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**Title:** PP16-011: A Precise Plan application to review the site plan, architecture, and landscaping associated with two light industrial buildings totaling 62,721 square feet proposed in the BP (Business Park) designation of the Dos Lagos Specific Plan (SP99-03) located on the east side of Temescal Canyon Road and south of Cajalco Road and consideration to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2502 GRANTING PP16-011, based on the findings contained in the staff report and conditions of approval (Applicant: Pat Tritz, Griffco Land LLC, 2518 N. Santiago Blvd., Orange, CA 92867). (Continued Public Hearing from September 25, 2017)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Resolution No. 2502.pdf, 2. Locational and Zoning Map, 3. Exhibit A - Site Plan, Revised, 4. Exhibit B - Conditions of Approval, 5. Exhibit C - Parcel Map 37152, 6. Exhibit D1 - Building 1 Floor Plan, 7. Exhibit D2 - Building 2 Floor Plan, 8. Exhibit E1 - Building 1 Elevations, 9. Exhibit E2 - Building 2 Elevations, 10. Exhibit E3 - Color and Material Palette, 11. Exhibit F1 - Building 1 Landscape Plan, 12. Exhibit F2 - Building 2 Landscape Plan, 13. Exhibit G1 - Aeria View of golf course trees., 14. Exhibit G2 - Street View of golf course trees., 15. Exhibit H - Applicant's letter dated July 11, 2016, addressing criteria for Precise Plans, 16. Exhibit I1 - Photometric Analysis for Building 1, 17. Exhibit I2 - Photometric Analysis for Building 2, 18. Exhibit J - Lighting Specifications, 19. Exhibit K - Noise Analysis, 20. Exhibit L - Public correspondence from the public, 21. Exhibit M - Environmental Documentation

Date	Ver.	Action By	Action	Result
11/6/2017	1	Planning and Housing Commission	granted	Pass

**PLANNING AND HOUSING COMMISSION  
STAFF REPORT**

**DATE:** 11/6/2017

**TO:** Honorable Chair and Commissioners

**FROM:** Community Development Department

**APPLICATION REQUEST:**

**PP16-011:** A Precise Plan application to review the site plan, architecture, and landscaping associated with two light industrial buildings totaling 62,721 square feet proposed in the BP (Business Park) designation of the Dos Lagos Specific Plan (SP99-03) (located on the east side of Temescal Canyon Road and south of Cajalco Road) (Applicant: Pat Tritz, Griffco Land LLC, 2518 N.

Santiago Blvd., Orange, CA 92867).

### **RECOMMENDED ACTION:**

That the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2502 GRANTING PP16-011 based on the findings contained in the staff report and conditions of approval.

### **PROJECT SITE SUMMARY**

Area of Property: 3.6 acres

Existing Zoning: Business Park (BP) within the Dos Lagos Specific Plan (SP99-03)

Existing General Plan: Light Industrial (LI)

Existing Land Use: Vacant Industrial

Proposed Land Use: Light Industrial Business Park

Surrounding Land Uses:

N: City of Corona Waste Water Treatment Plant

E: City of Corona Waste Water Treatment Plant

S: Dos Lagos Golf Course

W: Temescal Canyon Road and Quikrete cement manufacturing business

### **BACKGROUND**

#### **Site and Zoning Background**

The subject 3.6-acre property is currently a vacant dirt lot bordered by Temescal Canyon Road to the west and existing developments to the north, east, and south. In 2003, the site was rough graded in conjunction with the master planned Dos Lagos Community.

The site is currently zoned Business Park (BP) and governed by the development standards of the Dos Lagos Specific Plan (SP99-03). The site is also known as Planning Area 6 within said specific plan. Although the site is zoned BP, the specific plan gives the site some flexibility to be developed with light industrial uses under an alternate land use designation of Light Industrial (LI) if business park uses are not developed on the project site. Either BP or LI uses may be developed on the site; however, the BP and LI designations may not be developed simultaneously. Furthermore, medical uses may not be developed in Planning Area 6 under either designation.

#### **Project Background**

In 2007, the Planning Commission approved the development of seven office buildings totaling 35,931 square feet on the site. The project was reviewed under Precise Plan 06-011. The Planning Commission also approved Parcel Map 34851 to subdivide the site into seven lots for the seven office buildings. The developer of the project was Meridian Dos Lagos. The site, however, was never developed as entitled due to the economic climate of the region at that time. To keep the entitlements from expiring, the developer filed multiple applications with the City to extend the two land use applications to May 2016. Thereafter, the site was acquired by Griffco Land, the applicant of the current proposal, which involves the development of two light industrial buildings on the project site. The use is permitted under the site's alternative Light Industrial designation.

Development of the project requires a precise plan application, PP16-011, which is being reviewed herein. PP16-011 reviews the site plan, architecture, and landscaping of the overall proposal. The project also requires a parcel map application, PM 37152, which proposes to subdivide the property into two parcels to allow each building and its associated parking to be contained within its own parcel. PM 37152 is being reviewed separately for concurrent approval and attached as Exhibit C for

reference.

The project was discussed at the Infrastructure Committee meeting held on March 2, 2016. The Committee expressed concerns regarding the application of architectural enhancements to all sides of the buildings, especially the sides visible from Temescal Canyon Road and to the residential area to the south, but was in general favor of the proposal.

The project was submitted for review by staff as DPR16-011 and DPR16-017 on May 12, 2016 and July 21, 2016, respectively. The project was reviewed a second time by staff on August 11, 2016.

### **September 25, 2017 Public Hearing**

The Planning and Housing Commission initially reviewed the project on September 25, 2017. Due to public testimony received from the area residents at the public hearing, the project was continued to the November 6, 2017 public hearing to allow the applicant to meet with the residents and address the concerns raised at the meeting.

In response to the concerns raised by the residents, the applicant and his traffic engineer attended a meeting of the Citrus Springs Homeowners' Association held on October 10, 2017 in the KW Commercial property management offices on Lakeshore Drive. At the meeting, Mr. Pat Tritz, Griffco, provided an overview of the project and summarized the findings of the project's technical reports. In terms of anticipated noise impacts, the applicant's acoustic consultant anticipates that Waste Management waste hauling trucks would have the greatest potential for noise impacts (Lnd Consulting, October 24, 2017). A noise analysis was prepared for the project which analyzed noise associated with waste hauling activities and delivery trucks (Exhibit J). In response, the revised plan now shows the trash enclosure locations in the intervening space between the two project buildings to contain the noise as opposed to their previous location at the east property boundary at the back of the site. The noise analysis is discussed in the *Environmental Analysis* section of this report and in the project's Mitigated Negative Declaration attached as Exhibit M.

The applicant also made available a photometric analysis prepared by NLS Manufacturing that demonstrates that the exterior on-site lighting levels will be contained at the site with minimal to no glare spillover onto the surrounding adjacent properties. The lighting will have proper shielding to contain glare that is standard requirement along with California's Energy Code Title 24 lighting requirements which require the lights to dim and only brighten up when movement is detected. Additional details regarding the on-site lighting are discussed in the *Environmental Analysis* section of this report and in the Mitigated Negative Declaration (Exhibit M).

In terms of a buffer wall along the south property line towards the back of the property, the residents expressed great favor for a tube steel fence in that location coupled with screening landscape material rather than a block wall which would entice graffiti and further homeless encampment. The details of the project's fencing is discussed in the *Fences and Walls* section of this report.

Mr. Keil Maberry of Linscott, Law and Greenspan Traffic Engineers, was present to speak to the issues of traffic. He explained how traffic impacts are analyzed and the level of traffic anticipated with the project as well as the anticipated travel routes for truck traffic as well as employee traffic. Trucks would most likely exit Interstate 15 at Weirick Road/Dos Lagos Drive and go northbound onto Temescal Canyon Road. Should a truck exit at Cajalco Road and go southbound onto Temescal Canyon Road, only a very minor amount of trucks could make a U-turn on Temescal Canyon Road at Blue Springs Court which was a concern for the residents who reside within the tract that fronts this

street intersection. Employee traffic could come from the same directions as the trucks, and there could be a more likely occurrence of passenger vehicles making U-turns on Temescal Canyon Road at Blue Springs Court; however, the overall amount of employee traffic, even at the AM and PM peak hours, would not significantly impact the current traffic conditions. Mr. Maberry also detailed the levels of traffic with the proposed project that are less than the traffic levels that would have been realized with the previous project that was entitled for the site which consisted of multiple business park buildings.

General discussion also took place regarding the types of uses that could go into the buildings, the area traffic in general, disruptions to the residents caused by the surface mine further east in the county area, and security. Mr. Tritz stated that their company has developed a lot of land within the city, and it takes pride in maintaining properties with high operational standards. He offered that, since Griffco will still be involved with the operations of the development, and if any future concerns arise among the residents because of any operational disruptions coming from the site, he will remain available for the residents to contact him directly to address any such problems if they were to arise.

## **PROJECT DESCRIPTION**

PP16-011 is for the development of two light industrial buildings totaling 62,737 square feet proposed on 3.6 acres located on the east side of Temescal Canyon Road and south of Cajalco Road. Although the proposal is being permitted under the site's alternative land use designation of LI, the project's site plan is designed per the development standards of the BP designation which are fairly similar to the standards of the LI designation except the BP designation cannot have outdoor storage. The following sections discuss in detail the aspects of the project as they pertain to the site plan, architecture, landscaping, parking, and signage.

### **Site Plan**

As depicted on the applicant's site plan, Exhibit A, Building 1 is located on the northern portion of the site and has a building area of 30,940 square feet. Building 2 is located on the southern portion of the site and has a building area of 31,781 square feet. Vehicular access to the buildings is provided by a single shared 36-foot wide driveway located on Temescal Canyon Road. The buildings are separated by a 28-foot wide main drive aisle and parking spaces. Additional parking spaces are located at the front and rear of the buildings. The main loading areas are located towards the rear of the site behind the buildings and will not be visible from street view.

The BP designation requires a minimum building setback of 15 feet along Temescal Canyon Road which must be fully landscaped. No building setbacks are required along the side and rear perimeters of the site. As demonstrated by the site plan, the project is in compliance with the required setbacks. Also, the 15-foot landscape setback includes a 13-foot wide landscape easement which is required by the Dos Lagos Specific Plan. This easement is to be provided along both sides of Temescal Canyon Road in addition to the required 12-foot wide sidewalk and parkway area along Temescal Canyon Road. The result is a 25-foot wide landscape greenbelt that is intended to serve as a buffer between the development and Temescal Canyon Road and an enhancement to the road's streetscape.

### **Trash Enclosure**

Two trash enclosures which were initially proposed towards the rear of the buildings are now located in the intervening space between the two buildings. The revision was in response to noise concerns related to waste hauling truck activities which were raised by the area residents at the initial public

hearing. Per the project's noise analysis (Exhibit K) noise produced by waste hauling trucks would be fully shielded by the buildings. Detailed discussions regarding noise related to waste hauling activities and delivery trucks can be found under the *Environmental Analysis* section of this report and the Mitigated Negative Declaration (Exhibit M).

### **Floor Plan**

Exhibits D1-D2 illustrate the proposed floor plans for the buildings. The main entrance into Building 1 is located on the southwest corner of the building. The main entrance into Building 2 is located on the northwest corner of the building. At this time, the floor plans of the buildings do not include detailed layouts of the interior as the applicant has not acquired any tenants for the buildings yet; therefore, the floor plans only show where office space within each building can potentially be located. The Building 1 floor plan conceptually shows that the southwest corner of the building by its main entrance can accommodate two floors of office space totaling 3,174 square feet. The Building 2 floor plan conceptually shows a similar proposal on the northwest corner by its main entrance. Once the buildings are acquired by or leased to tenants, each tenant will be able to customize the office area to their specific needs in terms of size and layout which will be reviewed by the applicable city departments during the plan check process.

### **Architecture**

The architecture proposed for the buildings is shown in Exhibits E1-E3. The buildings will be constructed of concrete tilt up panels painted in a white and grey color scheme. The northwest and southwest corners of both buildings which would be visible from Temescal Canyon Road feature glazing with mullions, grey pattern stacked stone, and metal awnings which extend the full height of the structures. In addition to the enhanced building corners, the west elevations which would be in full view of Temescal Canyon Road are enhanced with architectural details including metal canopies, horizontal and vertical lines, and variation in the white and grey painted panels. The architectural details provide massing breaks and visual interest to the buildings. The south elevation of Building 2 which would be visible to the existing residential area to the south is also enhanced with the same architectural details.

The maximum building height limit permitted in the BP designation is 75 feet. The buildings are within the maximum allowable height limit as they are 34 feet in height which includes parapet walls and architectural projections. Any rooftop mechanical equipment proposed for the buildings will be screened from street view by the parapet walls.

### **Fencing and Walls**

The applicant's initial plan proposed to construct an eight-foot high tube steel fence along the north and south boundaries at the rear of the property with chain link fence along the east boundary. In response to buffering and screening concerns raised by the residents, the applicant agreed to construct tube steel fence along all boundaries at the rear of the property. The tube steel fence will have perforated metal screen backing to help screen the rear portion of the project site from the view of the golf course to the southeast and residential area to the south. Additionally, the applicant will plant vines along the south and east boundary fences to provide further screening of the rear portion of the site as this corner would be most visible to the golf course and residences. The conditions of approval which are attached as Exhibit B ensures that the applicant construct the fence with the screening landscape materials as agreed. The screened area or any portion of the project will not be

used for outdoor storage as outdoor storage is not permitted in the BP designation.

### **Landscaping**

The project's conceptual landscape plans are shown in Exhibits F1-F2. The parkway adjacent to the project site contains existing landscaping; therefore, the applicant is only responsible for installing the onsite landscaping within the project site. The landscape plan features California-friendly plant materials requiring low to medium water usage. The chosen plant materials include a variety of flowering shrubs, succulents, and evergreen trees to screen the parking lots and enhance the buildings. Also, the applicant's trees are larger in size than typically required for industrial projects. Large 36-inch box size trees will be installed along the 15-foot landscape setback and at the main driveway and entry points of the buildings. The trees within the parking lot landscape islands and around the perimeters of the buildings will be 24-inch box in size at time of installation. Trees will also be installed along the south boundary of the parking at the front of the site to screen and buffer the parking lot from the residential area to the south. Overall, the proposed landscaping complies with the Corona Municipal Code's landscape design guidelines for industrial developments and will enhance the site and surrounding area.

Other than the front parking lot, the landscape plan does not propose screen trees for buffering purposes between the project site and residential area to the south as the project site is separated from the residential area by a green belt measuring approximately 160 to 260 feet in width that is part of the Dos Lagos Golf Course which contains existing foliage and trees that will provide screening and buffering between the two sites. The golf course trees between the two sites are shown in Exhibits G1-G2.

Also, the landscape plan depicts the original site plan layout which has the two trash enclosures located at the rear of the site. As discussed in the previous sections, the trash enclosures were relocated to the intervening space between the two buildings. Landscape plans are required to be submitted for plancheck which will be reviewed by the Community Development Department for compliance with the applicable landscape codes and requirements and for the screen material to be provided along the east and south perimeters. At the time of submittal, the applicant will be required to update the landscape plan to reflect the revised site plan shown in Exhibit A.

### **Signage**

The applicant's proposal does not include a sign program at this time. Signage for the buildings and parcel identification signs (i.e. monument signs) will be subject to the sign criteria established for the BP designation within the Dos Lagos Specific Plan. The applicant will be required to obtain sign permits for any signs proposed for the site. The signs will be reviewed by the applicable city departments at the time of permitting for compliance with all applicable codes and regulations pertaining to the site.

### **ACCESS, CIRCULATION AND PARKING**

Access to the parcels will be from Temescal Canyon Road, which has a right-of-way width that ranges from 106 feet to 120 feet. The portion of Temescal Canyon Road that is adjacent to the project site is fully improved with curb and gutter, parkway, and sidewalk totaling 12 feet in width. Therefore, the applicant is only responsible for the construction of the project's shared drive approach, drainage, and water and sewer systems associated with the development of the site. Temescal Canyon Road also contains a raised median; therefore, the project driveway is restricted to right-in and right-out only turn movements. The median also contains an existing outbound left-turn accelerator lane for the Quikrete industrial site located on the west side of Temescal Canyon Road

directly opposite of the project site which further restricts the project driveway from making outbound left-turn movements. The median and accelerator lane are depicted on the applicant’s site plan attached as Exhibit C.

Per Corona Municipal Code Chapter 17.76, the industrial buildings are required to provide parking based on the office and manufacturing parking ratios of 1:250 and 1:500, respectively. Since the initial review by the Planning and Housing Commission, and upon the revision of the site plan, the parking tabulation has also been revised. Based on the proposed floor plan for Building 1 which includes up to 3,174 square feet of potential office space, 69 parking spaces are required and 71 parking spaces are provided. Based on the proposed floor plan for Building 2 also including the office space, 70 parking spaces are required and 71 parking spaces are provided. The following table summarizes the parking requirements for the project.

**TABLE 1  
PARKING SUMMARY**

Building No.	Use	Floor Area	Parking Ratio	Required Parking	Provided Parking
Building 1	Office	3,174	1:250	69	71
	Manufacturing	27,766	1:500		
Building 2	Office	3,174	1:250	70	71
	Manufacturing	28,607	1:500		
<b>Total</b>		<b>62721</b>	<b>---</b>	<b>139</b>	<b>142</b>

**TRAFFIC IMPACT ANALYSIS**

A focused traffic impact analysis was prepared for the project (Linscott, Law & Greenspan, 2017) to analyze the potential traffic impacts of the proposed project on the surrounding area of the project site. The project is forecast to generate 283 daily trips with 56 trips produced in the AM peak hours and 52 trips produced in the PM peak hours.

Seven nearby street intersections were analyzed and projected to operate at an acceptable Level of Service D or above during the AM and PM peak hours when the project is in operation.

The northbound left-turn pockets on Temescal Canyon Road and Cajalco Road were analyzed for vehicle stacking adequacy. The traffic impact analysis determined that with the project in operation, the left-turn pockets would be impacted as the lanes’ existing 160-foot storage length would be insufficient in terms of stacking capacity during the AM and PM peak hours. A minimum storage length of 511 feet and 160 feet would be needed during the AM and PM peak hours, respectively, to adequately accommodate vehicles. However, due to the existing roadway conditions on Temescal Canyon Road, the No. 1 left-turn lane can only be feasibly extended by approximately 100 feet. Therefore, the traffic impact analysis recommended that the No. 1 left-turn lane be lengthened by 100

feet for a total storage length of 260 feet in order to mitigate the impact to a less than significant level.

The traffic impact analysis also recommended that delineators be installed along the white striped line for the Quikrete outbound left-turn accelerator lane directly across from the project site to restrict left turn movements from the project driveway.

Additional information regarding the traffic impact analysis is discussed in the Initial Study/Mitigated Negative Declaration attached as Exhibit M.

## **ENVIRONMENTAL ANALYSIS**

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, a Mitigated Negative Declaration was prepared for the project because the Initial Study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the project's mitigation measures identified in the Mitigated Negative Declaration there is no substantial evidence, in light of the whole record before the City, that the project may have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration are recommended for adoption (Exhibit M).

In response to environmental related issues that were raised by the public at the initial public hearing on September 25, 2017, the Mitigated Negative Declaration was revised to include additional discussions in the areas of biological resources, noise, and lighting. The following summarizes the revised sections in the Mitigated Negative Declaration.

Section 7 (Biological Resources) was revised to include a Summary of a Phase I Findings letter dated August 25, 2017, prepared by South Shore Testing & Environmental. The letter was prepared as an addendum to the Phase I Environmental Site Analysis, also prepared by South Shore Testing & Environmental (April 14, 2016) to confirm that at the time the site reconnaissance was conducted for the Phase I, no vegetation was observed by South Shore Testing & Environmental which means disturbance to sensitive habitat suitable for the burrowing owl or narrow endemic plant species during project grading would be unlikely. Also, to further ensure that development of the project site will not impact the burrowing owl, the project is conditioned to have a pre-construction survey conducted for the burrowing owl prior issuance of a precise grading permit.

Section 10 (Noise) was revised to include the project's noise analysis (Lnd Consulting, October 24, 2017). The primary concern with regard to noise is the delivery trucks "reverse signals" and waste hauling activities associated with the development. For delivery truck noise, the "reverse signals" or back-up beepers are anticipated to have a noise level of 46.9 dBA measured at the south property line which is the nearest part of the project site to the existing residential area to the south. Since the development will have a total of six loading bays this measurement includes six trucks backing up into the six loading bays at the same time as a worst case scenario. For waste hauling activities, the noise level from this type of activity measured at the south property line is anticipated to be 38.1 dBA. Cumulatively, the noise level from both sources is anticipated to be 47.4 dBA. The noise analysis states that noise from the development will drop off as the noise radiates outward. Therefore, the cumulative noise level from both sources is expected to be lower than 47.4 dBA once it crosses over the golf course green belt to the residential units to the south and would be well below the city's maximum allowable exterior noise levels for residential land uses which are 55 dBA for the daytime hours (7 a.m. to 10 p.m.) and 50 dBA for the nighttime hours (10 p.m. to 7 a.m.). Therefore, mitigation pertaining to noise was not recommended as noise impacts would be less than significant.

Section 13 (Aesthetics) was revised to include discussions regarding the project's photometric analysis (NLS Manufacturing). The exterior lighting proposed for the development consists of LED wall lights and 20-foot high parking lot light poles. As shown by the applicant's photometric analysis in Exhibits I1-I2, the light poles will be installed primarily in the parking lot at the front of the property adjacent to Temescal Canyon Road. Only one light pole will be installed in the parking at the rear of the property. The wall lights will be mounted on the sides of the buildings that face one another and at the rear of the buildings. No lights will be mounted on the south side of the building which faces the golf course and residential units. The purpose of the analysis was to demonstrate the project's compliance with the city's regulations pertaining to glare per Section 17.84.070 of the Corona Municipal Code which states that "all areas of exterior lighting shall be designed to direct light downward with minimal spillover onto adjacent residences, sensitive land uses, and open space." The analysis showed that the exterior lighting would result in minimal to no glare spillover onto the adjacent properties surrounding the project site. Furthermore, the LED lamps are positioned two to three inches deep within the cover to eliminate glare spillover. The lights are also subject to California's Energy Code Title 24 lighting requirements which require the lights to dim down to minimum lighting when the motion sensors do not detect movement in the area. The specifications for the light fixtures are attached as Exhibit J. Therefore, mitigation pertaining to lighting and glare was not recommended as impacts are expected to be less than significant.

### **FISCAL IMPACT**

The applicant has paid all the required application processing fees

### **PUBLIC NOTICE AND COMMENTS**

A public notice was mailed to all property owners within a 500-foot radius of the project site, posted on the project site, and advertised in the Sentinel Weekly News 20 days prior to the initial public hearing held on September 25, 2017, and the public meeting was continued to the specified date of November 6, 2017. As of the preparation of this report, staff has not received any direct response from the public regarding the project. However, staff was copied on an email correspondence between the applicant and Ms. Denise Seinturier regarding the project's landscaping, noise, on-site lighting, and the possibility of erecting a fence along the open space area between the project site and residential tract which would require the applicant to work with the manager of Dos Lagos Golf Course (Exhibit L).

### **STAFF ANALYSIS**

The applicant is proposing a project consisting of two light industrial buildings that is capable of meeting the development standards of the Business Park designation of the Dos Lagos Specific Plan and Corona Municipal Code. The light industrial use of the site is permitted under the site's alternative land use designation of Light Industrial. The architectural design, materials, and colors of the industrial buildings are compatible and in harmony with the existing commercial and residential buildings in the Dos Lagos area. The height of the buildings is also in scale with the nearby residential buildings to the south as the industrial buildings are only 34 feet in height. Furthermore, the buildings are set back considerably from Temescal Canyon Road, and industrial activities associated with the project site will be screened from the view of the residential properties to the south by existing trees within the Dos Lagos Golf Course with additional on-site landscape screening to be provided at the rear of the property.

The applicant has made revisions to the project in response to concerns raised by the public from the initial public hearing held on September 25, 2017 and subsequent meeting held with the Citrus

Springs HOA. The applicant also prepared additional technical studies (noise and photometric analyses) which show compliance with the city's performance standards for noise and glare.

Development of the proposed project is consistent with General Plan Policy 1.4.3 which promotes the development of vacant lands within the City on the periphery of existing development that complements the scale and pattern of existing uses. The project is also consistent with General Plan Goal 1.12 because it provides job opportunities for Corona's residents and sustains the City's economy. Therefore, based on the following findings and conditions of approval, PP16-011 is recommended for approval.

## **FINDINGS OF APPROVAL FOR PP16-011**

1. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The environmental assessment identifies potentially significant effects on the environment, but:
  - a. *The project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Conditions of Approval attached as Exhibit B.*
  - b. *There is no substantial evidence before the City that the revised project may have a significant effect.*
  
2. All the conditions necessary to granting a Precise Plan as set forth in Section 17.91 of the Corona Municipal Code do exist in reference to PP06-011 for the following reasons:
  - a. *The proposed development consists of two light industrial buildings which is consistent with the Light Industrial land use designation of the General Plan because this land use is intended for light industrial uses.*
  - b. *The project complies with the development standards of the Business Park designation of the Dos Lagos Specific Plan in terms building setbacks and building height limit while the proposed use of the site which consists of two light industrial buildings complies with the site's alternative land use designation of Light Industrial in terms of permitted uses.*
  - c. *The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the Act have been followed. As justified in Finding # 1, the project will not result in significant effects to the environment because the project applicant has agreed to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Conditions of Approval attached as Exhibit B.*
  - d. *The site is of a sufficient size and configuration to accommodate the design and scale of proposed development, including buildings and elevations, landscaping, parking and other physical features of the proposal, as demonstrated in Exhibit A of this report.*

- e. *The design, scale and layout of the proposed development will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards which were fully analyzed in a focused traffic impact analysis, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses because the proposal complies with the development standards of the Business Park designation of the Dos Lagos Specific Plan.*
- f. *The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, will enhance the visual character of the neighborhood by improving vacant undeveloped property, and will provide for harmonious, orderly and attractive development of the site.*
- g. *The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color that is aesthetically appealing and will retain a reasonably adequate level of maintenance.*

3. The proposal is consistent with the General Plan for the following reasons:

- a. *The proposed development consists of two light industrial buildings which is consistent with the Light Industrial land use designation of the General Plan because this land use is intended for light industrial uses.*
- b. *The project is consistent with General Plan Policy 1.4.3 which promotes the development of vacant lands within the City on the periphery of existing development that complements the scale and pattern of existing uses.*
- c. *The project is consistent with General Plan Goal 1.12 because it provides job opportunities for Corona's residents and sustains the City's economy.*

4. The proposal is consistent with the Dos Lagos Specific Plan for the following reason:

- a. *The project is consistent with the Dos Lagos Specific Plan because it fulfills the intent of said specific plan which designates the project site as Planning Area 6 which is intended to be developed for either business park or light industrial uses.*

5. The proposal is consistent with the Business Park designation of the Dos Lagos Specific Plan for the following reason:

- a. *The project is consistent with the Dos Lagos Specific Plan because its site plan complies with the development standards of the Business Park designation of the Dos Lagos Specific Plan in terms building setbacks and building height limit while the proposed use of the site which consists of two light industrial buildings comply with the site's alternative land use designation of Light Industrial in terms of permitted*

**PREPARED BY: SANDRA YANG, SENIOR PLANNER**

**REVIEWED BY: TERRI MANUEL, PLANNING MANAGER**

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

**EXHIBITS**

1. Resolution No. 2502
2. Locational and Zoning Map
3. Exhibit A - Site Plan, revised
4. Exhibit B - Conditions of Approval
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Case Planner: Sandra Yang, Senior Planner (951) 736-2262