



Legislation Text

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**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 11/6/2017

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PM 37152: A Parcel Map application to subdivide 3.6 acres into two parcels for light industrial purposes in the Business Park (BP) 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 recommend adoption the Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of PM 37152 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 3.6 acres

Existing Zoning: Business Park (BP), 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 their concerns.

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. In response, the site plan associated with the proposed development was revised to have the trash enclosures relocated to 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 E. The noise analysis and revised site plan can be found as exhibits attached to the precise plan, PP16-011.

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 E).

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 the staff report for PP16-011.

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

As shown in Exhibit A, PM 37152 is a proposal to subdivide the subject 3.6-acre property into two parcels. Parcel 1 is 1.86 acres and located on the northern portion of the site. Parcel 2 is 1.74 acres

and located on the southern portion. Each parcel is intended to accommodate a new industrial building plus the parking spaces associated with the buildings as depicted on the applicant's site plan attached as Exhibit C. The parcels have frontage on Temescal Canyon Road to the west and abut existing developments to the north, east, and south. The parcels are designed to comply with the development standards of the Business Park designation which requires a minimum lot area of 0.45 acres (20,000 square feet) for newly created lots. Additionally, the parcels are required to have a minimum lot width of 120 feet and lot depth of 150 feet. Both parcels have lot widths exceeding 145 feet and depths exceeding 350 feet. PM 37152 also creates one lettered lot, which is shown as Lot A on the map. Lot A is 0.70 acres and encompasses the easterly half street of Temescal Canyon Road adjacent to the project site and will be dedicated for Temescal Canyon Road right-of-way purposes. The following table summarizes the lot information for this subdivision.

TABLE 1
Proposed Lot Sizes for PM 37152

Parcel No./Letter	Lot Area
1	1.86
2	1.74
A	0.74

ACCESS AND CIRCULATION

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.

OTHER CONSIDERATIONS

Easements

PM 37152 will protect in place an existing 13-foot wide landscape easement located along the west perimeter of Parcels 1 and 2. The landscape easement is a requirement of the Dos Lagos Specific Plan which is discussed in further detail in the following section, *Special Code Requirements*. The parcel map also protects in place an existing 20-foot wide storm drain easement located along the west perimeter of Parcel 2.

PM 37152 proposes to establish a 20-foot to 30-foot wide public sewer and water easement along the shared property line between Parcels 1 and 2.

SPECIAL CODE REQUIREMENTS

The Dos Lagos Specific Plan requires that a 13-foot wide landscape easement be provided along the west and east sides of Temescal Canyon Road in addition to the required 12-foot wide sidewalk and parkway area. The result is a 25-foot wide landscape greenbelt that serves as a buffer between the development and Temescal Canyon Road and an enhancement to the road's streetscape. The project meets this requirement with the exception of the southern portion of the site's frontage which falls mostly within Parcel 2, which is only capable of providing an approximately 22-foot wide overall

landscape buffer due to a narrowed parkway at this part of the site. The narrowed parkway was a result of a minor realignment to Temescal Canyon Road at the time of its construction, which shifted the road three feet eastward into the parkway adjacent to the project site. The shift was necessary to accommodate the existing oak trees that are currently preserved within the street's center median. The shift also resulted in adding approximately three feet to the landscape buffer for the property located on the west side of Temescal Canyon Road opposite of the project site.

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 E).

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. The noise analysis can be found as an exhibit attached to the staff report for the precise plan.

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. The light poles will be installed primarily in the parking lot at the front of the property adjacent to Temescal Canyon Road, and 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. Therefore, mitigation pertaining to lighting and glare was not recommended as impacts are expected to be less than significant. The photometric analysis and lighting specifications can be found as exhibits attached to the precise plan staff report.

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. A copy of the email correspondence can be found as an attachment to the staff report for PP16-011.

STAFF ANALYSIS

PM 37152 facilitates the development of two light industrial buildings on the project site. The development fulfills the intent of the Dos Lagos Specific Plan which designates the site as Business Park which allows for light industrial uses. The parcels proposed by PM 37152 adhere to the subdivision standards prescribed by the Business Park designation in terms of minimum lot area, width, and depth. The parcels are also provided with adequate vehicular access from Temescal Canyon Road. PM 37152 also guarantees the construction of any missing public improvements for Temescal Canyon Road adjacent to the project site.

The project promotes General Plan Policy 1.12.1 because PM 37152 creates parcels that facilitate the development of a light industrial park which will provide for the continuation of existing and development of new manufacturing, research and development, and similar uses in accordance with the Business Park designation and applicable design and development policies. Development of the

project supports the City's industrial base and provides an opportunity to develop a vacant infill lot that will complement and enhance the existing surrounding residential and commercial developments in the area. Therefore, based on the following findings and conditions of approval, PM 37152 is recommended for approval.

FINDINGS OF APPROVAL FOR PM 37152

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. Pursuant to California Government Code Section 66411.1 this division of land necessitates the inclusion of Conditions of Approval for the following reasons:
 - a. *The guarantee of the construction of any missing public improvements for Temescal Canyon Road adjacent to the project site is necessary for the public's safe access to and around the site.*
 - b. *The improvement of Temescal Canyon Road adjacent to the project site is necessary for the orderly development of the surrounding areas because there is the potential that surrounding properties could be developed. Each site must contribute to the improvements so that further development would not be detrimental to the public.*
3. None of the conditions provided in Section 66474 of the California Government Code exist for the following reasons:
 - a. *The proposed parcel map and associated development are consistent with the project site's General Plan designation of Light Industrial which permits the development of light industrial buildings.*
 - b. *The design or improvement of the proposed subdivision is consistent with the development standards of the Business Park designation of the Dos Lagos Specific Plan in terms of minimum lot area, width, and depth requirements.*
 - c. *The site is suitable for the type of light industrial development proposed on the project site and offers adequate access from Temescal Canyon Road, as demonstrated by Exhibit A of PM 37152.*
 - d. *The site is physically suitable for the development of light industrial buildings which are capable of meeting the development standards required by the Business Park designation as demonstrated by the project's site plan attached as Exhibit C of PM 37152.*
 - e. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because the project's initial study has determined that potential environmental impacts*

are capable of being mitigated to less than significant levels.

- f. The proposed subdivision will not result in adverse impact to public health, safety or general welfare because the project adheres to the development standards of the zone in which it is located promoting orderly development of the project site and the improvements associated with the project adhere to city standards.*
- g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because no such easements exist on the project site, or the easements are being protected in place or relocated elsewhere on the project site.*

- 4. Pursuant to California Government Code Section 66464.6, the discharge of waste from the proposed subdivision into existing community sewers would not result in violation of existing requirements presented by the Santa Ana Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code for the following reason:

- a. The amount of discharge to be produced by the development does not exceed the limit established by the Santa Ana Regional Water Quality Control Board as monitored by the City of Corona's Department of Water and Power.*

- 5. The proposal is in conformance with the standards of the Business Park designation of the Dos Lagos Specific Plan for the following reason:

- a. As demonstrated by the applicant's parcel map attached as Exhibit A, each parcel meets the minimum lot area, width, and depth requirements under the Business Park designation of the Dos Lagos Specific Plan.*

PREPARED BY: SANDRA YANG, ASSOCIATE PLANNER

REVIEWED BY: TERRI MANUEL, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

- 1. Locational and Zoning Map
- 2. Exhibit A - Parcel Map 37152
- 3. Exhibit B - Conditions of Approval
- 4. Exhibit C - Site Plan, revised
- 5. Exhibit D - Applicant's letter dated July 26, 2016
- 6. Exhibit E - Environmental Documentation

Case Planner: Sandra Yang, Associate Planner (951) 736-2262