



Agenda Report

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File #: 18-2164

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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 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*



# AERIAL & ZONING MAP



Date: 09/10/2018

1138 West Rincon Street  
CUP2018-0008 & V2018-0002



EXHIBIT 1



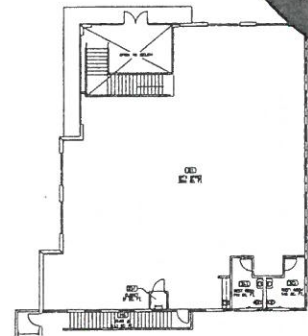
ASE #: DPR2017-0117

DPR2017-0117

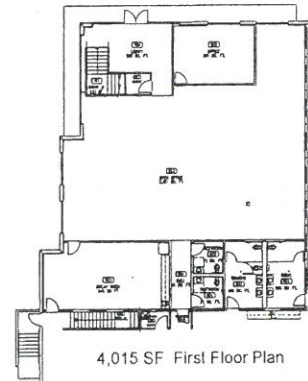
V2018-0002

CUP2018-0008

CORONADO



3,856 SF Mezzanine



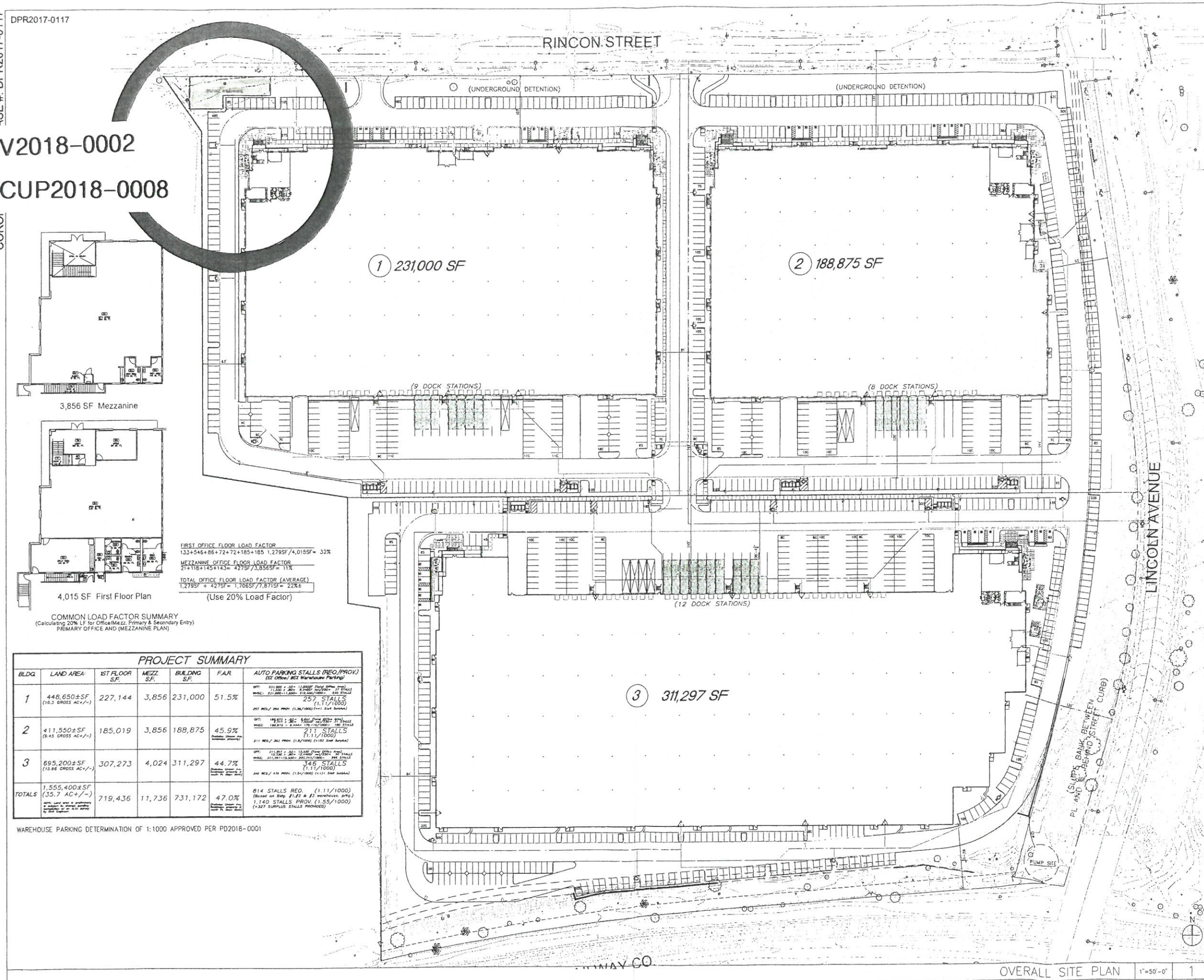
4,015 SF First Floor Plan

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 STALLS WHSE: 231,000 / 1,000 = 231 STALLS 231 REQ./231 PROV. (1.00/1.00) (1.11/1.000)
2	411,550±SF (16.4 GROSS AC+/-)	185,019	3,856	188,875	45.9%	OFF: 188,875 / 52 = 3,632 STALLS WHSE: 188,875 / 1,000 = 189 STALLS 211 REQ./211 PROV. (1.00/1.000) (1.11/1.000)
3	695,200±SF (30.6 GROSS AC+/-)	307,273	4,024	311,297	44.7%	OFF: 311,297 / 52 = 6,006 STALLS WHSE: 311,297 / 1,000 = 311 STALLS 346 REQ./346 PROV. (1.00/1.000) (1.11/1.000)
TOTALS	1,555,400±SF (65.3 GROSS AC+/-)	719,436	11,736	731,172	47.0%	814 STALLS REQ. (1.11/1.000) (Based on Bldg #1,2 & 3 Warehouse, Off.) 1,140 STALLS PROV. (1.55/1.000) (+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

DATE	DESCRIPTION
02-22-2018	1st SUBMITTAL
04-26-2018	1st PLAN CHECK COR.
05-22-2018	2nd PLAN CHECK COR.

DRAWING DESCRIPTION:  
**PARKING DETERMINATION STUDY**

DISCLAIMER:  
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PROJECT NUMBER: SHEA008.11  
SCALE: AS NOTED  
DRAWING DATE: 04-26-2018  
DRAWING NUMBER: 1-A1.0  
CONSTRUCTION: 1-A1.0

EXHIBIT 2



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Agenda Report

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File #: 18-2122

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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:

**CUP2018-0008:** Application for a conditional use permit 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 Planning and Housing Commission adopt Resolution No. 2516 GRANTING CUP2018-0008, 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 General Plan: General Industry  
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 installation will also supply electrical power to DWP facilities. In addition to CUP2018-0008, a variance application is also being considered (V2018-0002) to eliminate the on-site front yard setback of 15 feet.



The Infrastructure Committee at its meeting on June 6, 2018, discussed the proposed electric substation and was supportive of the city moving forward with the project.

### PROJECT DESCRIPTION

CUP2018-0008 will 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 proposed substation will be situated on the 0.1 acres that is being acquired from the site owner. Exhibit A-1 illustrates the overall site plan for context, and Exhibit A-2 illustrates the focused plan for the substation. The project area features a 4,360 square foot concrete interceptor pad with screening landscaping on the west, north and east perimeters of the substation. The interceptor pad will accommodate electrical equipment that has an overall maximum height of 48 inches as illustrated in the photo-simulation in Exhibit D depicting a view to the southeast from Rincon Street. The layout of the equipment in plan view is illustrated in Exhibit B.

The cross-sections on Exhibit A-1 illustrate how 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 setback of 15 feet from the Rincon Street right-of-way is being eliminated by companion application V2018-0002. The variance would allow the on-site front yard setback to be eliminated in order to optimize the developable land area of the balance of the site.

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.

Exhibit C illustrates the landscape concept that will screen the enclosure with 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. A 6-foot wide sidewalk will be located adjacent to curb and behind will be a 6-foot wide landscaped parkway. Six tree species are listed in sizes that 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 screening the equipment behind the tube steel fence at maturity. Although the photo-simulation in Exhibit E portrays low profile shrubs, the actual photograph of this material in Exhibit C illustrates the true screening benefit of this particular specie.

### 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 H).

### FISCAL IMPACT

CUP2018-0008 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 will benefit the adjacent development and will also benefit the city's DWP facilities. The substation has been designed for the least impact to the adjacent developing property and for the least visual impact along Rincon Street. The substation is designed to be safely secured from public access and landscaped with materials designed to property screen the installation. 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.

## **FINDINGS OF APPROVAL FOR CUP2018-0008**

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. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2018-0008 for the following reasons:
  - a. *The proposed use at the proposed location will not be detrimental to the public health, safety, convenience and general welfare and will be in harmony with the various elements and objectives in the city's General Plan because the facility is designed to be secured from public access.*
  - b. *The proposed use at the proposed location is not detrimental to other existing and permitted uses in the general area because it has been designed for compatibility with surrounding industrial development and relates properly to existing streets with convenient but safe access for authorized personnel from Rincon Street.*
  - c. *The project has been designed in consideration of public health, safety, convenience and general welfare in that it is designed to be secure from public access and the installation will facilitate provision of electrical power for the adjacent development as well and the Department of Water and Power facilities.*
  - d. *The installation complies with the city's zoning regulations by virtue of the associated V2018-0002 allowing for the front setback to be eliminated to maximize developable land area.*
3. The proposal is consistent with the General Plan for the following reasons:
  - a. *The proposed electrical substation is consistent with General Plan Goal 7.12 to provide an adequate, safe, and orderly supply of electrical energy to support existing and future land uses within the city.*
  - b. *The proposed substation is consistent with General Plan Policy 7.12.2 to work with Southern California Edison and other utility providers to ensure that adequate electrical facilities are available to meet the demand of existing and future developments.*

4. The proposal is consistent with the M-2 (General Manufacturing) Zone for the following reason:

- a. *With the approval of the companion application of V2018-0002, the proposal is consistent with the standards of the M-2 Zone and other code sections governing the design of the substation.*

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

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

**EXHIBITS**

1. Resolution No. 2516
2. Locational and zoning map
3. Exhibit A-1 and A-2 - Overall site plan and Focused site plan
4. Exhibit B - Interior Equipment Layout on Interceptor pad
5. Exhibit C - Landscape concept
6. Exhibit D - Photo-simulation of view from Rincon Street
7. Exhibit E-1 - E-2 - Photos of existing site
8. Exhibit F - Letter dated July 25, 2018 from Tom Koper, PE, Assistant Public Works Director
9. Exhibit G - Infrastructure Committee Meeting Minutes, June 6, 2018.
10. Exhibit H - Environmental documentation

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



**RESOLUTION NO. 2516**

**APPLICATION NUMBER: CUP2018-0008**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT 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 conditional use permit under the provisions of Chapter 17.92, Title 17, of the Corona Municipal Code, made by City of Corona, Department of Water and Power, has been duly submitted to said City's Planning and Housing Commission for decision and granted on September 24<sup>th</sup>, 2018, as required by law; and

**WHEREAS**, after close of said hearing, the Planning and Housing Commission by formal action, found that all the conditions necessary to grant a conditional use permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP2018-0008 based on the evidence presented to the Commission during said hearing; and

**WHEREAS**, the Planning and Housing Commission finds that this project is exempt from CEQA pursuant to Section 15061 (b) (3) of the State CEQA Guidelines and Section 3.07 of the City of Corona Local Guidelines for Implementing CEQA because there is no possibility that the activity may have a significant effect of the environment.

**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 conditional use permit is hereby granted in accordance with Exhibit A and subject to the attached conditions, and approved for the following reasons:

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. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2018-0008 for the following reasons:
  - a. The proposed use at the proposed location will not be detrimental to the public health, safety, convenience and general welfare and will be in harmony with the various elements and objectives in the city's General Plan because the facility is designed to be secured from public access.*
  - b. The proposed use at the proposed location is not detrimental to other existing and permitted uses in the general area because it has been designed for compatibility with surrounding industrial development and relates properly to existing streets with convenient but safe access for authorized personnel from Rincon Street.*
  - c. The project has been designed in consideration of public health, safety, convenience and general welfare in that it is designed to be secure from public access and the installation will facilitate provision of electrical power for the adjacent development as well and the Department of Water and Power facilities.*
  - d. The installation complies with the city's zoning regulations by virtue of the associated V2018-0002 allowing for the front yard setback to be eliminated to maximize developable land area.*
3. The proposal is consistent with the General Plan for the following reasons:
  - a. The proposed electrical substation is consistent with General Plan Goal 7.12 to provide an adequate, safe, and orderly supply of electrical energy to support existing and future land uses within the city.*
  - b. The proposed substation is consistent with General Plan Policy 7.12.2 to work with Southern California Edison and other utility providers to ensure that adequate electrical facilities are available to meet the demand of existing and future developments.*
4. The proposal is consistent with the M-2 (General Manufacturing) Zone for the following reason:
  - a. With the approval of the companion application of V2018, the proposal is consistent with the standards of the M-2 Zone and other code sections governing the design of the substation.*

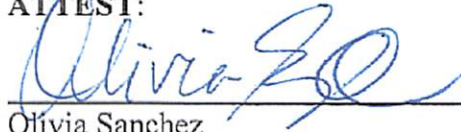
**BE IT FURTHER RESOLVED** that a copy of this resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said conditional use permit.

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

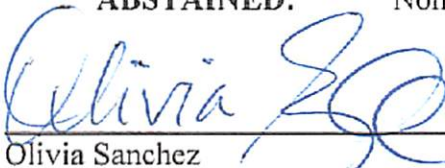
I, Olivia Sanchez, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing resolution was regularly introduced and adopted in an adjourned regular session of said Planning and Housing Commission duly called and held on the 24<sup>th</sup>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



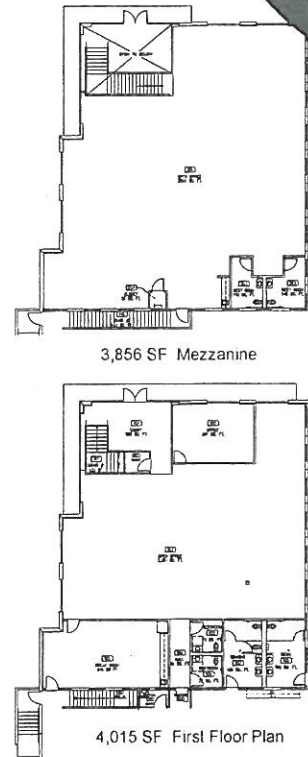
**EXHIBIT 2**



V2018-0002

CUP2018-0008

CORONADO



FIRST OFFICE FLOOR LOAD FACTOR  
 $133+546+86+72+72+185+185 = 1,279 \text{ SF} / 4,015 \text{ SF} = 32\%$

MEZZANINE OFFICE FLOOR LOAD FACTOR  
 $21+118+145+143 = 427 \text{ SF} / 3,856 \text{ SF} = 11\%$

TOTAL OFFICE FLOOR LOAD FACTOR (AVERAGE)  
 $1,279 \text{ SF} + 427 \text{ SF} = 1,706 \text{ SF} / 7,871 \text{ SF} = 22\%$

(Use 20% Load Factor)

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

PROJECT SUMMARY						
BLDG.	LAND AREA	1ST FLOOR SF	MEZZ SF	BUILDING SF	FAR	AUTO PARKING STALLS (REQ./PROV.) (100' Office / 200' Warehouse Parking)
1	448,650±SF (10.3 GROSS AC+/-)	227,144	3,856	231,000	51.5%	OFF: 22,000 ± STALLS (1.1/1000) WHSE: 221,000 ± STALLS (1.1/1000) = 243 STALLS 257 STALLS (1.1/1000) 257 REQ. / 243 PROV. (1.06/1000) (+14 Stalls Surplus)
2	411,550±SF (9.43 GROSS AC+/-)	185,019	3,856	188,875	45.9%	OFF: 18,888 ± STALLS (1.1/1000) WHSE: 188,875 ± STALLS (1.1/1000) = 211 STALLS 211 REQ. / 211 PROV. (1.0/1000) (+0 Stalls Surplus)
3	695,200±SF (15.96 GROSS AC+/-)	307,273	4,024	311,297	44.7%	OFF: 31,130 ± STALLS (1.1/1000) WHSE: 279,167 ± STALLS (1.1/1000) = 311 STALLS 346 REQ. / 311 PROV. (1.13/1000) (+35 Stalls Surplus)
TOTALS	1,555,400±SF (35.7 AC+/-)	719,436	11,736	731,172	47.0%	814 STALLS REQ. (1.1/1000) (Based on Bldg. F1/F2 & F3 Warehouse Parking) 1,140 STALLS PROV. (1.55/1000) (+327 SURPLUS STALLS PROVIDED)

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

1 231,000 SF

2 188,875 SF

3 311,297 SF

RINCON STREET

(9 DOCK STATIONS)

(8 DOCK STATIONS)

(12 DOCK STATIONS)

LINCOLN AVENUE

PL AND E-BEND STREET CURB

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

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

MA  
 MacDavid Aubert  
 and Associates Incorporated  
 Architecture • Planning • Interiors  
 14494 Santa Anita Blvd.  
 Suite 200  
 San Juan Capistrano, CA 92675  
 Tel: 949.305.2200 Fax: 949.305.2203  
 MAArch.com

ARCHITECT: RINCON CORONA, CA  
 DATE: 02-27-2018  
 1st PLAN CHECK DATE: 03-20-2018  
 2nd PLAN CHECK DATE: 04-27-2018

DPR2017-0117

DRAWING DESCRIPTION  
 PARKING  
 DETERMINATION STUDY

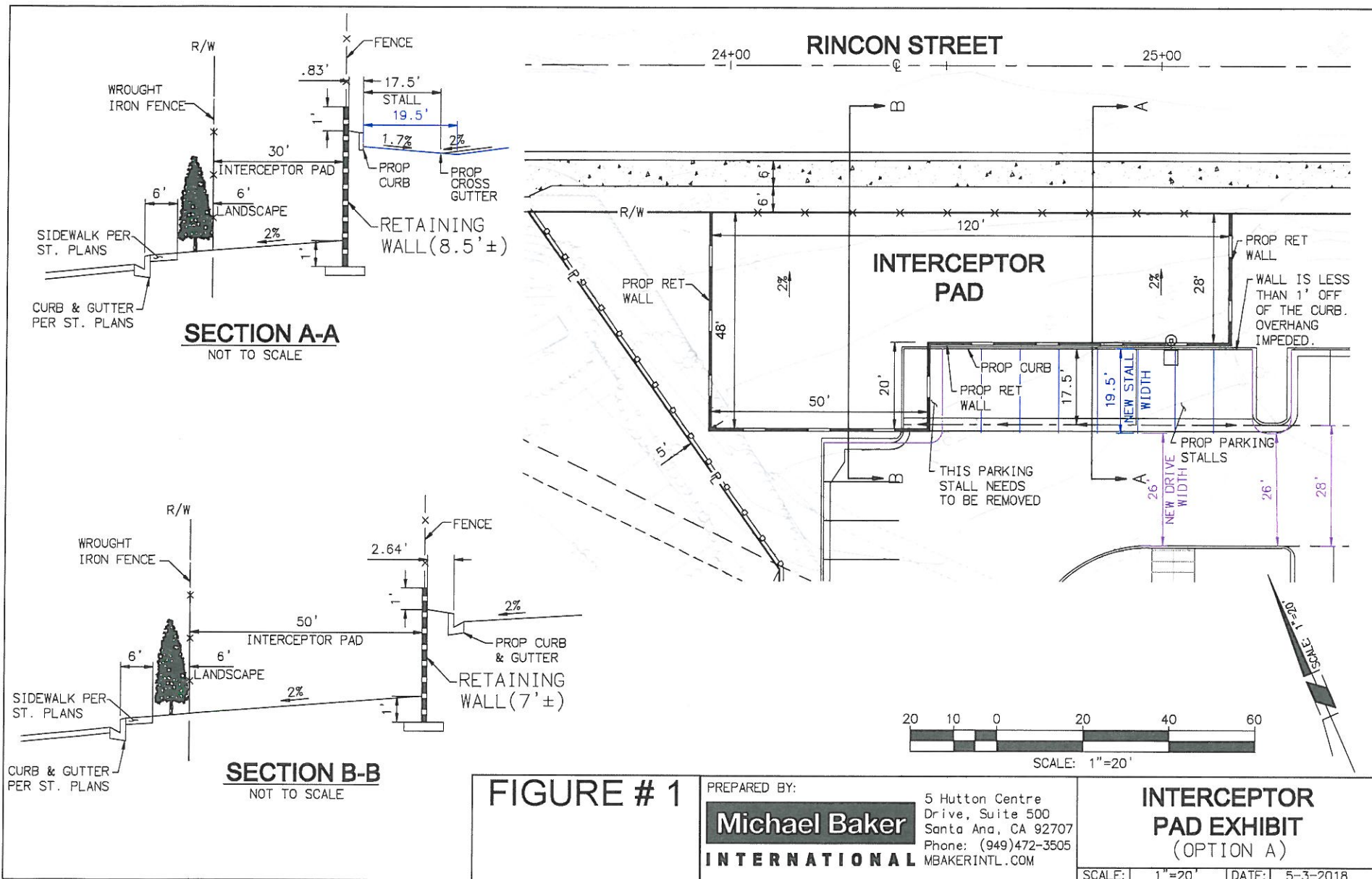
DISCLAIMER: THIS DRAWING AND ANY INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF ANY ACTION OR INACTION TAKEN BY ANY OTHER PARTY BASED ON THIS DRAWING.

PROJECT NUMBER: SHEETS 11  
 SCALE: AS NOTED  
 DRAWING DATE: 02-27-2018  
 1st P.C. SUBMITTAL:  
 2nd P.C. SUBMITTAL:  
 3rd P.C. SUBMITTAL:

1-A1.0

EXHIBIT A1

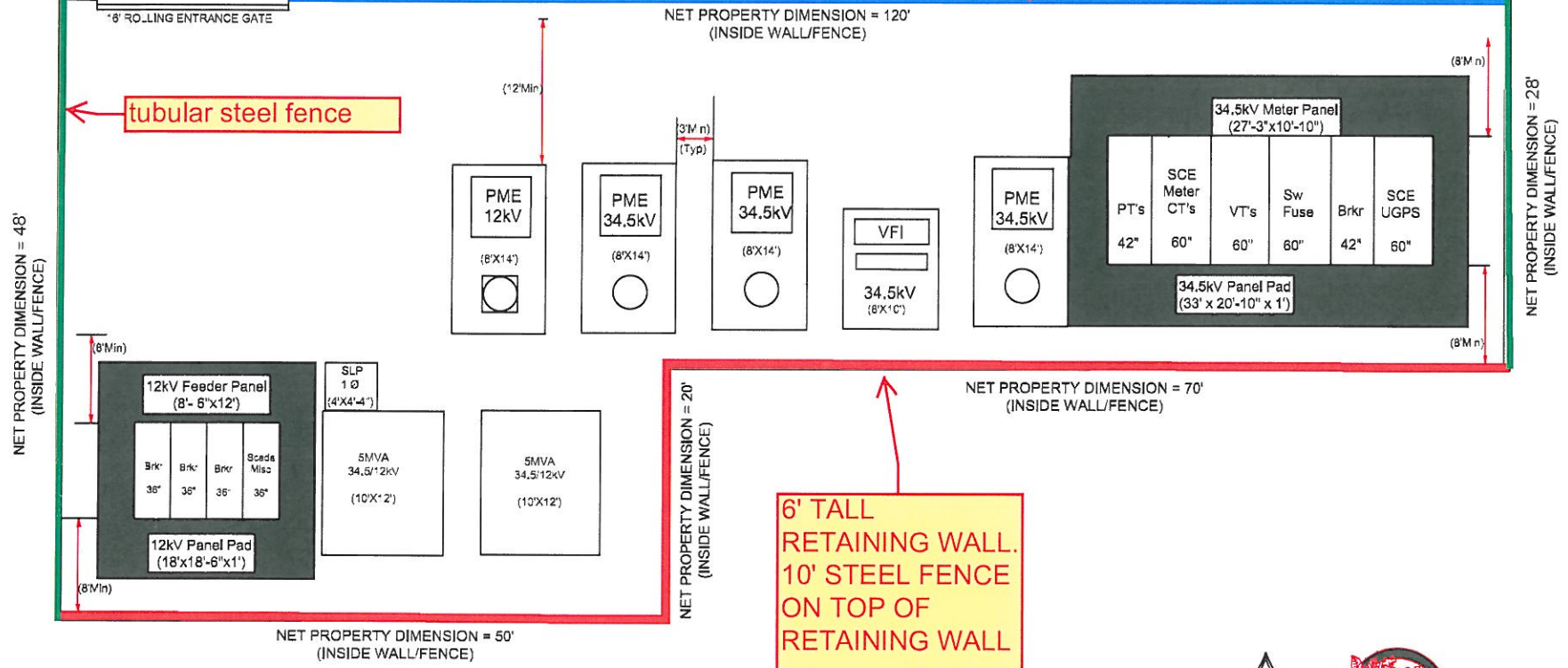




**EXHIBIT A2**



10' tubular steel fence



THE CITY OF  
**CORONA, CALIFORNIA**  
DEPARTMENT OF WATER AND POWER

**FIGURE # 2 PROPOSED  
RINCON 10MVA 34.5kV/12kV SUBSTATION WDAT  
Estimated Property Requirements**

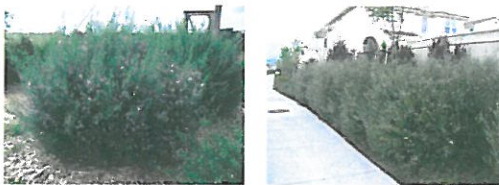
PREPARED BY:  
**Pacific  
UTILITY  
INSTALLATION, INC.**  
1585 HARMONY CIRCLE  
ANAHEIM, CA 92807  
(714) 970-6430  
LIC #733207 Fax (714) 970-1163

**EXHIBIT B**

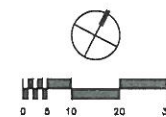
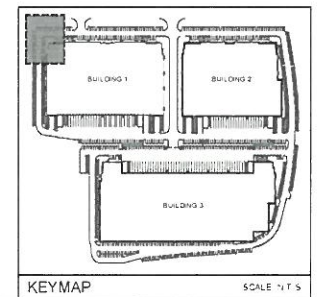
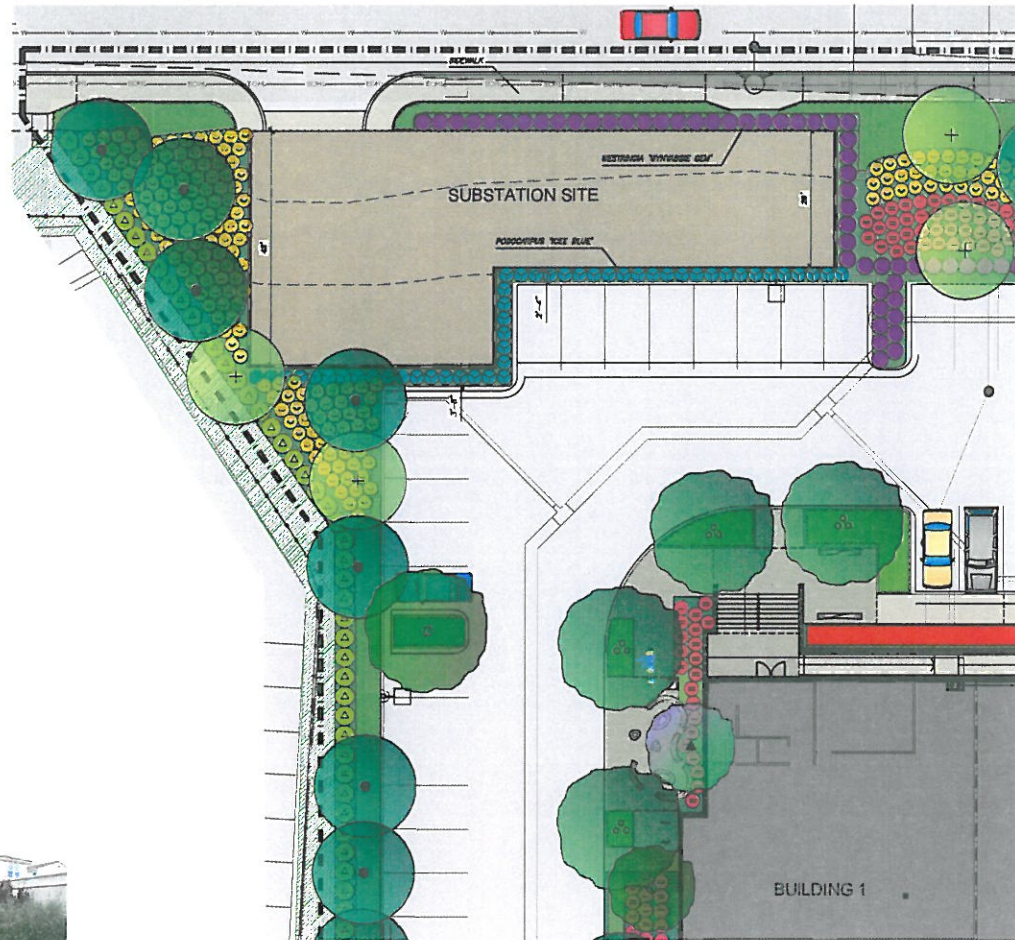
PLANT SCHEDULE (ILLUSTRATED AREA)							
SYMBOL	PLANT CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	SPACING	
	—	ACACIA STENOTAPHYLLOIDES	SHOESTRING ACACIA	15 GAL 24" BOX	STD FORM	PER PLAN	
	—	CAESALPINIA DESERTI	DESERT MUSEUM PALM	36" BOX	MULTI STEM FORM	PER PLAN	
	—	LAURUS NERII	MADAGASCAR MOUTILL	15 GAL 24" BOX	STD FORM	PER PLAN	
	—	LOPHOCARPUS	BRISBANE BOX	24" BOX	STD	PER PLAN	
	—	OLEA EUROPEA	FRUITLESS OLIVE	36" BOX 80" BOX	MULTI STEM	PER PLAN	
	—	PHYLLOCLADUS	AFRICAN SUMAC	24" BOX	STD	PER PLAN	
SHRUBS							
	—	DIAPYCNES	LITTLE RED FLAX	1 GAL	---	24" O.C.	
	—	HEPERALDE	REB LACCA	5 GAL	---	30" O.C.	
	—	LYSTRA	NEWBOLD LANTANA	1 GAL	---	36" O.C.	
	—	MULLENBERGIA	PINK MULBERRY	1 GAL	---	36" O.C.	
	—	PROSTRATUS	PROSTRATE ROSEMARY	PLANTS	---	12" O.C.	
	—	SENNA	FEATHERY CASSIA	5 GAL	---	48" O.C.	
	—	STYLARIA	MOOR GRASS	1 GAL	---	30" O.C.	
	—	WESTRINGIA	DOAST ROSEMARY	15 GAL	---	42" O.C.	
	—	PODOCARPUS	ICEE BLUE	15 GAL	---	36" O.C.	



PODOCARPUS 'ICEE BLUE'



WESTRINGIA 'WYNYABBIE GEM'









ONSITE PHOTOS



FIGURE # 1 - LOOKING WEST



FIGURE # 2 - LOOKING EAST



FIGURE # 3 - LOOKING NORTH



FIGURE # 4 - LOOKING SOUTH



OFFSITE PHOTOS



FIGURE # 5 - LOOKING WEST



FIGURE # 6 - LOOKING EAST



FIGURE # 7 - LOOKING NORTH



FIGURE # 8 - LOOKING SOUTH



City of Corona  
Department of Water and Power  
*"Protecting Public Health"*

Office: 951 736 2234  
Fax: 951 735 3786

755 Public Safety Way  
Corona, CA 92880 – [www.discovercorona.com](http://www.discovercorona.com)

07-25-2018

City of Corona Community Development Department  
Planning Division (Attn: Lupita Garcia)  
420 S Vicentia Ave, Corona, CA 92882

**Subject: Conditional use permit for Corona DWP Electrical Substation located at 1138 W Rincon St, Corona, CA 92880**

**A. Proposed Land Use and Surrounding Uses.**

**Proposed use:** The Corona Department of Water and Power (DWP) is proposing a new electrical substation on the north-west corner of west 1138 Rincon Street. The substation will contain only electrical equipment. There is no structure or building being constructed within this lot. The purpose of the station is to provide whole sale electrical power to the Corona Department of Water and Power.

**Surrounding use:** all parcels adjacent to the property are zoned as M2 – general manufacturing. The BNSF railway is adjacent to the south of the property. The Orange County Flood Control property is located to the north of the property on the opposite side of W Rincon Street.

**B. Site Design**

The site will be designed to optimize the benefit of the site for the Developer and for the City. The frontage of the property will be screened from pedestrians and vehicles with large 24" box screen trees. Slump stone retaining walls will be located on the southern portion of the substation. The site will contain primarily electrical equipment that won't be visible from the street, or from the future tenants of the Rincon Business Center. Please see the attached equipment layout. There is no structure or building being constructed within this lot.

**C. Architecture and Materials**

There is no designated architect for this project. The materials for the retaining will be slump stone, or as approved by the Planning Division. There is no building being constructed within this lot. All retaining walls will be designed by the Civil Engineer of Record.





City of Corona  
Department of Water and Power  
*"Protecting Public Health"*

Office: 951.736.2234  
Fax: 951.735.3786

755 Public Safety Way  
Corona, CA 92880 – [www.discovercorona.com](http://www.discovercorona.com)

**D. Parking and Access**

The only driveway will be located along W Rincon Street. Access to the site will be only for DWP staff members, authorized contractors, authorized technical consultants, or other authorized members of the public. The only onsite parking will be for DWP or contractor work trucks.

**E. Landscaping**

The frontage of the property will be screened from pedestrians and vehicles with large 24" box screen trees. There will be new landscape surrounding all four sides of the lot. All new landscaping will conform to the Planning Department Landscape Design Guidelines for Commercial & Industrial Properties and the DWP Design Guidelines.

**F. Fencing (Perimeter & Retaining)**

Slump stone retaining walls will be located on the southern portion of the substation. Tubular steel fence up to 8' high will be installed around the site. All fencing will be screen with screen trees and tall shrubs. All wall and fence materials shall conform Planning Division specifications and requirements.

If you have any questions or need any additional information, please contact me at (951) 279-3604 or [Tom.Koper@coronaca.gov](mailto:Tom.Koper@coronaca.gov)

Sincerely,

Tom Koper, PE  
Assistant Public Works Director

C: Michele Hindersinn, Public Works  
Tom Moody, DWP  
Curtis Showalter, DWP  
Zach Murray, Public Works

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: \_\_\_\_\_

Notice of Exemption\Corona

Form "B"



# **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.