



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Agenda Report

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File #: 18-2165

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### AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 10/17/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

**SUBJECT:**

City Council consideration of V2018-0002 a variance from Section 17.44.040 of the Corona Municipal Code to eliminate the front yard setback of 15 feet for an electric energy substation on 0.1 acres located at 1138 West Rincon Street in the M-2 (General Manufacturing) Zone (Applicant: City of Corona, Department of Water and Power [DWP]).

**RECOMMENDED ACTION:**

That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting V2018-0002, based on the findings contained in the staff report and conditions of approval.

-OR-

2. Set the item for review at a subsequent meeting.

**ANALYSIS:**

Variance 2018-0002 is an application by Corona Department of Water and Power (DWP) to eliminate the 15-foot landscaped front yard setback for a 4,360 square foot concrete interceptor pad that will accommodate an electric substation in the M-2 (General Manufacturing) zone. The precise location of the electric substation is on the south side of Rincon Street approximately 1,500 feet west of Lincoln Avenue. The electric substation is allowed pursuant to CUP2018-0008, which is being reviewed concurrently with this variance request.

In order for the facility to be constructed in a manner that maximizes the development potential of the greater industrial project site, it is designed to be situated at grade with Rincon Street at the base of an 8.5-foot high slump stone retaining wall along the south perimeter of the installation. The public right-of-way along Rincon Street will continue to have a parkway width of 12 feet in front of the proposed substation. The parkway will consist of a 6-foot wide sidewalk adjacent to curb and a 6-

foot wide landscape parkway adjacent to the interceptor pad. The front yard setback prescribed by the M-2 zone in this location is 15 feet. Adherence to this standard would have a deleterious horizontal impact on the adjacent developing industrial site by encroaching into the required parking area and fire lane access around the northwest corner of the building being constructed in that location. The finish grade of the site being higher than the Rincon Street grade would result in a significantly higher retaining wall in order to accommodate a 15-foot setback plus the facility itself. With the reduction in the required setback, the retaining wall can be kept at a more reasonable height. The six-foot wide landscape parkway adjacent to the substation will also soften the appearance of the tubular steel fence.

The Planning and Housing Commission at a scheduled public hearing on September 24, 2018, made the findings pursuant to Section 17.96.020 of the Corona Municipal Code and adopted Resolution 2517 granting the variance under the criteria the terms of the zoning regulations from which the variance is being sought deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification, does not constitute the granting of special privilege inconsistent with the limitations upon other properties in the vicinity and zone, and the variance does not adversely affect property and the use thereof in the vicinity of subject property or the public health, safety and general welfare.

**COMMITTEE ACTION:**

The Infrastructure Committee at its meeting on June 6, 2018 discussed the proposal and had no objection to staff moving forward with the application.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

The applicant has paid all required processing fees for this request.

**ENVIRONMENTAL ANALYSIS:**

Per Section 15303 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.20 of the Local Guidelines for Implementing CEQA, a Notice of Exemption has been prepared for the project because the electric substation qualifies as a Class 3 Categorical Exemption for *new construction of small structures*.

**PLANNING AND HOUSING COMMISSION ACTION:**

At its meeting of September 24, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Ruscigno/Dunn) and carried unanimously with Commissioner Carrillo absent, that the Planning and Housing Commission adopt Resolution No. 2517 granting V2018-0002 based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

**PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR**

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**File #: 18-2165**

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

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

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

**EXHIBITS**

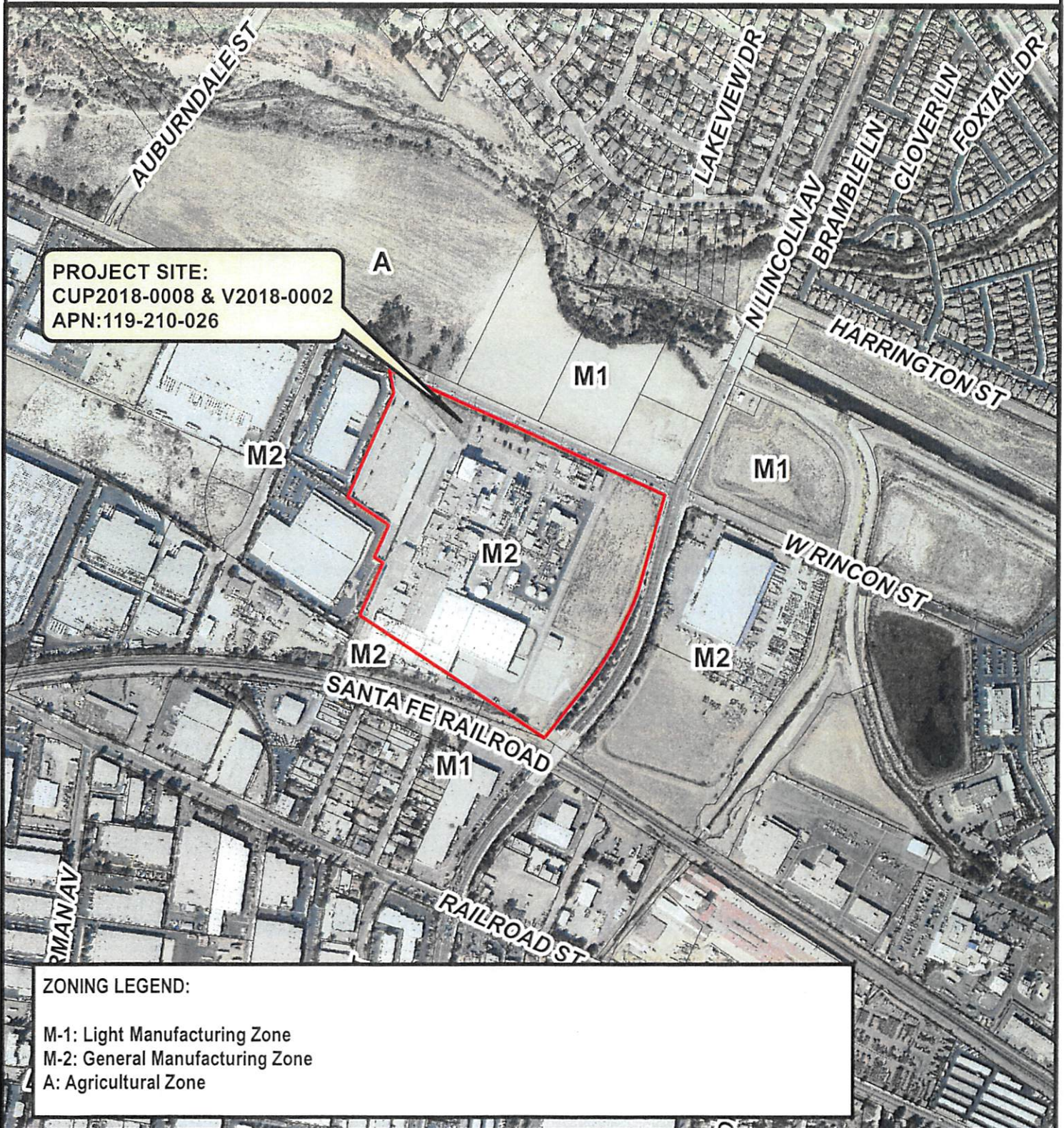
1. Locational and Zoning Map.
2. Site Plan for V2018-0002.
3. Planning and Housing Commission Staff Report
4. Draft Minutes of the Planning and Housing Commission meeting of September 24, 2018.

**APPLICANT INFORMATION**

*Department of Water & Power, 755 Corporation Yard Way, Corona, CA 92880*



# AERIAL & ZONING MAP



## ZONING LEGEND:

- M-1: Light Manufacturing Zone
- M-2: General Manufacturing Zone
- A: Agricultural Zone



Date: 09/10/2018

1138 West Rincon Street  
CUP2018-0008 & V2018-0002



EXHIBIT 1



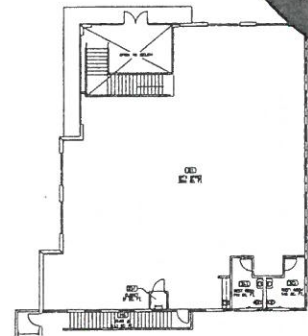
ASE #: DPR2017-0117

DPR2017-0117

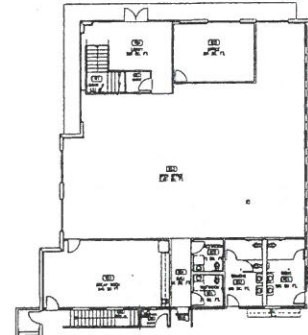
V2018-0002

CUP2018-0008

CORONADO



3,856 SF Mezzanine



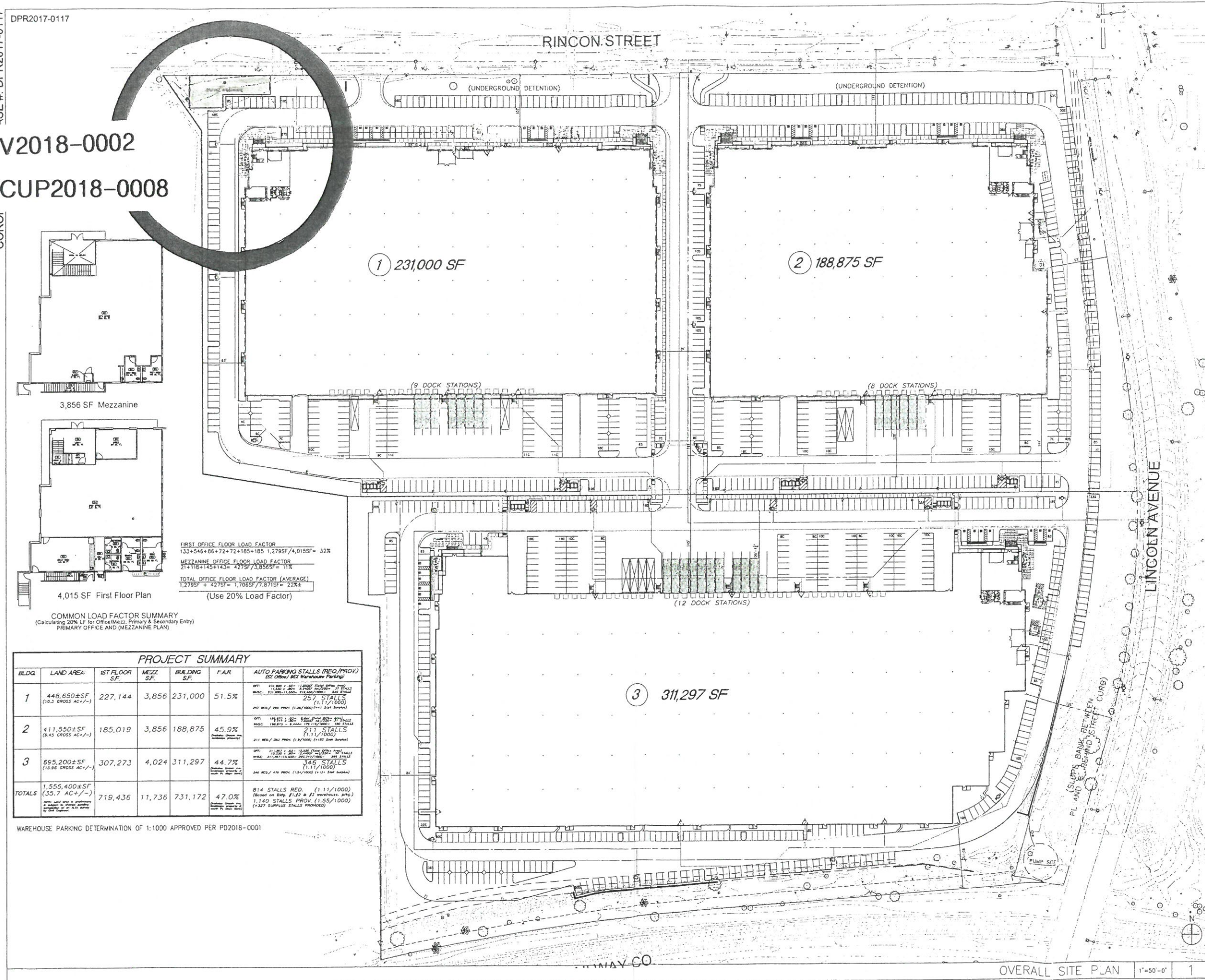
4,015 SF First Floor Plan

COMMON LOAD FACTOR SUMMARY  
(Calculating 20% LF for Office/Mezz. Primary & Secondary Entry)  
PRIMARY OFFICE AND (MEZZANINE PLAN)

FIRST OFFICE FLOOR LOAD FACTOR  
133+546+86+72+72+185+185 1,279SF/4,015SF = 32%  
MEZZANINE OFFICE FLOOR LOAD FACTOR  
21+118+145+143= 427SF/3,856SF = 11%  
TOTAL OFFICE FLOOR LOAD FACTOR (AVERAGE)  
1,279SF + 427SF = 1,706SF/7,871SF = 22%  
(Use 20% Load Factor)

PROJECT SUMMARY						
BLDG.	LAND AREA	1ST FLOOR SF.	MEZZ. SF.	BUILDING SF.	F.A.R.	AUTO PARKING STALLS (REQ./PROV.) (52 Office/802 Warehouse Parking)
1	448,650±SF (18.3 GROSS AC+/-)	227,144	3,856	231,000	51.5%	OFF: 231,000 / 52 = 4,442 (1.11/1000) STALLS WHSE: 231,000 / 802 = 289 (1.11/1000) STALLS 257 REQ./261 PROV. (1.36/1000) (4.132 Surplus)
2	411,550±SF (8.43 GROSS AC+/-)	185,019	3,856	188,875	45.9%	OFF: 188,875 / 52 = 3,632 (1.11/1000) STALLS WHSE: 188,875 / 802 = 237 (1.11/1000) STALLS 211 REQ./243 PROV. (1.13/1000) (4.132 Surplus)
3	695,200±SF (15.96 GROSS AC+/-)	307,273	4,024	311,297	44.7%	OFF: 311,297 / 52 = 5,988 (1.11/1000) STALLS WHSE: 311,297 / 802 = 389 (1.11/1000) STALLS 346 REQ./346 PROV. (1.11/1000) (4.132 Surplus)
TOTALS	1,555,400±SF (35.7 AC+/-)	719,436	11,736	731,172	47.0%	814 STALLS REQ. (1.11/1000) (Based on Bldg #1, #2 & #3 Warehouse, Off.) 1,140 STALLS PROV. (1.55/1000) (+327 SURPLUS STALLS PROVIDED)

WAREHOUSE PARKING DETERMINATION OF 1:1000 APPROVED PER PD2018-0001



PROJECT: RINCON CORONA, CA  
ADDRESS: 1170 WEST RINCON STREET  
BUILDING 1:  
CORONA INDUSTRIAL PARK, LLC A  
DELAWARE LIMITED LIABILITY COMPANY  
130 VANTIS, STE 200 ALISO VIEJO, CA 92656

**MacDavid Aubert**  
and Associates Incorporated  
Architecture • Planning • Interiors  
1170 West Rincon Street  
Aliso Viejo, CA 92656  
Tel: 949.305.2200 Fax: 949.305.2233  
info@macdavidaubert.com

DPR2017-0117

REV.	DESCRIPTION	DATE
1	1st SUBMITTAL	02-22-2018
2	1st PLAN CHECK COR.	04-26-2018
3	2nd PLAN CHECK COR.	06-22-2018

DRAWING DESCRIPTION:  
**PARKING DETERMINATION STUDY**

DISCLAIMER:  
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PROJECT NUMBER: SHEA008.1.1  
SCALE: AS NOTED  
DRAWING DATE: 04-26-2018  
DRAWING BY: P.C. SUBMITTAL  
CONSTRUCTION NUMBER:  
**1-A1.0**

EXHIBIT 2



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Agenda Report

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File #: 18-2123

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### PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 9/24/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

#### APPLICATION REQUEST:

**V2018-0002:** Application for a variance from Section 17.44.040 of the Corona Municipal Code to eliminate the front yard setback of 15 feet for an electric energy substation on 0.1 acres located at 1138 West Rincon Street in the M-2 (General Manufacturing) Zone (Applicant: City of Corona, Department of Water and Power [DWP]).

#### RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2517 GRANTING V2018-0002, based on the findings contained in the staff report.

#### PROJECT SITE SUMMARY

Area of Property: 0.1 acres  
Existing Zoning: M-2 (General Manufacturing)  
Existing Land Use: Industrial redevelopment  
Proposed Land Use: Electric substation at northwest corner of subject site  
Surrounding Land Uses:  
N: Vacant Orange County Flood Control District land, M-1 (Light Manufacturing) Zone  
E: Industrial development, M-2 (General Manufacturing) Zone  
S: BNSF Railroad/Industrial development beyond in the M-1 and M-2 Zones  
W: Industrial development, M-2 (General manufacturing) Zone

#### BACKGROUND

The Department of Water and Power has the opportunity to be provided with an electrical source from Southern California Edison at wholesale price. The substation facility will enable the city to distribute electrical power to three large industrial buildings being developed on the greater project site of 35.7 acres located at the southwest corner of Rincon Street and Lincoln Avenue, the former location of the Golden Cheese plant. The installation will also supply electrical power to DWP facilities. In addition to this variance application, the electric substation is also being reviewed by CUP2018-0008.



The Infrastructure Committee at its meeting on June 6, 2018, discussed the need for the electric substation. The Committee was supportive of the public utility and thought the visual impact would be minimal from this roadway segment of Rincon Street. The meeting minutes from the Infrastructure Committee are provided as Exhibit C.

### **PROJECT DESCRIPTION**

The precise location of the electric substation is on the south side of Rincon Street approximately 1,500 feet west of Lincoln Avenue. The project area features a 4,360 square foot concrete interceptor pad that will accommodate electrical equipment up to 48 inches in height and be secured with tube steel fencing ten feet high. In order for the facility to be constructed in a manner that maximizes the development potential of the greater industrial project site, it is designed to be situated at grade with Rincon Street at the base of an 8.5-foot high slump stone retaining wall along the south perimeter of the installation. The public right-of-way along Rincon Street will continue to have a parkway width of 12 feet in front of the proposed substation. The parkway will consist of a 6-foot wide sidewalk adjacent to curb and a 6-foot landscape parkway. Exhibit A-1 illustrates the location of the substation in context with the overall site plan.

Exhibit A-2 illustrates the substation in plan view and with cross-sections. The setback prescribed by the M-2 Zone in this location is the front setback of 15 feet. Adherence to this standard would have a deleterious horizontal impact on the adjacent developing industrial site by encroaching into the required parking area and fire lane access around the northwest corner of the building being constructed in that location. The finish grade of the site being higher than the Rincon Street grade would result in a significantly higher retaining wall in order to accommodate a 15-foot setback plus the facility itself. With the reduction in the required setback, the retaining wall can be kept at a more reasonable height. The six-foot wide landscape parkway adjacent to the substation will also soften the appearance of the tubular steel fence.

### **ENVIRONMENTAL ANALYSIS**

Per Section 15303 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.20 of the Local Guidelines for Implementing CEQA, a Notice of Exemption has been prepared for the project because the electric substation qualifies as a Class 3 Categorical Exemption for *new construction of small structures* (Exhibit D).

### **FISCAL IMPACT**

V2018-0002 is a city-initiated project, and therefore, no application fees pertain.

### **PUBLIC NOTICE AND COMMENTS**

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in *The Sentinel Weekly News* and posted at the project site. As of the preparation of this report no correspondence or inquiry has been received as a result of the notice.

### **STAFF ANALYSIS**

The proposed substation is a necessary utility to obtain cost-effective wholesale electrical power from Southern California Edison. The installation is designed to minimally impact the developable land area on the greater parcel that is being processed for three large industrial buildings. If the substation were to be constructed in strict accordance with the required setbacks of the M-2 Zone, this would result in a deleterious horizontal effect on the parking and fire lanes for the referenced industrial development. Therefore, the variance request to reduce the 15-foot setback maximizes the

developable land area and minimizes the consumption of valuable industrial land by supporting infrastructure. The approval of V2018-0002 is consistent with General Plan goals and policies to provide adequate, safe and orderly supply of electrical energy to support existing and future land uses within the city.

## **FINDINGS FOR APPROVAL OF V2018-0002**

1. A preliminary exemption assessment has been conducted by the City of Corona, and it has shown that this project does not require further environmental assessment because it qualifies as a Class 3 Categorical Exemption under CEQA Section 3.20 of the Local Guidelines for implementing CEQA for *new construction of small structures*.
2. The strict application of the terms of the zoning regulations from which the Variance is being sought deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification because of the following special circumstances applicable to the property related to size, shape, topography, location or surroundings:
  - a. *The strict application of the 15-foot front setback prescribed by the M-2 (General Manufacturing) Zone for the substation would impinge upon the greater site development by pushing the substation further into the site resulting in deleterious horizontal effect on the parking and fire lane for the industrial development. This situation is not present with other properties in the vicinity in the M-2 Zone.*
3. The approval of V2018-0002 does not constitute the granting of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is located for the following reason:
  - a. *The approval of V2018-0002 does not result in the granting of special privilege but rather constitutes a mitigation for what would otherwise be an inequitable impingement on the adjacent industrial development that other properties in the vicinity do not encounter.*
4. The Variance will not adversely affect property and the use thereof in the vicinity of subject property or the public health, safety and general welfare for the following reasons:
  - a. *The Variance will not adversely affect the property in the vicinity, but rather will maximize the development potential by minimizing the use of valuable land for this infrastructure installation.*
  - b. *The proposed substation has been designed in a manner that protects the public by securing the site from general entry with proper fencing as well as ample landscape to buffer its appearance from Rincon Street as detailed in the companion conditional use permit (CUP2018-0008).*

**PREPARED BY: TERRI MANUEL, AICP, PLANNING MANAGER**

**SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR**



**EXHIBITS**

1. Resolution No. 2517
2. Locational and Zoning Map.
3. Exhibit A-1 and A-2 - Overall site plan and Focused site plan
4. Exhibit B - Photo-simulation of view from Rincon Street
5. Exhibit C - Infrastructure Committee Meeting Minutes, June 6, 2018.
6. Exhibit D - Environmental Documentation

Case Planner: Terri Manuel, Planning Manager (951) 736-2434



**RESOLUTION NO. 2517**

**APPLICATION NUMBER: V2018-0002**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A VARIANCE FROM THE PROVISIONS OF CORONA MUNICIPAL CODE SECTION 17.44.040 TO ALLOW FOR A MAJOR VARIANCE TO ELIMINATE THE FRONT YARD SETBACK FOR AN ELECTRIC ENERGY SUBSTATION ON 0.1 ACRES LOCATED AT 1138 WEST RINCON STREET IN THE M-2 (GENERAL MANUFACTURING) ZONE (APPLICANT: CITY OF CORONA, DEPARTMENT OF WATER AND POWER).**

**WHEREAS**, the application to the City of Corona, California, for a variance from Corona Municipal Code Section 17.44.040 has been made by the City of Corona, Department of Water and Power, duly submitted to said City's Planning and Housing Commission for decision after public hearing, for which proper notice was given, held on September 24, 2018, as required by law; and

**WHEREAS**, after close of said Hearing, the Commission by formal action, found that because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of Section 17.44.040 deprives subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification, based on the evidence presented to the Commission during said hearing;

**WHEREAS**, at the conclusion of said hearing the Planning and Housing Commission found the project to be exempt from further review under the California Environmental Quality Act and a Notice of Exemption was prepared and will be filed at the County Clerk's office.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning and Housing Commission of the City of Corona, California, in an adjourned regular session assembled this 24<sup>th</sup> day of September, 2018, that the aforesaid application for a variance per Section 17.44.040 is hereby granted in accordance with Exhibit A and approved for the following reasons:

**EXHIBIT 1**


1. A preliminary exemption assessment has been conducted by the City of Corona, and it has shown that this project does not require further environmental assessment because it qualifies as a Class 3 Categorical Exemption under CEQA Section 3.20 of the Local Guidelines for implementing CEQA for *new construction of small structures*.
2. The strict application of the terms of the zoning regulations from which the Variance is being sought deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification because of the following special circumstances applicable to the property related to size, shape, topography, location or surroundings:
  - a. *The strict application of the 15-foot front setback prescribed by the M-2 (General Manufacturing) Zone for the substation would impinge upon the greater site development by pushing the substation further into the site resulting in deleterious horizontal effect on the parking and fire lane for the industrial development. This situation is not present with other properties in the vicinity in the M-2 Zone.*
3. The approval of V2018-0002 does not constitute the granting of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is located for the following reason:
  - a. *The approval of V2018-0002 does not result in the granting of special privilege but rather constitutes a mitigation for what would otherwise be an inequitable impingement on the adjacent industrial development that other properties in the vicinity do not encounter.*
4. The Variance will not adversely affect property and the use thereof in the vicinity of subject property or the public health, safety and general welfare for the following reasons:
  - a. *The Variance will not adversely affect the property in the vicinity, but rather will maximize the development potential by minimizing the use of valuable land for this infrastructure installation.*
  - b. *The proposed substation has been designed in a manner that protects the public by securing the site from general entry with proper fencing as well as ample landscape to buffer its appearance from Rincon Street as detailed in the companion conditional use permit (CUP2018-0008).*



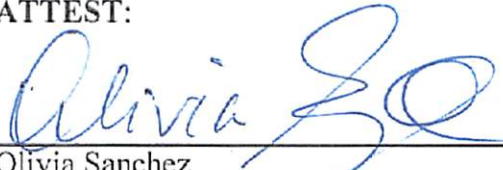
RESOLUTION NO. 2517  
APPLICATION NO. V2018-0002  
PAGE | 3

**BE IT FURTHER RESOLVED** that a copy of this resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said variance.

Adopted this 24<sup>th</sup> day of September, 2018.

  
\_\_\_\_\_  
Mitchell Norton, Chair  
Planning and Housing Commission  
City of Corona, California

ATTEST:

  
\_\_\_\_\_  
Olivia Sanchez  
Secretary, Planning and Housing Commission  
City of Corona, California

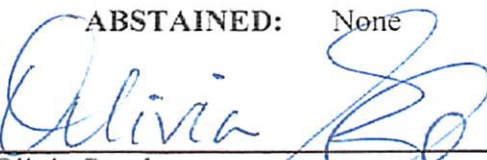
I, Olivia Sanchez, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing resolution was regularly introduced and adopted in an adjourned regular session of said Planning and Housing Commission duly called and held on the 24<sup>th</sup> day of September, 2018, and was duly passed and adopted by the following vote, to wit:

**AYES:** Norton, Jones, Dunn, and Ruscigno

**NOES:** None

**ABSENT:** Carrillo

**ABSTAINED:** None

  
\_\_\_\_\_  
Olivia Sanchez  
Secretary, Planning and Housing Commission  
City of Corona, California



# AERIAL & ZONING MAP



Date: 09/10/2018

1138 West Rincon Street  
CUP2018-0008 & V2018-0002



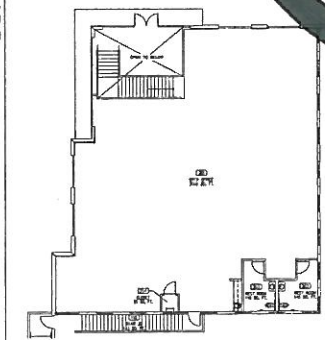
**EXHIBIT 2**



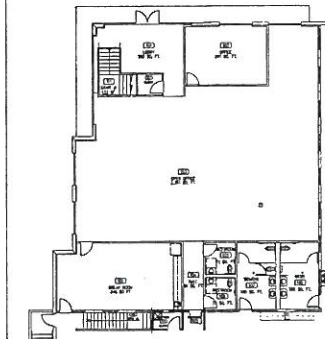
ASE #: DPR2017-0117

CORON

V2018-0002  
CUP2018-0008



3,856 SF Mezzanine



4,015 SF First Floor Plan

COMMON LOAD FACTOR SUMMARY  
(Calculating 20% LF for Office/Mezz. Primary & Secondary Entry)  
PRIMARY OFFICE AND (MEZZANINE PLAN)

FIRST OFFICE FLOOR LOAD FACTOR  
133+546+66+72+185+185 1,279SF/4,015SF= 32%  
MEZZANINE OFFICE FLOOR LOAD FACTOR  
214+118+145+143= 427SF/3,856SF= 11%  
TOTAL OFFICE FLOOR LOAD FACTOR (AVERAGE)  
1,279SF + 427SF = 1,706SF/7,871SF= 22%  
(Use 20% Load Factor)

PROJECT SUMMARY						
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1	448,650±SF (10.3 GROSS AC+/-)	227,144	3,856	231,000	51.5%	OFF: 301,000 ± 500 = 13,200SF (11.1/1000) 132 STALLS WHSE: 231,000 ± 1,000 = 11,550SF (11.1/1000) 1155 STALLS 257 STALLS REQ. (1.11/1000) 257 REQ / 268 PROV. (1.08/1000) (+11 Stalls Surplus)
2	411,550±SF (9.45 GROSS AC+/-)	185,019	3,856	188,875	45.9%	OFF: 188,875 ± 500 = 5,855SF (11.1/1000) 585 STALLS WHSE: 188,875 ± 1,000 = 11,550SF (11.1/1000) 1155 STALLS 211 STALLS REQ. (1.11/1000) 211 REQ / 268 PROV. (1.08/1000) (+157 Stalls Surplus)
3	695,200±SF (15.96 GROSS AC+/-)	307,273	4,024	311,297	44.7%	OFF: 311,297 ± 500 = 13,200SF (11.1/1000) 132 STALLS WHSE: 311,297 ± 1,000 = 11,550SF (11.1/1000) 1155 STALLS 346 STALLS REQ. (1.11/1000) 346 REQ / 426 PROV. (1.04/1000) (+180 Stalls Surplus)
TOTALS	1,555,400±SF (35.7 AC+/-)	719,436	11,736	731,172	47.0%	814 STALLS REQ. (1.11/1000) (Based on Bldg #1,2 & #3 warehouse pkg.) 1,140 STALLS PROV. (1.55/1000) (+327 SURPLUS STALLS PROVIDED)

WAREHOUSE PARKING DETERMINATION OF 1:1000 APPROVED PER PD2018-0001

RINCON STREET

1 231,000 SF

2 188,875 SF

3 311,297 SF

(9 DOCK STATIONS)

(8 DOCK STATIONS)

(12 DOCK STATIONS)

LINCOLN AVENUE

PL AND CURB BETWEEN STREET CURB  
(SUMP BANK BETWEEN STREET CURB)

OVERALL SITE PLAN 1"=50'-0" 1

RINCON CORONA, CA

BUILDING 1:  
1170 WEST RINCON STREET

CORONA INDUSTRIAL PARK, LLC A  
DELAWARE LIMITED LIABILITY COMPANY  
130 VANTIS, STE 200 ALISO VIEJO, CA 92656

MacDavid Aubert  
and Associates Incorporated  
Architecture • Planning • Interiors



DPR2017-0117

DATE: 02-22-2018  
SUBMITTAL: 01-26-2018  
1st SUBMITTAL: 01-26-2018  
2nd SUBMITTAL: 01-26-2018

DESCRIPTION: PARKING DETERMINATION STUDY

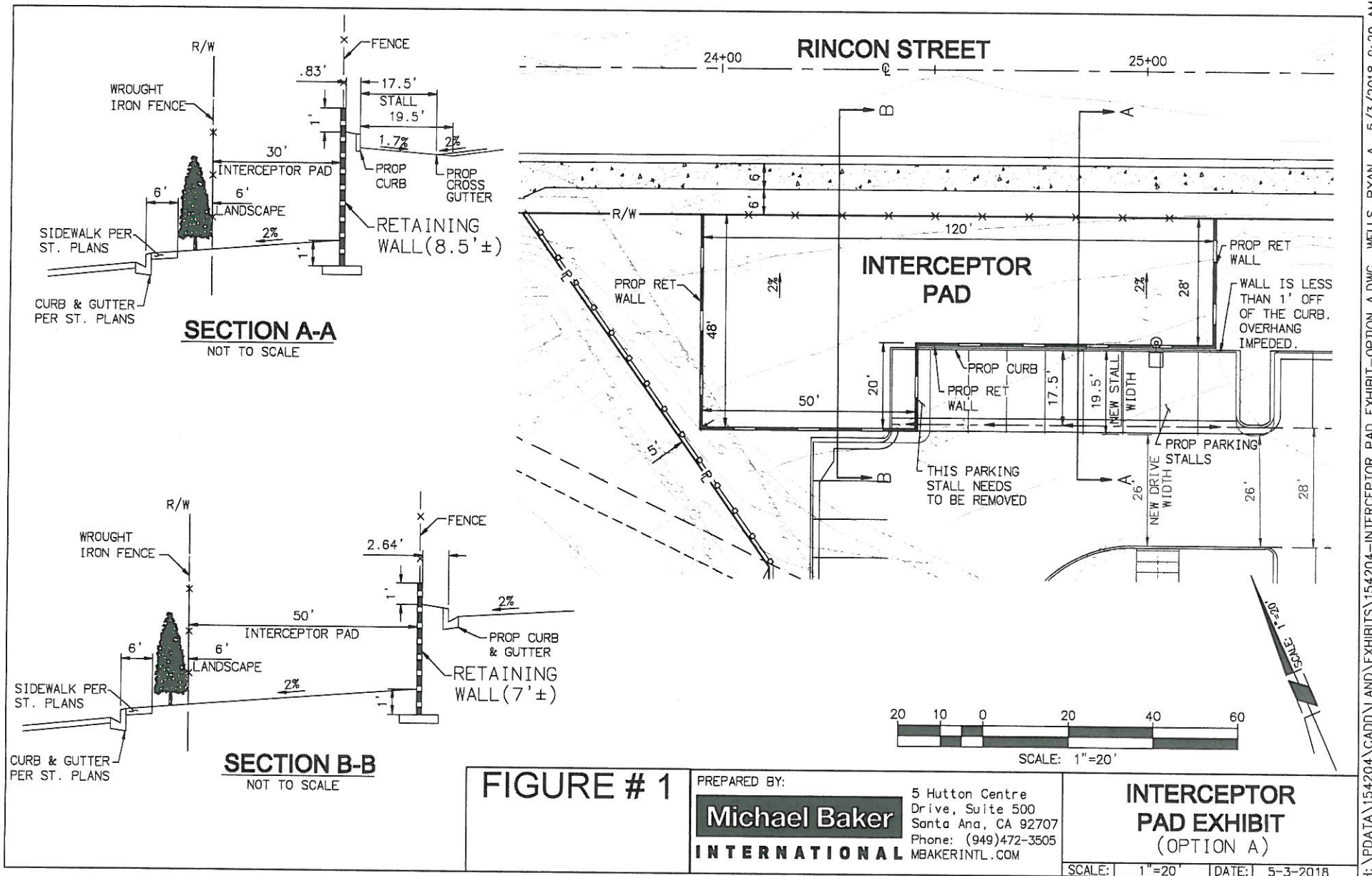
DISCLAIMER: THESE DRAWINGS AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT FOR THE PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING OUT OF THE USE OF THESE DRAWINGS AND SPECIFICATIONS.

PROJECT NUMBER: S-24003 11  
SCALE: AS NOTED  
DRAWING DATE: 02-22-2018  
P.C. SUBMITTAL: 1

CONSTRUCTION NUMBER: 1-A1.0

EXHIBIT A1











routes, some street segments will need to be resurveyed for official speed limits once the changes are implemented.

Mr. Ralls stated that the neighboring Cities of Riverside, Eastvale, Norco and County of Riverside modified their truck routes one year ago and the modifications made were successful. He elaborated on the need to re-survey the speed limits with a proposal sent to City Council for their approval.

Vice Mayor Eugene Montanez inquired about the enforcement by police for the trucks that park in the empty lots at Circle City Center. He has noticed that a few truckers congregate in the area and would like Corona PD to enforce the overnight parking rules.

B. [18-1811](#)

Presentation of Rincon Street Substation Project.

(Public Works)

Action: Information and Discussion

Mr. Zach Murray, Utility Engineer, discussed the proposed construction of the Rincon Street Substation site. He distributed an exhibit depicting the plan to construct a substation at 1138 West Rincon Street. The Department of Water and Power (DWP) will be provided with an electrical source from Southern California Edison to distribute electrical power to three large manufacturing buildings and in the long-term provide electrical power to the DWP facilities.

Mr. Murray elaborated on the landscaping plans of the project. The major variance for landscape would eliminate 15 feet of landscape to maximize the beneficial use of the site for the Developer and for DWP. He discussed the installation of screen trees to block the equipment and mentioned there were no residences near the project. He discussed that the location of the substation was selected to maximize the benefit to the city and the developer. He added that the costs for the project was still being evaluated by the civil engineer and the city would have the final costs in the following weeks. Mr. Murray stated that the project was still under development and would be subject to change, as an approval was pending with Southern California Edison.

Council Member Jason Scott inquired about the size of trees that would be planted. Mr. Murray stated that the developer, Shea Homes, would plant the size necessary, up to 20 feet tall, to cover the 6 foot. wall and equipment of the substation. All planting materials would also be reviewed and approved by the Planning Department.



## CITY OF CORONA

### PRELIMINARY EXEMPTION ASSESSMENT (Certificate of Determination When attached to Notice of Exemption)

**Name, Description and Location of Project: CUP2018-0008 and V2018-0002**

*Proposal to construct an electric energy substation on 0.1 acres at 1138 West Rincon Street in order to be provided with an electrical source from Southern California Edison and the reduction of the front setback for the facility from 15 feet to 6 feet to maximize developable land area on the adjacent industrial parcel.*

**Entity or Person Undertaking Project:**

- ☐ A. Public Agency      Name: Dept. of Water and Power (Attn. Curtis Showalter)  
Address: 755 Public Safety Way, Corona CA 92880  
Telephone No. 951-279-3677
- ☐ 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. Applicable Exemption Class: 3 – *for the construction of small structures which in this case are electrical equipment on a 4,630 square foot concrete pad contained with tube steel fencing (CEQA Section 15303; Local Guidelines Section 3.20).*
- ☐ F. The project is a statutory exemption. Code section number:
- ☐ G. The project is otherwise exempt on the following basis:
- ☐ H. The project involves another public agency which constitutes the lead agency. Name of Lead Agency:

Date: \_\_\_\_\_

TERRI MANUEL, AICP, 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: **CUP2018-0008 and V2018-0002**
2. Project location (specific): 1138 West Rincon; south side of West Rincon Street approximately 1,500 feet west of Lincoln Avenue.
3.
  - a. Project location - City of Corona
  - b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project: *CUP2018-0008 is a proposal to construct an electric energy substation on 0.1 acres at 1138 West Rincon Street in order to be provided with an electrical source from Southern California Edison and reduction of front setback from 15 feet to 6 feet to maximize developable land area for the adjacent industrial development.*
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 DWP, Attn. Curtis Showalter, 755 Public Safety Way, Corona, CA 92880*
7. Exempt Status (check one):
  - a. ☐ Ministerial Project (Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268).
  - b. ☐ Not a project.
  - c. ☐ Emergency project (Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b)(c)).
  - d. ☒ X Categorical Exemption. State type and class number: Class 3 for *new construction of small structures, CEQA Section 15303 and Local Guidelines Section 3.20.*
  - e. ☐ Declared Emergency (Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a)).
  - f. ☐ Statutory Exemption. State code section number
  - g. ☐ Other: E
8. Reasons why the project is exempt:  
*The project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Section 15303 and Local Guidelines Section 3.20 because it involves the construction of small structures that are electrical equipment on a 4,630 square foot concrete pad contained within tube steel fencing.*
9. Contact Person/Telephone No.: Terri Manuel, Planning Manager, 951-736-2434
10. Attach Preliminary Exemption Assessment (Form "A") before filing:
11. Was a public hearing held by the lead agency to consider the exemption?  
If yes, the date of the public hearing was: September 24, 2018

Date received for filing: \_\_\_\_\_

Signature: \_\_\_\_\_



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Draft

Monday, September 24, 2018

6:00 PM

Council Chambers

## Planning and Housing Commission

*Mitchell Norton, Chair*  
*Timothy Jones, Vice Chair*  
*Yolanda Carrillo, Commissioner*  
*Tony Dunn, Commissioner*  
*Jeff Ruscigno, Commissioner*

## ROLLCALL

**Present** 4 - Tim Jones, Mitchell Norton, Jeff Ruscigno, and Tony Dunn

**Absent** 1 - Yolanda Carrillo

**1. CALL TO ORDER****2. PLEDGE OF ALLEGIANCE**

Commissioner Dunn led the Pledge of Allegiance.

**3. ORAL COMMUNICATIONS FROM THE PUBLIC**

None.

**4. MEETING MINUTES**

18-2136 Approval of minutes for the Planning and Housing Commission meeting of August 20, 2018.

**Attachments:** 20180820-P&H Minutes - DRAFT.pdf

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of August 20, 2018. The motion carried by the following vote:

**Aye:** 4 - Jones, Norton, Ruscigno, and Dunn

**5. PUBLIC HEARINGS**

18-2096 V17-001: Application for a variance from Section 17.06.100(B)(1) of the Corona Municipal Code to reduce the required front yard setback from 25 feet to zero to accommodate a tennis center proposed under concurrent CUP17-003 on 4.98 acres located north of Foothill Parkway and west of State Street (1695 E. Chase Drive) in the Agricultural Zone and recommend that the Planning and Housing Commission CONTINUE V17-001 to the Planning and Housing Commission meeting of October 8, 2018 (Applicant: PHX Architecture for Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260).

**Attachments:** Staff Report

Chair Norton stated the first three public hearings tonight are for V17-001, CUP17-003 and PM 37334 for the establishment of a tennis center containing tennis courts and club house located north of Foothill Parkway and west of State Street (1695 E. Chase Drive) on 4.98 acres in the Agricultural Zone. Staff is requesting that all three items be continued to

the Planning and Housing Commission meeting on October 8, 2018. Chair Norton opened the public hearing and invited anyone to speak on the project. He stated the public hearing will also remain open to October 8, 2018.

A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission CONTINUE items V17-001, CUP17-003, and PM 37334 to the Planning and Housing Commission meeting of October 8, 2018. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

**18-2093** CUP17-003: A conditional use permit application to establish a tennis center consisting of 11 tennis courts, one grandstand court for tournaments, a 4,633 square foot clubhouse, and a 686 square foot restroom/classroom building located on the north side of Foothill Parkway and west of State Street (1695 E. Chase Drive) in the Agricultural Zone and recommend that the Planning and Housing Commission CONTINUE CUP17-003 to the Planning and Housing Commission meeting of October 8, 2018 (Applicant: PHX Architecture for Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260).

**Attachments:** Staff Report

**18-2095** PM 37334: A parcel map application to establish one lot on 4.98 acres in the A (Agricultural) Zone located on the north side of Foothill Parkway and west of State Street to accommodate a tennis center under concurrent application of CUP17-003 and recommend that the Planning and Housing Commission CONTINUE PM 37334 to the Planning and Housing Commission meeting of October 8, 2018 (Applicant: PHX Architecture for Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260).

**Attachments:** Staff Report

**18-2123** V2018-0002: Application for a variance from Section 17.44.040 of the Corona Municipal Code to eliminate the front yard setback of 15 feet for an electric energy substation on 0.1 acres located at 1138 West Rincon Street in the M-2 (General Manufacturing) Zone and recommend that the Planning and Housing Commission adopt Resolution No. 2517 GRANTING V2018-0002, based on the findings contained in the staff report (Applicant: City of Corona, Department of Water and Power [DWP], 755 Corporation Yard Way, 92880).

**Attachments:** Staff Report

Staff Report with attachments



At the request of Chair Norton, Terri Manuel, Planning Manager, reviewed the staff report and exhibits for the two related public hearing items V2018-0002 and CUP2018-0008. At the conclusion of her presentation, Ms. Manuel offered to answer any questions of the Commission.

Commissioner Ruscigno asked about visual impacts heading eastbound.

TOM KOPER, ASSISTANT PUBLIC WORKS DIRECTOR, stated there will be no visual impacts.

Vice Chair Jones asked about the length of the sidewalk along the project area.

Mr. Koper stated the sidewalk will be the length of the project area and provided brief information on the City's sidewalk requirements.

Chair Norton opened the public hearing.

Chair Norton closed the public hearing.

**A motion was made by Ruscigno, seconded by Dunn, that the Planning and Housing Commission recommend adoption of Resolution No. 2517 GRANTING V2018-0002 based on the findings contained in the staff report. The motion carried by the following vote:**

**Aye:** 4 - Jones, Norton, Ruscigno, and Dunn

**18-2122**

CUP2018-0008: Application for a conditional use permit to establish an electric energy substation on 0.1 acres located at 1138 West Rincon Street in the M-2 (General Manufacturing) Zone and recommend that the Planning and Housing Commission adopt Resolution No. 2516 GRANTING CUP2018-0008, based on the findings contained in the staff report (Applicant: City of Corona, Department of Water and Power [DWP], 755 Corporation Yard Way, 92880).

**Attachments:** Staff Report

Staff Report with attachments

**A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission recommend adoption of Resolution No. 2516 GRANTING CUP2018-0008 based on the findings contained in the staff report. The motion carried by the following vote:**

**Aye:** 4 - Jones, Norton, Ruscigno, and Dunn

## **6. CONSENT ITEMS**

None.

**7. WRITTEN COMMUNICATIONS**

None.

**8. ADMINISTRATIVE REPORTS**

None.

**9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS**

None.

**10. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES**

18-2137 Report by Commissioner Ruscigno on the September 5, 2018 Infrastructure Committee meeting.

**Attachments:** 20180905-Infrastructure Committee agenda.pdf

Ms. Coletta stated there was discussion on the revised sign program for The Crossings shopping center located north of Cajalco Road and east of Interstate 15 due to the physical changes in the area from the Cajalco Road Interchange Improvement Project.

**11. ADJOURNMENT**

Chair Norton adjourned the meeting at 6:21 p.m. to the Planning and Housing Commission meeting of Monday, October 8, 2018, commencing at 6:00 p.m. in the City Hall Council Chambers.