



Legislation Details (With Text)

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Title: CUP17-002: Conditional Use Permit application to establish a 2.5 million-gallon potable water reservoir on 0.90-acres located at 3985 Nelson Street in the R-1A (Single-Family Residential, 40,000 square-foot minimum lot size) Zone. (Applicant: Vernon Weisman, District Engineer, City of Corona, Department of Water and Power, 755 Public Safety Way, Corona, CA 92880).

Sponsors:**Indexes:****Code sections:**

Attachments: 1. Staff Report, 2. Resolution No. 2523, 3. Locational and Zoning Map, 4. Exhibit A - Site Plan, 5. Exhibit B - Conditions of Approval, 6. Exhibit C - Conceptual rendering of reservoir, 7. Exhibit D - Potable Water Storage Reservoir Cross Sections, 8. Exhibit E - Landscape Plan, 9. Exhibit F1 - F2 - Fence Plan and Details, 10. Exhibit G - Letter of Objection, dated June 22, 2016, 11. Exhibit H - Environmental Documentation, 12. Exhibit I - Applicant's letter, dated December 14, 2016

Date	Ver.	Action By	Action	Result
11/13/2018	1	Planning and Housing Commission	approved	Pass

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 11/13/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

CUP17-002: Conditional Use Permit application to establish a 2.5 million-gallon potable water reservoir on 0.90-acres located at 3985 Nelson Street in the R-1A (Single-Family Residential, 40,000 square-foot minimum lot size) Zone. (Applicant: Vernon Weisman, District Engineer, City of Corona, Department of Water and Power, 755 Public Safety Way, Corona, CA 92880).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2523 GRANTING CUP17-002, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 0.90 acres

Existing Zoning: R-1A (Single-Family Residential, 40,000 square-foot minimum lot size)

Existing General Plan: ER (Estate Residential, 1-3 du/ac)

Existing Land Use: Vacant land

Proposed Land Use: Utility water reservoir

Surrounding Land Uses:

N: R-1-9.6 (Single-Family Residential, 9,600 square-foot minimum lot size)/Vacant land

E: R-1A (Single-Family Residential, 40,000 square-foot minimum lot size)/Vacant land

S: R-1A (Single-Family Residential, 40,000 square-foot minimum lot size)/Single-Family Residence

W: SFR (Single-Family Residential) of the Chase Ranch Specific Plan (SP89-02)/Single-Family Residence and A (Agricultural)/Single-Family Residence

BACKGROUND

Conditional Use Permit 17-002 is an application by the City's Department of Water and Power to construct a 2.5 million-gallon water reservoir on 0.90 acres located at 3985 Nelson Street. The project is necessary to help upgrade the City's basic infrastructure and stay in pace with the City's growth. The reservoir will provide operational, emergency and fire flow storage of 2.5 million-gallons of potable water to the City's Zone 4 1220' Hydraulic Grade Line (HGL) pressure zone. Additionally, the storage tank will help alleviate the additional storage required for the Arantine Hills community approved by the City Council in 2012, and alleviate the predicted future deficiency of five million gallons for the 1220-Zone storage in the year 2020 as shown in the City's 2005 Water Master Plan. In addition to CUP17-002, a variance application is also being considered (V2017-0101) to increase the fence height to eight feet within the front, side, and rear yards of the property.

The project plans for the reservoir were reviewed by City Staff at the Project and Environmental Review Committee (PRC) meeting on February 2, 2017.

On June 8, 2016 and October 16, 2018, the City of Corona Department of Water and Power (DWP) held community public meetings at Eagle Glen Park located at 4190 Bennett Avenue to present information about the proposed project. In response to the first meeting on June 22, 2016, DWP received a letter from a property owner in opposition to the proposed potable water storage reservoir (Exhibit G). At the October 16, 2018 meeting, DWP presented a revised design to help address the concerns from the residents in attendance related to the design of the proposed potable water reservoir and landscaping within the subject site.

PROJECT DESCRIPTION

CUP17-002 is an application to construct a partially-buried Type I pre-stressed concrete 2.5 million-gallon potable water storage reservoir on 0.90 acres located at 3985 Nelson Street. The subject parcel is located in the R-1A (Single-Family Residential, 40,000 square-foot minimum lot size) Zone which permits public utility structures by a conditional use permit.

In addition to the construction of the reservoir, the project will include the installation of an altitude valve, associated piping, on- and off-site piping, and power to the site. Onsite power will be generated using solar panels. The proposed utility lines (potable water, reclaimed water and drainage lines) will extend from the proposed tank site along Nelson Street to Courtney Lane, east of along Courtney Lane and north within Howe Street to Duncan Way.

Site Plan

The project site is a rectangular shaped parcel owned by the City of Corona. The site is currently

undeveloped and consists of small trees and bushes on the northern portion of the site. There is one utility pole located at the west side of the property. To the west of the site is Nelson Street with single-family residences beyond. To the north is Keith Street with undeveloped land located beyond. To the east are undeveloped land and single-family residences, and to the south is an undeveloped hillside with single-family residences.

As shown in Exhibit A, the proposed water tank is centrally located on the project site. The reservoir tank is proposed to be setback 56 feet from the north property line, 33 feet from the south property line, and 27 feet from both the west and east property lines. The reservoir tank complies with the minimum setback requirements prescribed by the R-1A Zone which are 25 feet from the front (north) property line, 10 feet from the east side property line, 15 feet from the west street side property line, and 10 feet from the rear (south) property line. The large lot configuration of the site and surrounding streets and properties allow for a physical separation between the water reservoir and the residential properties.

The reservoir's associated equipment to control filling of the tank will be placed below ground in an open vault located at the northwest corner of the site. Three bioretention basins will be provided on-site that will collect water run-off from the concrete drainage swales that surrounds the reservoir and paved areas.

In consideration of the rural residential nature of the surrounding properties, the City has designed a water reservoir in a manner that is visually sensitive. The cross-section drawings provided on Exhibit D illustrates the depth of the proposed tank and its partially exposed height above finished grade. As the site gently slopes downward from south to north, the south and east sides of the structure will be exposed approximately 19 feet above ground level. Approximately 23 feet of the structure will be exposed above ground level on the west side, and 28 feet above ground level on the north side. The tank will require a four-foot tall retaining wall that extends approximately 70 feet along the northern perimeter of the tank. Therefore, approximately 84% of the reservoir's 33-foot depth on the north side will be visible.

The circular reservoir structure will be constructed of pre-stressed concrete and will have a diameter of 125 feet, and a height of 33 feet with a water depth of 28 feet. The new water tank has a capacity of 2.5 million-gallons, which will feed from other Zone 4, 5 and 6 reservoirs within the city. No on-site pumping station is necessary to maintain water flow as the site will utilize the existing gravity flow. There would be no noise impacts to the surrounding residents except for the initial construction of the water reservoir, which is short-term.

Elevations

The water reservoir structure will be finished in earth tone colors to blend in with the colors of the surrounding natural landscape. The conditions of approval for CUP17-002 require that the applicant consult with the Planning Division for final approval of the selected concrete color prior to issuance of building permits. As shown in Exhibit C, the tank surface will be delineated horizontally and vertically by decorative pilasters and bands finished with plaster. The decorative bands will help break up the walls and add architectural character to the reservoir walls by adding depth and scale. To additionally transition the effect of the reservoir against the natural landscape, the tank will be screened from public views with new mature landscaping. The setbacks, in conjunction with the previously detailed aesthetic treatments to the walls, further reduce potential conflicts between the residential and public utility land uses. The applicant also proposes landscape and fencing improvements, which are addressed in the following headings, for the overall enhancement of the project site.

Parking, Access, and Circulation

As shown on Exhibit A, vehicular access to and within the site will be provided by a new 24-foot wide paved driveway from Nelson Street that transitions to a new 32-foot wide driveway on Keith Street. The Corona Municipal Code does not have parking requirements for utility facilities. Also, this particular facility is not intended to accommodate visitors as it will be unmanned; therefore, parking spaces are not being provided on site; however, DWP staff visiting the site for maintenance purposes will be able to park in the drive aisle on the site. On-site access to the top of the water reservoir will be provided from the paved drive aisle via a new set of concrete stairs and a steel ladder located on the northeast side of the tank.

Public Improvements

As part of the project, public right-of-way improvements will be made to Keith Street and Nelson Street immediately adjacent to the site. Nelson Street and Keith Street are classified as a rural street with an overall right-of-way width of 50 feet including curb and gutter, sidewalk, and landscape parkway. The east half-width of Nelson Street adjacent to the site is required to be improved with roadway pavement, curb and gutter, a four-foot wide sidewalk, a three-foot wide landscaped parkway. The south half-width of Keith Street adjacent to the site is also required to have the same improvements.

Landscaping

As conceptually shown in Exhibit E, the City intends to further screen the above ground portion of the water reservoir against the natural landscape by providing layers of a variety of trees and a selected mix of shrubs and ground cover throughout the site. The trees will be 24-inch box in size at time of installation and include Chinese Flame, Afghan Pine, African Sumac and Multi-trunk Australian Willow trees. The trees are intended to provide a vertical element on all sides of the reservoir to help buffer its appearance from adjacent properties. A permanent automatic irrigation system will be installed and designed to emphasize water conservation to provide efficient and uniform distribution of the irrigation water. Furthermore, three new bioretention facilities will be provided on-site that will collect water runoff from the concrete drainage swale that surrounds the reservoir and the paved areas.

Fencing

In order to deter trespassing at the project site, the City is proposing to enclose the reservoir project site with an eight-foot high black tubular steel fence as shown in Exhibits F1 and F2. There will also be two double-swing vehicular tubular steel gates across the driveways on Nelson Street and Keith Street. Per the Corona Municipal Code (CMC) Chapter 17.70, the maximum height of fencing within the required front yard setback is five feet. For the side and rear yards behind the required front yard setback the maximum fence height is seven feet. The proposed eight-foot high perimeter fence would be installed within the site's 25-foot front yard setback and side and rear yards. Therefore, the Department of Water and Power is seeking a variance to allow for three additional feet of fence height within the front yard setback and one additional foot of fence height in the side and rear yards. The variance is being considered by companion application V2017-0101. The variance would allow the fence height to be increased to a maximum of eight feet along all perimeters of the site in order to optimize the security concerns to the proposed water storage reservoir from trespassing, vandalism, and malicious activities.

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 by the city's consultant, Environmental Science Associates (ESA), 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 mitigations 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. Therefore, a mitigation negative declaration is recommended for adoption (Exhibit H).

FISCAL IMPACT

All application fees associated with this utility project has been captured internally through payment made by the Department of Water and Power to the general fund.

PUBLIC NOTICE AND COMMENTS

A 20-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, the Community Development Department has received no response from the public regarding the proposal.

STAFF ANALYSIS

The 2.5 million-gallon reservoir proposed per CUP17-002 plays an important role in providing operational, fire and emergency storage for the Zone 4, 1220-foot Hydraulic Grade Line (HGL) pressure zone, and the Arantine Hills development. It will also help address the five million-gallon deficiency in the 1220 Zone for the year 2020 as shown in the City's Water Master Plan. The City owned project site was chosen both for its elevation, which utilizes gravity rather than pumps, and locale. In consideration of the existing residential land uses that surround the project site to the west, east and south, the new potable water reservoir will be partially buried to reduce its potential visual impacts. Exposed portions of the reservoir, which rise approximately from 19 feet up to 28 feet above grade level will have an exposed height similar to a single family home. The tank's concrete exterior will have decorative pilasters and bands finished with plaster that will be painted with earth tone colors to blend in with the colors of the surrounding natural landscape and enhance the facility's aesthetics. Additionally, the piping associated with the project will be installed underground. The reservoir design includes a solid roof and site security if provided by an eight-foot high tubular steel fence along the perimeter of the project site. Land use compatibility is further enhanced by setback distances exceeding the minimum required setbacks of the R-1A Zone, and by the City's proposal to improve the overall project site with a variety of landscaping materials. Therefore, CUP17-002 is recommended for approval based on the findings listed in the staff report and the conditions of approval, which area attached as Exhibit B.

FINDINGS OF APPROVAL FOR CUP17-002

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 on the environment.*

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 CUP17-002 for the following reason(s):
 - a. *The construction of a potable water reservoir at the project site will not pose a threat to 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 will be constructed in accordance with all applicable codes and ordinances. Additionally, CUP17-002 will help the City implement its water program in accordance with the City's 2005 Water Master Plan. Furthermore, the project site has been designed to be secured from public access.*
 - b. *The proposed water reservoir is consistent with the General Plan goals and policies related to infrastructure and utilities because it will maintain a secure water supply and storage system to meet daily and peak water demands, and implement infrastructure as part of the city's Water Master Plan (Goal 7.1 and Policies 7.1.2, 7.1.4 and 7.1.5).*
 - c. *The proposed water reservoir at the project site is not detrimental to other existing and permitted uses in the general area of the project site because the water reservoir has been designed to be partially buried so that it is 19 feet above grade level on the south side and up to 28 feet above grade level on the north side. This, combined with the fact that the applicant will apply architectural treatments to the reservoir's walls and apply a natural earth tone paint color to the visible portions of the reservoir, will reduce potential visual impacts to surrounding land uses that may have a view of the structure. Additionally, the partially buried design of the reservoir and the installation of enhanced landscaping around the project site will reduce aesthetic impacts generated by the facility. Furthermore, the applicant proposes to install an eight-foot high tubular steel fence around the perimeter of the subject site to deter vandalism and trespassing.*
 - d. *The proposed project relates properly to the streets and highways as two points of access will be provided to the site from Nelson Street and Keith Street. The two points of access will allow drive-through access for utility service vehicles and other service equipment. Furthermore, all missing public improvements on Nelson Street and Keith Street adjacent to the project site will be constructed.*
 - e. *The proposed installation of the water storage reservoir as conditioned complies with the City's zoning regulations by virtue of the associated variance, V2017-0101, allowing for the tubular steel fencing along the perimeter of the subject site to be increased to eight feet in height maximum.*
3. The proposal is consistent with the General Plan for the following reason(s):
 - a. *The proposed water storage reservoir is consistent with General Plan Goal 7.1 to establish and maintain a secure water supply, water treatment, distribution, pumping and storage systems to meet the current and projected future daily and peak water demands of Corona.*
 - b. *The proposed water storage reservoir is consistent with the General Plan Policy 7.1.2 to evaluate the adequacy of water infrastructure in areas where intensification of land use is*

anticipated to occur and develop strategies to implement the Water Master Plan.

- c. Development of the project fulfills the intent of General Plan Policy 7.1.4 by allowing the City to monitor water system demands and, as necessary, manage development of new and existing facilities to ensure there is an adequate water supply.*
 - d. The proposed water storage reservoir is consistent with General Plan Policy 7.1.5 to construct, upgrade, maintain, and expand water supply, distribution, pumping, storage, and treatment facilities, as recommended in the November 1997 Amendment to the 1995 Water Master Plan.*
4. The proposal is consistent with the R-1A (Single-Family Residential, 40,000 square-foot minimum lot size) Zone for the following reason:
- a. Public utility facilities are permitted to be established in the R-1A Zone with approval of a conditional use permit. This is the purpose of CUP17-002. Furthermore, with approval of companion application V2017-0101, the proposal is consistent with the development standards of the R-1A Zone.*

PREPARED BY: HARALD LUNA, ASSOCIATE PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

- 1. Resolution No. 2523
- 2. Locational and Zoning Map
- 3. Exhibit A - Site Plan.
- 4. Exhibit B - Conditions of Approval.
- 5. Exhibit C - Conceptual rendering of reservoir.
- 6. Exhibit D - Potable Water Storage Reservoir Cross Sections.
- 7. Exhibit E - Landscape Plan.
- 8. Exhibits F1-F2 - Fence Plan and Details.
- 9. Exhibit G - Letter of Objection, dated June 22, 2016.
- 10. Exhibit H - Environmental Documentation.
- 11. Exhibit I - Applicant's letter, dated December 14, 2016.

Case Planner: Harald Luna (951) 736-2268