



## Agenda Report

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**File #:** 18-2050

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### **AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 9/19/2018

**TO:** Honorable Mayor and City Council Members

**FROM:** Public Works Department

**SUBJECT:**

City Council consideration to waive the Corona Municipal Code Section 15.60.080 requirement to place underground the overhead utility lines along the south side of Rincon Street fronting Assessor's Parcel Number 119210026 - Corona Industrial Park, LLC, a Delaware Limited Liability Company.

**RECOMMENDED ACTION:**

That the City Council waive the requirement to underground the overhead utility lines along the south side of Rincon Street fronting Assessor's Parcel Number 119210026 - Corona Industrial Park, LLC, a Delaware Limited Liability Company.

**ANALYSIS:**

Corona Industrial Park, LLC, is the developer of a project located on the south side of Rincon Street, east of Smith Avenue and west of Lincoln Avenue in the M-2 (General Manufacturing) Zone, as shown on Exhibit "A." The project proposes to construct three (3) industrial buildings totaling 727,316 square feet on this parcel.

As shown on Exhibit "B," Corona Industrial Park, LLC has submitted a request to waive their requirement to underground overhead utility lines fronting the property. Corona Municipal Code Section 15.60.080 stipulates that the owner of a property is obligated to comply with the requirement to place all overhead utility lines less than 34 kilovolts underground when a proposed addition exceeds 50 percent of the cost of replacing the existing building. The existing power lines along Rincon Street carry both distribution and transmission lines, some of which are greater than 33 kilovolts. The undergrounding of the lines less than 34 kilovolts that front the property will not result in the removal of the poles as transmission lines will remain. In addition, the removal of the overhead lines in front of the property would not provide benefit to the surrounding area.

In response to the request, staff has reviewed the site, the surrounding properties, and the existing condition of the utilities in the area. Due to the existence of the transmission lines on the poles, the

undergrounding of certain lines will not impact the removal of those poles, making the condition impractical. For this reason, the Public Works Department and the Community Development Department supports the request for a waiver of the requirement to underground the overhead distribution lines on Rincon Street.

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

All applicable fees have been paid by the applicant.

**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 merely approves a waiver of the requirement to underground the overhead distribution lines, and there is no possibility that approving this waiver will have a significant effect on the environment. Therefore, no environmental analysis is required.

**PREPARED BY:** ZACHARY MURRAY, E.I.T., UTILITY ENGINEER

**REVIEWED BY:** MICHELE HINDERSINN, P.E., SENIOR ENGINEER

**REVIEWED BY:** TOM KOPER, P.E., ASSISTANT PUBLIC WORKS DIRECTOR

**REVIEWED BY:** NELSON D. NELSON, P.E., PUBLIC WORKS DIRECTOR

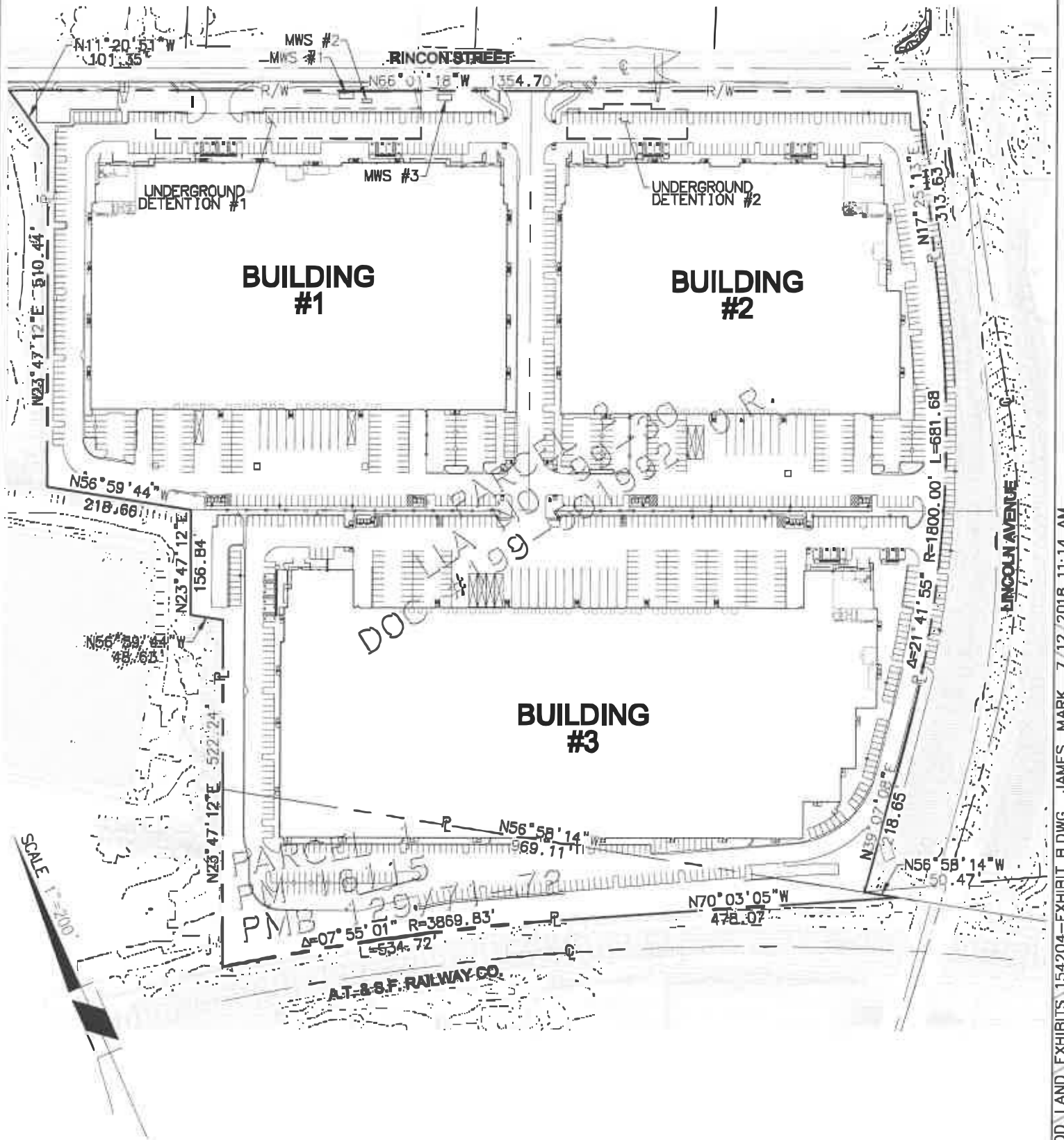
**REVIEWED BY:** KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

**REVIEWED BY:** MICHELE NISSEN, ASSISTANT CITY MANAGER

**SUBMITTED BY:** DARRELL TALBERT, CITY MANAGER

Exhibits:       “A” - Vicinity Map  
                      “B” - Waiver Request with attachments

# EXHIBIT "A"



PREPARED BY:

**Michael Baker**

**INTERNATIONAL**

5 HUTTON CENTRE  
DRIVE, SUITE 500  
SANTA ANA, CA 92707  
PHONE: (949)472-3505  
MBAKERINTL.COM

**EXHIBIT "A"**

SCALE: 1"=200' DATE: 07/12/18



January 19, 2018

Tom Koper  
City of Corona | Public Works  
Assistant Public Works Director  
400 S. Vicentia Avenue  
Corona, California 92882  
951 279 3604 office  
951 264 8907 cell

Re: Waiver of Under Grounding Overhead Utilities (except for 32k volts) Letter  
DPR Project # DPR2017-0117

Dear Tom,

This letter shall serve as our formal request for a waiver of being conditioned to under grounding of all overhead utilities, except for cables greater than 32k volts as required to under our DPR comment letter dated December 12, 2017. The purpose of this request is due to the cost impacts as well as project delays due to the timing associated with each of the utility companies lead time(s) for under grounding of their overhead utilities.

Another important item that we would like to bring to your attention is as you travel westbound along Rincon, the overhead utility lines remain intact with no undergrounding having taken place throughout.

We greatly appreciate your consideration looking into this matter and should you have any questions please contact me at 949 389 7295 or my email below.

Sincerely,

Steven Perales  
Director of Acquisitions and Development | Commercial Development

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