

ORDINANCE NO. 3334

**AN ORDINANCE OF THE CITY OF CORONA,
CALIFORNIA, ADOPTING A MITIGATED NEGATIVE
DECLARATION AND MITIGATION MONITORING AND
REPORTING PROGRAM AND APPROVING AN
AMENDMENT TO THE EL CERRITO SPECIFIC PLAN
(SP91-02) TO ALLOW COLD STORAGE WAREHOUSES
IN PLANNING AREAS 1 AND 2 OF THE LIGHT
INDUSTRIAL ZONE DESIGNATION (SPA2021-0001)**

WHEREAS, on July 12, 2021, the Planning and Housing Commission of the City of Corona (“Planning Commission”) recommended that the City Council of the City of Corona (“City Council”) approve SPA2021-0001 to amend the El Cerrito Specific Plan (SP91-02) to allow cold storage warehouses in Planning Areas 1 and 2 of the Light Industrial zone designation (the “Amendment”); and

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

WHEREAS, the MND was made available to the public and to all interested agencies for review and comment for a period of 20 days starting on June 23, 2021, pursuant to CEQA, the State CEQA Guidelines and the City of Corona Local CEQA Guidelines; and

WHEREAS, the Planning Commission based its recommendation to adopt this Amendment on the findings set forth below, and the adoption of the MND; and

WHEREAS, on August 4, 2021, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with the Amendment were heard and the 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 has reviewed and considered the information contained in the MND, the initial study and the administrative record for this Amendment, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND, the initial study and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

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

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

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

D. All environmental impacts of the Proposed Project are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the MND, the Mitigation Monitoring and Reporting Program and the initial study

SECTION 2. Adoption of Mitigated Negative Declaration. The City Council hereby approves and adopts the MND prepared for SPA2021-0001.

SECTION 3. Adoption of the Mitigation Monitoring and Reporting Program. The City Council hereby approves and adopts the Mitigation Monitoring and Reporting Program prepared for SPA2021-0001 and attached hereto as Exhibit “A” and incorporated herein by reference.

SECTION 4. Zoning Findings. Pursuant to Sections 17.53.090 and 17.53.100 of the Corona Municipal Code, Chapter 14.5 of the El Cerrito Specific Plan, 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. SPA2021-0001 systematically implements and is consistent with the General Plan for the following reasons:

(i) This Amendment is consistent with the General Plan Goal LU-12 because it expands upon the land uses allowed in the El Cerrito Specific Plan’s Light Industrial zone, which will promote a range of services and employment opportunities for Corona’s residents in order to provide sufficient goods, services and revenues to sustain the City’s economy.

(ii) This Amendment is consistent with General Plan Policy LU-12.2 because it supports other industries that rely on products associated with cold storage delivery and allows for the development and integration of businesses and services that support and are ancillary to the primary industrial function and employee needs (e.g., production support, financial institutions, business services, and restaurants).

(iii) This Amendment is consistent with General Plan Policy 12.9 because it requires heavy truck and vehicular access for industrial land uses to be effectively

placed and managed to ensure that it is safe and efficient for the present use and that it minimizes noise, odor, vibration, traffic, queuing back onto the streets or existing or adjacent properties and other safety impacts on adjoining uses. Truck and vehicular access associated with this Amendment will be from Tom Barnes Street which was designed to carry commercial deliveries and the industrial land uses anticipated in the Light Industrial zone to the north, which will be impacted by this Amendment. Additionally, truck trips associated with the project site are prohibited from exiting northbound on Temescal Canyon Road from Tom Barnes Street and are required to use Cajalco Road to access the freeway.

B. SPA2021-0001 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 affects Planning Areas 1 and 2 of the El Cerrito Specific Plan, which is zoned Light Industrial; therefore, cold storage warehouses are limited to these two planning areas of the specific plan.

C. SPA2021-0001 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 adds cold storage warehouses, in a limited capacity, as an allowed use in the Light Industrial zone for Planning Areas 1 and 2, which is required to be developed in accordance with development standards required by the specific plan to ensure the orderly development of the project.

D. SPA2021-0001 provides for the appropriate orientation and relationship between land uses within and adjacent to the project for the following reason:

(i) This Amendment would affect property that is already zoned Light Industrial and would not change the orientation of land uses already established by the specific plan.

E. SPA2021-0001 meets the findings of Section 14.5 of the El Cerrito Specific Plan for the following reasons:

(i) This Amendment is consistent with the General Plan Goal LU-12 because it expands upon the land uses allowed in the El Cerrito Specific Plan's Light Industrial zone, which will promote a range of services and employment opportunities for Corona's residents in order to provide sufficient goods, services and revenues to sustain the City's economy.

(ii) This Amendment is consistent with the intent of the El Cerrito Specific Plan because the Amendment provides support to other industries that rely on products associated with cold storage delivery, which aligns with General Plan LU-12.2 to allow for the

development and integration of businesses and services that support and are ancillary to the primary industrial functions and employee needs (e.g., production support, financial institutions, business services, and restaurants.)

(iii) This Amendment aligns with General Plan Policy 12.9 to require heavy truck and vehicular access for industrial land uses be effectively placed and managed to ensure that it is safe and efficient for the present use and that it minimizes noise, odor, vibration, traffic, queuing back onto the streets or existing or adjacent properties and other safety impacts on adjoining uses. Truck and vehicular access associated with SPA2021-0001 will be from Tom Barnes Street which was designed to carry commercial deliveries and vehicular access associated with the commercial operation to the south and the industrial land uses anticipated in the Light Industrial zone to the north, which is the subject project site. Additionally, truck trips associated with the project site are prohibited to exit northbound on Temescal Canyon Road from Tom Barnes Street and are required to use Cajalco Road to access the freeway.

(iv) 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 (SP91-02) because the Amendment does not change the zoning and land uses regarding density, lot sizes and the keeping of animals previously permitted for certain properties under the county's zoning ordinance.

(v) This Amendment will not impact circulation to, from and within the El Cerrito Specific Plan area because it adheres to the circulation improvements and access constructed for the area and for Planning Areas 1 and 2.

(vi) This Amendment provides public service levels capable of adequately serving the El Cerrito Specific Plan area because this Amendment does not deviate from the types of land uses intended in the Light Industrial zone, which was already considered by the specific plan at the time of its adoption.

(vii) This Amendment affects Planning Areas 1 and 2 only and will not disrupt or deplete the public and private open space system.

(viii) This Amendment is compatible with the surrounding designations, will not create future land use incompatibilities, and provides adequate buffers. This Amendment maintains land use compatibility within the Light Industrial zone designation within the Specific Plan area and is consistent with the development standards established for the Light Industrial zone as adopted by the specific plan.

SECTION 5. Approval of the Amendment (SPA2021-0001). The Amendment to the El Cerrito Specific Plan (SPA2021-0001) is hereby approved. The text and exhibits of the El Cerrito Specific Plan (SP91-02) are hereby amended as shown in Exhibit "B" attached to this Ordinance and incorporated herein by reference.

SECTION 6. 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 7. Effective Date of Ordinance. The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in a general circulation newspaper published in the City of Corona. This Ordinance shall take effect and be in force 30 days after its adoption.

PASSED, APPROVED AND ADOPTED this 6th day of October, 2021.

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 15th day of September, 2021, and thereafter at a regular meeting held on the 6th day of October, 2021, 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 6th day of October, 2021.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT “A”

**MITIGATION MONITORING AND REPORTING PROGRAM
FOR AN AMENDMENT TO THE EL CERRITO SPECIFIC PLAN (SP91-02)
(SPA2021-0001)**

(SEE ATTACHED PAGE)

**MITIGATION MONITORING AND REPORTING PROGRAM
CITY OF CORONA**

Mitigation Measure	Topic	Implementation Action	Method of Verification	Timing	Responsible Person	Verification Date
5-1	The revised project shall install electric power plugs at the warehouses with cold storage that will power TRUs when docked at the loading docks. The electric power plugs shall be shown on the tenant improvement building plans for the warehouses occupied with cold storage equipment.	Building Tenant Improvement Plans	Plan check review and field inspection.	Field inspection on electrical and tenant improvements.	Building Inspector	Prior to final inspection sign-off of the tenant improvement

EXHIBIT “B”

**AMENDMENT TO THE
TEXT AND EXHIBITS OF THE
EL CERRITO PECIFIC PLAN (SP91-02)**

(SEE ATTACHED 3 PAGES)

EXHIBIT B (SPA2021-0001)

12.11 LI - LIGHT INDUSTRIAL

12.11.1 Purpose.

The LI light manufacturing district is intended for light manufacturing, light industrial, office, and service related uses. Except as specifically provided elsewhere, any and every building and premises or land in the LI district shall be used, occupied, erected, constructed, established, altered, enlarged, maintained, moved into or within said LI district only in accordance with the following standards set forth in this chapter.

The Light Industrial District has four separate Planning Areas, designated as PA-1, PA-2, PA-3 and PA-4, on the Land Use Plan (Figure 11). Located directly north of “The Crossings” retail center, PA-1 and PA-2 are intended to be developed as a campus-style business park with office and light industrial uses, including related service uses and limited retail. Planning Areas PA-3 and PA-4 are located adjacent to Temescal Canyon Road and incorporate existing industrial uses established under the County of Riverside zoning standards. The intent of PA-3 and PA-4 is to allow for the continuation of these established uses, while providing for the development of new light industrial establishments.

12.11.2 Permitted uses and Development Standards.

The LI, Light Industrial District shall be subject to the provisions of CMC Title 17, Chapter 17.44, Industrial Zones- M-1 Zone, and the Community Development Department’s Commercial and Industrial Design Guidelines, with the following exceptions:

A. Permitted Uses in PA-1 of the LI District:

The following uses shall be permitted in PA-1 in addition to those uses listed in CMC Title 17, Chapter 17.44.030:

- Business services for Industrial Park users, (including printing and copying services, mail or packaging, telephone services, and similar uses).
- Business-oriented retail services, (including catering, dry cleaners, tailor shop, and similar uses).
- Health and Athletic Clubs
- Health and fitness-related retail stores, (including apparel, fitness equipment, nutrition or vitamin store, sporting goods, and training services).
- Indoor Entertainment Centers, (including bowling, game arcades and similar facilities, excluding night clubs and adult entertainment)
- Offices; business, professional and medical/dental
- Office equipment and supplies: sales, rental and service
- Private trade schools and educational satellite centers
- School or studio for art, design, music, dance, gymnastics, or martial arts
- Restaurants, cafes, coffee, juice, or sandwich shops serving the industrial area

or business park (excluding drive-thru restaurants).

Cold storage warehouse (up to a combined floor area of 175,000 square feet between Planning Areas 1 and 2) provided that the building includes electric power plugs that will power Transportation Refrigeration Units when parked at the loading docks. [SPA2021-0001]

B. Permitted Uses in PA-2 of the LI District:

The following uses shall be permitted in PA-2, in addition to those uses listed in CMC Title 17, Chapter 17.44.030:

Business services for Industrial Park users, (including printing and copying services, mail or packaging, telephone services, and similar uses).

Business-oriented retail services, (including catering, dry cleaners, tailor shop, and similar uses).

Offices; business, professional and medical/dental

Office equipment and supplies: sales, rental and service

Private trade schools and educational satellite centers

School or studio for art, design, music, dance, gymnastics, or martial arts

Restaurants, cafes, coffee, juice, or sandwich shops serving the industrial area or business park (excluding drive-thru restaurants).

Cold storage warehouse (up to a combined floor area of 175,000 square feet between Planning Areas 1 and 2) provided that the building includes electric power plugs that will power Transportation Refrigeration Units when parked at the loading docks. [SPA2021-0001]

C. Permitted uses in PA-3 and PA-4 of the LI District:

The following uses shall be permitted in the LI zone in addition to those uses listed in CMC Title 17, Chapter 17.44.030.

1. Automobile and truck repair garages; provided, any outdoor storage of parts or outdoor parking of inoperable vehicles shall be enclosed with a solid wall or fence;
2. Automobile towing, excluding salvage operations, provided all storage operations are enclosed with a solid wall or fence;
3. Clay products; provided, all operations and equipment shall be within an enclosed building.

D. Prohibited Uses.

The following uses are expressly prohibited in the LI District:

Residential uses

~~Cold storage warehouse. To allow cold storage warehouse in the LI District, a specific plan amendment is required in addition to environmental analysis under the California Environmental Quality Act to assess air quality emissions~~

~~and health risk from business operations and transportation involving
Transport Refrigeration Units.~~