



Agenda Report

File #: 20-0722

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 09/02/2020

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of CUP2019-0005, a Conditional Use Permit (CUP) application to construct a 90-foot high telecommunications lattice tower on 1.53 acres owned by the City of Corona for telecommunication purposes, located at 740 John Circle in the Open Space designation of the Northeast Corona Specific Plan (SP81-2). (Applicant: City of Corona)

RECOMMENDED ACTION:

That the City Council:

- a. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2019-0005, based on the findings contained in the staff report and conditions of approval.

OR

- b. Set the item for review at a subsequent meeting.

ANALYSIS:

Conditional Use Permit 2019-0005 (CUP2019-0005) is an application by the City to construct a 90-foot high telecommunications lattice tower on 1.53 acres owned by the City of Corona for telecommunication purposes, located at 740 John Circle in the Open Space designation of the Northeast Corona Specific Plan (SP81-2). The proposed telecommunications tower would be a second tower to the already 70-foot high lattice telecommunications tower located on the site. The proposed tower would provide additional capacity and expand the signal strength of the Supervisory Control and Data Acquisition (SCADA) system, which is used by Corona's Department of Water and Power for telecommunication purposes with City personnel. Additionally, the proposed tower would expand telecommunications for the City's emergency personnel under the Public Safety Enterprise Communications System (PSEC). Both systems are at capacity on the existing tower, and, therefore,

a second tower with ancillary equipment is needed to maintain uninterrupted communication with City employees while in the field. Per Section 4.11.04 of the Northeast Corona Specific Plan, a communications tower is allowed by approval of a conditional use permit, which is the reason for CUP2019-0005.

Site plan

The project site is situated at the peak of a hill surrounded to the south, west, and east by open space property that is maintained by the Cresta Verde Hills Homeowner's Association. Existing residential properties are located at the base of the hill, approximately 170 feet below the project site. Farther north is the City's Yuma Water Tank which the project site takes access from, via Corsica Drive and Impresivo Drive. The entrance into the Yuma Water Tank property is gated and an existing paved road connects the water tank property to the project site. Entrance to the water tank property is only for authorized maintenance and repair personnel. Construction of the second telecommunications tower is not anticipated to create a traffic impact on the surrounding roadways, because vehicles to the site would only be for periodic maintenance.

The existing 70-foot high lattice communications tower and three associated equipment shelters currently occupy the eastern portion of the compound. A City personnel parking lot occupies the western portion. The proposed 90-foot high tower will be constructed on the northwest portion of the compound, approximately 65 feet from the existing tower. The equipment associated with the proposed tower will be housed within the existing shelters. The telecommunications perimeter is secured by an existing 6-foot high chain-link fence with privacy slats.

Elevations

The proposed telecommunications tower is being engineered to reach an overall height of 90 feet. However, only a height of 60 feet is being proposed immediately. As additional capacity is needed, the City over time will add the 30 feet to the tower instead of having to construct a new tower for the same purpose. The CUP will, therefore, allow the tower height to be phased-in based on capacity need and minimize interruption in the City's telecommunications. The proposed tower will have three sides and be designed to resemble the existing lattice tower. Three new 10-foot long omni whip antennas will be mounted at the uppermost portion of the tower. The tower also accommodates multiple panel antennas and microwave dishes at varying heights.

Consistency with the General Plan

CUP2019-0005 is consistent with Infrastructure and Utilities General Plan Policy IU-8.2, which provides for the continued development and expansion of telecommunications systems for residential and nonresidential use. CUP2019-0005 also contributes to Public Safety General Plan Policy PS-5.1, by ensuring that police facilities and equipment are expanded commensurably to serve the needs of the City's growing population, business community and visitor population.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The Corona Department of Water and Power has paid the application processing fees to cover the cost of the conditional use permit review, as required by City resolution.

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 based on the results of an Initial Study. 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 or potentially significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of August 10, 2020, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Siqueland/Hooks) and carried unanimously, with Commissioner Meza absent, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2558 granting CUP2019-0005, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: ROGER BRADLEY, ASSISTANT CITY MANAGER

SUBMITTED BY: JACOB ELLIS, CITY MANAGER

Attachments:

1. Exhibit 1 - Locational and Zoning Map
2. Exhibit 2 - Site Plan for CUP2019-0005
3. Exhibit 3 - Planning and Housing Commission Staff Report
4. Exhibit 4 - Minutes of the Planning and Housing Commission meeting of August 10, 2020

APPLICANT INFORMATION

City of Corona, Department of Water and Power, 735 Corporation Yard Way, Corona, CA 92882