34,999	13.9
\$35,000 to \$49,999	13.6
\$50,000 to \$64,999	16.8
\$65,000 to \$74,999	6.7
\$75,000 or more	19.1

Source: U.S. Census Bureau (American Community Survey); Analysis by UCR Center for Economic Forecasting and Development

Inbound migrants to the City of Corona are slightly more educated than the city's population overall. In 2019, 29.3% of inbound migrants held a bachelor's degree or higher, slightly more than the 27.8% with a bachelor's degree or higher in the city overall. This corresponds to the age and income numbers looked at previously, which also indicate the City of Corona is attracting young professionals to the region. The shifting demographics and rising costs of housing also suggest low-income households are being priced-out of the city.

City of Corona Inbound Migration by Educational Attainment

Educational Attainment	2019 Share of Inbound Migrants (%)
Less than high school graduate	17.3
High school graduate (includes equivalency)	23.3
Some college or associate's degree	30.6
Bachelor's degree	18.0
Graduate or professional degree	11.6

Source: U.S. Census Bureau (American Community Survey); Analysis by UCR Center for Economic Forecasting and Development

Education/Health is the industry employing the highest share of the city's residents (about 18.8% of Corona's population), followed by Manufacturing (17%), Professional and Business Services (12.7%), Retail Trade (10.2%), and Construction (8.4%). Education/Health continues to be one of the largest sectors in the U.S. economy and will continue expanding as the population ages. On the other hand, the large share of employment in Manufacturing is a unique feature of Corona's economy. In 2019, 17% of Corona residents were employed in Manufacturing while at the state level only 8.7% of California residents were employed in this sector. Compared to other areas in the Inland Empire, Corona's economy is less dependent on Warehousing, which employed 4.9% of Corona residents in 2019.

City of Corona Resident Employment by Industry

Industry	2019	City Share (%)	County Share (%)
Total	66,356	100.0	100.0
Natural Resources and Mining	125	0.2	1.0
Construction	5,543	8.4	9.7
Manufacturing	11,304	17.0	8.9
Wholesale trade	2,030	3.1	2.7
Retail trade	6,740	10.2	12.0
Transportation, warehousing, and utilities:	3,228	4.9	6.7
Information	1,305	2.0	1.3
Financial Activities	5,465	8.2	5.0
Professional and Business Services	8,457	12.7	9.9
Educational services	4,972	7.5	8.7
Health care and social assistance	7,514	11.3	12.8
Leisure and Hospitality	3,559	5.4	10.5
Other services, except public administration	1,261	1.9	5.3
Public administration	4,853	7.3	5.3

Source: U.S. Census Bureau (American Community Survey); Analysis by UCR Center for Economic Forecasting and Development

In terms of occupations, the largest share (34.6%) of city residents work in management, business, and financial occupations, followed by sales and office occupations (25.2%), service occupations (18%), and production, transportation, and material-moving occupations (14.4%). Corona has a smaller share of employment in management, business, and financial occupations compared to California overall, with management, business, and financial occupations accounting for 40.7% of total occupations.

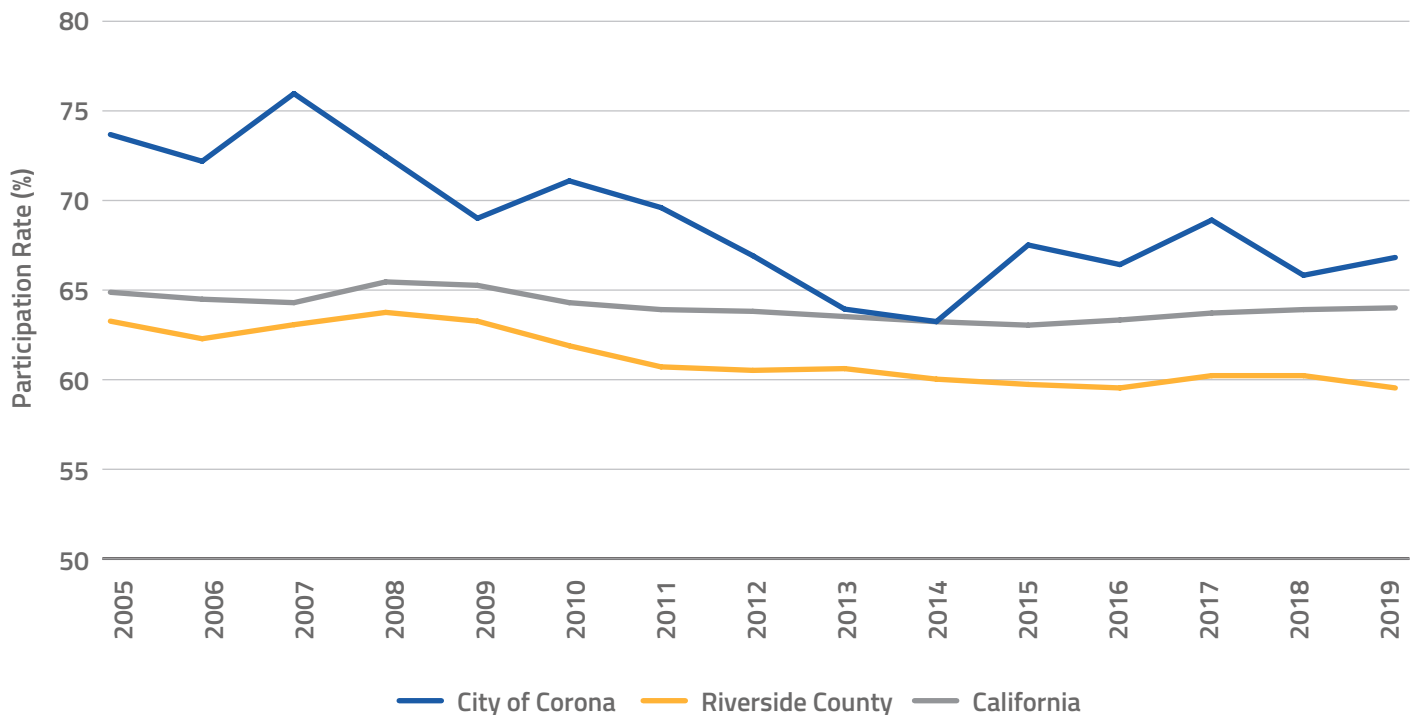
City of Corona Resident Employment by Occupation

Occupation	2019	Share (%)
Total	83,998	100.0
Management, business, and financial occupations:	11,571	13.8
Computer, engineering, and science occupations:	4,008	4.8
Education, legal, community service, arts, and media occupations:	9,569	11.4
Healthcare practitioners and technical occupations:	3,949	4.7
Service occupations:	15,135	18.0
Sales and office occupations:	21,180	25.2
Natural resources, construction, and maintenance occupations:	6,503	7.7
Production, transportation, and material moving occupations:	12,083	14.4

Source: U.S. Census Bureau (American Community Survey); Analysis by UCR Center for Economic Forecasting and Development

The City of Corona has a higher labor force participation rate (the percentage of all people of working age who are employed or actively seeking work), 66.8%, compared to Riverside County (59.5%) and California (64%).

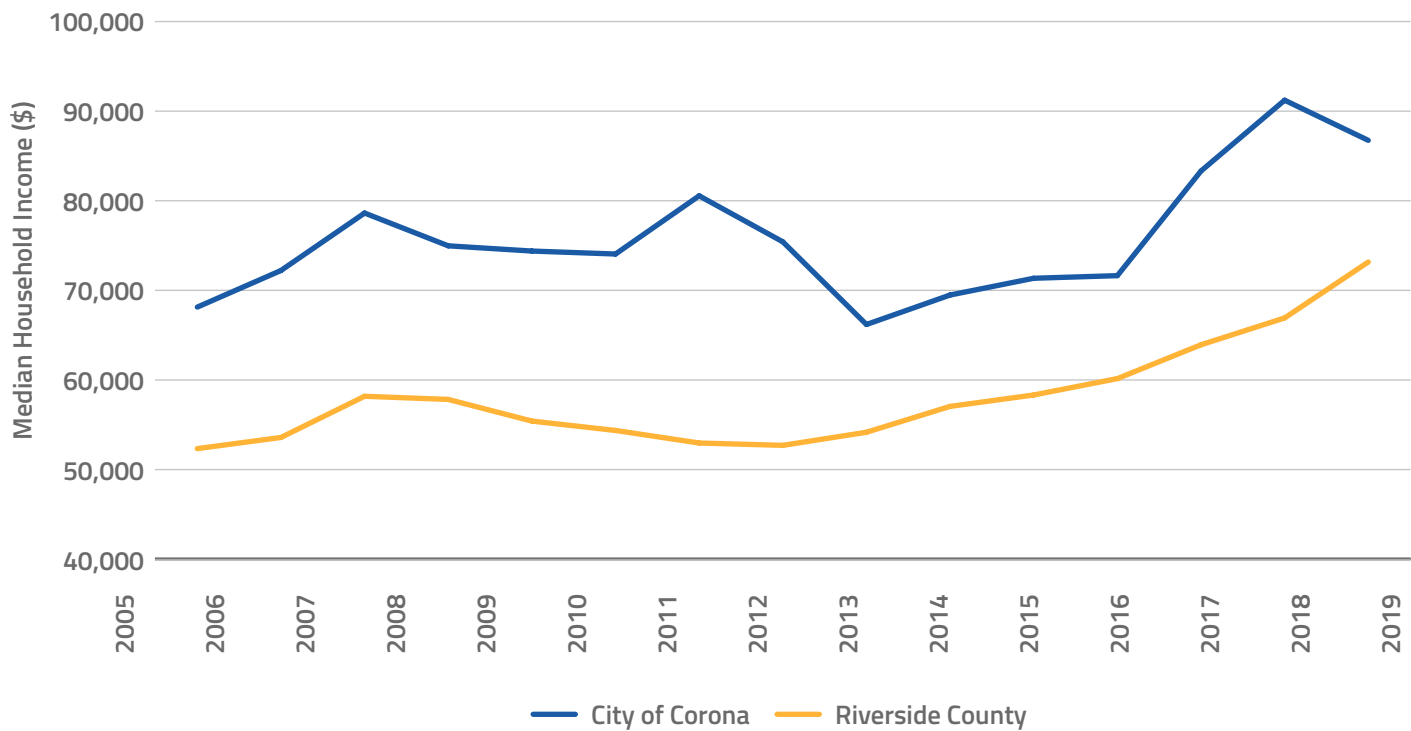
Labor Force Participation Rate



Source: U.S. Census Bureau (American Community Survey); Analysis by UCR Center for Economic Forecasting and Development

In 2019, median household income in Corona was \$86,790, considerably higher than Riverside County’s \$73,260 and California’s \$80,440. Median household income in the city has grown 21.7%. Rising incomes have also given way to lower poverty rates in Corona. In 2019, the poverty rate in Corona was 7.5%, lower than Riverside County’s 8.6%.

Median Household Income



Source: U.S. Census Bureau (American Community Survey); Analysis by UCR Center for Economic Forecasting and Development

The City of Corona has a lower percentage of residents with a college degree or higher compared to educational attainment levels in California. While 21.9% of Californians have a bachelor’s degree, only 18% of Corona residents have one. Similarly, only 9.9% of Corona residents have reached the Graduate/Professional level compared to 13.1% of all Californians.

City of Corona Educational Attainment

Educational Attainment	2014 (%)	2019 (%)
Less than High School	14.6	12.9
High School Diploma	25.6	26.0
Some College or Associate’s Degree	32.0	33.2
Bachelor’s Degree	17.7	18.0
Graduate/Professional Degree	10.0	9.9

Source: U.S. Census Bureau (American Community Survey); Analysis by UCR Center for Economic Forecasting and Development

The college degrees of Corona residents span a wide range of disciplines. Business degrees account for the largest share of degrees held in the city (21.6%). Other prominent degree fields were Arts, Humanities, and Other (18.2%), Science and Engineering Related Fields (9.6%), Social Sciences (9.1%), Psychology (8.6%), and Engineering (8.5%).

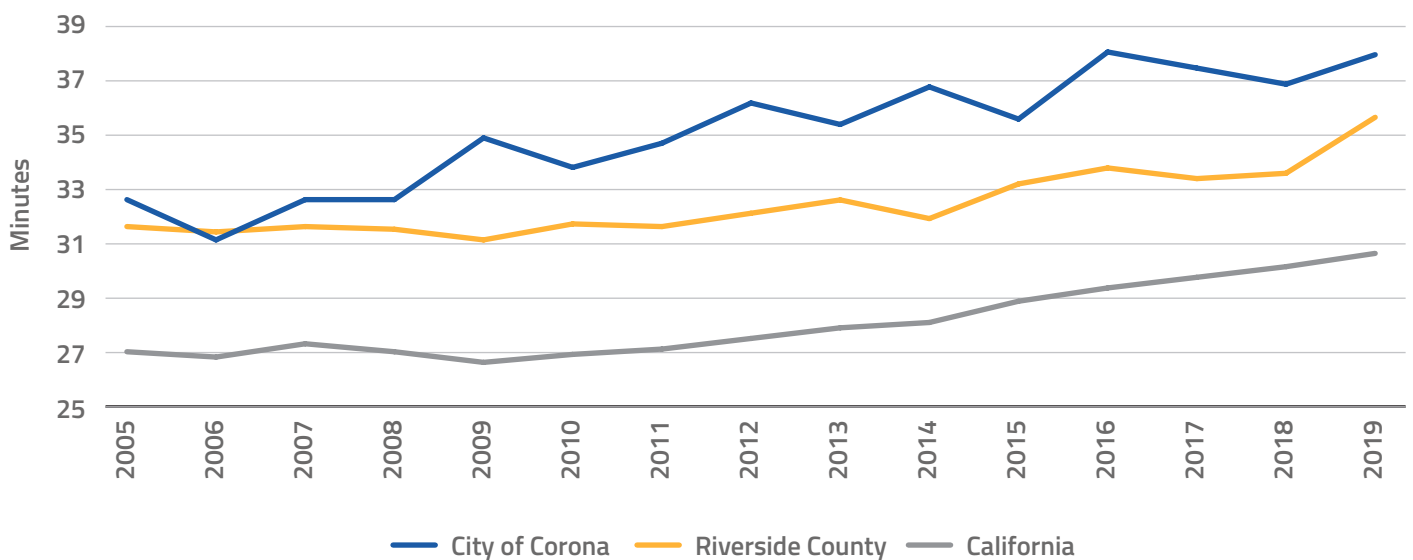
City of Corona College Degrees by Type

Type of Degree	2019	Share (%)
Total Degree Holders	32,563	100.0
Computers, Mathematics and Statistics	1,253	3.8
Biological, Agricultural, and Environmental Sciences	1,572	4.8
Physical and Related Sciences	1,375	4.2
Psychology	2,789	8.6
Social Sciences	2,955	9.1
Engineering	2,762	8.5
Multidisciplinary Studies	736	2.3
Science and Engineering Related Fields	3,142	9.6
Business	7,023	21.6
Education	3,020	9.3
Arts, Humanities, and Other	5,936	18.2

Source: U.S. Census Bureau (American Community Survey); Analysis by UCR Center for Economic Forecasting and Development

Population growth and a strong local economy have increased traffic in the area. The average commute time in Corona rose to 38.0 minutes in 2019 from 36.9 minutes in 2018. Heavy congestion has raised concerns among Corona residents, especially regarding the 91 Freeway which connects commuters in the Inland Empire to jobs by the coast.

Average Commute Time



Source: U.S. Census Bureau (American Community Survey); Analysis by UCR Center for Economic Forecasting and Development

Due to its proximity to job centers in Los Angeles and Orange County, Corona has traditionally been seen as a bedroom community for commuters to the coast. In part this is still the case: in 2019, 6.9% of residents worked in Los Angeles County and 22.7% worked in Orange County. But the Inland Empire's growing economy means an increasing number of Corona residents are working locally. Between 2015 and 2019, the share of Corona residents commuting to work within Riverside County grew from 48.9% to 55.2%. This is being driven by the Inland Empire adding jobs at a more significant pace over this period.

City of Corona Residents by County of Work

County	2015 (%)	2016 (%)	2017 (%)	2018 (%)	2019 (%)
Riverside	48.9	49.1	53.0	56.3	55.2
Orange	28.1	28.5	22.2	22.0	22.7
San Bernardino	10.2	11.8	12.2	10.5	11.4
Los Angeles	9.3	8.0	7.7	8.7	6.9
Other	3.5	2.7	4.9	2.5	3.9

Source: U.S. Census Bureau (American Community Survey); Analysis by UCR Center for Economic Forecasting and Development

Commuting varies significantly across occupations for the City of Corona. The industry with the largest share of Corona residents working in Riverside County is Natural Resources and Construction (67%), which is followed by Retail Trade (66.9%), Leisure and Hospitality (62.5%), Transportation, Warehousing and Utilities (61.6%), Information (61.1%), and Manufacturing (56%). The industries with the lowest share of workers working in Riverside County are Wholesale Trade (29.5%), Government (30.8%), and Financial Activities (31.5%).

City of Corona County of Work by Industry

Industry	Riverside County (%)	Orange County (%)	San Bernardino County (%)	Los Angeles County (%)	Other (%)	Total (%)
NR/Construction	67.0	14.2	13.0	3.1	2.7	100.0
Retail Trade	66.9	12.7	10.1	3.9	6.4	100.0
Leisure and Hospitality	62.5	20.3	12.2	4.9	0.0	100.0
Transportation, Warehousing, and Utilities	61.6	7.9	13.8	13.2	3.5	100.0
Information	61.1	12.9	0.0	26.0	0.0	100.0
Manufacturing	56.0	18.4	12.1	6.0	7.6	100.0
Education and Health Care	55.2	26.0	10.4	5.2	3.2	100.0
Professional and Business Services	53.2	23.8	4.9	12.1	6.0	100.0
Other Services	51.8	28.6	12.8	6.8	0.0	100.0
Financial Activities	31.5	51.8	12.6	4.1	0.0	100.0
Government	30.8	34.7	15.9	14.6	4.0	100.0
Wholesale Trade	29.5	31.0	32.5	7.0	0.0	100.0

Source: U.S. Census Bureau (American Community Survey); Analysis by UCR Center for Economic Forecasting and Development

There is also significant variation in commuting across income levels. In 2019, just over 70% of workers earning under \$25,000 per year living in the City of Corona worked in Riverside County. Workers living in Corona and working in Riverside County earning between \$25,000 and \$49,999 also accounted for a larger share of the workforce compared to the city overall. Corona sees a smaller share of its higher-earning workforce work in Riverside County, with most of these high-income earners commuting or telecommuting to Los Angeles County or Orange County.

City of Corona County of Work by Wages

Wages	Riverside County (%)	Orange County (%)	San Bernardino County (%)	Los Angeles County (%)	Other (%)	Total (%)
\$24,999 and Under	70.3	13.8	10.9	1.2	3.8	100.0
\$25,000 to \$49,999	57.3	24.0	9.5	5.5	3.7	100.0
\$50,000 to \$74,999	50.1	27.8	8.2	9.1	4.7	100.0
\$75,000 to \$99,999	22.2	38.3	25.9	9.8	3.8	100.0
\$100,000 to \$149,999	47.5	26.2	11.3	13.7	1.3	100.0
\$150,000 to \$199,999	27.0	29.6	13.3	24.4	5.8	100.0
\$200,000 to \$250,000	48.1	0.0	0.0	51.9	0.0	100.0
Over \$250,000	36.5	0.0	0.0	23.6	39.9	100.0

Source: U.S. Census Bureau (American Community Survey); Analysis by UCR Center for Economic Forecasting and Development



EMPLOYMENT PROJECTIONS

From 2018 to 2028, total non-farm payrolls in the Inland Empire are expected to grow by 142,000 jobs, or 10.2%. However, these increases are not the same across all industries, which has implications for the City of Corona.

For example, Transportation, Warehousing and Utilities is projected to be the fastest growing sector in the region from 2018 to 2028. But the city only has a small portion of the region's workforce in this industry, and with current land-use decisions it is unlikely to be a significant source of new jobs over this period.

While missing out on some of the growth related to Logistics, the City of Corona's industrial make-up still has bright spots. In the Inland Empire, Construction employment, the City of Corona's largest industry, is projected to grow by 13,800 jobs from 2018 to 2028 (13.1%). These new jobs will be essential to build the new housing and infrastructure needed to sustain the economic growth the Inland Empire has enjoyed in recent years. Health Care is also projected to expand by a significant margin in the Inland Empire in the coming years, with payrolls rising by 36,100 jobs (16.4%) from 2018 to 2028. While only accounting for a small share of the region's total jobs in the industry, Health Care is the third-largest industry in the city and will continue to be a major source of jobs locally.

In addition to the increases in Construction and Health Care payrolls, high-wage sectors such as Professional, Scientific and Technical Services is also projected to grow significantly in the coming years. From 2018 to 2028, employment in Professional, Scientific and Technical Services is projected to grow by 5,100 jobs (12.1%) in the Inland Empire. More importantly for the City of Corona, Professional, Scientific and Technical Services has a strong presence in the city.

Payrolls are not expected to increase across the board, however. Manufacturing employment in the Inland Empire is projected to decline by -2,700 jobs (-2.7%) from 2018 to 2028. The City of Corona accounts for an outsized share of the region's workforce in this sector, and these job losses will need to be offset with gains in other industries if the city wants to match growth in the broader region in the coming years.

Employment Projections by Industry: Inland Empire (2018 to 2028)

Industry	Emp. 2018	Projected Emp. 2028	Numeric Change 2018 to 2028	Percentage Change 2018 to 2028
Total Nonfarm	1,506,700	1,660,700	154,000	10.2
Transport/Warehouse/Util	132,900	182,200	49,300	37.1
Health Care	220,100	256,200	36,100	16.4
Leisure and Hospitality	170,600	191,200	20,600	12.1
Construction	105,200	119,000	13,800	13.1
Government	257,200	266,700	9,500	3.7
Admin Support	101,000	110,400	9,400	9.3
Prof, Sci, and Tech	42,000	47,100	5,100	12.1
Wholesale Trade	65,500	69,200	3,700	5.6
Other Services	45,800	48,300	2,500	5.5
Educational Services	19,400	21,700	2,300	11.9
Retail Trade	181,200	183,400	2,200	1.2
Financial Activities	43,800	45,300	1,500	3.4
Information	11,400	12,100	700	6.1
Management	8,300	8,400	100	1.2
Mining and Logging	1,200	1,100	-100	-8.3
Manufacturing	101,100	98,400	-2,700	-2.7

Source: California Employment Development Department (EDD); Analysis by UCR Center for Economic Forecasting and Development



Economic Development Strategic Plan Adoption

City Council Meeting




August 17, 2022



Economic Development Strategic Plan Process



Community Outreach and Engagement

Resident Outreach	Business & Stakeholder Outreach	City Council Updates
<ul style="list-style-type: none">Communitywide surveys: (English and Spanish)Shared via Social Media <div></div> <p>Themes:</p> <ul style="list-style-type: none">✓ Shopping, Dining & Entertainment✓ Starting / Owning a Business✓ Workforce Needs & Wealth Building <p>Sep 2021 – April 2022</p> <div>Over 3,500 + responses</div>	<ul style="list-style-type: none">Property manager & broker interviews Aug – Sept 2021Traditionally under-represented business interviews Nov 2021– Feb 2022Catalytic business interviews Jan – June 2022Chamber of Commerce Meeting May 17, 2022	<ul style="list-style-type: none">City Council Committee of the Whole May 26, 2021 November 10, 2021 July 13, 2022

Strategic Goals

Elevate Entrepreneurs & Support Small Businesses

In partnership with our local and regional partners, elevate and support entrepreneurs and small businesses in Corona.

Facilitate Planning & Development

Facilitate a collaborative, responsive, efficient, and business-friendly development review process to ensure best in class service to our development community.

Facilitate Business Retention & Expansion

Facilitate the retention and expansion of existing businesses and the attraction of new businesses in Corona.

Encourage Placemaking & Community

Encourage the development of lively public spaces by celebrating our heritage to promote the local economy and our community's health, happiness, and well-being.

Prepare & Support Our Residents for Jobs of the Future

Provide our community with the skills, resources, and support they need to prepare for the jobs of the future in Southern California.

Enhance Communication & Connection

Enhance communication and connection with community by celebrating our successes and ensuring all residents have equitable access to City resources.

Goal 1: Strategic Actions

Elevate Entrepreneurs and Support Small Businesses

- 1.1 Increase visitations and outreach to businesses to strengthen business partnerships and foster dialogue. Provide targeted business outreach through phone, email, in person visits, and social media.
- 1.2 Augment entrepreneurial pathways through expanded and enhanced partnerships with resource agencies (e.g., Asociacion de Emprendedor@s, SCORE, SBDC, etc.).
- 1.3 Continue targeted promotion of small business resources through thematic outreach (e.g., Small Business Week, Manufacturing Day/Week, Hispanic/Latino business owners, women business owners, etc.).
- 1.4 Evaluate ways to enhance participation in Annual Riverside County Innovation Month by promoting and coordinating events in Corona that showcase innovative and entrepreneurial businesses.
- 1.5 Enhance the relationship with the Greater Riverside Hispanic Chamber of Commerce and Corona Chamber of Commerce to create additional support for economic and workforce development initiative and business events that support entrepreneurial development for small business owners.
- 1.6 Build upon the success of the inaugural New Business Reception with the Corona Chamber of Commerce and implement as an annual event to celebrate new businesses locating in Corona.

Goal 1: Strategic Actions (cont'd.)

Elevate Entrepreneurs and Support Small Businesses

1.7 Create a “How to do Business in Corona” guide, in both English and Spanish, that details the permitting process and business ombudsman services. Include the guide in a digital welcome packet for new businesses that register for business licenses.

1.8 In partnership with either a local resource partner, and/or third-party consultant, create guidelines, implement, and administer a Small Business Grant Program funded through ARPA funds.

1.9 Explore the feasibility of a commercial façade improvement program for small businesses. Options may include grants or low-interest loans. Consider combining with Small Business Grant Program.

1.10 Identify and partner with regional business incubators or colleges to connect entrepreneurs with office and meeting spaces while the City secures funding for the development of an Innovation Center.

1.11 Expand partnerships to offer an in-person Small Business Symposium on both basic and critical issues for small business owners. Topics could include marketing, social media, finance, human resources, access to capital, technology, and more.

1.12 Partner with technology programs at local colleges, universities, and high schools to create internship programs with businesses, such as support in building websites and social media.

Goal 1: Measuring Success

Elevate Entrepreneurs and Support Small Businesses

Key Performance Indicators	Milestone Measurements
Number of small business grant applicants	Complete an annual survey of businesses visited to determine value of relationship with City
Percentage of ARPA funds distributed	Completion of "How to Do Business" Guide
Percentage of small businesses that remained open one year after participating in various small business programs	Hold two annual working meetings with Chambers of Commerce
Increase in promoted activities for promoted businesses	Hold Small Business Symposium
Percentage of Emprendedor@s graduates that successfully launch their business	Survey New Business Reception participants to determine value of program
Number of entrepreneurs utilizing work and meeting spaces in local incubators and colleges	Identify a focus area for initial phase of the façade program within one year
Utilization of 300 intern hours each year through partnerships with local colleges	Complete feasibility study and identify source of funding for façade program, if feasible

Goal 2: Strategic Actions

Facilitate Business Retention and Expansion

2.1 Enhance promotion of Team Corona to provide exceptional customer service to businesses seeking to locate or expand in Corona as well as resolve business concerns.

2.2 Continue promotion of LocateInCorona.com for businesses and entrepreneurs to locate available commercial space in Corona.

2.3 Build upon the Manufacturing Assistance Program (MAP) and enhance the resource partner network to support the manufacturing and industrial clusters in the city.

2.4 Determine if an incentive strategy for focused, desired businesses to locate in Corona to augment existing industries is feasible. Incentives could include, but are not limited to, additional City staff support, financial assistance, and expedited permitting.

2.5 Complete Phase II of the review and update to the City's purchasing process to follow best practices and provide better opportunities for local vendors. Host a workshop for local businesses to educate them about procurement opportunities in the government.

2.6 Explore the feasibility of establishing a program to assist long-time Corona restaurants to open smaller scale operations in the downtown area.

2.7 Continue Film Corona and continue to streamline film permits.

Goal 2: Measuring Success

Facilitate Business Retention and Expansion

Key Performance Indicators	Milestone Measurements
Number of businesses that utilized LocateInCorona.com as part of their decision to locate in Corona	Hold initial meetings with partners and identify opportunities and barriers to facilitating business relocations to the City
Percentage of City contracts awarded to Corona-based businesses	Complete Feasibility Analysis for incentive strategy
Number of film permits issued	Conduct a survey of MAP participants to determine the value of the program
	Survey businesses that have utilized Team Corona services to determine value of the program and ways to improve customer service

Goal 3: Strategic Actions

Prepare and Support Our Residents for Jobs of the Future

3.1 Continue to strengthen the partnership with the Corona Chamber of Commerce to implement the Live Work Corona workforce development initiative. Programming to include a local Corona Job Fair to match local businesses with local talent, internships, externships, and workforce development.

3.2 Secure long-term funding for Emergency Housing Needs Rental Assistance Program.

3.3 Expand partnership with Corona Regional Medical Center, City of Hope, and other medical facilities to create a workforce development program for local high school students interested in entering the medical field.

3.4 Partner with local technical and trade schools to determine the feasibility of creating an internship program to introduce local students and residents to opportunities in the construction industry, a growing sector in Corona.

3.5 Leverage assets in the community college system and the Corona-Norco and Alvord Unified School Districts that already provide workforce development programs for the growing industries in Corona. Connect community colleges, CNUSD, and AUSD to local businesses for workforce opportunities.

Goal 3: Measuring Success

Prepare and Support Our Residents for Jobs of the Future

Key Performance Indicators	Milestone Measurements
Number of new internship programs created for local students	Implement Job Fair and survey participants to determine value of program
Percentage of households that do not default on rental payments within a year after receiving assistance	Meet with leaders in Corona's healthcare industry to determine the feasibility of creating a medical field workforce development program and identify partners
Number of households assisted through Emergency Housing Programs	

Goal 4: Strategic Actions

Facilitate Planning and Development

- 4.1 Support prompt location of desired industry clusters or business types through Team Corona assistance.
 - 4.2 Upon the implementation of the Downtown Revitalization Plan, support and facilitate redevelopment of the Corona Mall properties and support a cohesive vision for a prosperous and diverse downtown.
 - 4.3 Develop a robust communications strategy highlighting City's streamlined reviews and Team Corona resources to facilitate prompt business location and expansion.
 - 4.4 Host Broker/Property Manager outreach or education events to provide timely information on City's entitlement process.
-

Goal 4: Measuring Success

Facilitate Planning and Development

Key Performance Indicators	Milestone Measurements
Percentage of Team Corona meetings that result in Corona business expansion or relocation	Host informational seminar/webinar on entitlement process
Number of annual permits and corresponding to cluster industries	Launch City Permitting and Resources awareness campaign
Number of Corona Mall properties redeveloped via the Downtown Revitalization Plan	

Goal 5: Strategic Actions

Encourage Placemaking and Community

5.1 Enhance awareness of the Police Department's Business Liaison Program to build partnerships and strengthen trust with local businesses and residents. Utilize data to increase the officers' presence and drive enforcement operations in areas of concerns.

5.2 Implement the Community Placemaking Pilot Program to increase community connection and economic development through public activities.

5.3 Evaluate the formation of a Business Improvement District (BID) in Downtown Corona to assist businesses with costs such as marketing, additional security, and events.

5.4 Evaluate the creation of a concert series in Downtown Corona to engage residents with the area and promote foot traffic for local businesses. The City could partner with businesses to ensure events are beneficial to the area and not a hardship on business activity.

5.5 Continue to showcase local restaurants, food, and beverage vendors at City-sponsored events throughout the year to assist them in promoting their products and generating new customers.

Goal 5: Strategic Actions (cont'd.)

Encourage Placemaking and Community

5.6 Initiate and complete the Sixth Street Beautification and Revitalization Project.

5.7 Utilizing ARPA funds, activate the open-air stage to host community events and provide additional entertainment activities.

5.8 As new Specific Plans and Master Plans are adopted, encourage the development of bike lanes and trails through developer agreements, community benefit agreements, etc.

5.9 Promote and enhance micro-mobility options.

Goal 5: Measuring Success

Encourage Placemaking and Community

Key Performance Indicators	Milestone Measurements
Percentage of residents rating the quality and number of places to recreate, socialize, meet, and connect as good or excellent	Produce a Business Liaison brochure and distribute to Downtown businesses
	Survey Downtown businesses on the interest and feasibility of forming a BID
	Number of events held in the Downtown
	Completion of Beautification and Revitalization Projects
	Complete evaluation of public financing feasibility
	Number of events and attendees at open-air stage events
	Number of new trails and bike lanes constructed

Goal 6: Strategic Actions

Enhance Communication and Connection

- 6.1 Continue coordination with the Office of Communications on rebranding efforts. Update the City website and marketing materials and create a specific economic development website with current information on available programs and resources.
- 6.2 Enhance the successful and informative monthly Economic Development newsletter with business promotion of new businesses, success stories, and locally made products. Celebrate and elevate Corona's local businesses.
- 6.3 Increase utilization of the City's social media accounts to publicize City accomplishments and updates related to economic development activities and events.
- 6.4 Establish an opt-in citywide text messaging system for residents and businesses that provides updates on local events, programs, and resources.
- 6.5 Develop a resource list with contact information for Spanish-speaking staff that can support Spanish-speaking residents and business owners. Translate City documents into Spanish.
- 6.6 Launch an internal training program to train staff on their roles in Economic Development, including a City tour for all new staff to understand how they influence resident and business satisfaction.
- 6.7 Establish regular broker appreciation events, such as a broker breakfasts and sector specific broker events, to foster relationships with the broker and real estate community.

Goal 6: Measuring Success

Enhance Communication and Connection

Key Performance Indicators	Milestone Measurements
Percentage of City resources that can be accessed in Spanish	Complete rebranding guidelines
Growth in followers across social media platforms	Update economic development website and marketing materials
Number of annual social media impressions	
Percentage of residents opting into text messaging system program	
Percentage of City employees that have completed economic development program	
Increase in rating in customer service surveys	
Percentage of brokers engaged with and completion of annual city satisfaction survey	

Next Steps



**City Council
Adoption**

August 17, 2022



**Finalize
Implementation
Schedule**

[Including Metrics and
Milestones]

Fall 2022



**Implementation
Underway**
FY 2023-2027



**Quarterly &
Annual Updates**

Questions?

Lynn Kelly-Lehner
RSG, Inc.

llehner@webrsg.com

714-316-2198





Staff Report

File #: 22-0674

REQUEST FOR CITY COUNCIL ACTION

DATE: 08/17/2022

TO: Honorable Mayor and City Council Members

FROM: City Manager's Office - City Clerk

SUBJECT:
Designation of Voting Delegate for the 2022 League of California Cities Annual Conference.

EXECUTIVE SUMMARY:

The Council will consider appointing the voting delegate for the upcoming League of California Cities Annual Conference. Designating a voting delegate will be consistent with the League of California Cities' bylaws and will allow the delegates to vote at the Annual Business Meeting.

RECOMMENDED ACTION:

That the City Council designate a voting delegate and up to two alternates to represent the City of Corona at the 2022 League of California Cities Annual Conference.

BACKGROUND & HISTORY:

The annual conference is a valued tradition attended by Council and staff members from many California cities. The conference provides networking, advocacy, and educational programs that bring together elected and appointed officials as well as city staff from all departmental areas to serve the grassroots interests of local municipalities.

The conference wraps up with the General Assembly voting at the Annual Business Meeting. It is important for all cities to participate in this process by registering their voting delegate to attend the annual conference and actively engage in the voting process. The voting delegate for the 2021 General Assembly was Mayor Wes Speake.

ANALYSIS:

The League of California Cities Annual Conference will be held from September 7, 2022, through September 9, 2022. The conference location generally alternates between northern and southern California, with the conference being held in Long Beach this year. The conference will include the Annual Business Meeting, where the membership takes action on conference resolutions.

Participation in the business meeting allows the City to engage in the League's policy development process. The League bylaws provide that each City be entitled to one vote in matters affecting municipal or League policy.

In order to ensure the integrity of the voting process at the Annual Business Meeting, the designation of the voting delegate and alternates must be ratified by the City Council. Specific voting procedures will be used at the conference; a copy of the 2022 Annual Conference Voting Procedures is attached to this report. The Voting Delegate/Alternate Form, designating the City Council's representation, will be completed and returned to the League office no later than September 2, 2022.

FINANCIAL IMPACT:

There is no fiscal impact associated with this recommended action. Adequate funds for our City Officials' attendance at the League Annual Conference are available in the Fiscal Year 2023 Budget.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action is for the designation of voting delegates and alternates during the League of California Cities Annual Conference, and there is no possibility that approving the recommended action will have a significant effect on the environment.

PREPARED BY: SYLVIA EDWARDS, CITY CLERK

REVIEWED BY: ROGER BRADLEY, ASSISTANT CITY MANAGER

Attachments:

1. Exhibit 1 - 2022 Annual Conference Voting Procedures

DATE: June 1, 2022

TO: City Managers and City Clerks

**RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference & Expo – September 7-9, 2022**

Cal Cities 2022 Annual Conference & Expo is scheduled for September 7-9, 2022 in Long Beach. An important part of the Annual Conference is the Annual Business Meeting (during General Assembly) on Friday, September 9. At this meeting, Cal Cities membership considers and acts on resolutions that establish Cal Cities policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity.

Please complete the attached Voting Delegate form and return it to Cal Cities office no later than Friday, September 2. This will allow us time to establish voting delegate/alternate records prior to the conference.

Please view Cal Cities' [event and meeting policy](#) in advance of the conference.

- **Action by Council Required.** Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.
- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration will open by June 1 on the [Cal Cities](#) website. In order to cast a vote, at least one voter must be present at the Business Meeting and in possession of the voting delegate card. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the Voting Delegate Desk. This will enable them to receive the special sticker on their name badges that will admit them into the voting area during the Business Meeting.

- **Transferring Voting Card to Non-Designated Individuals Not Allowed.** The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the Business Meeting, they may *not* transfer the voting card to another city official.
- **Seating Protocol during General Assembly.** At the Business Meeting, individuals with the voting card will sit in a separate area. Admission to this area will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate. If the voting delegate and alternates wish to sit together, they must sign in at the Voting Delegate Desk and obtain the special sticker on their badges.

The Voting Delegate Desk, located in the conference registration area of the Long Beach Convention Center, will be open at the following times: Wednesday, September 7, 8:00 a.m. – 6:00 p.m.; Thursday, September 8, 7:00 a.m. – 4:00 p.m.; and Friday, September 9, 7:30 a.m.–12:30 p.m. The Voting Delegate Desk will also be open at the Business Meeting on Friday, but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to Cal Cities office by Friday, September 2. If you have questions, please call Darla Yacub at (916) 658-8254.

Attachments:

- Annual Conference Voting Procedures
- Voting Delegate/Alternate Form

Annual Conference Voting Procedures

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.
2. **Designating a City Voting Representative.** Prior to the Annual Conference, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the Voting Delegate Form provided to the Cal Cities Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the Voting Delegate Desk in the conference registration area. Voting delegates and alternates must sign in at the Voting Delegate Desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the Business Meeting.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the Credentials Committee at the Voting Delegate Desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and be registered with the Credentials Committee. The voting card may be transferred freely between the voting delegate and alternates, but may not be transferred to another city official who is neither a voting delegate or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with a voting card will sit in a designated area. Admission will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate.
7. **Resolving Disputes.** In case of dispute, the Credentials Committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the Business Meeting.



CITY: _____

**2022 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM**

Please complete this form and return it to Cal Cities office by Friday, September 2, 2022. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

To vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATE

Name: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: _____ Email: _____

Mayor or City Clerk _____ Date _____ Phone _____
(circle one) (signature)

Please complete and return by Friday, September 2, 2022 to:

Darla Yacub, Assistant to the Administrative Services Director

E-mail: dyacub@calcities.org; Phone: (916) 658-8254