



Agenda Report

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File #: 19-0181

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**AGENDA REPORT  
REQUEST FOR CITY COUNCIL ACTION**

DATE: 3/6/2019

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

**SUBJECT:**

City Council consideration of CUP2017-0106, a Conditional Use Permit application to establish a 75-foot high wireless telecommunications facility designed as a mono-eucalyptus tree at the city's Lester Water Treatment Facility located at 2970 Rimpau Avenue in the A (Agricultural) Zone. (Applicant: JD Fox with Wireless Development Resources, LLC, PO Box 8823, Newport Beach, CA 92660).

**RECOMMENDED ACTION:**

That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2017-0106, based on the findings contained in the staff report and conditions of approval.

- OR -

2. Set the item for review at a subsequent meeting.

**ANALYSIS:**

The purpose of Conditional Use Permit 2017-0106 is to construct a 75-foot high telecommunications facility at the city's Lester Water Treatment Plant located at 2970 Rimpau Avenue. The property is located in the Agriculture zone and is developed with utility buildings and structures associated with the city's water treatment plant. The telecommunications facility will resemble a faux eucalyptus tree and will be centrally located within the project site.

The proposal is the same proposal that was approved by CUP13-01 in 2013. AT&T, however, never constructed the facility and CUP13-01 expired after two years because the facility was never built within the initial two years and the application was never extended by the applicant. AT&T has a valid lease agreement with the city for the leased space at the Lester Treatment Plant and has been paying rent to the city in accordance with the existing agreement. AT&T is now ready to move forward with the project and in order to reinstate the previous approval the applicant is required to process a

new CUP application, which is the reason for CUP2017-0106.

The mono-eucalyptus would increase the capacity, speed, and reliability of AT&T's existing cellular phone coverage and data network in an area that is currently experiencing a gap in 4G-LTE network coverage. Propagation maps were submitted and included as exhibits in the Planning and Housing Commission staff report showing the three closest AT&T telecommunications facilities to the project site. The first facility is located 0.7 miles northeast of the project site at Community Church of the Nazarene. The second facility is located 1.8 miles southeast of the project site at Eagle Glen Park. The third facility is located 1.5 miles northwest of the project site at Calvary Chapel. For the area surrounding the project site, the existing AT&T coverage in this area mostly provides for outdoor service (sufficient signal strength for on-street or in-the-open areas), but there is not enough coverage for customers inside a vehicle or building. With the mono-eucalyptus constructed on the project site, the coverage for customers inside buildings and vehicles would increase and fill in the current coverage gap in the area.

The mono-eucalyptus will be centrally located within the Lester Water Treatment Facility. The tower is approximately 259 feet from Rimpau Avenue, 245 feet from Chase Drive, 104 feet from the westerly property line which is where the nearest residential properties are located, and 358 feet from the southerly property line with residential properties farther south. Additionally, the mono-eucalyptus will have a separation of 91 feet from an existing monopalm located on the property. The monopalm facilitates wireless services for Corona's Department of Water and Power and was not designed to support the collocation of additional antennas. Therefore, a new facility was required to support AT&T's antennas. The mono-eucalyptus however is capable of supporting the collocation of antennas in the future.

The tower has a single trunk that splits into three smaller trunks that support the antenna arrays, panel antennas, and branches. The project site contains several live mature eucalyptus trees in addition to other types of trees of varying heights which help camouflage the mono-eucalyptus. Therefore, the applicant has taken steps to minimize the visual impacts the facility may have on the surrounding area. CUP2017-0106 will implement General Plan Policy 7.13.2 which provides for the continued development and expansion of telecommunications systems for access of data, information, and communication purposes because it will improve and provide convenient access to wireless service in the service area of the project site.

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

The applicant paid \$12,891.75 in application processing fees for the conditional use permit. Additionally, the applicant entered into a License Lease Agreement with the City of Corona for the lease space at the Lester Water Treatment Facility. The initial monthly license payment was \$2,575.00 per month which was February 5, 2014, with an annual escalator of 4%. The current monthly license payment to the city is \$3,012.38.

**ENVIRONMENTAL ANALYSIS:**

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.01 of the City's Local Guidelines, a negative declaration was prepared for the project because the initial study showed that there is no substantial evidence in light of the whole record before the City that the project may have a significant or potentially significant adverse effect on the environment. Therefore, a negative declaration was adopted by the Planning and Housing at its meeting on February 11, 2019.

**PLANNING AND HOUSING COMMISSION ACTION:**

At its meeting of February 11, 2019, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Alexander/Shah) and carried unanimously, that the Planning and Housing Commission adopt the Negative Declaration and Resolution No. 2527 granting CUP2017-0106, 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 5.

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

**REVIEWED BY:** KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

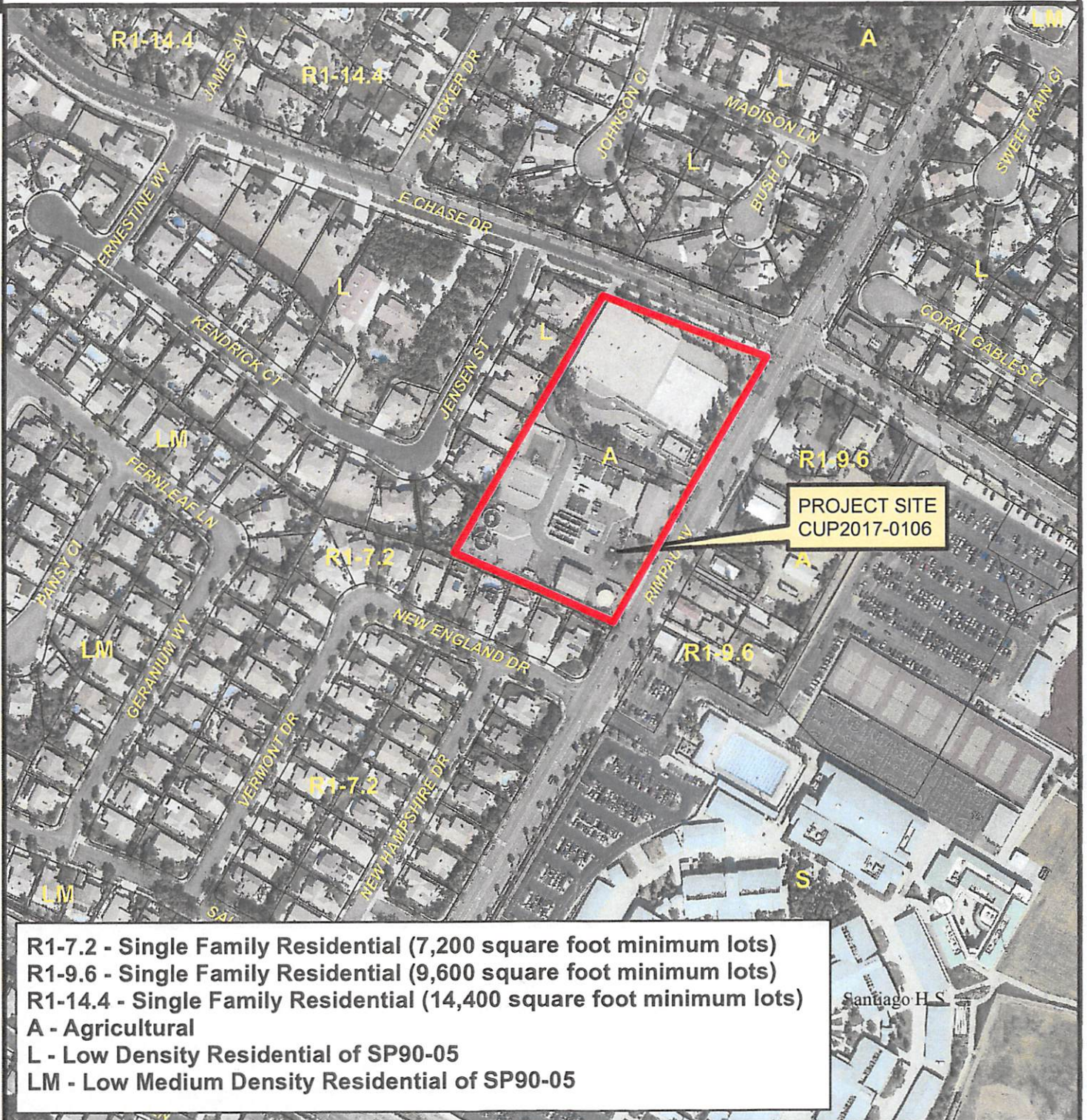
**SUBMITTED BY:** MICHELE NISSEN, ACTING CITY MANAGER

**Attachments:**

1. Exhibit 1 - Locational and Zoning Map.
2. Exhibit 2 - Site Plan for CUP2017-0106.
3. Exhibit 3 - Photosimulation of mono-eucalyptus.
4. Exhibit 4 - Planning and Housing Commission Staff Report.
5. Exhibit 5 - Draft Minutes of the Planning and Housing Commission meeting of 02/11/19.



# AERIAL & ZONING MAP



Date: 01/30/2019

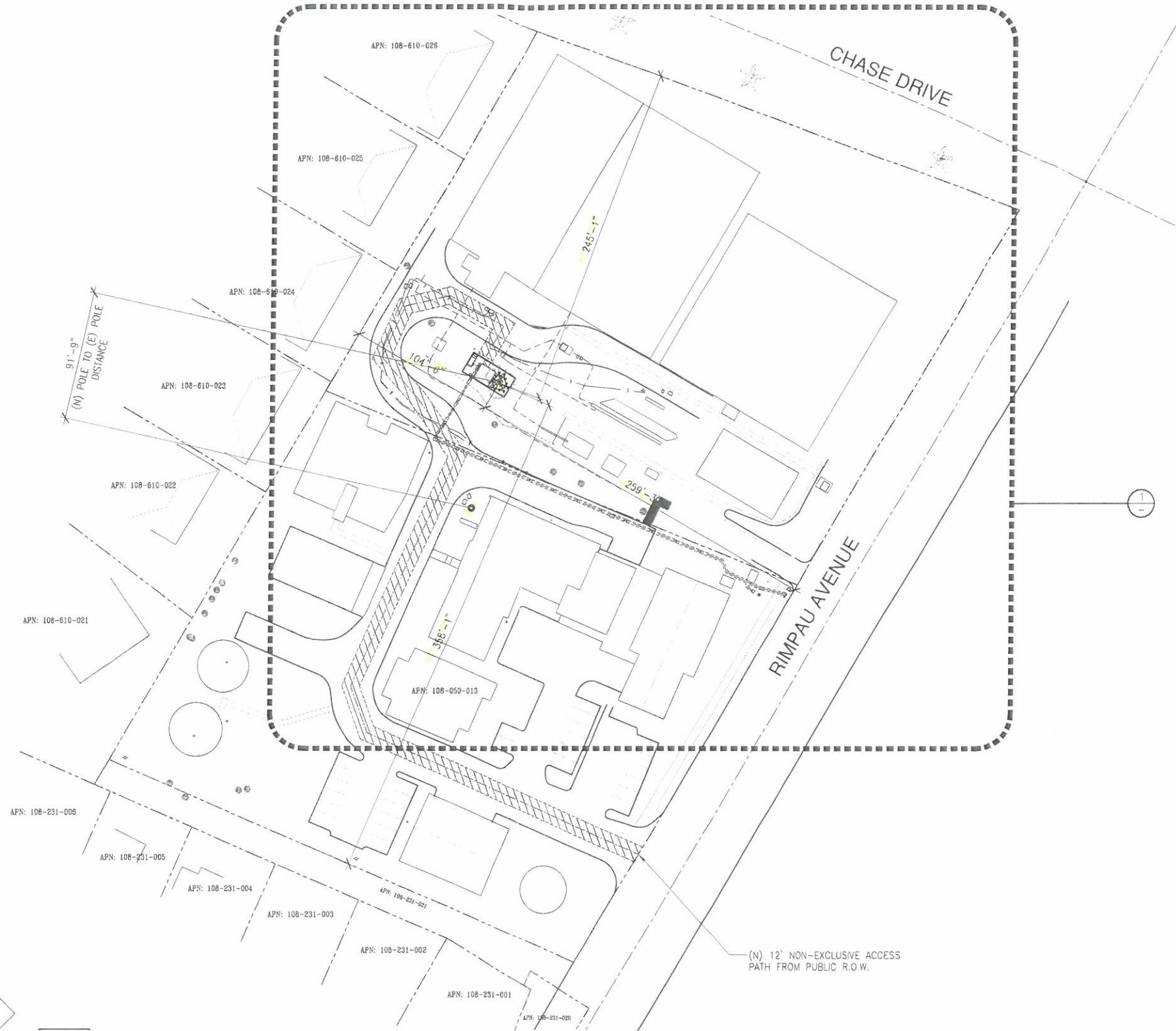
**2970 RIMPAU AVENUE**  
**CUP2017-0106**



**EXHIBIT**



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**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
37 EXECUTIVE PARK | SUITE 110  
IRVINE | CA 92614

LESTER WATER TREATMENT  
RS0310

2970 RIMPAU AVE  
CORONA, CA 92881



1452 EDINGER AVENUE, 3RD FLOOR  
TUSTIN, CA 92780

3	06/01/18	PLANNING COMMENTS AND TELCO UPDATE	BY	BOK	DKD
2	02/19/18	INCORPORATED PHOTO-SIMS	HT	BOK	DKD
1	12/19/17	PLANNING COMMENTS	JY	BOK	DKD
0	11/07/17	ISSUED FOR ZONING PERMIT	MG	BOK	DKD
A	10/12/17	ISSUED FOR ZD REVIEW AND COMMENTS	MG	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED			DRAWN



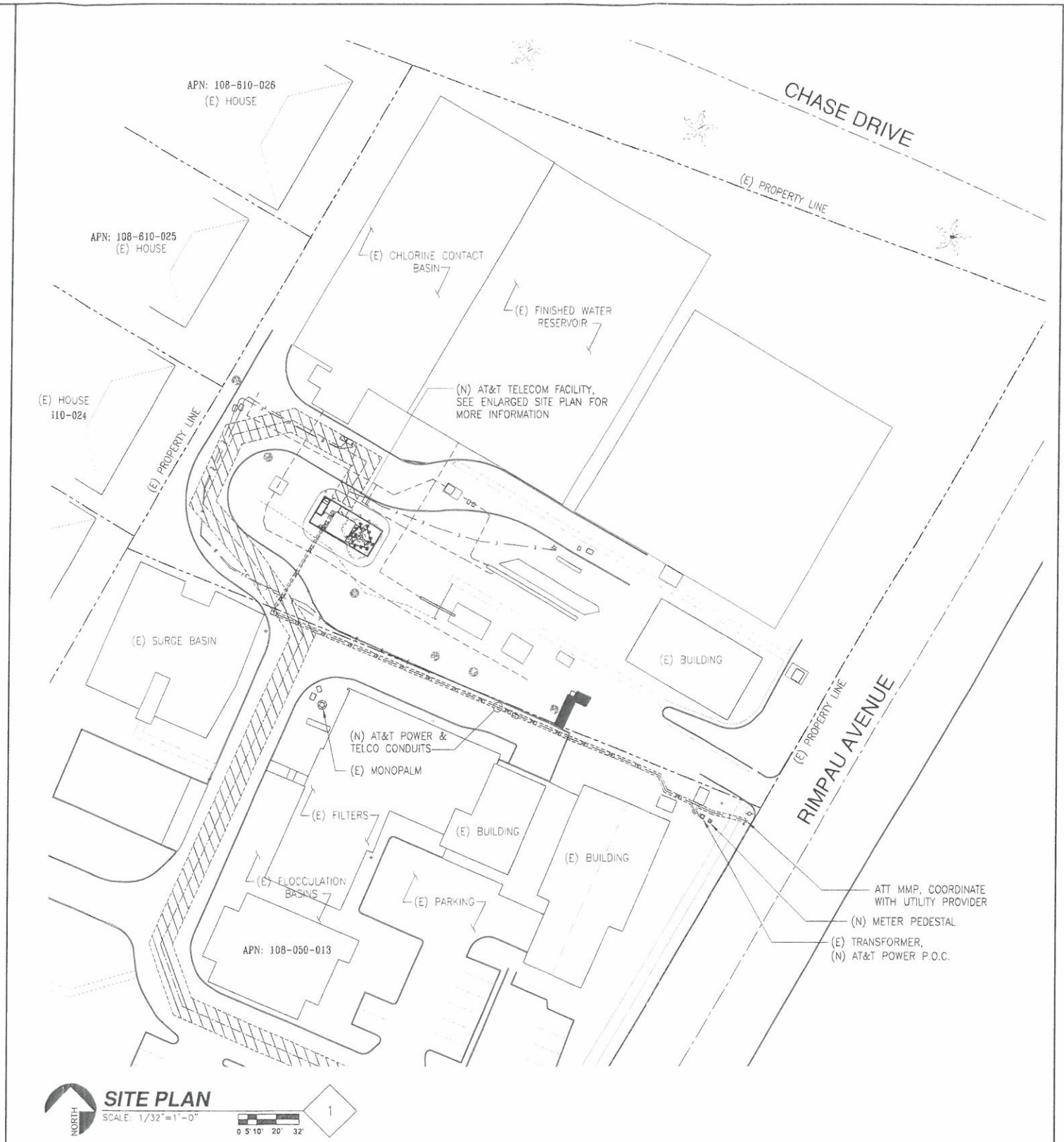
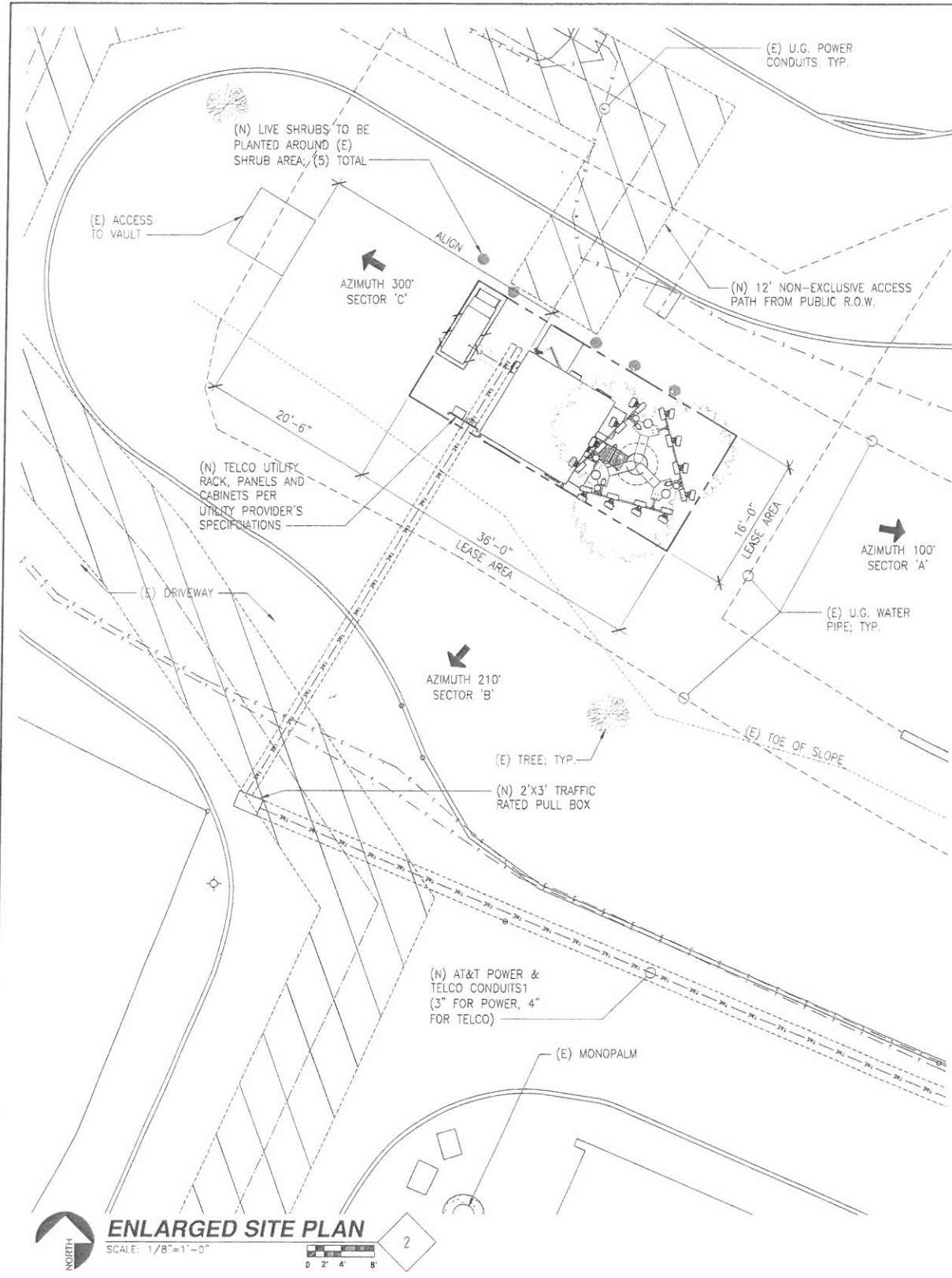
OVERALL SITE PLAN

25736-615	AA-RS0310-Z01	REV.
		3

EXHIBIT 2A



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**DCI PACIFIC**  
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110  
IRVINE | CA 92614

LESTER WATER TREATMENT  
RS0310

2970 RIMPAU AVE  
CORONA, CA 92881

**at&t**  
Mobility  
1452 EDINGER AVENUE, 3RD FLOOR  
TUSTIN, CA 92780

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NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED	DRAWN		



<b>at&amp;t</b>	
SITE PLAN & ENLARGED SITE PLAN	
DRAWING NUMBER	REV.
25736-615	AA-RS0310-Z01.1
3	

EXHIBIT **2B**



## AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2019

## PROPOSED



PHOTO PROVIDED BY: DRAFTLINK

## EXISTING



WIRELESS DEVELOPMENT RESOURCES, LLC  
P.O. BOX 8823  
NEWPORT BEACH, CA 92660  
J. DANIEL FOX, PRINCIPAL  
949-664-0944



RS0310  
LESTER WATER TREATMENT  
2970 RIMPAU AVENUE  
CORONA, CA 92881

VIEW	SHEET
A	1 / 4

EXHIBIT

W





# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Agenda Report

File #: 18-2239

### PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 2/11/2019

TO: Honorable Chair and Commissioners

FROM: Community Development Department

#### APPLICATION REQUEST:

**CUP2017-0106:** A Conditional Use Permit application to establish a 75-foot high wireless telecommunications facility designed as a mono-eucalyptus tree at the city's Lester Water Treatment Facility located at 2970 Rimpau Avenue in the A (Agricultural) Zone. (Applicant: JD Fox with Wireless Development Resources, LLC, PO Box 8823, Newport Beach, CA 92660).

#### RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Negative Declaration and Resolution No. 2527 **GRANTING CUP2017-0106**, based on the findings contained in the staff report and conditions of approval.

#### PROJECT SITE SUMMARY

**Area of Property:** 5.14 acres

**Existing Zoning:** A (Agricultural)

**Existing General Plan:** U (Utility)

**Existing Land Use:** Water Treatment Facility

**Proposed Land Use:** A 75-foot high wireless telecommunications facility designed as a mono-eucalyptus tree.

#### Surrounding Land Uses/Zoning:

**N:** Chase Drive and Single-family residences / Low Density Residential designation of the Corona Vista Specific Plan

**E:** Rimpau Avenue, Offices, Irrigation supply store, and Single-family residences / A (Agricultural) and R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet)

**S:** Single-family residences / R1-7.2 (Single Family Residential, minimum lot size 7,200 square feet)

**W:** Single-family residences / Low Density Residential designation of the Corona Vista Specific Plan

#### BACKGROUND

The 5.14 acre project site contains the Lester Water Treatment Facility, which is a city operated facility that treats water by removing pollutants to make water safe for use and consumption. The site

currently contains an 80-foot high wireless telecommunications facility designed as a monopalm which was approved under CUP05-008 in 2006. The existing mono-palm design currently contains 12 panel antennas that facilitate wireless communication for the city's Department of Water and Power.

In 2013, AT&T obtained approval to establish a separate telecommunications facility designed as a 75-foot high mono-eucalyptus on the site. The approval was under CUP13-001. Co-locating onto the existing monopalm was not an option for AT&T because the monopalm is not able to accommodate the necessary antennas which AT&T needs in order to meet their network coverage. The eucalyptus tree design was chosen for the site because this type tree would blend best in with the area which has existing live eucalyptus trees. AT&T, however, never constructed the facility and allowed the entitlement to expire after two years of inactivity. Currently, AT&T still has a lease in place with the City of Corona for the mono-eucalyptus at the project site and has been paying rent to the city as part of their lease agreement even though the facility has not been constructed. No alternative sites were explored since the lease is still active. At this time, AT&T is ready to move forward with the project to construct the mono-eucalyptus; therefore, application CUP2017-0106 is intended to re-entitle the previous expired entitlement. If CUP2017-0106 is approved, this project would replace the previous entitlement. The applicant's proposal was reviewed by staff at the Project and Environmental Review Committee on December 7, 2017.

The new proposal is the same as the previous proposal in terms of location within the property, height of structure, number of antennas, and tree type. The only change proposed by the applicant is the size of the lease area which was previously 32' x 15'. The new lease area is slightly larger at 36' x 16' feet in order to accommodate a generator pad which was not in the original proposal.

The proposed telecommunications facility is regulated by Chapter 17.65 (Telecommunications Facilities) of the Corona Municipal Code (CMC) which contains the city's standards and regulations for telecommunications facilities. Per Chapter 17.92 (Conditional Use Permit) of the CMC, telecommunications facilities are allowed in any zone in the city by a conditional use permit.

## **PROJECT DESCRIPTION**

The purpose of the mono-eucalyptus is to increase the capacity, speed, and reliability of AT&T's existing cellular phone coverage and data network in an area that is currently experiencing a gap in 4G-LTE network coverage. Propagation maps were submitted to the city showing the three closest AT&T telecommunications facilities to the project site. The first facility is located 0.7 miles northeast of the project site at Community Church of the Nazarene. The second facility is located 1.8 miles southeast of the project site at Eagle Glen Park. The third facility is located 1.5 miles northwest of the project site at Calvary Chapel. For the area surrounding the project site, the existing AT&T coverage in this area mostly provides for outdoor service (sufficient signal strength for on-street or in-the-open areas), but there is not enough coverage for customers inside a vehicle or building. This is shown in Exhibit C1. With the mono-eucalyptus constructed on the project site, the coverage for customers inside buildings and vehicles would increase and fill in the current coverage gap in the area. This coverage is shown in Exhibit C2. The proposed telecommunications facility is therefore, necessary in order for AT&T to meet the service demand for their customers.

## **Site plan**

The project site is a 5.14-acre parcel located on the southwest corner of Rimpau Avenue and East Chase Drive and was zoned Agriculture. The site is completely developed with the Lester Water

Treatment Facility which is owned and operated by the City of Corona's Department of Water and Power. The water treatment facility contains two water reservoirs, a chlorine basin, a pump house, an office building and various basins and staging areas. The project site is accessible from Rimpau Avenue. The mono-eucalyptus will be placed within a 36' x 16' area leased to AT&T. The location is centrally located within the Lester Water Treatment Facility. The tower is approximately 259 feet from Rimpau Avenue, 245 feet from Chase Drive, 104 feet from the westerly property line which is where the nearest residential properties are located, and 358 feet from the southerly property line with residential properties farther south. Additionally, the mono-eucalyptus will be 91 feet north of the existing monopalm.

### **Antenna Layout**

The antennas will be mounted on a three-sector triangular array with four panel antennas per sector, for a total of twelve panel antennas. The antennas are eight feet in length and will be mounted onto the mono-eucalyptus at a height of 72 feet measured to the top of the antennas. Per the project's conditions of approval, Exhibit B, the antennas including the support arms are required to be painted green to match the color of the tree foliage and covered by antenna "socks" that are textured with the same tree foliage to help the antennas blend into the tree. There will also be eight RRUs (Radio Remote Units) per sector for a total of 24 RRUs and four surge suppressors all mounted behind the panel antennas. The antenna plan is shown in Exhibit D.

### **Equipment Plan Layout**

The equipment associated with the wireless telecommunications facility will be housed inside a 138 square foot equipment shelter which will be placed at the base of the mono-eucalyptus within the 576 -square foot AT&T lease area. To the west of the equipment shelter is a diesel generator placed on a raised concrete pad, two GPS antennas, a telco utility rack with panels, and cabinets. The applicant is not proposing to fence the lease area since the Lester Water Treatment Facility is already fenced for security purposes. The equipment plan layout is shown in Exhibit D.

### **Elevations**

As shown by the applicant's elevation plan in Exhibit E, the mono-eucalyptus is 75 feet in height measured to the top of the branches. The antennas are 72 feet in height measured to the top of the antennas. The tower has a single trunk that splits into three smaller trunks that support the antenna arrays, panel antennas, and branches. Photosimulations of the tower on the project site are shown in Exhibits F1-F4. The photosimulations show what the tower would look like from different views at street level. Exhibit F1 shows the tower from Rimpau Avenue toward the northwest. Exhibit F2 shows the tower from Chase Drive toward the southeast. Exhibit F3 shows the tower toward the north from New Hampshire Drive within the residential neighborhood to the south. Exhibit F4 shows the tower toward the east from Jensen Street. As shown in the photosimulations, the project site contains several live mature eucalyptus trees in addition to other types of trees of varying heights which would help the mono-eucalyptus blend into its environment.

### **Access and Parking**

As shown by the applicant's site plan in Exhibit A, access into the project site will be obtained via an existing driveway located at the southeasterly corner of the site from Rimpau Avenue. The proposed telecommunications facility is not anticipated to impact the surrounding roadways in terms of traffic because a service technician for AT&T is anticipated to visit the site periodically throughout the year for routine maintenance and will utilize a parking space within the parking lot. The on-site parking will not be affected by the proposed facility because the site is visited by city personnel only and is not



open to the public.

### **ENVIRONMENTAL ANALYSIS**

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.01 of the City's Local Guidelines, a negative declaration was prepared for the project because the initial study showed that there is no substantial evidence in light of the whole record before the City that the project may have a significant or potentially significant adverse effect on the environment. Therefore, a negative declaration is recommended for adoption (Exhibit G).

### **FISCAL IMPACT**

The applicant paid \$12,891.75 in application processing fees for the conditional use permit. Additionally, the applicant entered into a License Lease Agreement with the City of Corona to place the AT&T wireless telecommunications facility at the Lester Water Treatment Facility. The initial monthly license payment was \$2,575.00 per month which was February 5, 2014, with an annual escalator of 4%. The current monthly license payment is \$3,012.38.

### **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 not received any inquiries from the public in response to the notice.

### **STAFF ANALYSIS**

CUP2017-0106 is necessary to enhance wireless communication for AT&T to better serve its patrons and residents within the City of Corona. The applicant has taken steps to minimize the visual impacts the facility may have on the surrounding area by designing the facility to resemble a eucalyptus tree which will blend with the existing eucalyptus trees and other types of trees located on site. Also, the Lester Water Treatment Facility currently contains one telecommunications facility designed as a monopalm. Both tree designs help the facilities blend into the surrounding environment. Furthermore, CUP2017-0106 will implement General Plan Policy 7.13.2 which provides for the continued development and expansion of telecommunications systems for access of data, information, and communication purposes. Therefore, CUP2017-0106 is recommended for approval based on the findings listed below and the conditions of approval.

### **FINDINGS OF APPROVAL FOR CUP2017-0106**

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 initial study shows there is no substantial evidence in light of the whole record that the project may have a significant or potentially significant adverse effect to the environment. Therefore, pursuant to Section 15070 of the State CEQA guidelines and Section 6.01 of the city's Local CEQA Guidelines a negative declaration was prepared for the project.
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 CUP2017-0106 for the following reasons:

- a. *The proposal will not be detrimental to the public health, safety convenience and general welfare, because any radiofrequency emissions from such installations are governed by limits placed by the Federal Communications Commission for human exposure. The proposed telecommunications facility is also required to adhere to FCC regulations and prior to construction the applicant shall obtain all required permits from local and federal agencies.*
  - b. *The proposed use is not detrimental to the other existing and permitted uses in the general area of the project site and relates properly to the surrounding roadways because the wireless telecommunications facility meets the building setback criteria of the zone, was designed as a mono-eucalyptus to be indistinguishable from the surrounding environment and is in a location where existing buildings, vegetation and other structures provide the greatest amount of screening.*
  - c. *Reasonable conditions as necessary are being imposed to the project to protect public health, safety, and welfare and to establish full compliance with the applicable development standards of the Agricultural Zone.*
  - d. *CUP2017-0106 will not significantly impact the existing circulation system because a service technician will visit the site periodically throughout the year for routine maintenance and will utilize a parking space within the parking lot, and sufficient parking is provided at the Lester Water Treatment Facility to accommodate this activity. Therefore, the proposed use will not impact the level of service on the surrounding streets.*
3. The proposal is consistent with the General Plan for the following reasons:
- a. *The proposed project will fulfill General Plan Goal 7.13 which promotes having an adequate, safe, and orderly supply of telecommunication infrastructure to support existing and future land uses within the City because it will allow the telecommunications carrier to fill a gap currently experienced in this area of the city.*
  - b. *The project will fulfill General Plan Policy 7.13.2 which provides for the continued development and expansion of telecommunications systems for access of data and information and communication purposes because it will improve and provide convenient access to wireless service.*
4. The proposal is consistent with the U (Utility) Zone for the following reasons:
- a. *The proposed wireless telecommunications facility is a permitted use in the Agricultural Zone and has been designed to comply with the development standards of the Agricultural Zone, as the proposed facility meets the required setbacks of the Agricultural Zone. The zone's maximum height limit of 30 feet can be exceeded per the municipal code under a conditional use permit.*

**PREPARED BY: LUPITA GARCIA, ASSISTANT PLANNER**

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

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

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

**EXHIBITS**

1. Resolution No. 2527
2. Aerial and Zoning Map
3. Exhibit A1-A2 - Site Plan and Enlarged Site Plan
4. Exhibit B - Conditions of Approval
5. Exhibit C1-C3 - Propagation Maps for AT&T coverage
6. Exhibit D - Equipment and Antenna Layout
7. Exhibit E - Elevation Plan
8. Exhibit F1-F4 - Photosimulations
9. Exhibit G - Applicant's letter dated November 19, 2018
10. Exhibit H - Environmental Documentation

**Case Planner: Lupita Garcia (951) 736-2293**





**RESOLUTION NO. 2527**

**APPLICATION NUMBER: CUP2017-0106**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ESTABLISH A 75-FOOT HIGH WIRELESS TELECOMMUNICATIONS FACILITY DESIGNED AS A MONO-EUCALYPTUS TREE AT THE CITY'S LESTER WATER TREATMENT FACILITY LOCATED AT 2970 RIMPAU AVENUE IN THE A (AGRICULTURAL) ZONE. (APPLICANT: JD FOX WITH WIRELESS DEVELOPMENT RESOURCES, LLC.)**

**WHEREAS**, the application to the City of Corona, California, for a conditional use permit under the provisions of Chapter 17.92, Title 17, of the Corona Municipal Code, to establish a 75-foot high wireless telecommunications facility designed as a mono-eucalyptus tree at the city's Lester Water Treatment Facility located at 2970 Rimpau Avenue in the A (Agricultural) Zone, has been duly submitted to said City's Planning and Housing Commission;

**WHEREAS**, on February 11, 2019, the Planning and Housing Commission conducted a duly noticed public hearing regarding the Project, at which all persons wishing to testify in connection with the Conditional Use Permit were heard and the Conditional Use Permit was comprehensively reviewed.

**WHEREAS**, after close of said hearing, the Planning and Housing Commission by formal action, found that all the conditions necessary to grant a conditional use permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP2017-0106 based on the evidence presented to the Commission during said hearing; and

**WHEREAS**, at the conclusion of the hearing the Planning and Housing Commission approved a Negative Declaration (ND) which was prepared pursuant to California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"), the State CEQA Guidelines and the City of Corona Local CEQA Guidelines and which included an analysis of the environmental impacts of this Conditional Use Permit (CUP). The ND indicated that all potential environmental impacts from this CUP either had no impacts or are less than significant.

**WHEREAS**, the Planning Commission based its recommendation to approve the

Conditional Use Permit on certain conditions of approval, the findings set forth below and adoption of the ND.

**NOW THEREFORE, THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**SECTION 1. CEQA Findings.** As the decision-making body for this Conditional Use Permit, the Planning and Housing Commission has reviewed and considered the information contained in the ND, the initial study and the administrative records for this Conditional Use Permit, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the ND, the initial study and the administrative record, including all written and oral evidence presented to the Planning and Housing Commission, the Commission finds that potential environmental impacts of this Conditional Use Permit are either no impact or less-than-significant.

**SECTION 2. Conditional Use Permit Findings.** Pursuant to Corona Municipal Code (“CMC”) section 17.92.110 and based on the entire record before the Planning and Housing Commission, including all written and oral evidence presented to the Commission, the Commission hereby makes and adopts the following findings:

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 initial study shows there is no substantial evidence in light of the whole record that the project may have a significant or potentially significant adverse effect to the environment. Therefore, pursuant to Section 15070 of the State CEQA guidelines and Section 6.01 of the city’s Local CEQA Guidelines a negative declaration was prepared for the project.
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 CUP2017-0106 for the following reasons:
  - a. *The proposal will not be detrimental to the public health, safety convenience and general welfare, because any radiofrequency emissions from such installations are governed by limits placed by the Federal Communications Commission for human exposure. The proposed telecommunications facility is also required to adhere to FCC regulations and prior to construction the applicant shall obtain all required permits from local and federal agencies.*
  - b. *The proposed use is not detrimental to the other existing and permitted uses in the general area of the project site and relates properly to the surrounding roadways because the wireless telecommunications facility meets the building setback criteria of the zone, was designed as a mono-eucalyptus to be indistinguishable from the surrounding environment and is in a location where existing buildings, vegetation*

*and other structures provide the greatest amount of screening.*

- c. Reasonable conditions as necessary are being imposed to the project to protect public health, safety, and welfare and to establish full compliance with the applicable development standards of the Agricultural Zone.*
  - d. CUP2017-0106 will not significantly impact the existing circulation system because a service technician will visit the site periodically throughout the year for routine maintenance and will utilize a parking space within the parking lot, and sufficient parking is provided at the Lester Water Treatment Facility to accommodate this activity. Therefore, the proposed use will not impact the level of service on the surrounding streets.*
3. The proposal is consistent with the General Plan for the following reasons:
- a. The proposed project will fulfill General Plan Goal 7.13 which promotes having an adequate, safe, and orderly supply of telecommunication infrastructure to support existing and future land uses within the City because it will allow the telecommunications carrier to fill a gap currently experienced in this area of the city.*
  - b. The project will fulfill General Plan Policy 7.13.2 which provides for the continued development and expansion of telecommunications systems for access of data and information and communication purposes because it will improve and provide convenient access to wireless service.*
4. The proposal is consistent with the U (Utility) Zone for the following reasons:
- a. The proposed wireless telecommunications facility is a permitted use in the Agricultural Zone and has been designed to comply with the development standards of the Agricultural Zone, as the proposed facility meets the required setbacks of the Agricultural Zone. The zone's maximum height limit of 30 feet can be exceeded per the municipal code under a conditional use permit.*

**BE IT FURTHER RESOLVED** that a copy of this resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said conditional use permit.



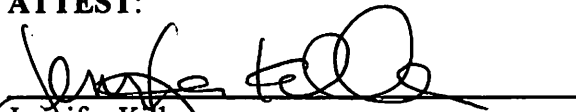
Adopted this 11<sup>th</sup> day of February, 2019.



---

Mitchell Norton, Chair  
Planning and Housing Commission  
City of Corona, California

**ATTEST:**



Jennifer Killman  
Administrative Assistant, Planning and Housing Commission  
City of Corona, California

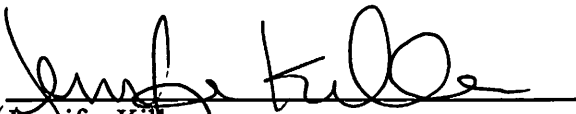
I, Jennifer Killman, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing resolution was regularly introduced and adopted in an adjourned regular session of said Planning and Housing Commission duly called and held on the 11<sup>th</sup> day of February, 2019, and was duly passed and adopted by the following vote, to wit:

**AYES:** Norton, Jones, Alexander and Shah

**NOES:** None

**ABSENT:** None

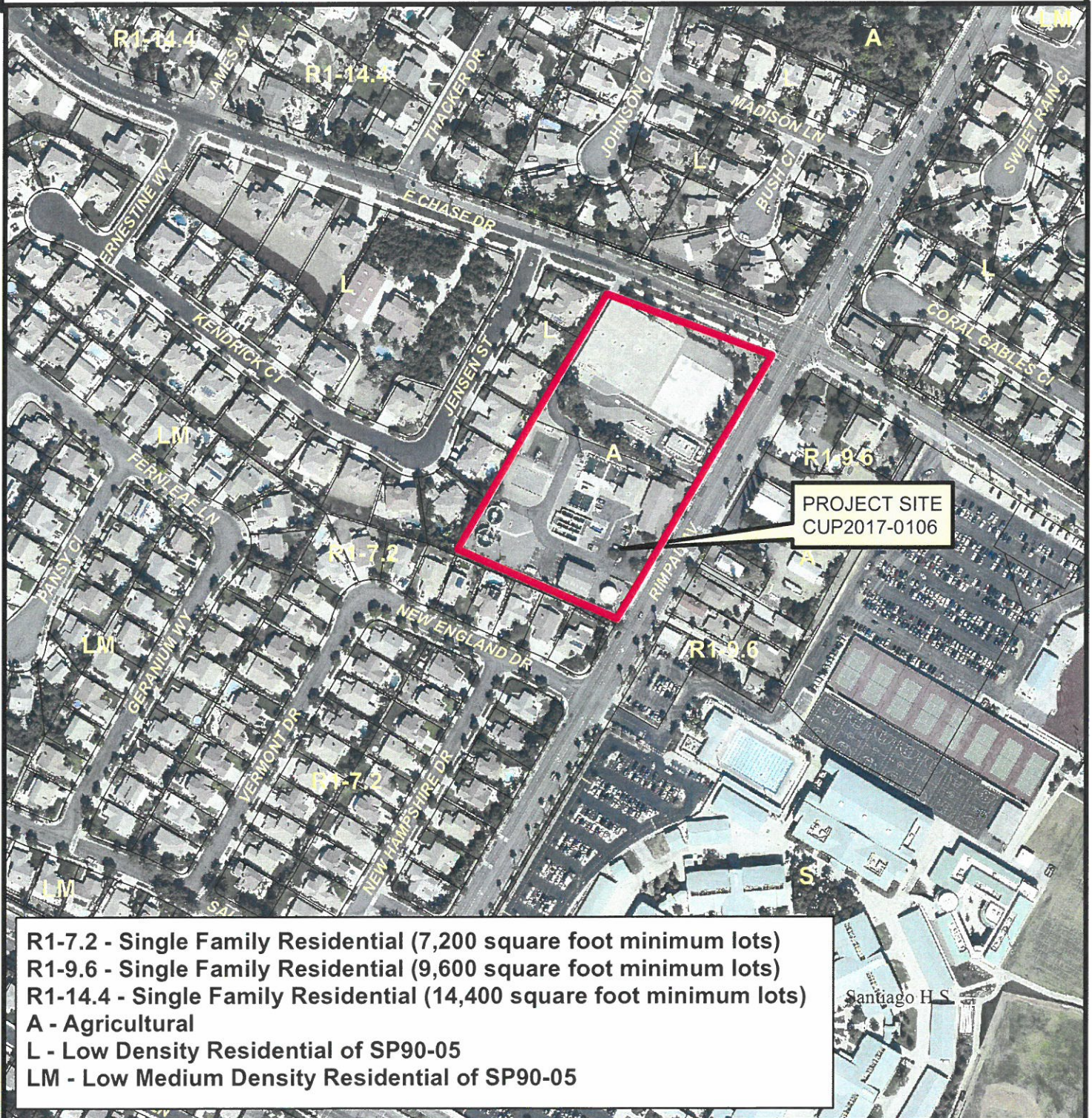
**ABSTAINED:** None



Jennifer Killman  
Administrative Assistant, Planning and Housing Commission  
City of Corona, California



# AERIAL & ZONING MAP



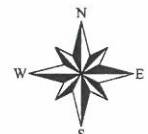
**R1-7.2 - Single Family Residential (7,200 square foot minimum lots)**  
**R1-9.6 - Single Family Residential (9,600 square foot minimum lots)**  
**R1-14.4 - Single Family Residential (14,400 square foot minimum lots)**  
**A - Agricultural**  
**L - Low Density Residential of SP90-05**  
**LM - Low Medium Density Residential of SP90-05**

Santiago H.S.



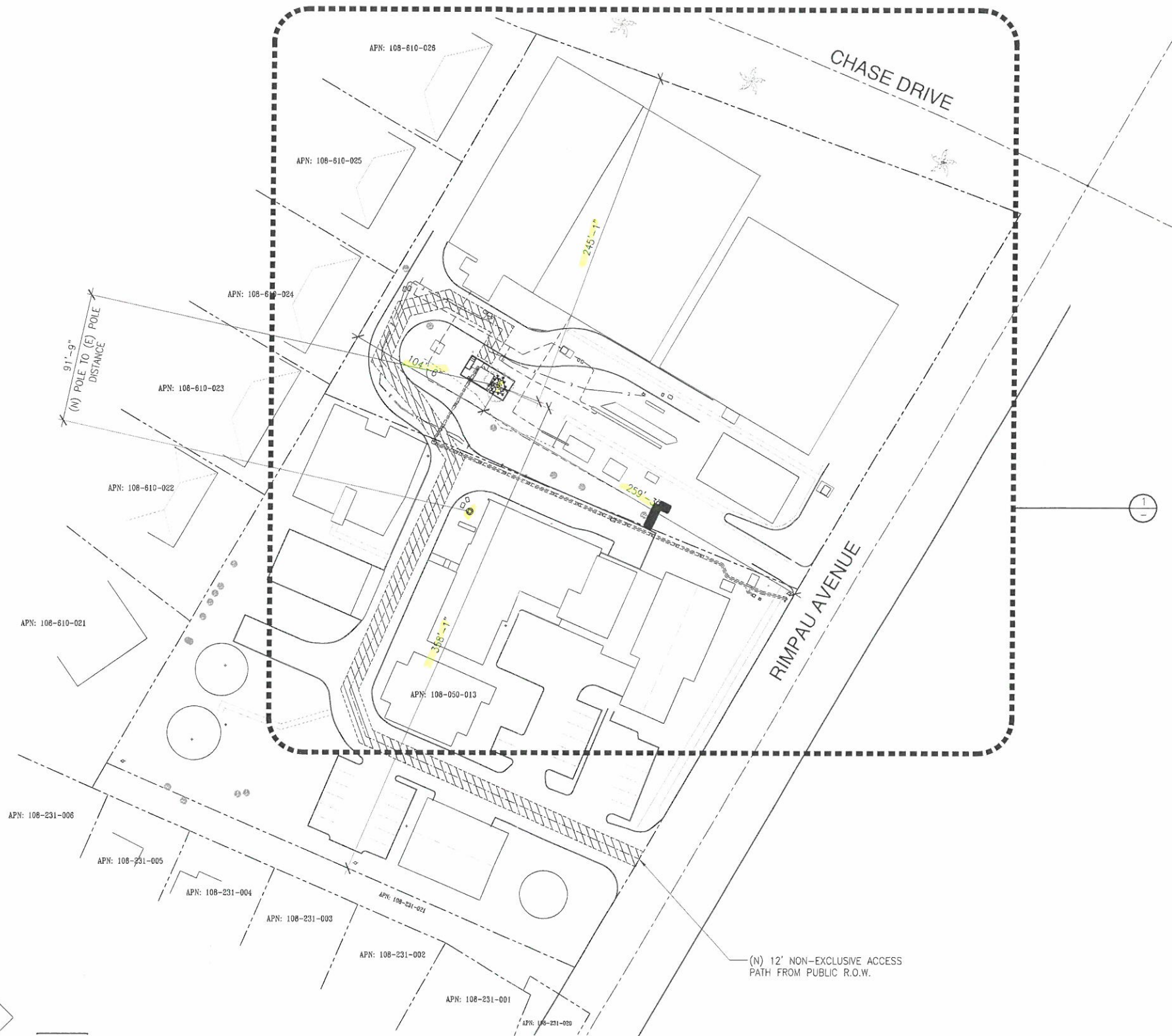
Date: 01/30/2019

**2970 RIMPAU AVENUE**  
**CUP2017-0106**





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**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110  
IRVINE | CA 92614

LESTER WATER TREATMENT  
RS0310  
2970 RIMPAU AVE  
CORONA, CA 92881



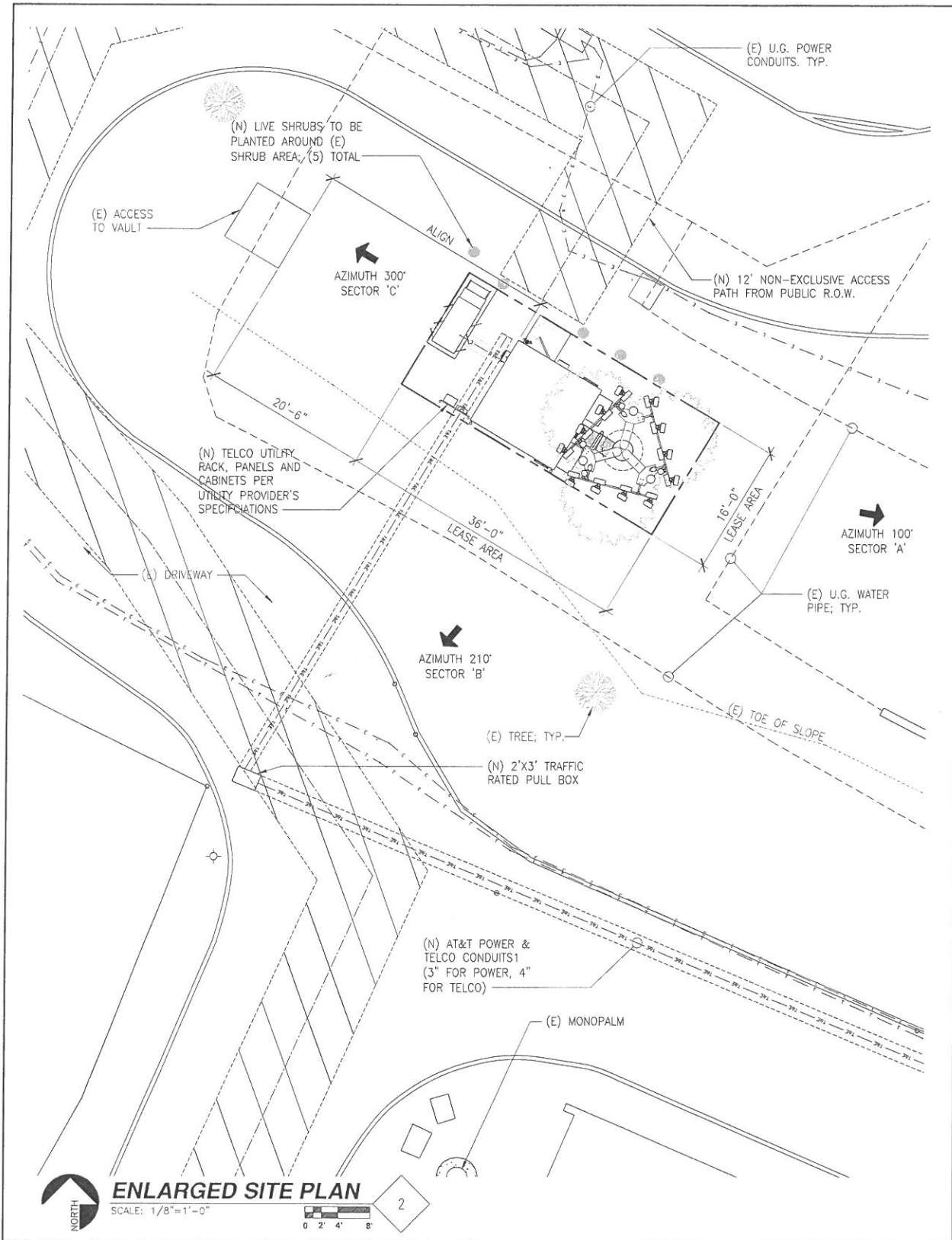
3	06/01/18	PLANNING COMMENTS AND TELCO UPDATE	BY	BOK	DKD
2	02/19/18	INCORPORATED PHOTO-SIMS	HT	BOK	DKD
1	12/19/17	PLANNING COMMENTS	JY	BOK	DKD
0	11/07/17	ISSUED FOR ZONING PERMIT	MG	BOK	DKD
A	10/12/17	ISSUED FOR ZD REVIEW AND COMMENTS	MG	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED			DRAWN



OVERALL SITE PLAN

DRAWING NUMBER	REV.
25736-615	AA-RS0310-Z01
	3

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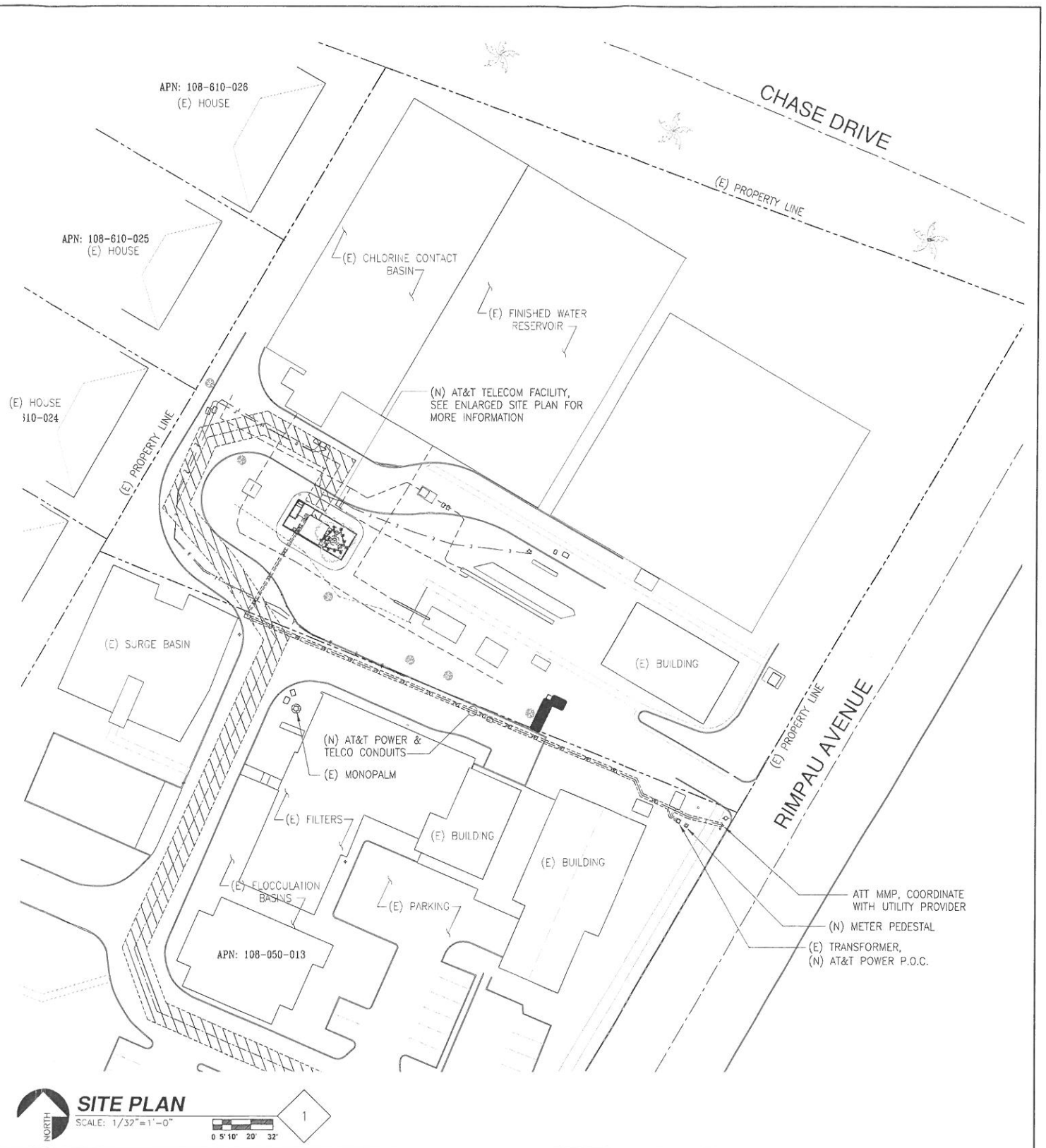


**DCI PACIFIC**  
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110  
IRVINE | CA 92614

LESTER WATER TREATMENT  
RS0310

2970 RIMPAU AVE  
CORONA, CA 92881



**SITE PLAN**  
SCALE: 1/32"=1'-0"

3	06/01/18	PLANNING COMMENTS AND TELCO UPDATE	BY	BOK	DKD
2	02/19/18	INCORPORATED PHOTO-SIMS	HT	BOK	DKD
1	12/19/17	PLANNING COMMENTS	JY	BOK	DKD
0	11/07/17	ISSUED FOR ZONING PERMIT	MG	BOK	DKD
A	10/12/17	ISSUED FOR ZD REVIEW AND COMMENTS	MC	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED			DRAWN



SITE PLAN & ENLARGED SITE PLAN

DRAWING NUMBER	REV.
25736-615	3



# Project Conditions

## City of Corona

**Project Number: CUP2017-0106**

**Description: 75-FT HIGH MONO-EUCALYPTUS CELL CITE FOR AT&T.**

**Applied: 11/8/2017**

**Approved:**

**Site Address: 2790 RIMAPU AVE CORONA, CA 92881**

**Closed:**

**Expired:**

**Status: COMPLETE**

**Applicant: J. DANIEL FOX, WDR, LLC FOR AT & T MOBILITY  
PO BOX 8823 NEWPORT CA, 92660**

**Parent Project:**

**Details:**

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	
<ol style="list-style-type: none"><li>BUILDING DEPARTMENT CONDITIONS</li><li>Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays.</li><li>Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Floor Plan * Roof framing plan * Elevations and all applicable details * Electrical Plans (electrical service shall be underground per Corona Municipal Code Section 15.06), including size of main switch, number and size of service entrance conductors, circuit schedule and demand load. *</li><li>Submit two (2) sets of structural calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check.</li><li>Separate permits are required for all fences, walls and paving.</li><li>Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter.</li><li>All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.</li><li>All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance</li><li>All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance</li></ol>	
FIRE	Cindi Schmitz
<ol style="list-style-type: none"><li>A specific address, assigned by the City of Corona, shall be provided for each building as specified by the fire department address standard which can be obtained at the fire department counter at City Hall. Address must be illuminated during all hours of darkness.</li><li>Fire extinguishers shall be provided prior to occupancy. Fire extinguishers shall bear a California State Fire Marshal's service tag; it shall be appropriately rated for the hazard; it shall be mounted so that the top of the extinguisher is no higher than five (5) feet above floor level; and shall be located such that the travel distance to an extinguisher does not exceed seventy-five (75) feet.</li><li>Hazardous Materials Disclosure and Business Emergency Plan required to be submitted and approved prior to occupancy or use.</li></ol>	





# Project Conditions

## City of Corona

### PLANNING

1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.
2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.
3. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, within two (2) years after the effective date thereof, and if they are not utilized, or construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed.
4. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.
5. The applicant shall comply with any additional permit or license issued by a local, state, or federal agency which has jurisdiction over the wireless telecommunication facility.
6. The applicant shall maintain compliance at all times with all federal, state and local statutes, rules, regulations, orders and standards ("Laws") applicable to the applicant, the property located at 2970 Rimpau Avenue, the wireless telecommunication facility or any use or activities in connection with the use authorized by CUP2017-0106, including, without limitation, any Laws applicable to human exposure to RF emissions and any Laws of the Federal Communications Commission (FCC), the Riverside County Airport Land Use Commission (RCALUC), the Federal Aviation Administration (FAA), and the California Public Utilities Commission (CPUC).
7. The applicant shall comply with the California Uniform Building Code, Fire Code, Mechanical Code, and Electrical Code, as amended by state or local law or regulation.
8. The wireless telecommunication facility shall be maintained in a manner consistent with the original intent and approval of CUP2017-0106.
9. Any modifications or expansion to this wireless telecommunications facility shall be reviewed and approved by the Community Development Department prior to the issuance of a building permit.
10. If the wireless telecommunications facility becomes non-operational or is discontinued, the applicant shall remove the wireless telecommunication facility and its equipment from the project site.
11. Development of the wireless telecommunication facility shall be in substantial conformance with all plans and exhibits as depicted in the staff report, including photo simulations.
12. The approved CUP2017-0106 shall only apply to the property located at 2790 Rimpau Avenue and in the designated lease area shown in Exhibit A.



# Project Conditions

## City of Corona

PLANNING	
<p>13. The antennas, antenna arrays, and all support structures for the antennas shall be painted green to match the mono-eucalyptus foliage. Additionally, the mono-eucalyptus is required to have the antennas covered by "socks" that are textured to mimic eucalyptus foliage.</p> <p>14. The applicant shall provide after hours contact information on the equipment cabinets in case of vandalism.</p> <p>15. The applicant shall comply with any easements, covenants, conditions, or restrictions on the underlying real property located at 2790 Rimpau Avenue.</p>	
PUBLIC WORKS	
<p>1. The Public Works and the Departments of Water and Power, Maintenance and Parks and Landscaping Conditions of Approval for the subject application and shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the Public Works Department Land Development Section. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail.</p> <p>2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.</p> <p>3. For portion of work within public right way required for excavation to place underground conduits, obtain separate encroachment permit from the Public Works Department.</p> <p>4. Prior to issuance of a building permit, the applicant shall apply for an address through the Public Works Department for the new power meter pedestal and cell tower.</p> <p>5. At final design, show on the site plan the approximate earthwork quantities – cut &amp; fill (how much dirt is being moved), even if the quantities are zero. Use the format below:</p> <p>CUT = _____ cubic yards</p> <p>FILL = _____ cubic yards</p> <p>6. Excavations and fills in excess of 100 CY total will require the issuance of a grading permit, through approval of a grading plan, by the Public Works Department.</p> <p>7. The submitted site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said site plan to be resubmitted for further consideration.</p> <p>8. All new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.</p> <p>9. Any construction work or staging in the public right of way shall require an encroachment permit from the Public Works Department. Submit a site plan describing the proposed work in the right of way for review and approval by the Public Works Department.</p> <p>10. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:</p> <p>(a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.</p> <p>(b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.</p> <p>(c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.</p> <p>Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.</p>	

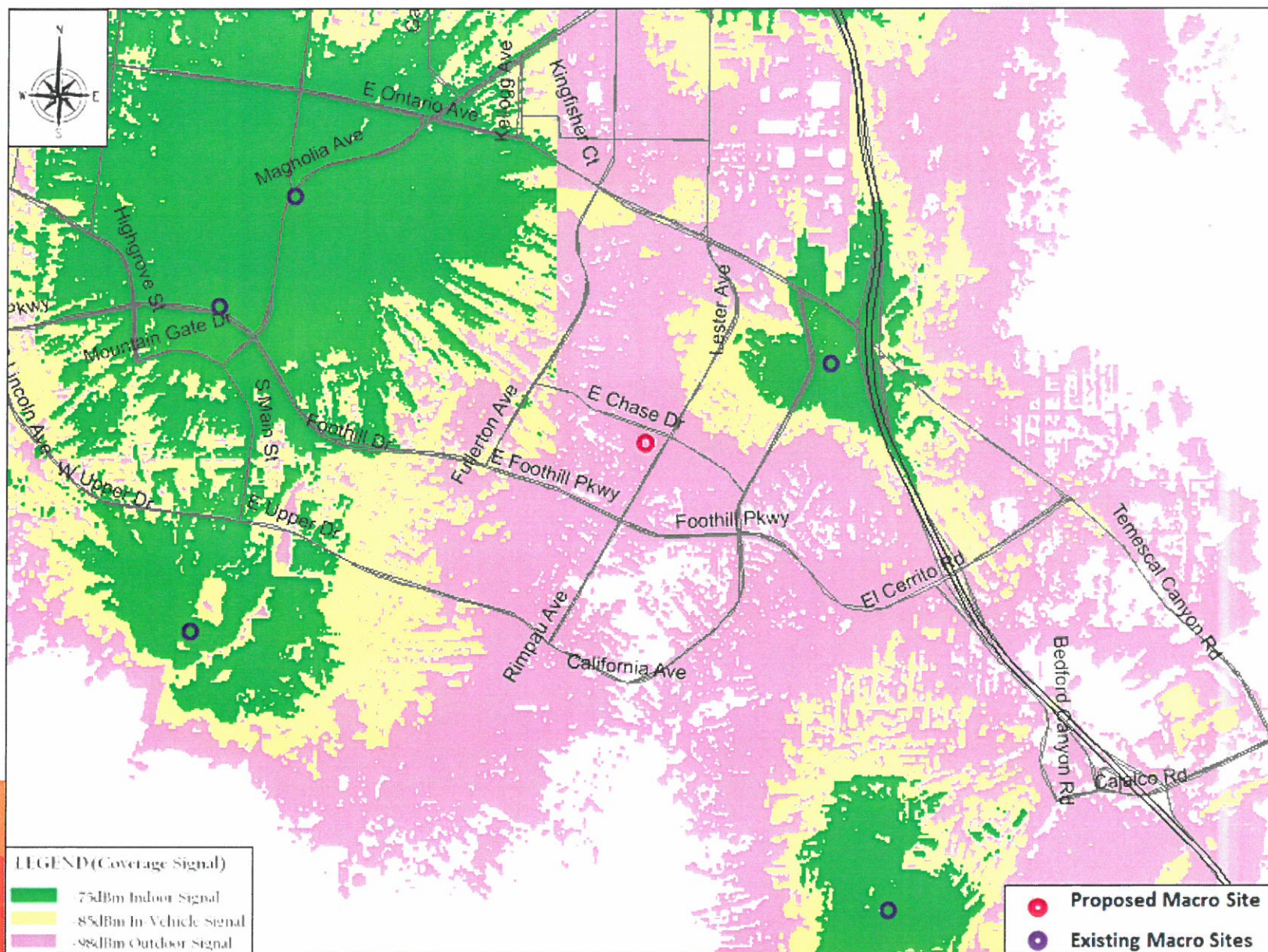


## Project Conditions City of Corona

PUBLIC WORKS
<p>11. All handling of solids waste, recyclables and/or construction &amp; demolition debris during all phases of construction and post construction shall conform to the City of Corona Municipal Code, Title 8, Chapter 8.20.80, as well as conform to applicable Federal, State and local laws, rules, regulations, ordinances and all provisions.</p> <p>12. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.</p> <p>13. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.</p> <p>14. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.</p> <p>15. Prior to the issuance of a Certificate of Occupancy, any damage to existing landscape easement areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.</p>

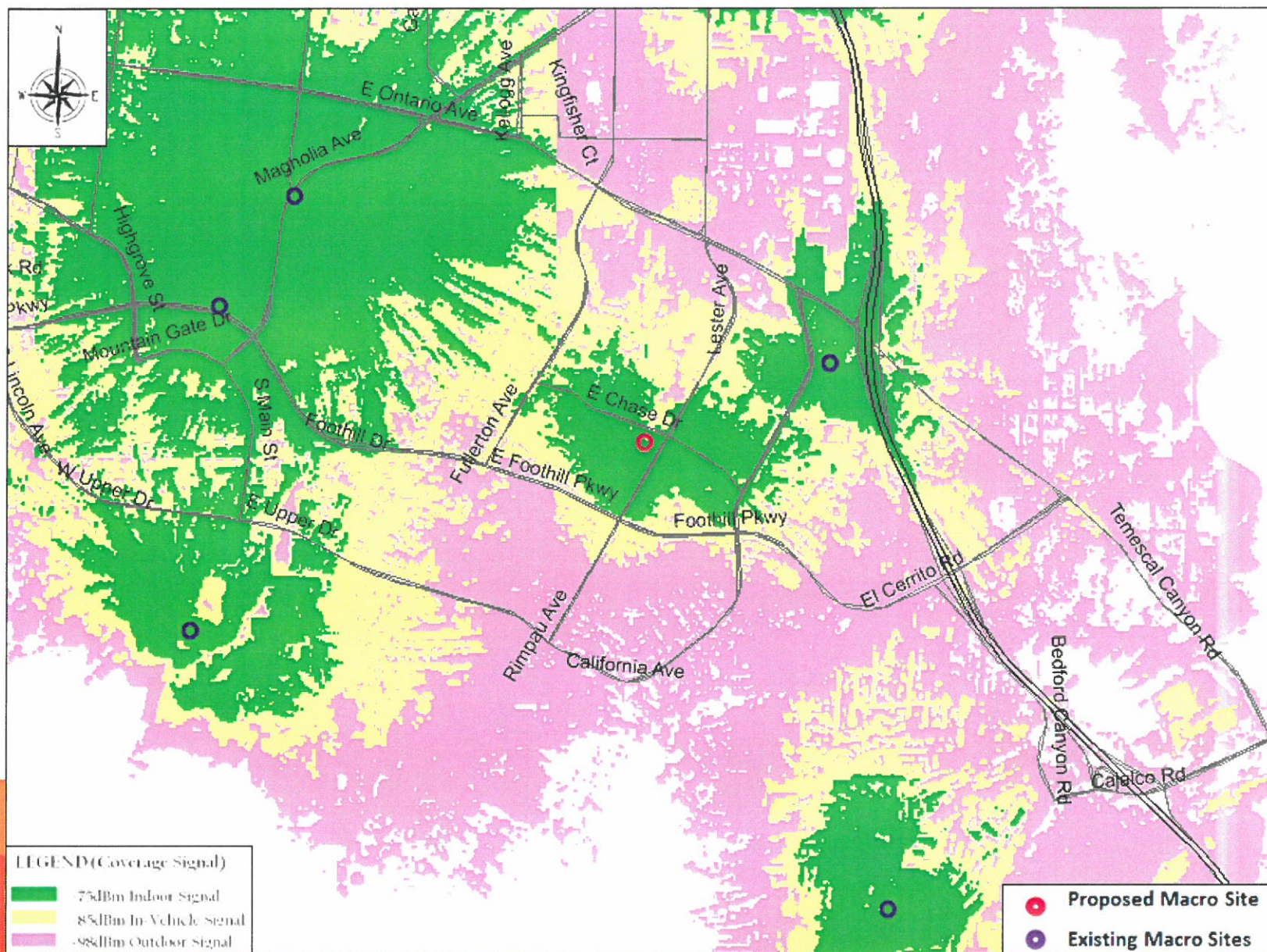


## LTE Coverage Before site CSL04448



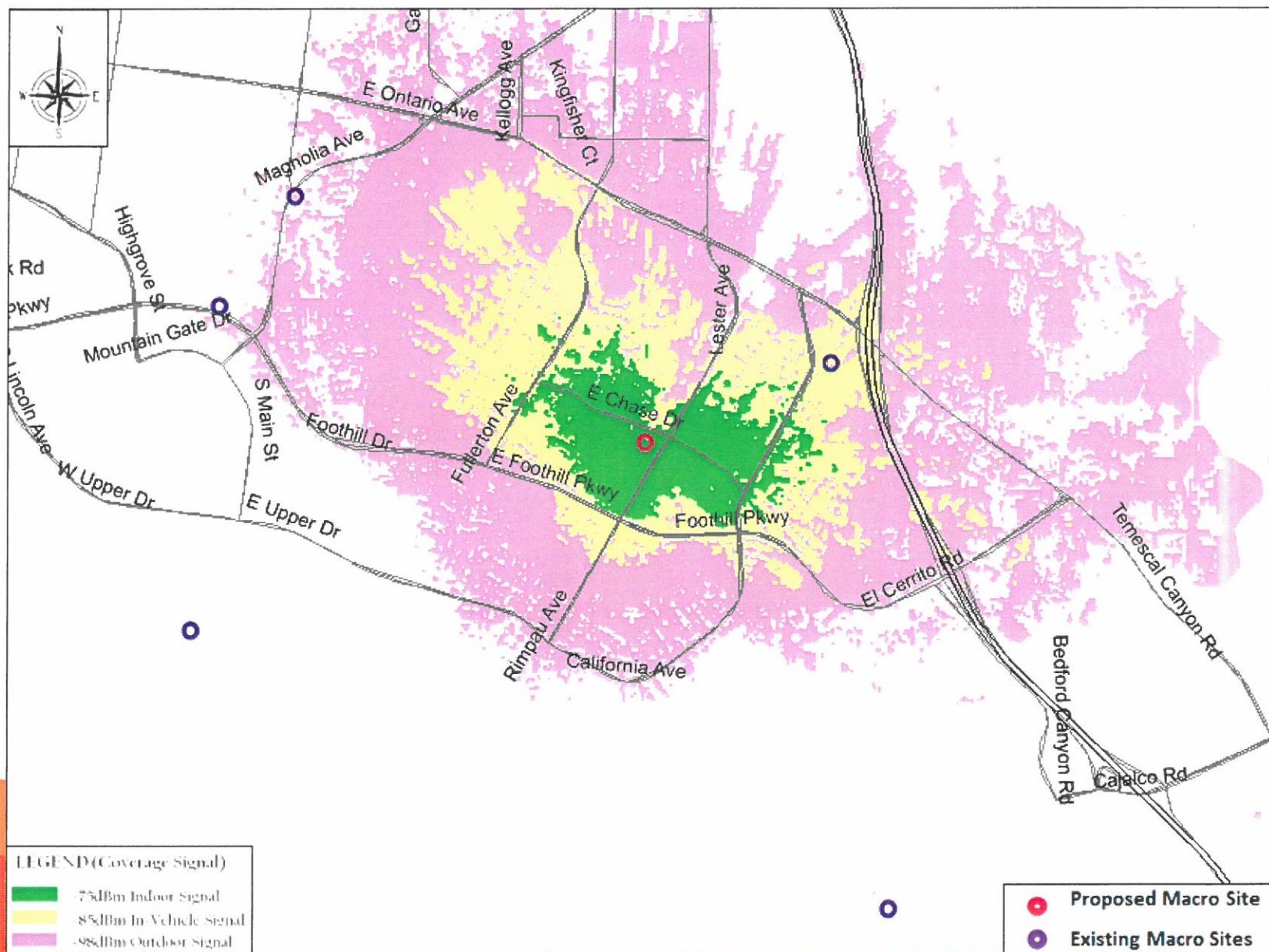


## LTE Coverage After site CSL04448

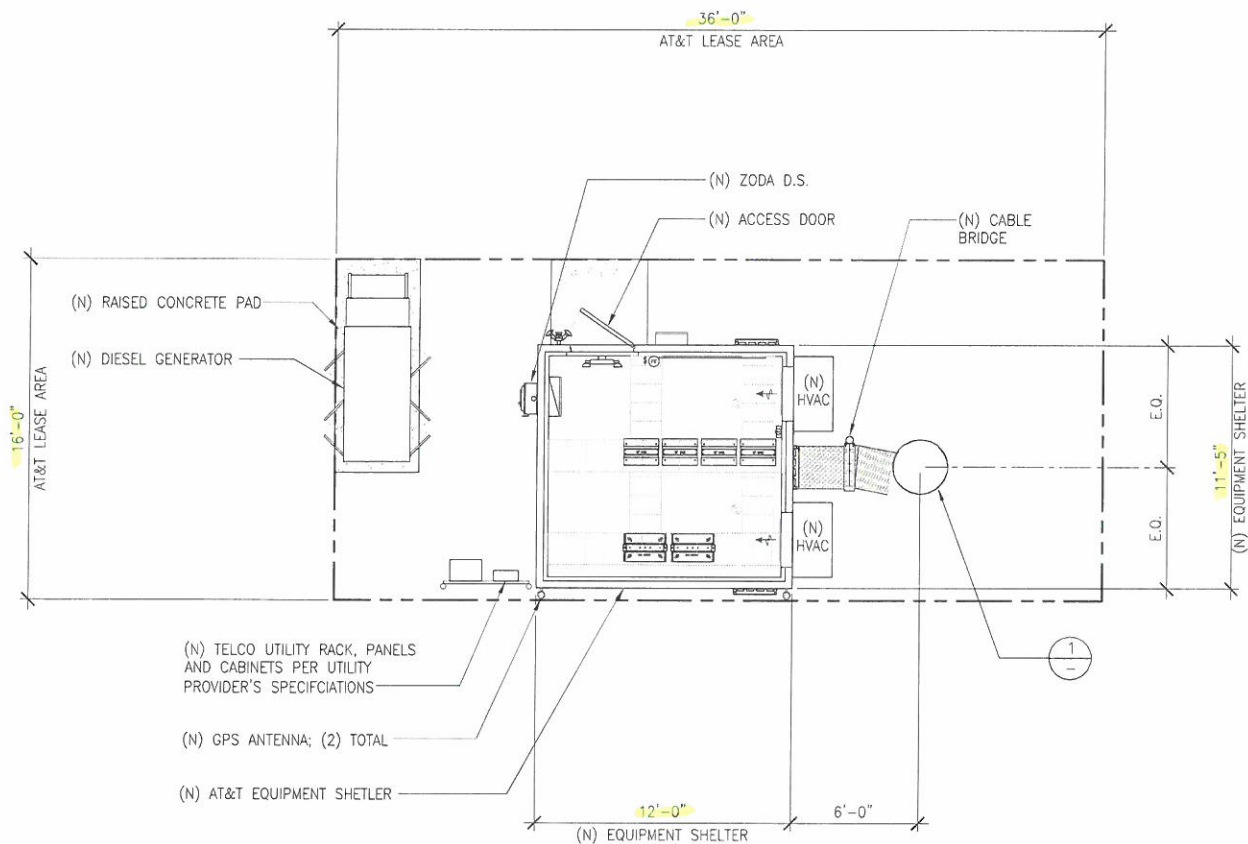




## LTE Coverage standalone site CSL04448



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**EQUIPMENT LAYOUT PLAN**  
SCALE: 1/4"=1'-0"

**DCI PACIFIC**  
A|E|C WORKS

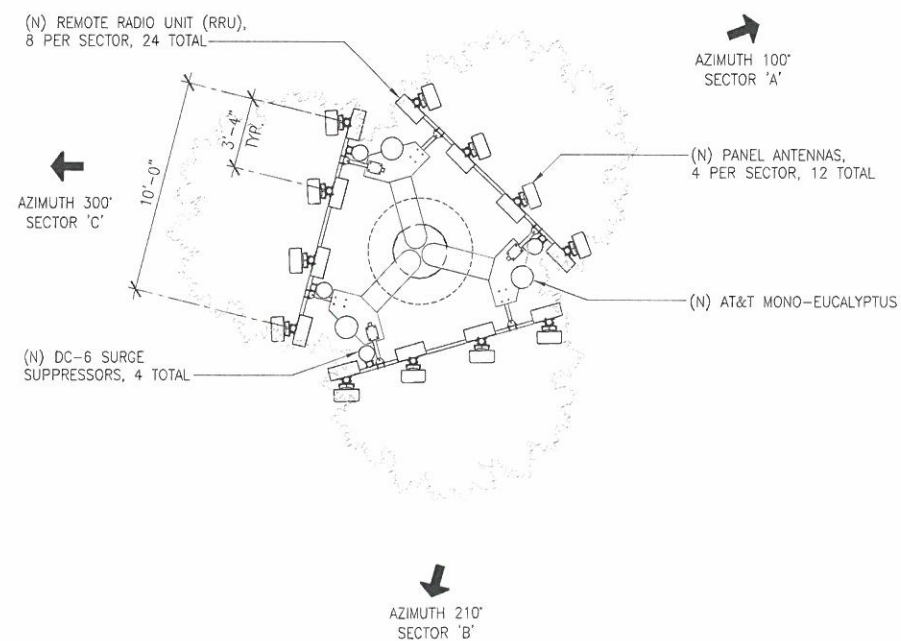
ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110  
IRVINE | CA 92614

LESTER WATER TREATMENT  
RS0310

2970 RIMPAU AVE  
CORONA, CA 92881



1452 EDINGER AVENUE, 3RD FLOOR  
TUSTIN, CA 92780



**ANTENNA LAYOUT PLAN**  
SCALE: 1/4"=1'-0"

3	06/01/18	PLANNING COMMENTS AND TELCO UPDATE	BY	BOK	DKD
2	02/19/18	INCORPORATED PHOTO-SIMS	HT	BOK	DKD
1	12/19/17	PLANNING COMMENTS	JY	BOK	DKD
0	11/07/17	ISSUED FOR ZONING PERMIT	MG	BOK	DKD
A	10/12/17	ISSUED FOR ZD REVIEW AND COMMENTS	MG	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED			DRAWN

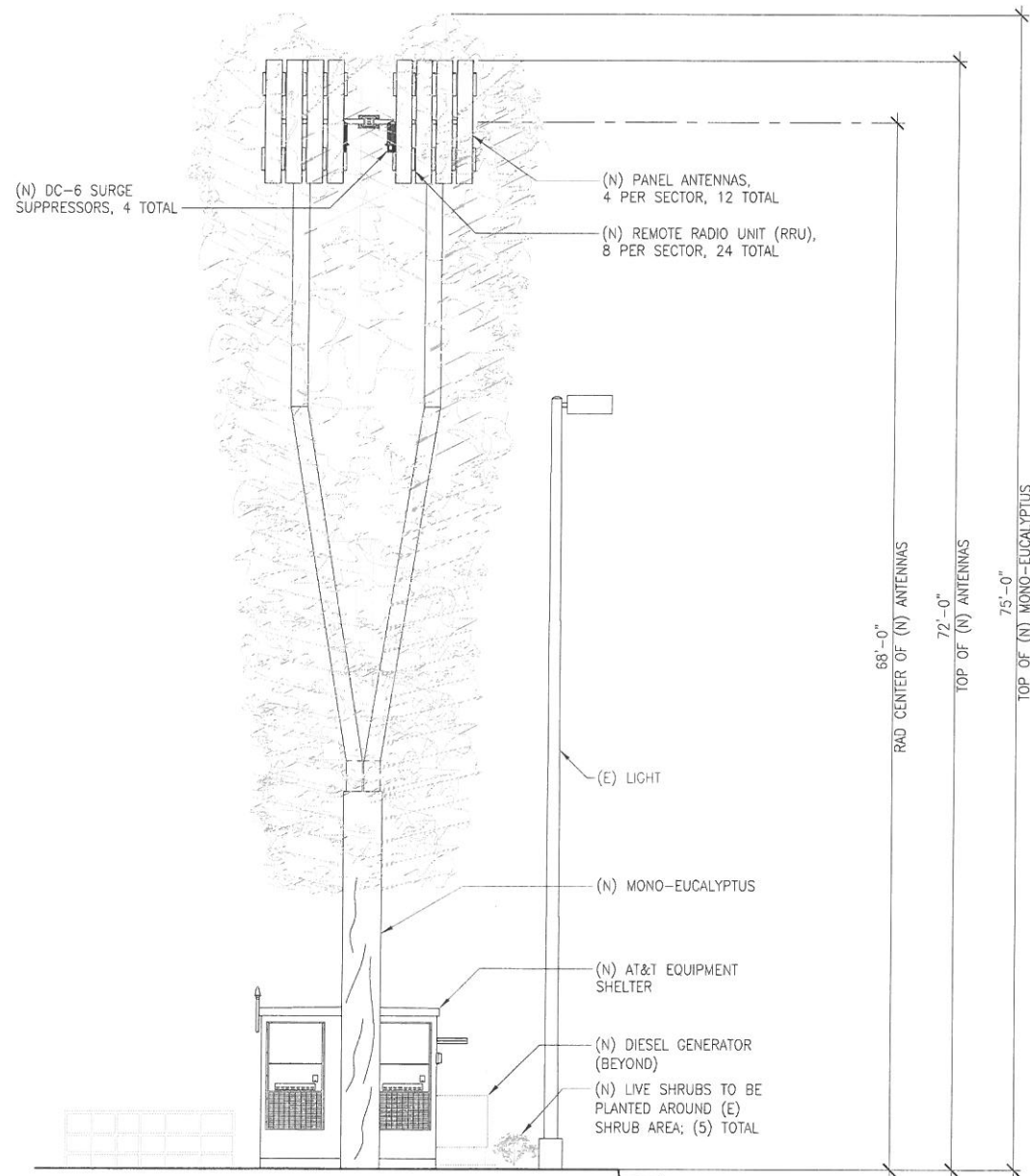


EQUIPMENT & ANTENNA  
LAYOUT PLAN

25736-615	AA-RS0310-Z02	3
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### EAST ELEVATION

SCALE: 3/16"=1'-0"



2

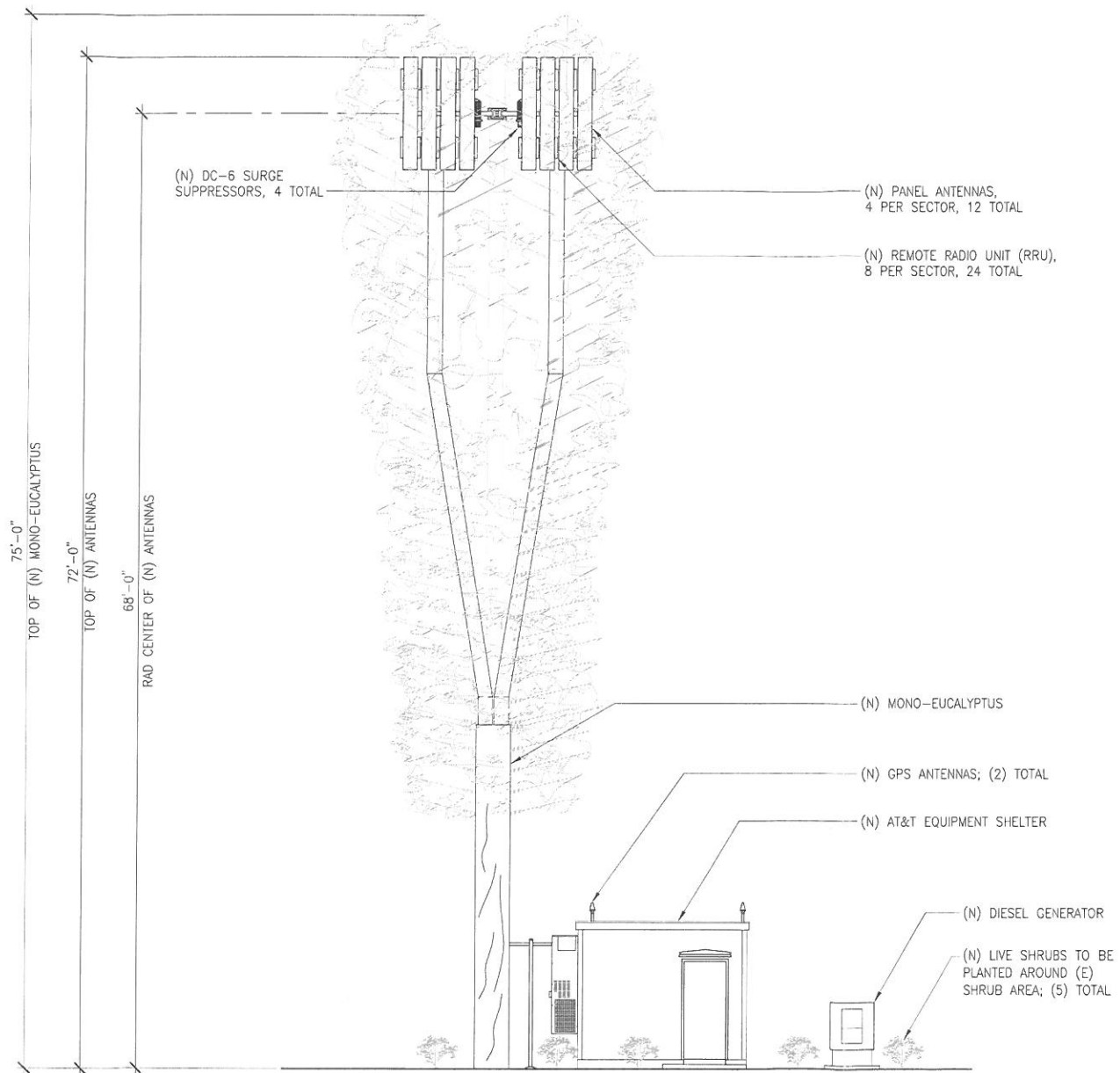
**DCI PACIFIC**

A|E|C WORKS

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LESTER WATER TREATMENT  
RS0310

2970 RIMPAU AVE  
CORONA, CA 92881



### NORTH ELEVATION

SCALE: 3/16"=1'-0"



1



1452 EDINGER AVENUE, 3RD FLOOR  
TUSTIN, CA 92780

3	06/01/18	PLANNING COMMENTS AND TELCO UPDATE	BY	BOK	DKD
2	02/19/18	INCORPORATED PHOTO-SIMS	HT	BOK	DKD
1	12/19/17	PLANNING COMMENTS	JY	BOK	DKD
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A	10/12/17	ISSUED FOR ZD REVIEW AND COMMENTS	MG	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED			DRAWN



ELEVATIONS

25736-615

DRAWING NUMBER

AA-RS0310-Z03

REV.

3



## AERIAL MAP



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## PROPOSED



PHOTO PROVIDED BY: DRAFTLINK

## EXISTING



WIRELESS DEVELOPMENT RESOURCES, LLC  
P.O. BOX 8823  
NEWPORT BEACH, CA 92660  
J. DANIEL FOX, PRINCIPAL  
949-664-0944

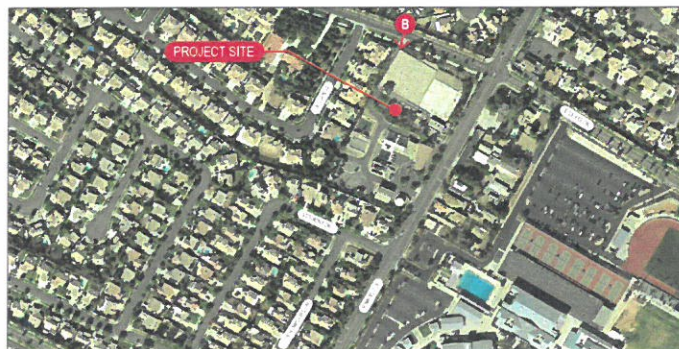


**RS0310**  
**LESTER WATER TREATMENT**  
2970 RIMPAU AVENUE  
CORONA, CA 92881

VIEW	SHEET
A	1 / 4



## AERIAL MAP



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## EXISTING



## PROPOSED

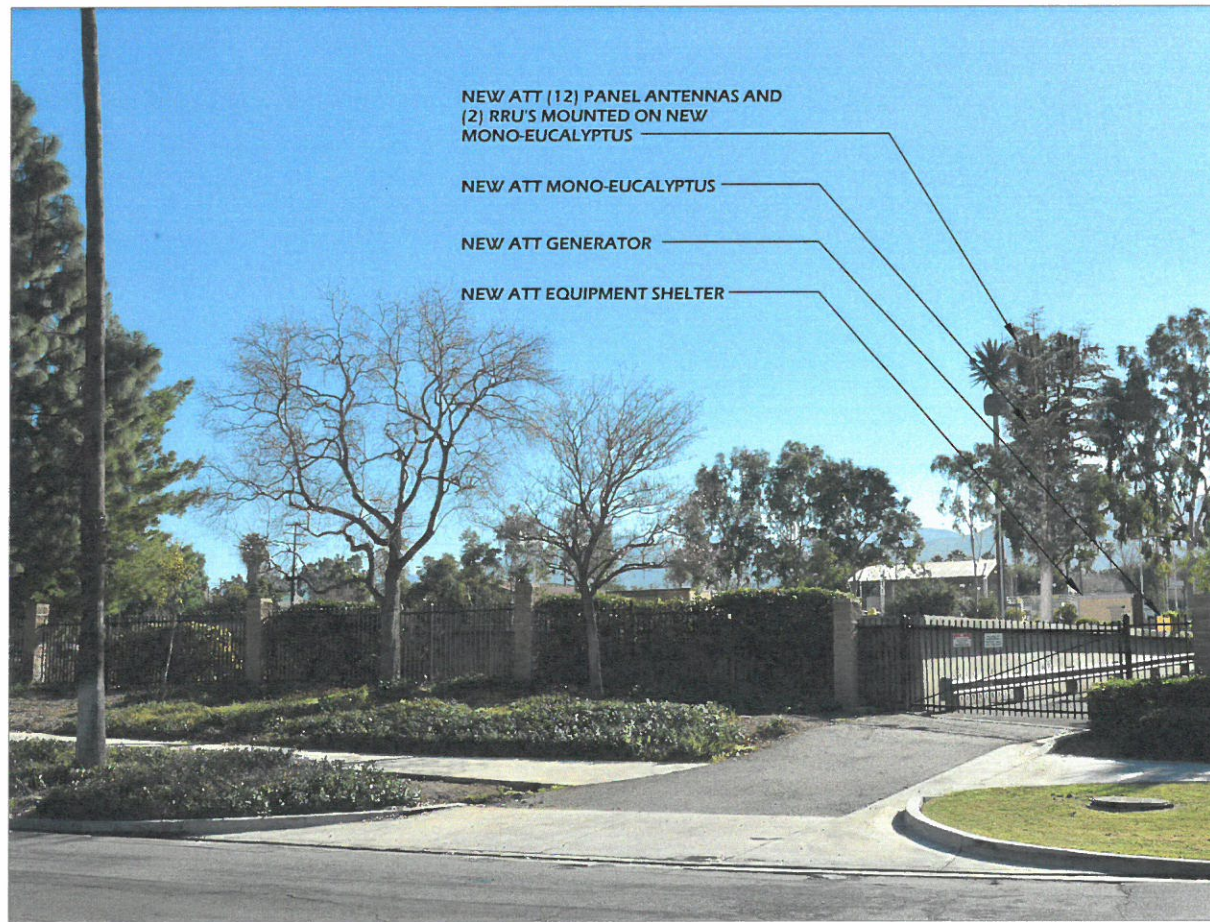


PHOTO PROVIDED BY: DRAFTLINK



WIRELESS DEVELOPMENT RESOURCES, LLC  
P.O. BOX 8823  
NEWPORT BEACH, CA 92660  
J. DANIEL FOX, PRINCIPAL  
949-664-0944



**RS0310**  
**LESTER WATER TREATMENT**  
2970 RIMPAU AVENUE  
CORONA, CA 92881

VIEW	SHEET
<b>B</b>	<b>2 / 4</b>



## AERIAL MAP



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## EXISTING



## PROPOSED



PHOTO PROVIDED BY: DRAFTLINK



WIRELESS DEVELOPMENT RESOURCES, LLC  
P.O. BOX 8823  
NEWPORT BEACH, CA 92660  
J. DANIEL FOX, PRINCIPAL  
949-664-0944



**RS0310**  
**LESTER WATER TREATMENT**  
2970 RIMPAU AVENUE  
CORONA, CA 92881

VIEW	SHEET
C	3 / 4



## AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2019

## EXISTING



## PROPOSED



PHOTO PROVIDED BY: DRAFTLINK

**DRAFTLINK**  
SIMS@DRAFTLINK.COM



WIRELESS DEVELOPMENT RESOURCES, LLC  
P.O. BOX 8823  
NEWPORT BEACH, CA 92660  
J. DANIEL FOX, PRINCIPAL  
949-664-0944



**RS0310**  
**LESTER WATER TREATMENT**  
2970 RIMPAU AVENUE  
CORONA, CA 92881

VIEW	SHEET
D	4 / 4



**WIRELESS DEVELOPMENT RESOURCES, LLC**

Post Office Box 8823  
Newport Beach, CA 92660

November 19, 2018

***VIA – HAND DELIVERED***

Lupita Garcia  
Planning Department  
**CITY OF CORONDA**  
400 South Vicentia Avenue  
Corona, CA 92882  
951-736-2262

RE: Major Conditional Use Permit Re-Application for Planning Approval Request  
for AT&T Mobility Site at:  
2790 Rimpau Avenue, Corona, CA 9281  
APN – 108-050-013  
AT&T Site Number – RS0310

Pursuant to your letter dated March 21, 2018 and subsequent email correspondence, on behalf of AT&T Mobility, we are re-submitting plans for a re-approval of an installation of a unmanned wireless communication facility, within the City's Lester Water Treatment facility located at 2790 Rimpau Avenue.

The AT&T facility proposed, consists of a new three (3) sector array with four (4) panel antenna per sector, all completely hidden and disguised within a new 75 foot tall faux eucalyptus tree, designed to blend in with the surrounding area and improvements, as well as the installation of additional equipment within an enclosed equipment shelter. ,

The proposed facility was approved on November 12, 2013, under CUP13-001. The prior approval has expired, due to none construction activity on behalf of the applicant during the prior approval period. No other alternative sites were explored, due to the fact the AT&T already has a lease in place with the City for the subject site and has been paying rent on the same for the past many years. Further, AT&T does not provide the requested information regarding other AT&T facilities within a particular jurisdiction.

The proposed improvements are outlined in detail in the attached project plans. The proposed improvements are in substantial conformance with the prior approval and will not create any significant visual impacts and should be non-controversial. Therefore, we respectfully request that the proposed improvements be re-approved.



The following is responding specifically to your request in that letter dated March 21, 2018.

COMMUNITY DEVELOPMENT DEPARTMENT (PLANNING DIVISION)

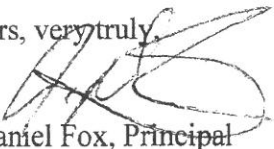
1. Please see revised plans
2. Please see revised plans
3. Alternative candidates considered:
  - A. AT&T pursued a new facility at 2880 California Avenue. The United Methodist Church, unfortunately the elevation was much lower and would not accommodate AT&T's network needs
  - B. AT&T also considered a new facility at Santiago High School, however the school has no interest in allowing a facility on that property.
  - C. In accordance with the City of Corona guidelines and recommendations for a wireless communication facility, AT&T is proposing this project as a "collocation" in the sense that this is an existing monoecalyptus currently on the subject property. The existing pole could not accommodate additional antenna structurally, but the collocatable nature of the proposal is in conformance with City guidelines and recommendations for this type of project.
4. A map is not available, but a print out of the addresses of AT&T sites within the City is attached
5. Attached

DEPARTMENT OF WATER AND POWER

6. AT&T will complete all AQMD and tank requirements
7. AT&T will complete all AQMD and tank requirements
8. AT&T proposed generator will be rated under 50 brake horsepower
9. AT&T will own and operate one (1) generator on this proposed facility.
10. AT&T will complete all AQMD and tank requirements
11. AT&T will complete all AQMD and tank requirements

Should there be any questions regarding this matter or should any additional information be needed, please feel free to contact me at your earliest convenience. I can be best reached by telephone at 714-747-7907, by telefax at 949.266.8066 or email at [jdf@roadrunner.com](mailto:jdf@roadrunner.com). Thank you in advance for your anticipated cooperation and attention to this request.

Yours, very truly,



J. Daniel Fox, Principal  
Wireless Development Resources, LLC (Agent for AT&T Mobility)

Attachments:

- Revised Project Plans – Various sets and sizes
- CD-Rom containing the revised project plans





## **CITY OF CORONA NEGATIVE DECLARATION**

### **NAME, DESCRIPTION AND LOCATION OF PROJECT:**

**CUP2017-0106:** A conditional use permit application to establish a 75-foot high wireless telecommunications facility designed as a mono-eucalyptus at the city's Lester Water Treatment Facility located at 2970 Rimpau Avenue in the A (Agricultural) Zone.

### **ENTITY OR PERSON UNDERTAKING PROJECT:**

JD Fox  
Wireless Development Resources, LLC  
PO Box 8823  
Newport Beach, CA 92660

AT&T Mobility  
PO Box 8823  
Newport Beach, CA 92660

City of Corona Department of Water and Power  
755 Public Safety Way  
Corona, CA 92880

The Planning and Housing Commission, having reviewed the initial study of this proposed project and the written comments received prior to the public meeting of the Planning and Housing Commission, and having heard, at a public meeting of the Commission, the comments of any and all concerned persons or entities, including the recommendation of the City's staff, does hereby find that the proposed project may have potentially significant effects on the environment, but mitigation measures or revisions in the project plans or proposals made by or agreed to by the applicant would avoid or mitigate the effects to a point where clearly no significant effects will occur. **Therefore, the Planning and Housing Commission hereby finds that the Negative Declaration reflects its independent judgment and shall be adopted.**

The Initial Study and other materials which constitute the records of proceedings, are available at the office of the City Clerk, City of Corona City Hall, 400 S. Vicentia Avenue, Corona, CA 92882.

Date: \_\_\_\_\_

\_\_\_\_\_  
Chair  
City of Corona

Date filed with County Clerk: \_\_\_\_\_



## **CITY OF CORONA INITIAL STUDY / ENVIRONMENTAL CHECKLIST**

### **PROJECT TITLE:**

CUP2017-0106

### **PROJECT LOCATION:**

2970 Rimpau Avenue in the City of Corona, County of Riverside (APN: 108-050-013).

### **PROJECT PROPONENT:**

JD Fox  
WDR, LLC  
PO Box 8823  
Newport Beach, CA 92660

AT&T Mobility  
PO Box 8823  
Newport Beach, CA 92660

City of Corona Department of  
Water and Power  
755 Public Safety Way  
Corona, CA 92880

### **PROJECT DESCRIPTION:**

CUP2017-0106 is a conditional use permit application submitted by Wireless Development Resources on behalf of AT&T to construct a 75-foot high wireless telecommunications facility at the City's Lester Water Treatment Facility located at 2970 Rimpau Avenue. The subject site is in the A (Agricultural) Zone. The proposed telecommunications facility is designed to resemble a eucalyptus tree, also known as a mono-eucalyptus. Twelve antennas will be mounted on the mono-eucalyptus at 68 feet high. The project includes the installation of a 12'x11'5" equipment shelter and a diesel generator within a 36' x16' equipment lease area located at the base of the mono-eucalyptus. Equipment cabinets and other equipment associated with the facility will be housed within the equipment shelter. Two GPS antennas will be mounted on the equipment shelter.

A previous proposal to construct a 75-foot high mono-eucalyptus on the project site was approved by the City on November 12, 2013 as CUP13-001; however, the project was never constructed and expired on November 12, 2015. AT&T still has a current lease in place with the City of Corona for the mono-eucalyptus at the site and has been paying the City rent as part of the lease agreement. Therefore, CUP2017-0106 is intended to re-entitle the previous entitlement and CUP2017-0106 will replace the previously approved CUP (CUP13-001).

### **ENVIRONMENTAL SETTING:**

The 5.14-acre property is currently developed with the City's Lester Water Treatment Facility. The area is predominantly residential. The property is bounded by E. Chase Drive to the north with residential developments located beyond, Rimpau Avenue to the east with residential developments located beyond, and residential developments to the south and west. The mono-eucalyptus and equipment shelter will be centrally located on the property. A second wireless telecommunications facility designed as an 80-foot high palm tree is located on the property approximately 91 feet south of the proposed location for the mono-eucalyptus. The monopalm was built in 2007 and is city-owned and operated.

### **GENERAL PLAN \ ZONING:**

The subject property has a zoning of A (Agricultural) and a General Plan designation of U (Utility). The residential properties to the north are zoned L (Low Density Residential) of the Corona Vista Specific Plan (SP90-05) and have a General Plan designation of LMDR (Low Medium Density Residential). The residential properties to the east are zoned Agricultural and R1-9.6 (Single Family Residential) and have a General Plan Designation of LMDR. The residential properties to the south are zoned R1-7.2 (Single Family Residential) and have a General Plan Designation of LMDR. The residential properties to the west are zoned L (Low Density Residential) of SP90-05 and have a General Plan Designation of LDR (Low Density Residential). Wireless telecommunications facilities are permitted in any zone in the City of Corona with a conditional use

permit. As such, the present zoning and General Plan designation of the subject property will remain unaffected by the proposed wireless telecommunications facility.

### STAFF RECOMMENDATION:

The City's Staff, having undertaken and completed an initial study of this project in accordance with the City's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)", has concluded and recommends the following:

- ☒ The proposed project could not have a significant effect on the environment. **Therefore, a NEGATIVE DECLARATION will be prepared.**
- ☐ The proposed project could have a significant effect on the environment, however, the potentially significant effects have been analyzed and mitigated to below a level of significance pursuant to a previous EIR as identified in the Environmental Checklist attached. **Therefore, a NEGATIVE DECLARATION WILL BE PREPARED.**
- ☐ The Initial Study identified potentially significant effects on the environment but revisions in the project plans or proposals made by or agreed to by the applicant would avoid or mitigate the effects to below a level of significance. **Therefore, a MITIGATED NEGATIVE DECLARATION will be prepared.**
- ☐ The proposed project may have a significant effect on the environment. **Therefore, an ENVIRONMENTAL IMPACT REPORT is required.**
- ☐ The proposed project may have a significant effect on the environment, however, a previous EIR has addressed only a portion of the effects identified as described in the Environmental Checklist discussion. As there are potentially significant effects that have not been mitigated to below significant levels, a **FOCUSED EIR will be prepared to evaluate only these effects.**
- ☒ There is no evidence that the proposed project will have the potential for adverse effect on fish and wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The following indicates the areas of concern that have been identified as "Potentially Significant Impact" or for which mitigation measures are proposed to reduce the impact to less than significant.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Land Use Planning           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Agricultural Resources             |
| <input type="checkbox"/> Population and Housing      | <input type="checkbox"/> Hazards / Hazardous Materials | <input type="checkbox"/> Greenhouse Gases                   |
| <input type="checkbox"/> Geologic Problems           | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Public Services               |   |
| <input type="checkbox"/> Air Quality                 | <input type="checkbox"/> Utilities                     |   |
| <input type="checkbox"/> Transportation / Traffic    | <input type="checkbox"/> Aesthetics                    |   |
| <input type="checkbox"/> Biological Resources        | <input type="checkbox"/> Cultural Resources            |   |

Date Prepared: December 07, 2018

Prepared By: Lupita Garcia, Assistant Planner

Contact Person: Lupita Garcia

Phone: (951) 736-2262

### AGENCY DISTRIBUTION

(check all that apply)

- ☐ Responsible Agencies
- ☐ Trustee Agencies (CDFG, SLC, CDPR, UC)
- ☐ State Clearinghouse (CDFG, USFWS, Redevelopment Projects)
- ☐ AQMD
- ☐ WQCB
- ☒ Other: Pechanga Band of Luiseno, Soboba Band of Luiseno Indians, Joseph and Luebben, Santa Rosa Band of Cahuilla Mission Indians, Gabrieleno/Tongva San Gabriel Band of Mission Indians.

### AGENCY DISTRIBUTION

☒ Southern California Edison

Southern California Edison Co.  
Local Governmental Affairs  
Land Use / Environmental Coord.  
2244 Walnut Grove Avenue  
Rosemead, CA 91770



*Note: This form represents an abbreviation of the complete Environmental Checklist found in the City of Corona CEQA Guidelines. Sources of reference information used to produce this checklist may be found in the City of Corona Community Development Department, 400 S. Vicentia Avenue, Corona, CA.*

### 1. LAND USE AND PLANNING:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with any land use plan/policy or agency regulation (general plan, specific plan, zoning)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with surrounding land uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Physically divide established community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion:

The project site is zoned A (Agricultural) and designated U (Utility) on the City's General Plan Land Use Map. The wireless telecommunications facility does not conflict with either zoning or General Plan designation because wireless telecommunications facilities are allowed in any zone in the City by a conditional use permit. Additionally, the project site is fully developed as a water treatment facility operated by the city's Department of Water and Power. Therefore, the mono-eucalyptus will operate in conjunction with the exiting treatment plant and the site will remain unaffected by the wireless telecommunications facility. Therefore, no mitigation is required.

The project does not conflict or physically divide the surrounding land uses or community. The mono-eucalyptus and all associated equipment will be contained entirely within the project site. Also, the mono-eucalyptus will be centrally constructed on the property approximately 245 feet from the north property line adjacent to E. Chase Drive, 259 feet from the east property line adjacent to Rimapu Avenue, 358 feet to the nearest residence to the south, and 104 feet to the nearest residence to the west. The proposed faux tree design will help the structure blend into the environment. Therefore, no mitigation is necessary.

### 2. POPULATION AND HOUSING:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial growth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing or people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion:

The proposed project will not induce substantial growth or displace substantial numbers of existing housing or people as the project site is fully developed with the City's Lester Water Treatment Facility, and the project involves constructing a 75-foot high wireless telecommunications facility designed to resemble a eucalyptus tree. Therefore, no mitigation is warranted as the proposed project will not impact population and housing within the city.

### 3. GEOLOGIC PROBLEMS:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fault /seismic failures (Alquist-Priolo zone) /Landslide/Liquefaction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Grading of more than 100 cubic yards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Grading in areas over 10% slope	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantial erosion or loss of topsoil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Unstable soil conditions from grading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Expansive soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion:

The project site is not located within the Alquist-Priolo fault zone. The telecommunications facility is proposed on relatively flat land where landslides or other forms of natural slope instability are not expected to be a significant hazard to the project site

and no mitigation is warranted.

#### 4. HYDROLOGY AND WATER QUALITY:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Violate water quality standards/waste discharge requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Deplete groundwater supplies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Alter existing drainage pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Increase flooding hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Degrade surface or ground water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Within 100-year flood hazard area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase exposure to flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Exceed capacity of storm water drainage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion:

The proposal to establish a telecommunications facility on a developed property will not result in significant impacts to hydrology and water quality, and the project site is not located within the 100-year flood hazard area. Construction of the mono-eucalyptus will not result in a flooding hazard nor will it expose the site and surrounding area to flooding. Therefore, no impacts are anticipated, and no mitigation is required.

#### 5. AIR QUALITY:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with air quality plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate air quality standard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Net increase of any criteria pollutant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to pollutants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion:

The proposed telecommunications facility will not generate smoke, dust, fumes, or gas into the air. Additionally, the project will not produce dust as the site is fully developed with the City's Lester Water Treatment Facility. Therefore, there is no impact to air quality and mitigation is not warranted.

#### 6. TRANSPORTATION/TRAFFIC:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Change in air traffic patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Traffic hazards from design features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Emergency access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with alternative transportation policies (adopted policies, plans or programs for public transit, bicycle or pedestrian facilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

The telecommunications facility likely requires maintenance approximately once a month with vehicular access obtained from E. Chase Drive. Therefore, the project is not anticipated to impact the roadways and intersections surrounding the project site, and mitigation is not warranted.

**7. BIOLOGICAL RESOURCES:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Endangered or threatened species/habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Riparian habitat or sensitive natural community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Adversely affects federally protected wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interferes with wildlife corridors or migratory species	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflicts with local biological resource policies or ordinances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflicts with any habitat conservation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

CUP2017-0106 proposes to establish a wireless telecommunications facility on property that is developed with a city water treatment facility that contains existing buildings, structures, pavement, and landscaping. As such, the site is unsuitable for sustaining any endangered or threatened species or habitat. Additionally, the site does not contain any wetlands as it is fully developed. Therefore, the project will not result in significant impacts to biological resources and no mitigation measures are warranted.

**8. MINERAL RESOURCES:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Loss of mineral resource or recovery site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

Per Figure 4.5-7 of the General Plan Technical Background Report, the project site is not located in an oil, gas or mineral resource site. Therefore, mitigation is not required.

**9. HAZARDS AND HAZARDOUS MATERIALS:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Transport, use or disposal of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Risk of accidental release of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Hazardous materials/emissions within ¼ mile of existing or proposed school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Located on hazardous materials site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with Airport land use plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair emergency response plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase risk of wildland fires	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## Discussion:

Radio frequency (RF) is one form of electromagnetic energy that is used in many types of wireless technologies, such as cordless phones, radar, ham radio, GPS devices, cell phones, and radio and television broadcasts. At a cell site, RF radiation emanates from the antennas on the cell tower and is generated by the movement of electrical charges in the antenna. The total RF power that can be transmitted from each antenna depends on the number of radio channels (transmitters) that have been authorized by the Federal Communications Commission (FCC) and the power of each transmitter.

The FCC is the government agency responsible for the authorization and licensing of facilities that generate RF radiation, such as cell towers. The FCC has adopted guidelines for evaluating human exposure to RF radiation using exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP), the American National Standards Institute (ANSI), and the Institute of Electrical and Radiation Engineers (IEEE). According to the FCC, the exposure guidelines are based on thresholds for known adverse effects, and they incorporate wide safety margins. When an application is submitted to the FCC for a telecommunication facility, the FCC evaluates it for compliance with the FCC's RF exposure guidelines. Failure to demonstrate compliance with the FCC's RF exposure guidelines in the application process could lead to additional environmental review and/or rejection of the application.

The FCC's environmental rules regarding RF exposure identify particular categories of telecommunication facilities that the FCC has determined will have little potential for causing RF exposure in excess of the FCC's guidelines. Therefore, the FCC has "categorically excluded" such facilities from the requirement to prepare routine, initial environmental evaluations to demonstrate compliance with the FCC's guidelines. The FCC's categorical exclusion criteria are based on such factors as type of service, antenna height, and operating power. The FCC still retains the authority to request that an applicant conduct an environmental evaluation and, if appropriate, file environmental information pertaining to an otherwise categorically excluded facility if it is determined that there is a possibility for significant environmental impact due to RF exposure. It is important to emphasize that the categorical exclusions are not exclusions from compliance but, rather, exclusions from performing routine evaluations to demonstrate compliance.

The FCC has determined that tower-mounted installations (i.e., not mounted on a building) are categorically excluded if the antennas are mounted higher than 10 meters (about 33 feet) above ground and the total power of all channels being used is less than 1000 watts effective radiated power (ERP), or 2000 W ERP for broadband Personal Communications Services. In addition, a cellular facility is categorically excluded, regardless of its power if it is not mounted on a building and the lowest point of the antenna is at least 10 meters above ground level. The FCC's rationale for this categorical exclusion is that the measurement data for cellular facilities with antennas mounted higher than 10 meters have indicated that ground-level power densities are typically hundreds to thousands of times below the FCC's Maximum Permissible Exposure limits.

The proposed project consists of an unmanned wireless telecommunications facility with antennas to be installed at a height of 68 feet (panel antennas) measured from ground level to the center of the antennas. The lowest point of the panel antennas is 64 feet. Since the proposed facility is not mounted on a building and the lowest point of the antennas is mounted above 10 meters (about 33 feet), the facility is considered to be categorically excluded by the FCC, which means that further environmental evaluation to demonstrate compliance with the FCC's RF exposure guidelines is not warranted. However, the conditions of approval for the proposed project will require that the applicant maintain compliance with all FCC standards, including those pertaining to human exposure to RF emissions.

Finally, it should be noted that Section 704 of the Telecommunication Act of 1996 states that "No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." Because the proposed facility is presumed to operate within the FCC's limits for RF radiation exposure and is regulated by the FCC in this respect, the City may not regulate the placement or construction of this facility based on the RF emissions. The proposal is capable of complying with the criteria and are therefore excluded from environmental review per the National Environmental Policy Act of 1969 (NEPA). Based on the information above, no impacts with respect to hazards and hazardous materials are anticipated with the development of the project and, therefore, no mitigation measures would be required.

## 10. NOISE:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exceed noise level standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure to excessive noise levels/vibrations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Permanent increase in ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Temporary increase in ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e. Conflict with Airport Land Use Plan noise contours

☐
☐
☐
☒

**Discussion:**

There may be short-term noise impacts in the immediate area during the construction phase of the project. This may temporarily affect the existing residential developments located to the north, east, south and west of the project site, but the impacts will be reduced to a level of less than significant by compliance with City regulations prohibiting construction noise between the hours of 8:00 p.m. to 7:00 a.m., Monday through Saturday and 6:00 p.m. to 10:00 a.m., Sundays and federal holidays. This will prevent nuisance noise impacts during sensitive time periods of early morning and nighttime.

**11. PUBLIC SERVICES:**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a. Fire protection

☐
☐
☐
☒

b. Police protection

☐
☐
☐
☒

c. Schools

☐
☐
☐
☒

d. Parks & recreation facilities

☐
☐
☐
☒

e. Other public facilities or services

☐
☐
☐
☒

**Discussion:**

The telecommunications facility will have minimal impact on existing City services, such as water, sewer and streets, as the infrastructure is already constructed. Also, the applicant is only constructing a new wireless telecommunications facility designed as a eucalyptus tree which is not subject to school fees. Therefore, the impacts will be less than significant and mitigation measures are not necessary.

**12. UTILITIES:**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a. Exceed wastewater treatment requirements

☐
☐
☐
☒

b. Involve construction/expansion of water or wastewater treatment facilities

☐
☐
☐
☒

c. Involve construction/expansion of storm drains

☐
☐
☐
☒

d. Sufficient water supplies/compliance with Urban Water Management Plan.

☐
☐
☐
☒

e. Adequate wastewater treatment capacity

☐
☐
☐
☒

f. Adequate landfill capacity

☐
☐
☐
☒

g. Comply with solid waste regulations

☐
☐
☐
☒

**Discussion:**

Southern California Edison will provide power for the wireless telecommunications facility. Utility services such as gas and waste collection and disposal services are not necessary. The amount of power generated by the wireless telecommunications facility is not expected to impact these services; therefore, mitigation is not warranted.



**13. AESTHETICS:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Scenic vista or highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Degrade visual character of site & surroundings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Light or glare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Scenic resources (forest land, historic buildings within state scenic highway)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

Per Figure 4.4.2 of the City of Corona General Plan Technical Background Report, Chase Drive is a designated scenic highway from Manglar Avenue to State Street. The portion of Chase Drive adjacent to the project site is part of this scenic highway stretch. The wireless telecommunications facility will be designed to resemble a eucalyptus tree, which will blend with the existing trees on site. The mono-eucalyptus will be located approximately 245 feet north of E. Chase Drive, 259 feet east of Rimpau Avenue, 358 feet from the nearest residence to the south, and 104 feet from the nearest residence to the west. The project is subject to the applicable development standards of the Corona Municipal Code and being reviewed through the conditional use permit process (CUP2017-0106) to ensure the project is designed and constructed to be aesthetically pleasing and attractive to its surrounding areas so that there is no degradation to this scenic corridor. Therefore, no mitigation is required.

Furthermore, the mono-eucalyptus will not produce any light or glare. The structure is a stealth tree designed to resemble a eucalyptus tree which will blend in with the existing trees in the area, including existing mature eucalyptus trees that are located on the project site. Although the overall height of the mono-eucalyptus is 75 feet from grade to the highest tip of the tree, the antennas will be installed at 72 feet high and painted green to match the mono-eucalyptus to help the antennas blend into the branches and foliage of the tree. The applicant is also required to have the antennas covered by "socks" that are textured to mimic tree's foliage. This condition of approval is placed on CUP2017-0106. Therefore, no additional mitigation is required.

**14. CULTURAL RESOURCES:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Historical resource	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Archaeological resource	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Paleontological resource or unique geologic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disturb human remains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

The project site is currently developed with a city water treatment facility, which contains buildings, structures, paving, and landscaping; therefore, it is unlikely that the site would contain historical, cultural or paleontological resources.

The project is subject to tribal consultation under AB 52. The Community Development Department initiated the process by notifying six local Native American tribes of the proposed project through the City's Letter of Transmittal dated December 7, 2017. To date, staff only received a response via email on December 11, 2017 from Rincon Band of Luiseno Indians stating consultation is not needed for the project at this time. Staff has not received any other response from other tribes requesting consultation. Therefore, no mitigation is warranted.

**15. AGRICULTURE RESOURCES:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Williamson Act contract	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conversion of farmland to nonagricultural use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

The project site is not designated as an Agricultural Preserve under the Williamson Act. Additionally, the site is fully developed, as it contains a city water treatment facility. As such, the project will not result in adverse impacts to agricultural operations in the city. Therefore, no mitigation is required pertaining to agricultural resources.

**16. GREENHOUSE GAS:**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Generate greenhouse gases                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with a plan, policy or regulation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

Gases that trap heat in the Earth's atmosphere are called greenhouse gases (GHGs) believed to lead to global warming or climate change. These gases include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (CFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF<sub>6</sub>). Emissions of these gases are attributable to human activities associated with industrial/manufacturing, utilities, transportation, residential, and agricultural sectors. Per the Southern California Air Quality Management District (SCAQMD), if a project generates GHG emissions below 3,000 tCO<sub>2</sub>e (tonnes of carbon dioxide equivalent), it could be concluded that the project's GHG contribution is not "cumulatively considerable" and is therefore less than significant under CEQA. If the project generates GHG emissions above the threshold, the analysis must identify mitigation measures to reduce GHG emissions. A greenhouse gas analysis was not required for this project as the project's total potential GHG emissions are below the threshold. Based on consistent historic data the City has on record for these types of installations the emission amount is below the GHG threshold of 3,000 tCO<sub>2</sub>e established by the SCAQMD, and the project's potential GHG emissions would be considered a less than significant impact. Furthermore, given that the project's long-term operational GHG emissions would be minimal and the construction GHG emissions would be short-term, the project would not conflict with any applicable plan, policy, or regulation adopted for reducing the emissions of GHGs. Therefore, no mitigation is warranted.

**17. TRIBAL CULTURAL RESOURCES**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

The project site is currently developed with the City's Lester Water Treatment Facility, which contains buildings, structures paving, and landscaping; therefore, it is unlikely that the site would contain tribal cultural resources.

The project is subject to tribal consultation under AB 52. The Community Development Department initiated the process by notifying six local Native American tribes of the proposed project through the City's Letter of Transmittal dated December 7, 2017. To date, staff only received a response via email on December 11, 2017 from Rincon Band of Luiseno Indians stating consultation is not needed for the project at this time. Staff has not received any other response from other tribes requesting consultation. Therefore, no mitigation is warranted.

**18. MANDATORY FINDING OF SIGNIFICANCE:**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Fish/ wildlife population or habitat or important historical sites | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Cumulatively considerable impacts                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Substantial adverse effects on humans                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



d. Short-term vs. long-term goals

☐☐☐☒

**Discussion:**

The proposed project will not have a negative impact on fish or wildlife as the property contains no bodies of water or known wildlife habitat and is surrounded by streets and developed properties to the north, east, south and west. Also, since the property is developed with a city water treatment facility, it can be determined that the property does not contain important historical resources. Therefore, there is no evidence before the City that the project will have an adverse effect on fish and wildlife, historical sites, or cumulative considerable impacts.

**19. PREVIOUS ENVIRONMENTAL ANALYSIS:**

Earlier analysis may be used when one or more of the environmental effects have been adequately analyzed in an earlier EIR or Negative Declaration (Section 15063).

**DOCUMENTS INCORPORATED BY REFERENCE:**

1. City of Corona General Plan, March 17, 2004
2. [http://wireless.fcc.gov/siting/FCC\\_LSGAC\\_RF\\_Guide.pdf](http://wireless.fcc.gov/siting/FCC_LSGAC_RF_Guide.pdf)

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Draft

Monday, February 11, 2019

6:00 PM

Council Chambers

### Planning and Housing Commission

*Mitchell Norton, Chair*  
*Timothy Jones, Vice Chair*  
*Karen Alexander, Commissioner*  
*Viren Shah, Commissioner*  
*Vacant, Commissioner*



## ROLLCALL

**Present** 4 - Viren Shah, Mitchell Norton, Tim Jones, and Karen Alexander

**Present** 4 - Viren Shah, Mitchell Norton, Tim Jones, and Karen Alexander

**1. CALL TO ORDER**

Chair Norton called the meeting to order.

**2. PLEDGE OF ALLEGIANCE**

Chair Norton welcomed the new Commissioners, Karen Alexander and Viren Shah.

Commissioner Shah led the Pledge of Allegiance.

**3. ELECTION OF CHAIR (position effective February 25, 2019) - conducted by Planning and Housing Commission Secretary**

Motion was made by Shah, seconded by Jones, to elect Karen Alexander as Chair.

**4. ELECTION OF VICE CHAIR (position effective February 25, 2019) - conducted by Chair**

Motion was made by Alexander, seconded by Shah, to continue with Tim Jones as Vice Chair.

**5. ORAL COMMUNICATIONS FROM THE PUBLIC**

JOE MORGAN, RESIDENT, welcomed the new Commissioners and congratulated Karen Alexander and Tim Jones for their appointments as Chair and Vice Chair to the Planning and Housing Commission.

**6. MEETING MINUTES**

[19-0082](#)

Approval of minutes for the Planning and Housing Commission meeting of November 13, 2018.

**Attachments:** [20181113-P&H Minutes - DRAFT](#)

**A motion was made by Jones, seconded by Alexander, that the Planning and Housing Commission approve the meeting minutes of November 13, 2018. The motion carried by the following vote:**

**Aye:** 4 - Shah, Norton, Jones, and Alexander

**Aye:** 4 - Shah, Norton, Jones, and Alexander

[19-0083](#)

Approval of minutes for the Planning and Housing Commission meeting of

November 26, 2018.

**Attachments:** [20181126-P&H Minutes - DRAFT](#)

A motion was made by Jones, seconded by Alexander, that the Planning and Housing Commission approve the meeting minutes of November 26, 2018. The motion carried by the following vote:

**Aye:** 4 - Shah, Norton, Jones, and Alexander

**Aye:** 4 - Shah, Norton, Jones, and Alexander

## 7. CONSENT ITEMS

None.

## 8. PUBLIC HEARINGS

[18-2217](#)

**CZ2017-0101:** An application to change the zone on approximately 0.61 acres from A (Agricultural) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) located on the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue. (Applicant: Tim East with the Evangelical Free Church of Corona).

**Attachments:** [Staff Report](#)

[Aerial and Zoning Map](#)

[Exhibit A - Existing and Proposed zoning map amendment](#)

[Exhibit B - Existing General Plan and South Corona CFP exhibit](#)

[Exhibit C - Parcel Map 37357](#)

[Exhibit D - Applicant's letter dated July 12, 2017](#)

[Exhibit E - Legal Description and plat map of the change of zone project site](#)

[Exhibit F - Environmental Documentation](#)

At the request of Chair Norton, Sandra Yang, Associate Planner, reviewed the staff report and exhibits for the related public hearing items CZ2017-0101 and PM 37357. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Vice Chair Jones asked for clarification regarding if and when the Native American tribes contact staff regarding these types of projects.

Discussion ensued between staff and the Commissioners regarding the revisions that were made to the environmental document and the communication staff is having with the Native American tribes.

Commissioner Shah asked when the staff had found out that the site was already graded.



Ms. Yang stated that information was disclosed in January of this year.

Discussion ensued between staff and the Commissioners regarding the biological studies that were conducted, surveys that were conducted before grading began, and the results of the studies that were performed before the grading.

Discussion continued between staff and the Commissioners regarding an existing wall, the abandonment of the right-of-way near Othello Lane, and local street standards.

Commissioner Shah stated he is not comfortable approving this item until certain issues are clarified.

Commissioner Alexander asked if there are plans for, or could there be plans for, a secondary structure at the project site.

Ms. Yang stated yes that is a possibility. The developer would have to comply with the setbacks under the zone.

Chair Norton stated he is not rejecting this project, however; he is not comfortable approving this proposal when the applicant is not present to address some of the questions and concerns. Chair Norton recommended continuing the items until the applicant can be present.

**A motion was made by Norton, seconded by Alexander, that the Planning and Housing Commission CONTINUE items CZ2017-0101 and PM 37357 to the Planning and Housing Commission meeting of February 25, 2019. The motion carried by the following vote:**

**Aye:** 4 - Shah, Norton, Jones, and Alexander

**Aye:** 4 - Shah, Norton, Jones, and Alexander

**[18-2237](#)**

**PM 37357:** A parcel map application to subdivide 6.8 acres into two parcels located on the south side of Ontario Avenue and west of Buena Vista Avenue at 988 W. Ontario Avenue in the A (Agricultural) Zone and proposed R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) Zone. (PM2017-0103) (Applicant: Tim East with the Evangelical Free Church of Corona).

**Attachments:** [Staff Report](#)[Aerial and Zoning Map.pdf](#)[Exhibit A - Parcel Map 37357 \(PM2017-0103\)](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - South Corona Community Facilities Plan - Policy 6](#)[Exhibit D - Applicant's letter dated July 13, 2018](#)[Exhibit E - Environmental Documentation](#)[18-2239](#)

**CUP2017-0106:** A Conditional Use Permit application to establish a 75-foot high wireless telecommunications facility designed as a mono-eucalyptus tree at the city's Lester Water Treatment Facility located at 2970 Rimpau Avenue in the A (Agricultural) Zone. (Applicant: JD Fox with Wireless Development Resources, LLC, PO Box 8823, Newport Beach, CA 92660).

**Attachments:** [Staff Report](#)[Resolution No. 2527](#)[Aerial and Zoning Map](#)[Exhibit A1-A2 - Site Plan and Enlarged Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C1-C3 - Propagation Maps for AT&T coverage](#)[Exhibit D - Equipment and Antenna Layout](#)[Exhibit E - Elevation Plan](#)[Exhibit F1-F4 - Photosimulations](#)[Exhibit G - Applicant's letter dated November 19, 2018](#)[Exhibit H - Environmental Documentation](#)[CUP2017-0106 Presentation](#)

At the request of Chair Norton, Sandra Yang, Senior Planner, reviewed the staff report for CUP2017-0106. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Commissioner Alexander thanked the applicant for his efforts in reaching out to the neighboring residents to provide some information on the project.

Commissioner Alexander inquired regarding the use of the generator.

Chair Norton opened the public hearing.

J.D. FOX, REPRESENTING WIRELESS DEVELOPMENT RESOURCES, LLC., confirmed that the generator would be used during emergencies.



JOE MORGAN, RESIDENT, expressed his concerns regarding the type of telecommunication pole that is being proposed he said because it does not match the existing surrounding trees and asked if other carriers will be able to use the proposed pole.

Ms. Yang stated that the telecommunication pole appears to be close to the existing trees according to the photosimulations, but the proposed location is actually 91 feet from the nearest tree. Ms. Yang stated that this particular mono-eucalyptus tree, because of its design, is unable to accommodate a second set of antennas; however, the newly designed eucalyptus telecommunication poles are designed to accommodate a second set of antennas.

Chair Norton closed the public hearing.

Vice Chair Jones stated he prefers the look of the mono-eucalyptus over the mono-palm. He asked what the long-term goal of AT & T is for area coverage.

Mr. Fox stated that, realistically because of all the advancements of modern technology, there may not be a need for more facilities. But in the meantime, AT & T will strive to provide service.

Ms. Coletta asked if there might be small cell sites too in order to fill in gap coverage of the larger cell towers.

Mr. Fox stated that is correct.

**A motion was made by Alexander, seconded by Shah, that the Planning and Housing Commission recommend adoption of the Negative Declaration and Resolution No. 2527 GRANTING CUP2017-0106, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

**Aye:** 4 - Shah, Norton, Jones, and Alexander

**Aye:** 4 - Shah, Norton, Jones, and Alexander

[18-2238](#)

**CUP2018-0009:** A Conditional Use Permit application to establish an 80-foot high wireless telecommunications facility designed as a monopine located at 809 E. Parkridge Avenue in the MSI (Medium Service Industry) designation of the Birtcher Business Center Specific Plan (SP82-2). (Applicant: Frank Ortega with Coastal Business Group, 24310 Moulton Parkway, Suite O #1009, Laguna Hills, CA 92637).

**Attachments:** [Staff Report](#)[Resolution No. 2528](#)[Aerial and Zoning Map.pdf](#)[Exhibit A1-A2 - Site Plan and Enlarged Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C1-C2 - Propagation Maps for T-Mobile coverage](#)[Exhibit D - Equipment and Antenna Layout](#)[Exhibit E - Elevations](#)[Exhibit F1-F3 - Photosimulations](#)[Exhibit G - View of project site from Interstate 15 bridge](#)[Exhibit H - Applicant's letter dated November 15, 2018](#)[Exhibit I - Environmental Documentation](#)[CUP2018-0009 Presentation](#)

At the request of Chair Norton, Sandra Yang, Senior Planner, reviewed the staff report for CUP2018-0009. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Commissioner Shah asked how the city will ensure that the structure will look the same as intended 15 years from now.

Ms. Yang stated there is a condition of approval that states the applicant must maintain the look of the tree.

Ms. Coletta added that in the past the city has had to contact carriers for maintenance, and there have not been any issues.

Vice Chair Jones asked about the maturity level of the existing smaller pines on the back side of the building and if they would grow to reflect the size of the proposed facility.

Ms. Yang stated the species of the pine trees will determine the maturity height. Typically carriers do not want trees to block the carrier signal so they would end up trimming the trees if they grew too tall.

Commissioner Alexander stated that she drove to the proposed site and to the residential street located to the north of the site, and she concluded that she did not see any major issues in regards to the proposed monopine and its location.

Chair Norton opened the public hearing.

With there being no speakers, Chair Norton closed the public hearing.

**A motion was made by Jones, seconded by Alexander, that the Planning and**

Housing Commission recommend adoption of the Negative Declaration and Resolution No. 2528 GRANTING CUP2018-0009, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

**Aye:** 4 - Shah, Norton, Jones, and Alexander

**Aye:** 4 - Shah, Norton, Jones, and Alexander

## **9. WRITTEN COMMUNICATIONS**

None.

## **10. ADMINISTRATIVE REPORTS**

None.

## **11. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS**

None.

## **12. APPOINTMENT OF TWO ADVISORY MEMBERS AND ALTERNATES TO INFRASTRUCTURE COMMITTEE**

Commissioners Alexander and Jones expressed interest in serving and were appointed as the Infrastructure Committee Advisory Members, with no alternate identified as yet.

## **13. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES**

[19-0084](#)

Report on the January 9, 2019 Infrastructure Committee meeting.

**Attachments:** [01092019 Infrastructure Committee Minutes - Final](#)

Ms. Coletta stated the January 9, 2019 Infrastructure Committee meeting minutes were included as part of tonight's agenda packet.

## **14. ADJOURNMENT**

Chair Norton adjourned the meeting at 7:03 p.m. to the Planning and Housing Commission meeting of Monday, February 25, 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.