



Agenda Report

File #: 18-2164

**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 Conditional Use Permit 2018-0008 (CUP2018-0008) to establish an electric energy substation on 0.1 acres 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 CUP2018-0008, 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:

CUP2018-0008 is an application by Corona Department of Water and Power (DWP) to establish an electric substation on 0.1 acres located at the northwest corner of the industrial property located at 1138 West Rincon Street. The precise location would be the south side of Rincon Street approximately 1,500 feet west of Lincoln Avenue. The subject site historically contained the Golden Cheese plant and more recently has been cleared to accommodate three industrial buildings being developed by the Shea Properties company.

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 installation will also supply electrical power to DWP facilities.

The project area features a 4,360 square foot concrete interceptor pad that will accommodate electrical equipment that has an overall maximum height of 48 inches. The interceptor pad will be situated near the grade of Rincon Street with an 8.5-foot high slump stone retaining wall along the south edge which will maximize the developable area for the adjacent industrial project. The landscaped setback of 15 feet from the Rincon Street right-of-way is being eliminated by companion application Variance 2018-0002.

The interceptor pad will be secured with ten-foot high tube steel fencing on all sides including atop the retaining wall. A 16-foot wide rolling gate located at the northwest corner of the enclosure will provide vehicle access and space for authorized personnel to park a utility vehicle.

Landscape will screen the enclosure which includes an abundant mix of trees, screening shrubs, and ground cover. The six-foot wide landscaped area in front of the substation is part of the 12-foot wide parkway along Rincon Street. The 6-foot wide sidewalk will be located adjacent to curb. Several tree species are shown on the landscape plan and the tree sizes range from 15 gallon up to 60-inch box. A high-profile shrub identified as *Westringia* "Wynyabbie Gem" will line the northerly boundary of the substation to help screen the equipment behind the tube steel fence at maturity.

CUP2018-0008 is consistent with General Plan goals and policies that encourage the installation of electrical infrastructure to facilitate the provision of electric energy and work cooperatively with utility purveyors.

COMMITTEE ACTION:

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

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid the required processing fees associated with this application.

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 (Jones/Dunn) and carried unanimously with Commissioner Carrillo absent, that the Planning and Housing Commission adopt Resolution No. 2516 granting CUP2018-0008, 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

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

1. Locational and Zoning Map.
2. Site Plan for CUP2018-0008.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of September 24, 2018.

APPLICANT INFORMATION

City of Corona, Department of Water and Power [DWP], 755 Corporation Yard Way, Corona, CA 92880