



Legislation Text

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AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 04/01/2020

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of PM 37608, a Parcel Map application to subdivide 74.80 acres into 13 lots for light industrial purposes located at the northwest corner of Tom Barnes Street and Temescal Canyon Road, east of Interstate 15, in the Light Industrial designation of the El Cerrito Specific Plan. (Applicant: Patrick Tritz, Latitude Business Park, LLC.)

RECOMMENDED ACTION:

That the City Council approve PM 37608 subject to the findings and conditions as recommended by the Planning and Housing Commission and adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan, regarding potential environmental impact of the project.

ANALYSIS:

Project Site Background

The 74.8-acre project site is a former sand mine, closed in 1997 and reclaimed under the terms of a surface mine permit issued in 1978. The project site in addition to the 113.5 acres to the south was annexed to the City in 2001. The project site and the 113.5 acres to the south are also part of PM 29503 which was approved by the City Council in 2002. PM 29503 was a phased parcel map and the map phases associated with the 113.5 acres are recorded and facilitated the development of a regional shopping center known as the Crossings at Corona. PM 37608 proposes to remap the parcels created by PM 29503 on the project site only.

The City received written verification from the Office of Mine Reclamation dated September 29, 2015, that the mine site previously operated on the project site had been substantially reclaimed in accordance with the approved reclamation plan. Since the project site is fully reclaimed from the previous mining operation urbanized development can now occur on the project site.

Project Description

PM 37608 facilitates the development of approximately 75 acres for light industrial and warehouse purposes. The parcel map will subdivide the project site into 13 lots. The El Cerrito Specific Plan provides that the development standards of the City's M-1 (Light Manufacturing) zone shall apply to the Light Industrial designation of the Specific Plan. Under the M-1 zone, newly created lots shall meet the following minimum lot area, width, and depth requirements:

Minimum parcel size: 20,000 SF

Minimum lot width: 100 feet

Minimum lot depth: 150 feet

A summary of the proposed parcels in PM 37608 is provided in the below table.

Parcel No.	Area (SF ¹ /Acres)	Width	Depth
1	423,747 / 9.93	560	629
2	182,740 / 4.20	430	334
3	142,025 / 3.26	448	300
4	101,535 / 2.33	350	290
5	87,720 / 2.01	280	298
6	105,890 / 2.43	240	355
7	134,279 / 3.08	135	649
8	81,672 / 1.87	464	116
9	202,226 / 4.64	360	476
10	525,709 / 12.07	586	908
11	171,655 / 3.94	320	456
12	237,536 / 5.45	370	595
13	785,461 / 18.03	730	900

All of the proposed parcels meet the minimum lot area, width, and depth standards for the M-1 zone and therefore, comply with the LI designation. The proposed lots will have access via internal private roadways, which are designated by easements on the parcel map.

Access and Circulation

Primary access to the parcels will be from Tom Barnes Road, which is an improved public street that also provides secondary access to the Crossings at Corona shopping center. The portion of Temescal Canyon Road adjacent to the site is partially improved, and will require widening and the installation of curb, gutter, sidewalk, and landscaping with this project.

No direct vehicle access is proposed from La Gloria Street and Liberty Avenue, which are located within the unincorporated area of Riverside County on the north side of the project site. The City did receive a letter from the County of Riverside Transportation and Land Management Agency dated September 26, 2008, indicating the County negotiated an arrangement with Castle and Cooke (the

prior property owner) to pay a fee in lieu of constructing the street improvements on Liberty Avenue and La Gloria Street associated with PM 29503. The County indicated the funds would be used in the future to provide some improvements to these roads or used on other roads in the adjacent area that will benefit the residents in the unincorporated county. During the public hearing at the Planning and Housing Commission meeting, the residents on Liberty Avenue requested that Liberty Avenue be improved in some capacity due to the unimproved condition of the road. Since the Planning and Housing Commission meeting, the developer has met with the residents on Liberty Avenue and with County and City staff to discuss the partial paving of Liberty Avenue. The developer has agreed to construct a paved width of 24 feet on Liberty Avenue adjacent to the residences. Exhibit 3 shows where Liberty Avenue would be paved. Paving would start at the residential driveway located at 7770 Liberty Avenue and would continue west to the residential driveway located at 7570 Liberty Avenue. The approximate length of the paving would be 1,100 feet.

County staff has agreed to the proposed paving and a condition of approval was added to PM 37608 since the Planning and Housing Commission meeting to state:

The portion of Liberty Avenue adjacent to the residences north of the project site's property line shall be paved to a width of 24 feet by the developer prior to the issuance of the first Certificate of Occupancy for the project. The paved road section shall be reviewed and approved by the County of Riverside's Transportation and Land Management Agency.

Also, as a condition of approval for the project, the Covenants, Conditions and Restrictions (CC&Rs) being established for the project shall include language that truck traffic exiting the property shall exit southbound on Temescal Canyon Road to Cajalco Road to access the freeway. Truck traffic going northbound on Temescal Canyon Road from the project site is prohibited. This truck route shall remain in place until Temescal Canyon Road north of the project site is improved to its ultimate width in the County of Riverside.

Temescal Canyon Road is a regional facility in the County's Transportation Uniform Mitigation Fee (TUMF) program. Recently, the County Transportation Department successfully obtained funds from the TUMF program in the amount of \$3 million for the planning and engineering work associated with the widening of Temescal Canyon Road between El Cerrito Road and Tom Barnes Street from two lanes to four lanes. The County Transportation Department is considering the improvement of this road segment a priority, but also anticipates this project to be complex given the necessary right-of-way acquisitions to construct the road to its ultimate width. County Transportation will be developing a funding plan for the right-of-way acquisition and construction phase of the Temescal Canyon Road widening in El Cerrito, that will require further funding partnerships with the Riverside County Transportation Commission (RCTC) and Western Riverside Council of Governments (WRCOG) to maximize use of Federal, State and Regional funds. Once the segment of Temescal Canyon Road that extends through the El Cerrito community is complete, Temescal Canyon Road will have 5 miles of four lanes, improving the bottleneck conditions that exist today in that area.

The developer is also responsible for constructing or paying the fair share cost of the following circulation improvements:

- Temescal Canyon Road and Tom Barns Street. The applicant shall restripe the eastbound approach to extend the existing left-turn/through pocket into the No. 1 eastbound through lane, which will create an eastbound left-turn/through storage of 360 feet. This improvement shall be done prior to the issuance of the first certificate of occupancy for the project.
- Temescal Canyon Road and Tom Barns Street (Year 2040). Prior to the issuance of a building permit or recordation of PM 37608, whichever occurs first, the applicant shall guarantee the project's fair share cost toward future intersection improvements which includes restriping the west leg to provide the eastbound approach with an exclusive eastbound left-turn lane, a shared eastbound left-turn/through lane, and an exclusive eastbound right-turn lane and removing the crosswalk along the south leg. The existing traffic signal is recommended to be modified to include split phasing for the east/west direction.
- Intersection at State Street at Ontario Avenue (Year 2022). This intersection is in the City's Fee Program as a master-planned traffic signal to be installed by the City. The project's fair share cost toward this improvement is 34.92%. The developer shall guarantee the fair share cost prior to the issuance of the first building permit for the project or prior to the recordation of PM 37608, whichever one occurs first.
- Intersection at Temescal Canyon Road at Cajalco Road (Year 2022). The developer is responsible for 100% of the cost associated with this improvement. The developer shall construct this improvement prior to project opening and shall guarantee the construction of this improvement prior to the issuance of the first building permit for the project or prior to the recordation of PM 37608, whichever one occurs first.
- Intersection at State Street at Ontario Avenue (Year 2040). The project is responsible for paying 24.43% of the cost of the improvement. The developer shall guarantee the fair share cost prior to the issuance of the first building permit for the project or prior to the recordation of PM 37608, whichever one occurs first.
- Intersection at Ontario Avenue/Temescal Canyon Road at El Cerrito Road (Year 2040). The project is responsible for 21.67% of the cost to construct. The developer shall guarantee the fair share cost prior to the issuance of the first building permit for the project or prior to the recordation of PM 37608, whichever one occurs first.
- Intersection at Temescal Canyon Road at Cajalco Road (Year 2040). The developer is responsible for 100% of the cost associated with this improvement. The developer shall guarantee the full cost of this improvement prior to the issuance of the first building permit for the project or prior to the recordation of PM 37608, whichever one occurs first.

The project promotes General Plan Policy 1.12.1 because PM 37608 creates parcels that facilitate the development of a light industrial park which will provide for the development of new uses in accordance with the Light Industrial designation of the General Plan and the applicable design and development policies of the General Plan. Development of the project expands the City's industrial base and provides an opportunity to develop a large infill area, enhancing the surrounding

residential, light industrial and commercial areas.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid \$9,428.00 in application processing fees for the Parcel Map.

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 Latitude Business Park project. Per CEQA Guidelines Section 15206 (b)(2)(E), the industrial project is considered statewide, regional or area wide significance and was submitted to the State Clearinghouse (SCH#2020019017) on January 7, 2020. The 30-day review and public comment period at the State Clearinghouse ended on February 5, 2020. A Notice of Intent to have the City Council adopt the MND was published by the City on March 11, 2020.

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 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 (Exhibits 4 & 5).

The City received comment letters on the initial study from Golden State Environmental Justice Alliance dated January 29, 2020, Better Neighborhoods dated January 31, 2020, South Coast Air Quality Management District dated February 7, 2020, Department of Justice, Attorney General Office dated February 7, 2020, California Department of Fish and Wildlife dated February 7, 2020, and Blum Collins LLP dated February 10, 2020. Staff provided responses to these comment letters and are provided as Exhibits 6 & 7.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of February 24, 2020, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Siqueland/Jones) and carried unanimously, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and approval of PM 37608 to the City Council, based on the findings contained in the staff report, conditions of approval and added conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 9.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

SUBMITTED BY: JACOB ELLIS, CITY MANAGER

Attachments:

1. Exhibit 1 - Locational and Zoning Map
2. Exhibit 2 - Site Plan for PM 37608
3. Exhibit 3 - Liberty Road Paved Section
4. Exhibit 4 - Mitigated Negative Declaration
5. Exhibit 5 - Initial Study/Mitigation Monitoring Reporting Plan for Latitude Business Park
6. Exhibit 6 - Response to Comments on IS/MND received from Department Justice, Attorney General Office, California Department of Fish and Wildlife, South Coast AQMD and Blum Collins, LLP
7. Exhibit 7 - Response to Comments on IS/MND Golden State Environmental Justice Alliance, dated January 29, 2020, and Better Neighborhoods, dated January 31, 2020
8. Exhibit 8 - Planning and Housing Commission Staff Report
9. Exhibit 9 - Minutes of the Planning and Housing Commission meeting of February 24, 2020

APPLICANT INFORMATION

Patrick Tritz, Latitude Business Park, LLC., 2518 Santiago Blvd., Orange, CA 92867