



Agenda Report

File #: 19-0356

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 4/17/2019

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of CUP2018-0012, a Conditional Use Permit application to establish a 49-foot high wireless telecommunications facility designed as a mono-pine tree at Kellogg Park located at 1635 Kellogg Avenue in the P (Park) Zone, and consideration of the Negative Declaration regarding potential environmental impact of the project. (Applicant: Tiana Madon with MD7, LLC)

RECOMMENDED ACTION:

That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2018-0012, 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:

Conditional Use Permit 2018-0012 is an application by MD7, LLC on behalf of Sprint to construct a 49-foot high mono-pine for wireless telecommunications purposes at Kellogg Park located at 1635 Kellogg Avenue. Kellogg Park previously contained a 48-foot high mono-pine that accommodated telecommunications antennas for Sprint and T-Mobile. The previous facility was approved by CUP10-020 in 2011. In 2016, the mono-pine was decommissioned and removed from the site; however, the building shelter which housed equipment associated with the wireless telecommunications facility remained in place. CUP2018-0012 intends to re-establish the mono-pine at a height of 49 feet at Kellogg Park.

The purpose of the mono-pine is to increase the capacity, speed, and reliability of Sprint'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 Sprint's existing facilities

and coverage. The three closest facilities to the project site are located to the south, southeast, and southwest. The first facility is located 0.64 miles south of the project site at Santana Park. The second facility is located 1.2 miles southeast of the project site at 1161 Olympic Drive. The third facility is located 1.7 miles southwest of the project site at 1220 W. Ontario Avenue. For the area surrounding the project site there is currently no coverage and the new mono-pine will fill the current service gap.

The mono-pine will be centrally placed within Kellogg Park between the tennis courts. This is the same exact location as the mono-pine that previously existed at Kellogg Park. The mono-pine's location complies with the minimum setbacks required under the Park Zone, which are 50, 50, and 30 feet for the front, rear, and side yards, respectively. The mono-pine is approximately 456 feet from Kellogg Avenue, 87 feet from the northerly property line which is where the nearest residential properties are located, 395 feet from the northeasterly property line with residential properties farther east, and 123 feet from the southeasterly property line with residential properties farther south.

The equipment associated with the wireless telecommunications facility will be housed inside an existing 336 square foot shelter which formerly housed the equipment associated with the wireless telecommunications facility which previously existed at Kellogg Park. Sprint is leasing a 232 square foot area within the shelter to store their equipment cabinets.

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 pine tree which will blend with the existing mature trees located on site. Furthermore, CUP2018-0012 will implement General Plan Goal 7.13 which promotes having an adequate, safe, and orderly supply of telecommunications infrastructure to support existing and future land uses within the City because it will allow the telecommunications carrier to fill a service gap currently experienced in this area of the City. The project is also consistent with General Plan Policy 7.13.2 in that it provides for the continued development and expansion of telecommunications systems for access of data, information, and communication purposes.

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 is currently working on a License Lease Agreement with the City of Corona to place the Sprint wireless telecommunications facility at Kellogg Park. The initial monthly license payment will be \$2,400.00 per month with an annual escalator of 4%.

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 recommended for adoption.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of March 25, 2019, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Norton/Jones) and carried unanimously with Commissioner Shah absent, that the Planning and Housing Commission adopt the Negative Declaration and Resolution No. 2530 granting CUP2018-0012, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

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

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

1. Exhibit 1 - Locational and Zoning Map.
2. Exhibit 2 - Site Plan for CUP2018-0012.
3. Exhibit 3 - Planning and Housing Commission Staff Report.
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of March 25, 2019.

APPLICANT INFORMATION

Tiana Madon with MD7, LLC 10590 W. Ocean Air Drive, Suite 300 San Diego, CA 92130).

AERIAL & ZONING MAP



Date: 02/21/2019

CUP2018-0012
1635 Kellogg Avenue



EXHIBIT

EARTHWORK:

CUT = 0 CUBIC YARDS

FILL = 0 CUBIC YARDS

GRADING / BMP NOTES:

- EXCAVATIONS BELOW EXISTING FINISHED GRADE ARE FOR FOOTINGS FOR THE CONSTRUCTION OF BUILDING ONLY AND WILL BE AUTHORIZED BY A BUILDING DEPARTMENT.
- ANY CUT OR FILL SHALL NOT EXCEED ONE HUNDRED CUBIC YARDS OF MATERIAL NOR EXCEED ONE FOOT IN DEPTH OR HEIGHT.
- IF MORE THAN 100 CUBIC YARDS OF CUT AND FILL IS BEING MOVED ON THE PROJECT SITE, A GRADING PERMIT SHALL BE REQUIRED FROM THE PUBLIC WORKS DEPARTMENT.
- WE, THE ARCHITECT, ENGINEER, CONTRACTOR AND PROPERTY OWNER(S) OF A PROJECT HEREIN THE ATTACHED SET OF DRAWINGS, UNDERSTAND THAT SAID INFORMATION WILL BE A BASIS FOR SUBSEQUENT CITY ACTION ON THE PROPERTY PROPOSED AND DESCRIBED HEREON. WE, THE ARCHITECT, ENGINEER, CONTRACTOR AND PROPERTY OWNER(S) ALSO UNDERSTAND THAT APPROVAL OF THIS REQUEST DOES NOT RELIEVE US FROM RESPONSIBILITIES TO PROVIDE NECESSARY PROTECTION TO "LIFE, LIMB, AND PROPERTY" AS INTENDED BY CORONA MUNICIPAL CODE SECTION NO. 15.36, WHICH RETENTION OF A SOILS ENGINEER'S SERVICE IS CONSIDERED AN ESSENTIAL PART OF THIS PROTECTION. WE CERTIFY THAT ALL INFORMATION SUBMITTED WITH AND WITHIN THIS SET OF DRAWINGS ATTACHED HERETO IS TRUE AND ACCURATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE AND/OR PREVENT THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
- APPROPRIATE BMPs FOR CONSTRUCTION RELATED MATERIALS, WASTES, SPILLS, OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.

PROPOSED SPRINT METER
INSIDE EXISTING METER
PEDESTAL (POWER P.O.C.)

EXISTING AT&T FIBER PEDESTAL
(PROPOSED FIBER P.O.C.)

PROPOSED SPRINT LEASE
AREA ON GROUND LEVEL

EXISTING UNDERGROUND
POWER / TELCO ROUTE
[± 500'-0"]

KELLOGG PARK
CITY OF CORONA
LOT 7
A.P.N.
111-080-017-5

EXISTING CHAIN LINK
GATE

LOCUST ST

KELLOGG AVE
PROPERTY LINE
RIGHT OF WAY LINE

EXISTING DRAINAGE DITCH

PROPERTY LINE
EXISTING TRAIL

EXISTING TENNIS
COURT

EXISTING SINGLE
FAMILY RESIDENCE

TO NEAREST SINGLE
FAMILY RESIDENCE
± 204'-7"

± 123'-2"

± 87'-0"

± 150'-11"

EXISTING TENNIS
COURT
± 395'-7"

EXISTING SINGLE
FAMILY RESIDENCE

ALPHA SECTOR
(0° AZIMUTH)

BETA SECTOR
(120° AZIMUTH)

GAMMA SECTOR
(240° AZIMUTH)

SITE PLAN

24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"

50' 25' 0' 50'



Sprint

12657 ALCOSTA BLVD SUITE 300
SAN RAMON, CA 94583

PLANS PREPARED BY:



Md7, LLC
10590 West Ocean Air Dr.
Suite 300
San Diego, CA 92130
858-964-7439

Md7 PROJECT NUMBER:

DRAWN BY: JC CHECKED BY: AF

REV.	DATE	ISSUED FOR:
A	07/31/2018	90% ZD FOR REVIEW
0	08/17/2018	100% ZD
1	12/11/2018	CITY COMMENTS
2	01/24/2019	CITY COMMENTS

All drawings and written material contained herein may not be duplicated, used or disclosed without the written consent of the architect.

SITE INFORMATION:

SITE NAME:

KELLOGG PARK

SITE CASCADE:

RV77XC011

SITE ADDRESS:

1635 KELLOGG AVENUE
CORONA, CA 91718

SHEET TITLE:

OVERALL
SITE PLAN

SHEET NUMBER:

A-1

EXHIBIT 2A



PLANS PREPARED BY:



Md7, LLC
10590 West Ocean Air Dr.
Suite 300
San Diego, CA 92130
858-964-7439

Md7 PROJECT NUMBER:

[illegible]

① All drawings and written material contained herein may not be duplicated, used or disclosed without the written consent of the architect.

SITE INFORMATION:

SITE NAME:

KELLOGG PARK

SITE CASCADE:
RV77XC011

SITE ADDRESS:

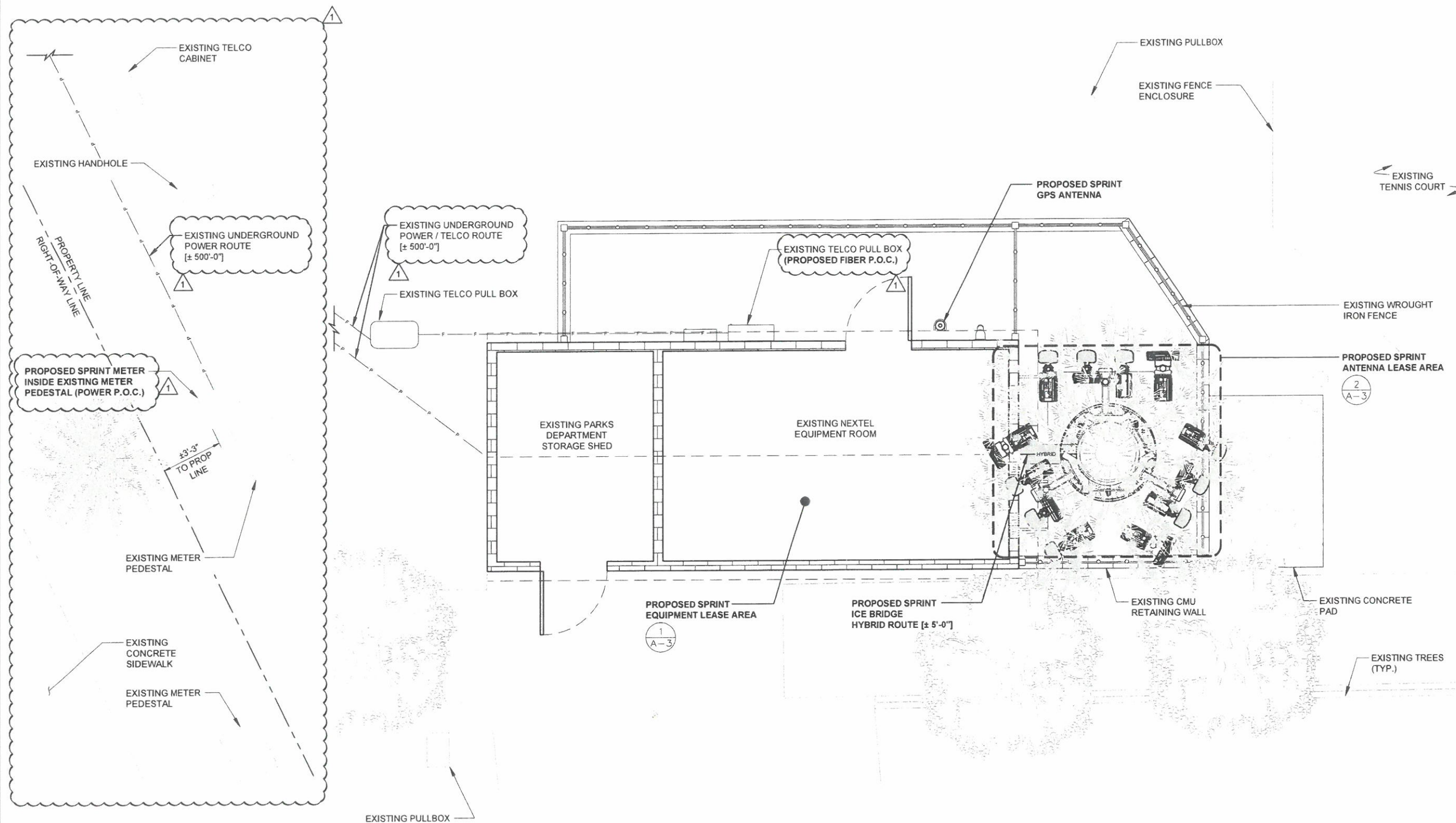
1635 KELLOGG AVENUE
CORONA, CA 91718

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-2



ENLARGED SITE PLAN

24"x36" SCALE: $\frac{3}{8}" = 1'-0"$
11"x17" SCALE: $\frac{3}{16}" = 1'-0"$



NORTI

EXHIBIT 2B



Agenda Report

File #: 19-0168

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 3/25/2019

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

CUP2018-0012: A Conditional Use Permit application to establish a 49-foot high wireless telecommunications facility designed as a mono-pine tree at Kellogg Park located at 1635 Kellogg Avenue in the P (Park) Zone. (Applicant: Tiana Madon with MD7, LLC 10590 W. Ocean Air Drive, Suite 300 San Diego, CA 92130).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Negative Declaration and Resolution No. 2530 **GRANTING CUP2018-0012**, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 4.5 acres

Existing Zoning: P (Park)

Existing General Plan: P (Park)

Existing Land Use: Kellogg Park

Proposed Land Use: A 49-foot high wireless telecommunications facility designed as a mono-pine tree within an existing park.

Surrounding Land Use/Zoning:

N: Single-family residences/ R1-8.4 (Single Family Residential, minimum lot size 8,400 square feet)

E: Single-family residences/ R1-8.4 (Single Family Residential, minimum lot size 8,400 square feet)

S: Single-family residences/ R1-8.4 (Single Family Residential, minimum lot size 8,400 square feet)

W: Kellogg Avenue and Single-family residences/ R1-8.4 (Single Family Residential, minimum lot size 8,400 square feet)

BACKGROUND

The 4.5-acre project site is currently developed as Kellogg Park and contains four tennis courts, a playground, a restroom building, a parking lot, and landscaping. In 2006, Sprint obtained approval to

establish a 35-foot high wireless telecommunications facility designed to resemble a pine tree at Kellogg Park. The Sprint antennas were mounted at approximately 33 feet high and the approval was under ZA05-023.

In 2011, T-Mobile obtained approval to increase the height of the mono-pine by 13 feet for an overall height of 48 feet which allowed T-Mobile to co-locate their antennas on the tree. The antennas were mounted at approximately 45 feet high and the approval was under CUP10-020. Since the Park Zone prescribes a maximum height of 35 feet, a conditional use permit was necessary in order for the mono-pine to exceed 35 feet.

In 2016, the mono-pine was decommissioned and removed from the site; however, the building shelter which housed equipment associated with the wireless telecommunications facility remained in place. CUP2018-0012 is intended to re-establish a mono-pine at Kellogg Park. The new mono-pine is 49 feet in height and proposed in the exact same location as the previous mono-pine. The applicant's proposal was presented before the Parks and Recreation Commission on September 12, 2018 and the Commission had no objections to the proposal.

The application was submitted to the city on October 17, 2018 and reviewed by staff at the Project and Environmental Review Committee on November 8, 2018. The Committee issued an incomplete application submittal letter to the applicant on November 26, 2018, noting the items missing from the application package. The applicant submitted the required items to staff with the application finally considered complete on February 21, 2019 and cleared for public hearing before the Planning and Housing Commission on March 25, 2019.

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-pine is to increase the capacity, speed, and reliability of Sprint'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 Sprint's existing facilities and coverage (Exhibits C1-C3). As shown in Exhibit C1, the three closest facilities to the project site are located to the south, southeast, and southwest. The first facility is located 0.64 miles south of the project site at Santana Park. The second facility is located 1.2 miles southeast of the project site at 1161 Olympic Drive. The third facility is located 1.7 miles southwest of the project site at 1220 W. Ontario Avenue. For the area surrounding the project site there is currently no coverage. With the mono-pine constructed on the project site, the coverage in the project area will increase as shown in Exhibit C2. The proposed telecommunications facility is, therefore, necessary for Sprint to meet the service demand for their customers.

Site Plan

Kellogg Park is located east of Kellogg Avenue between Canary Lane and Aliso Street and is zoned Park. The site is maintained by the City of Corona's Department of Water and Power. The project site is accessible from Kellogg Avenue. The mono-pine will be centrally placed within Kellogg Park between the tennis courts. This is the same exact location as the mono-pine that previously existed

at Kellogg Park. The mono-pine's location complies with the minimum setbacks required under the Park Zone, which are 50, 50, and 30 feet for the front, rear, and side yards, respectively. The mono-pine is approximately 456 feet from Kellogg Avenue, 87 feet from the northerly property line which is where the nearest residential properties are located, 395 feet from the northeasterly property line with residential properties farther east, and 123 feet from the southeasterly property line with residential properties farther south.

Antenna Layout

The antennas will be mounted on a three-sector triangular array with four panel antennas per sector, for a total of twelve antennas. The antennas are six feet in length and will be mounted onto the mono-pine at a height of 47 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 six RRU's (Radio Remote Units) per sector for a total of 18 RRUs. The antenna plan is shown in Exhibit D.

Equipment Plan Layout

The equipment associated with the wireless telecommunications facility will be housed inside an existing 336 square foot shelter which formerly housed the equipment associated with the wireless telecommunications facility which previously existed at Kellogg Park. Sprint is leasing a 232 square foot area within the shelter to store their equipment cabinets. Also, the equipment shelter is located at the base of the mono-pine within the Sprint lease area and one GPS antenna will be mounted on the equipment shelter. The mono-pine will be installed on the east side of the shelter. The equipment layout is shown in Exhibit D.

Elevations

As shown by the applicant's elevation plan in Exhibits E1-E2, the mono-pine is 49 feet in height measured to the top of the branches. The antennas are 47 feet in height measured to the top of the antennas. The tower has a single trunk that supports 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 ground level within the park and at street level from the nearby streets. Exhibit F1 shows the tower from Kellogg Avenue from the east. Exhibit F2 shows the tower from Canary Lane from the north. Exhibit F3 shows the tower from Marshall Lane from the southeast. Exhibit F4 shows the tower from within Kellogg Park. As shown in the photosimulations, the project site contains several live mature trees of various types and varying heights which will help the mono-pine blend into its environment.

Access and Parking

As shown by the applicant's site plan in Exhibit A, access to the project site will be obtained via two existing driveways located on the northwest corner of the site from Kellogg Avenue. The proposed telecommunications facility is not anticipated to impact the surrounding roadways in terms of traffic because a service technician for Sprint is anticipated to visit the site periodically throughout the year for routine maintenance and will utilize a parking space within the parking lot.

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 H).

FISCAL IMPACT

The applicant paid \$12,891.75 in application processing fees for the conditional use permit. Additionally, the applicant is currently working on a License Lease Agreement with the City of Corona to place the Sprint wireless telecommunications facility at Kellogg Park. The initial monthly license payment will be \$2,400.00 per month with an annual escalator of 4%.

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

CUP2018-0012 is necessary to enhance wireless communication for Sprint 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 pine tree which will blend with the existing mature trees located on site. The mono-pine will be located in the exact same location as a previous mono-pine that was approved on the site. Furthermore, CUP2018-0012 will implement General Plan Goal 7.13 which promotes having an adequate, safe, and orderly supply of telecommunications infrastructure to support existing and future land uses within the City because it will allow the telecommunications carrier to fill a service gap currently experienced in this area of the City. The project is also consistent with General Plan Policy 7.13.2 in that it provides for the continued development and expansion of telecommunications systems for access of data, information, and communication purposes. Therefore, CUP2018-0012 is recommended for approval based on the findings listed below and the conditions of approval.

FINDINGS OF APPROVAL FOR CUP2018-0012

1. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate 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 CUP2018-0012 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-pine 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 Park Zone.
- d. CUP2018-0012 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 Kellogg Park to accommodate this activity.

3. The proposal is consistent with the General Plan for the following reasons:

- a. The proposes 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 P (Park) Zone for the following reasons:

- a. The proposed wireless telecommunications facility is a permitted use in the Park Zone and has been designed to comply with the development standards of the Park Zone, as the proposed facility meets the required setbacks of the Park Zone. The zone's maximum height limit of 35 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. 2530
2. Locational and Zoning map
3. Exhibit A1 - Site Plan
4. Exhibit A2 - Enlarged Site Plan
5. Exhibit B - Conditions of Approval
6. Exhibit C1 - C3 - Propagation Maps for Sprint coverage
7. Exhibit D - Equipment and Antenna Layout
8. Exhibit E1 - E2 - Elevation Plans
9. Exhibit F1 - F4 - Photosimulations
10. Exhibit G - Applicant's letter dated March 3, 2019
11. Exhibit H - Environmental Documentation

Case Planner: Lupita Garcia (951) 736-2293



RESOLUTION NO. 2530

APPLICATION NUMBER: CUP2018-0012

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ESTABLISH A 49-FOOT WIRELESS TELECOMMUNICATIONS FACILITY DESIGNED AS A MONO-PINE TREE LOCATED AT 1635 KELLOGG AVENUE IN THE P (PARK) ZONE. (APPLICANT: TIANA MADON WITH MD7, 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 49-foot wireless telecommunications facility designed as a mono-pine tree located at 1635 Kellogg Avenue in the P (Park) Zone, has been duly submitted to said City's Planning and Housing Commission;

WHEREAS, on March 25, 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 CUP2018-0012 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 were 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 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 CUP2018-0012 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-pine 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 Park Zone.*
 - d. CUP2018-0012 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 Kellogg Park to accommodate this activity.*
- 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 P (Park) Zone for the following reasons:
 - a. The proposed wireless telecommunications facility is a permitted use in the Park Zone and has been designed to comply with the development standards of the Park Zone, as the proposed facility meets the required setbacks of the Park Zone. The zone's maximum height limit of 35 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 25 day of March, 2019.



Karen Alexander, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:



Jennifer Killman
Secretary, Planning and Housing Commission
City of Corona, California

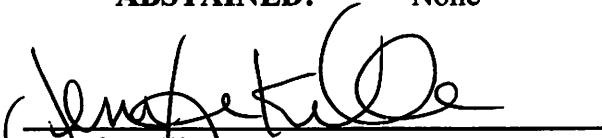
I, Jennifer Killman, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing resolution was regularly introduced and adopted in an adjourned regular session of said Planning and Housing Commission duly called and held on the 25th day of March, 2019, and was duly passed and adopted by the following vote, to wit:

AYES: Norton, Jones and Siqueland

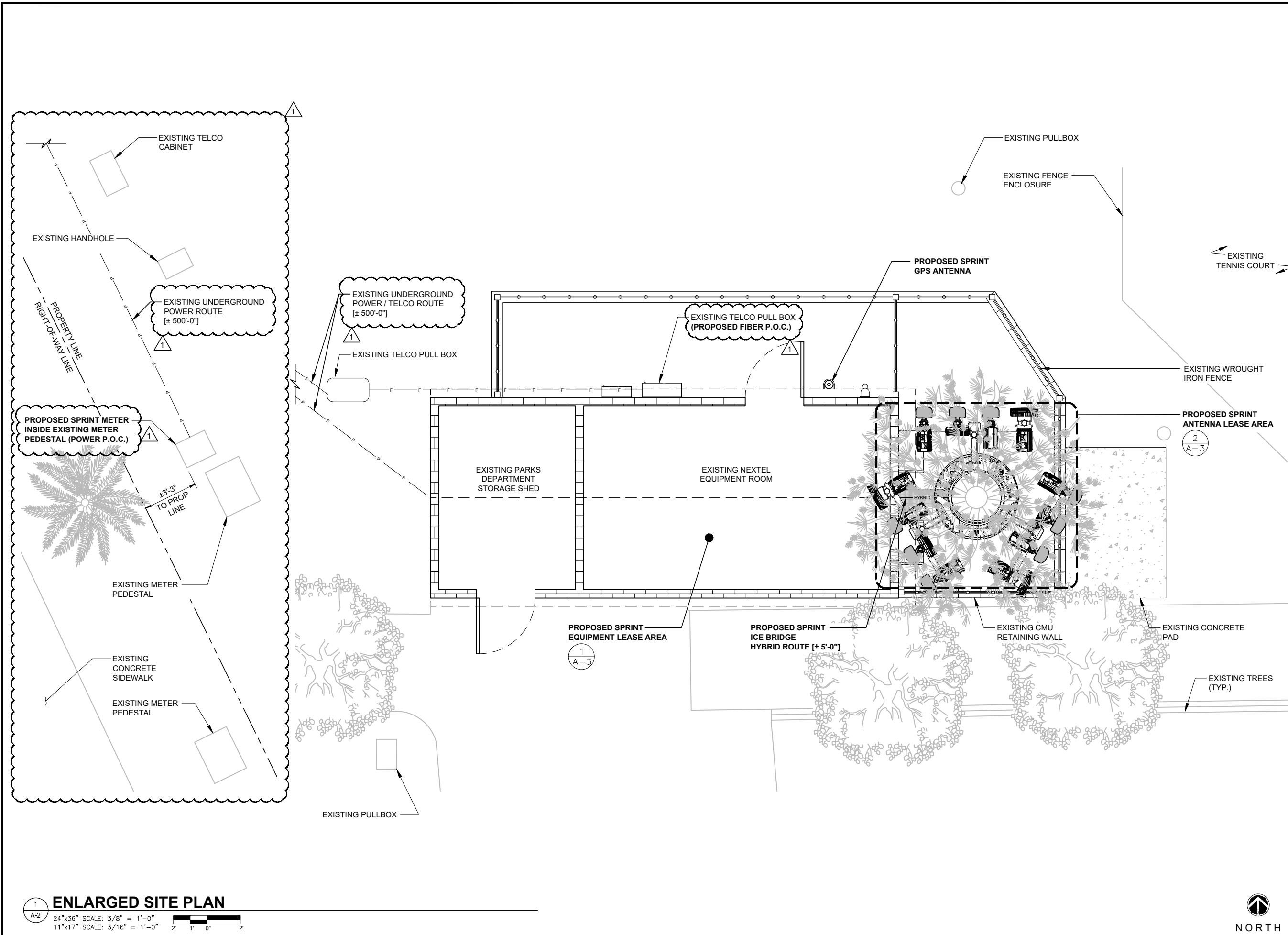
NOES: None

ABSENT: None

ABSTAINED: None



Jennifer Killman
Secretary, Planning and Housing Commission
City of Corona, California



1
A-2 **ENLARGED SITE PLAN**
24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0' 2'



Sprint
12657 ALCOSTA BLVD SUITE 300
SAN RAMON, CA 94583

PLANS PREPARED BY:



Md7, LLC
10590 West Ocean Air Dr.
Suite 300
San Diego, CA 92130
858-964-7439

Md7 PROJECT NUMBER:

DRAWN BY:		CHECKED BY:	
JC		AF	
REV.	DATE:	ISSUED FOR:	
A	07/31/2018	90% ZD FOR REVIEW	
0	08/17/2018	100% ZD	
1	12/11/2018	CITY COMMENTS	
2	01/24/2019	CITY COMMENTS	

All drawings and written material contained herein may not be duplicated, used or disclosed without the written consent of the architect.

SITE INFORMATION:

SITE NAME:
KELLOGG PARK
SITE CASCADE:
RV77XC011
SITE ADDRESS:
1635 KELLOGG AVENUE
CORONA, CA 91718
SHEET TITLE:

**ENLARGED
SITE PLAN**

SHEET NUMBER:

A-2
EXHIBIT A2



Project Conditions

City of Corona

Project Number: CUP2018-0012

Description: **47-FT HIGH MONOPINE FOR SPRINT AT KELLOGG PARK**

Applied: **10/17/2018**

Approved:

Site Address: **1635 KELLOGG AV CORONA, CA 92879**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **MD7 LLC O/B/O SPRINT**

Parent Project:

10590 WEST OCEAN AIR DRIVE SUITE 300 SAN DIEGO CA, 92130

Details: **CHECK PAYMENT CAME IN BY FEDEX ON 10/17/18 FOR AMOUNT OF \$12,817.75 CHECK# 27678.**

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	
<p>1. BUILDING DEPARTMENT CONDITIONS:</p> <p>1) ALL PROPOSED WORK NEEDS TO COMPLY WITH CURRENT APPLICABLE CODES.</p> <p>2) NEED TO ENSURE PUBLIC SAFETY DURING CONSTRUCTION, TEMPORARY FENCING TO SEPARATE THE CONSTRUCTION SITE FROM THE PUBLIC WILL BE REQUIRED.</p> <p>3) NO TRENCHES SHALL BE OPEN AT THE END OF EACH CONSTRUCTION DAY AND SAFETY MEASURES SHALL BE OBSERVED DURING CONSTRUCTION TO PROTECT THE PARK PATRONS FROM ANY HAZARDS ARISING FROM THE CONSTRUCTION.</p> <p>4) ALL CONDUIT CONTAINING CONDUCTORS SHALL BE SPECIFICALLY IDENTIFIED IN THE PROPOSED PLANS AND ANY DEVIATION FROM THE APPROVED SET OF PLANS WILL REQUIRE A PLAN CHECK REVISION.</p> <p>5) AN ACCESSIBLE DISCONNECT WILL BE REQUIRED AT THE METER PEDESTAL AND AT THE BUILDING ENTRANCE TO DISCONNECT ALL UNGROUNDED CONDUCTORS IN CASE OF AN EMERGENCY.</p> <p>2. 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.</p> <p>3. Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Elevations * 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. *</p> <p>4. Submit two (2) sets of structural calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check.</p> <p>5. Separate permits are required for all fences, walls and paving.</p> <p>6. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.</p> <p>7. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance</p> <p>8. All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance</p>	
FIRE	
<p>1. 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.</p> <p>2. 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.</p> <p>3. Hazardous Materials Disclosure and Business Emergency Plan required to be submitted and approved prior to occupancy or use.</p>	



Project Conditions

City of Corona

PLANNING	Lupita Garcia
	<ol style="list-style-type: none"> 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 is 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 1635 Kellogg Avenue, the wireless telecommunication facility or any use or activities in connection with the use authorized by CUP2018-0012, 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 CUP2018-0012. 9. Any modification 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 CUP2018-0012 shall only apply to the property located at 1635 Kellogg Avenue and in the designated lease area shown in Exhibit A. 13. The antennas, antenna arrays, and all support structures for the antennas shall be painted green to match the mono-pine foliage. Additionally, the mono-pine is required to have the antennas covered by "socks" that are textured to mimic pine foliage. 14. The applicant shall provide after hours contact information on the equipment cabinets in case of vandalism.



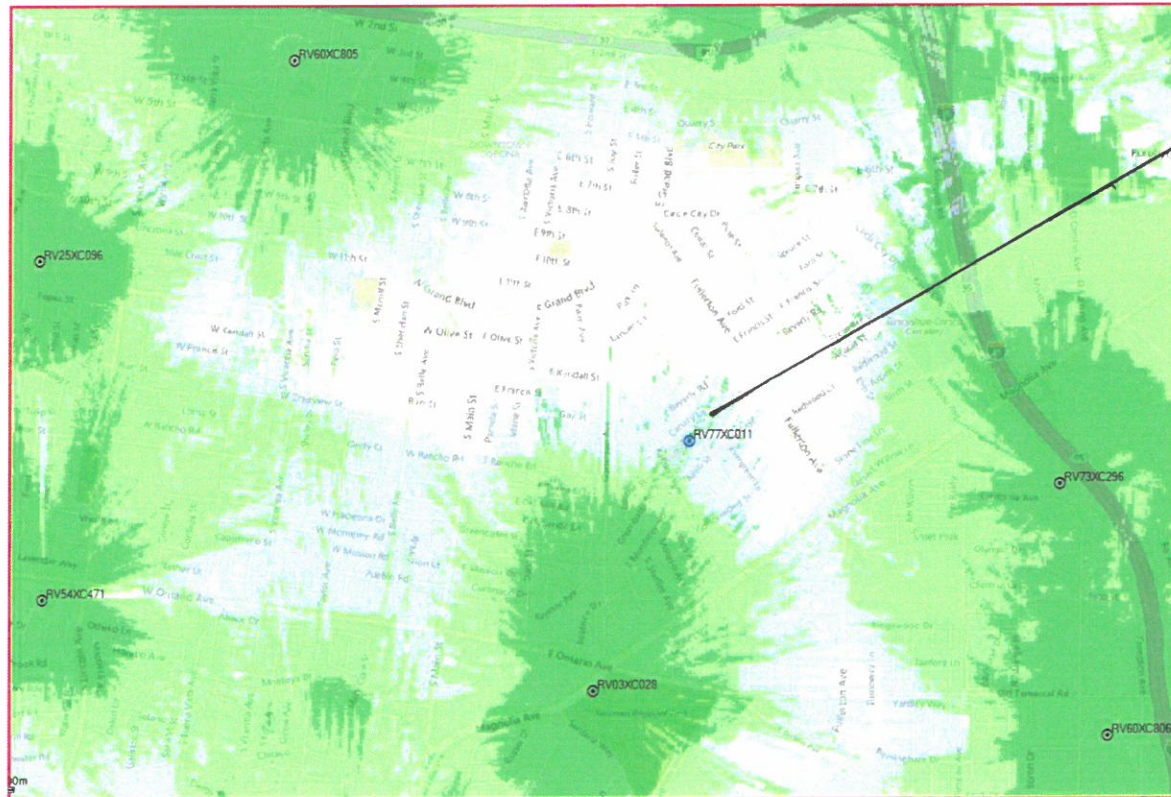
Project Conditions

City of Corona

PLANNING	Lupita Garcia
15. The applicant shall comply with any easements, covenants, conditions, or restrictions on the underlying real property located at 1635 Kellogg Avenue.	
PUBLIC WORKS	Chris Horn
<ol style="list-style-type: none"> 1. The Public Works and the Departments of Water and Power, Maintenance and Parks and Landscaping Conditions of Approval for the subject application 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. 2. The applicant shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions. 3. 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. 4. Any construction work or staging in the public street area shall require an encroachment permit from the Public Works Department and is subject to review of traffic control measures. 5. Prior to issuance of any encroachment permit, the applicant shall post sufficient security guaranteeing the repair of landscaping and public facilities in the public right of way if work is proposed, unless otherwise approved by the Public Works Director. 6. The applicant 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: <ol style="list-style-type: none"> (a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day. (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. (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. <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> 7. Erosion and sediment control Best Management Practices (BMPs) shall be implemented and maintained to minimize and/or prevent the transport of soil from the construction site. 8. Appropriate BMPs for construction related materials, wastes, spills, or residues shall be implemented to eliminate or reduce transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff. 9. 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. 10. Any damage to existing landscape easement areas due to project construction shall be repaired or replaced by the applicant at no cost to the City of Corona. 11. Prior to issuance of a building permit, the project shall obtain a legal site address from the Public Works Department unless it is determined one already exists or is not required. 	

SPRINT COVERAGE WITHOUT PROPOSED MONO-PINE

Site Coverage RV77XC011



PROJECT SITE

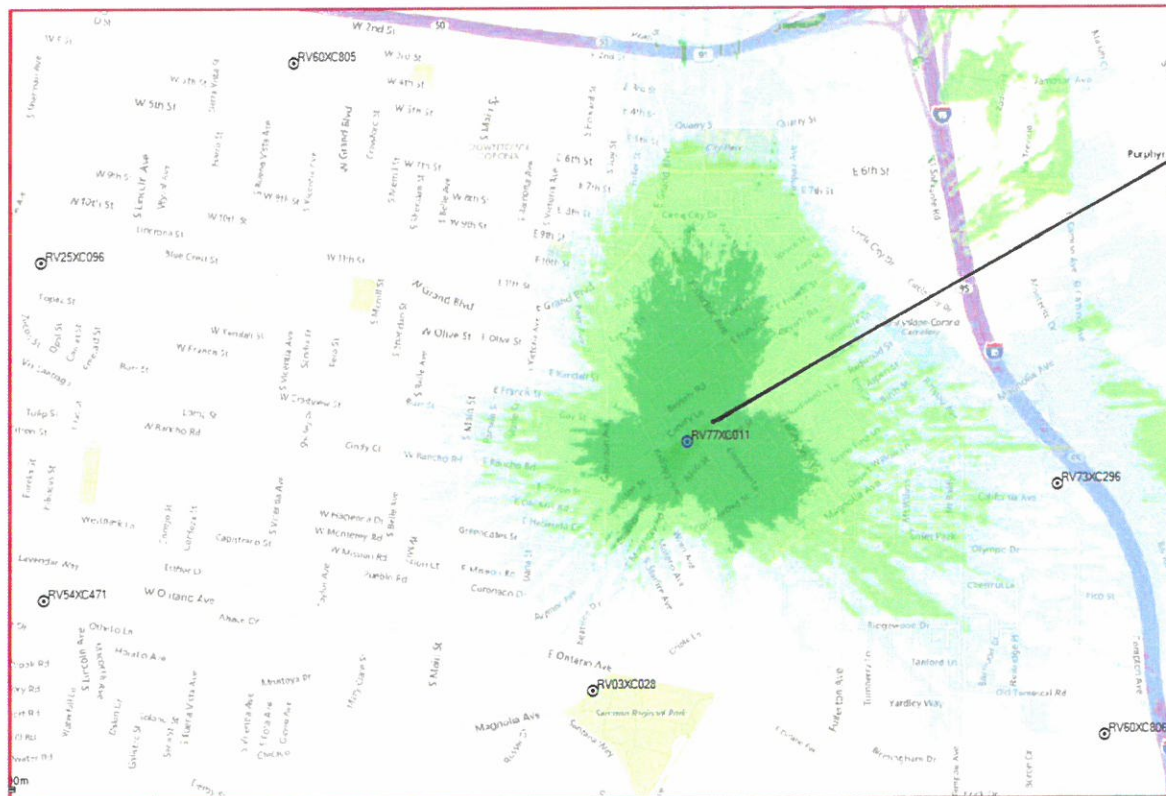
LTE: Coverage by Signal Level (DL) 0
 Good
 Average
 Marginal
 No Coverage

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03/10/2019 5:53 PM
 Version 1.2

SPRINT COVERAGE WITH PROPOSED MONO-PINE

Site Coverage RV77XC011



PROJECT SITE

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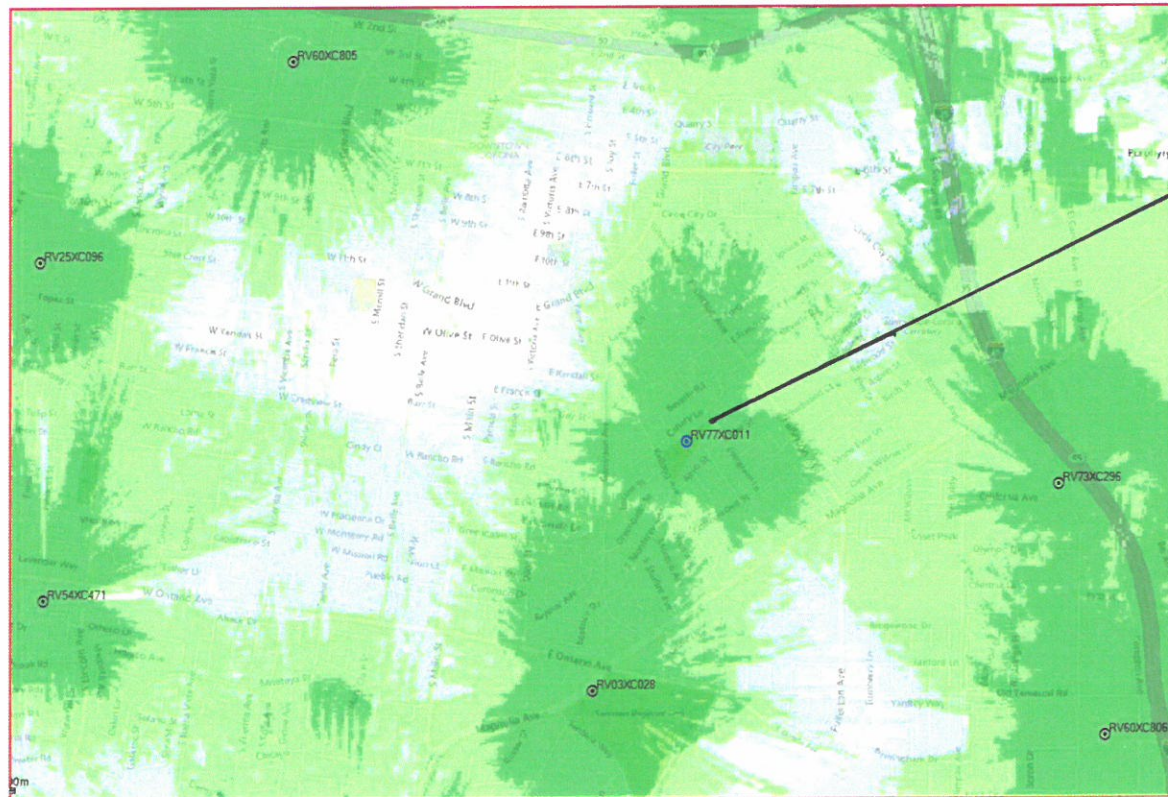
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Version 1.0

3

EXHIBIT C2

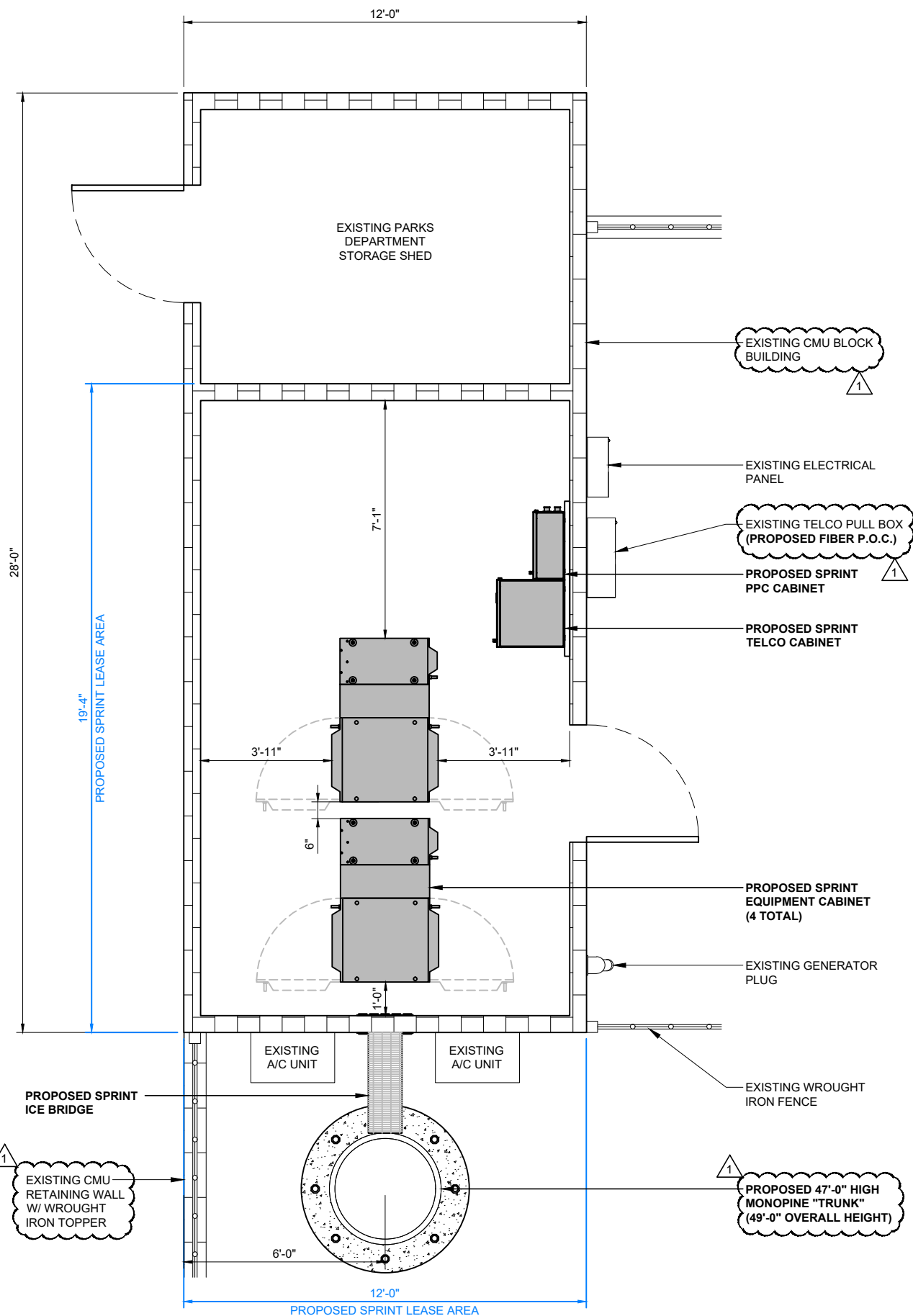
SPRINT COVERAGE WITH PROPOSED MONO-PINE

Site Coverage RV77XC011

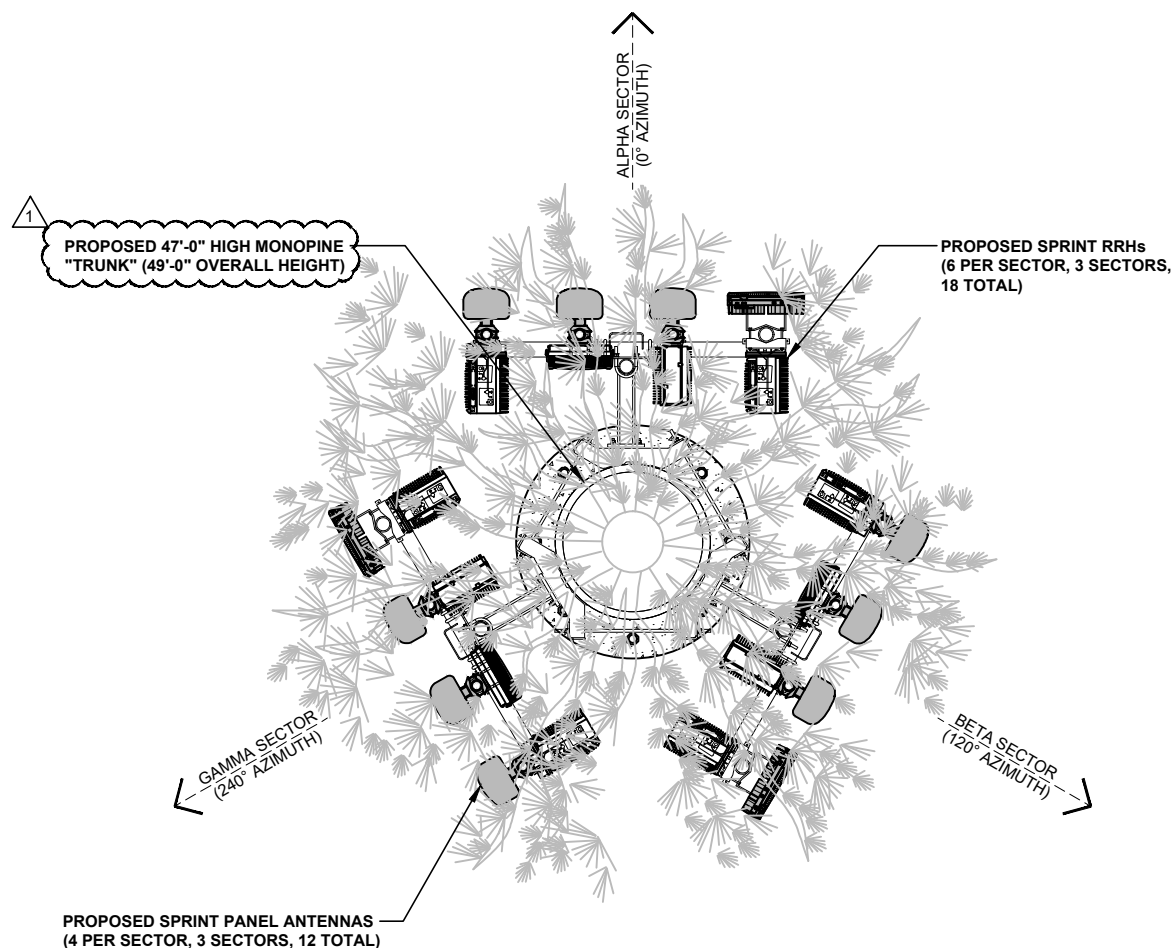


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03/10/2019 5:53 PM
Version 1.3



1
A-3
24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"



2
A-3
24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"



NOTE:
STRUCTURAL ANALYSIS MUST BE PERFORMED ON ALL ROOFTOPS, WATER TANKS, FLAGPOLES AND TOWER SITES BEFORE INSTALLATION OF NEW ANTENNAS, NEW RRUS, & NEW CABINETS/TEMPORARY PLATFORM.

ANTENNA NOTE:

PROPOSED SPRINT ANTENNAS TO BE PAINTED AND TEXTURED WITH ANTENNA "SOCKS" TO MATCH PROPOSED MONOPINE BRANCHES.

Sprint



12657 ALCOSTA BLVD SUITE 300
SAN RAMON, CA 94583

PLANS PREPARED BY:

md7

Md7, LLC
10590 West Ocean Air Dr.
Suite 300
San Diego, CA 92130
858-964-7439

Md7 PROJECT NUMBER:

DRAWN BY:		CHECKED BY:
JC		AF
REV.	DATE:	ISSUED FOR:
A	07/31/2018	90% ZD FOR REVIEW
0	08/17/2018	100% ZD
	12/11/2018	CITY COMMENTS
	01/24/2019	CITY COMMENTS

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SITE INFORMATION:

SITE NAME:

KELLOGG PARK

SITE CASCADE:

RV77XC011

SITE ADDRESS:

1635 KELLOGG AVENUE
CORONA, CA 91718

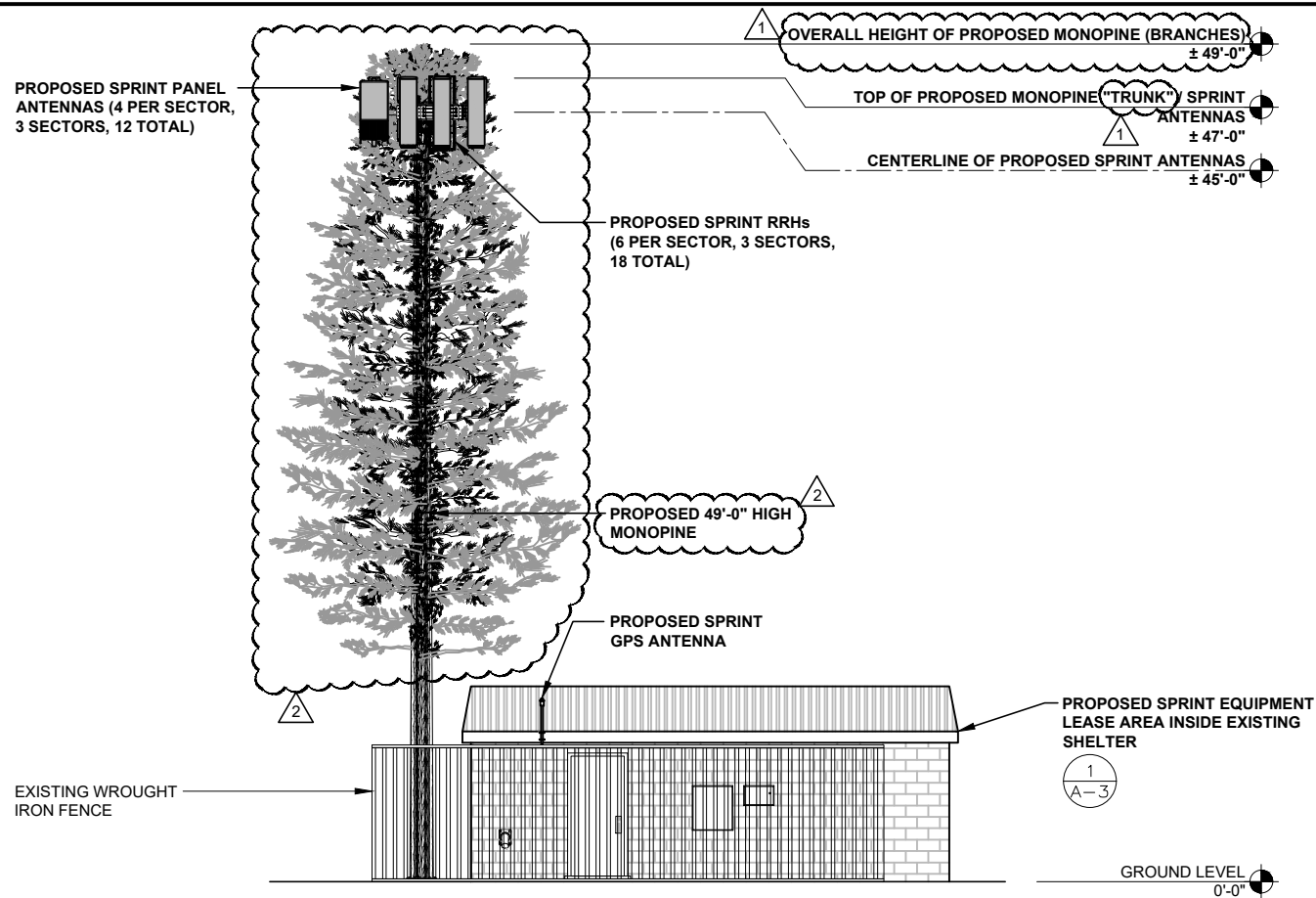
SHEET TITLE:

**EQUIPMENT AND
ANTENNA PLANS**

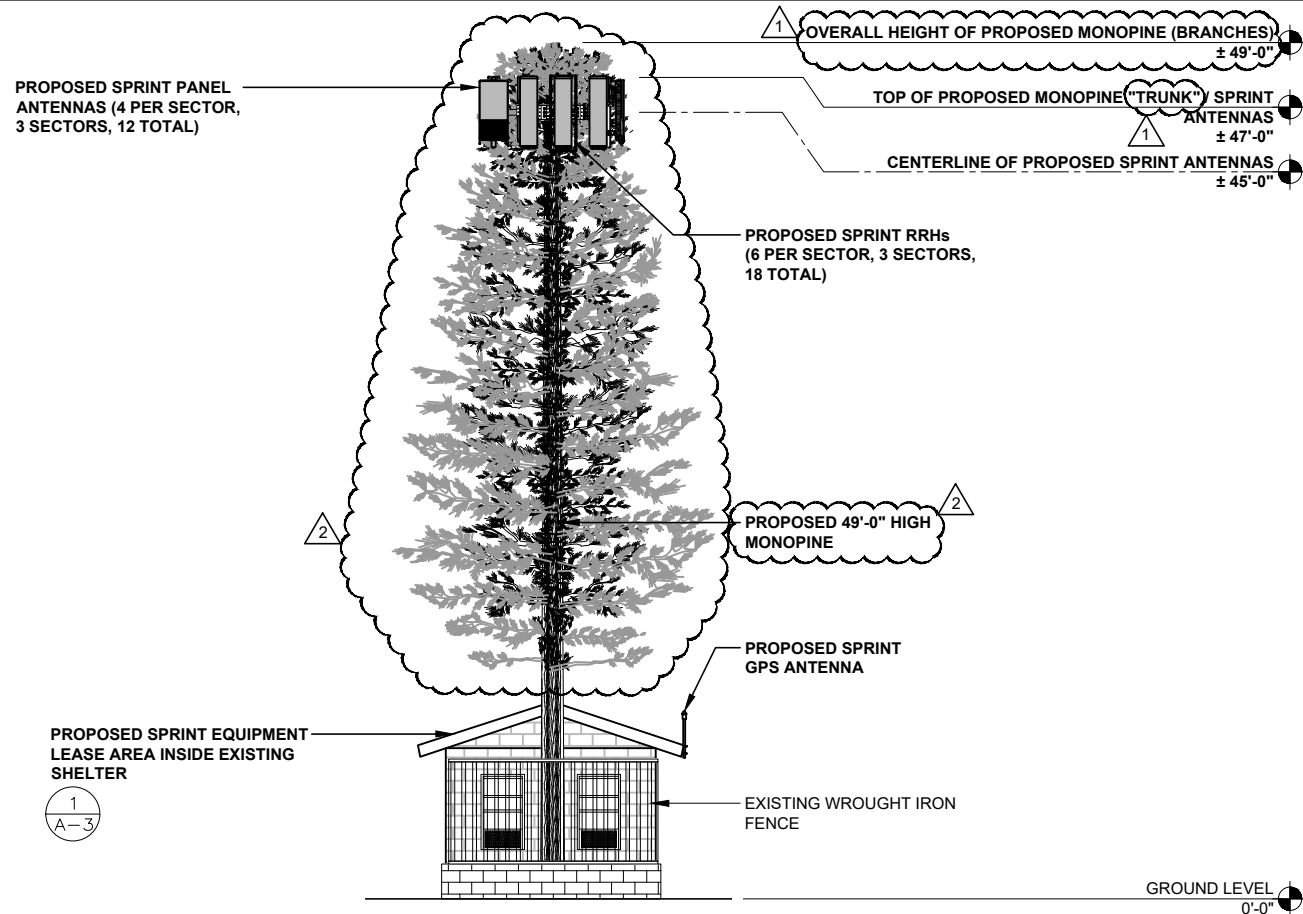
SHEET NUMBER:

A-3

EXHIBIT D



1 PROPOSED NORTH ELEVATION
 24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"
 4' 2' 0" 4'



2 PROPOSED EAST ELEVATION
 24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"
 4' 2' 0" 4'

NOTE:
 STRUCTURAL ANALYSIS MUST BE PERFORMED ON ALL ROOFTOPS, WATER TANKS, FLAGPOLES AND TOWER SITES BEFORE INSTALLATION OF NEW ANTENNAS, NEW RRUS, & NEW CABINETS/TEMPORARY PLATFORM.

ANTENNA NOTE:

PROPOSED SPRINT ANTENNAS TO BE PAINTED AND TEXTURED WITH ANTENNA "SOCKS" TO MATCH PROPOSED MONOPINE BRANCHES .

Sprint
 12657 ALCOSTA BLVD SUITE 300
 SAN RAMON, CA 94583

PLANS PREPARED BY:



Md7, LLC
 10590 West Ocean Air Dr.
 Suite 300
 San Diego, CA 92130
 858-964-7439

Md7 PROJECT NUMBER:

DRAWN BY:		CHECKED BY:	
JC		AF	
REV.	DATE:	ISSUED FOR:	
A	07/31/2018	90% ZD FOR REVIEW	
0	08/17/2018	100% ZD	
1	12/11/2018	CITY COMMENTS	
2	01/24/2019	CITY COMMENTS	

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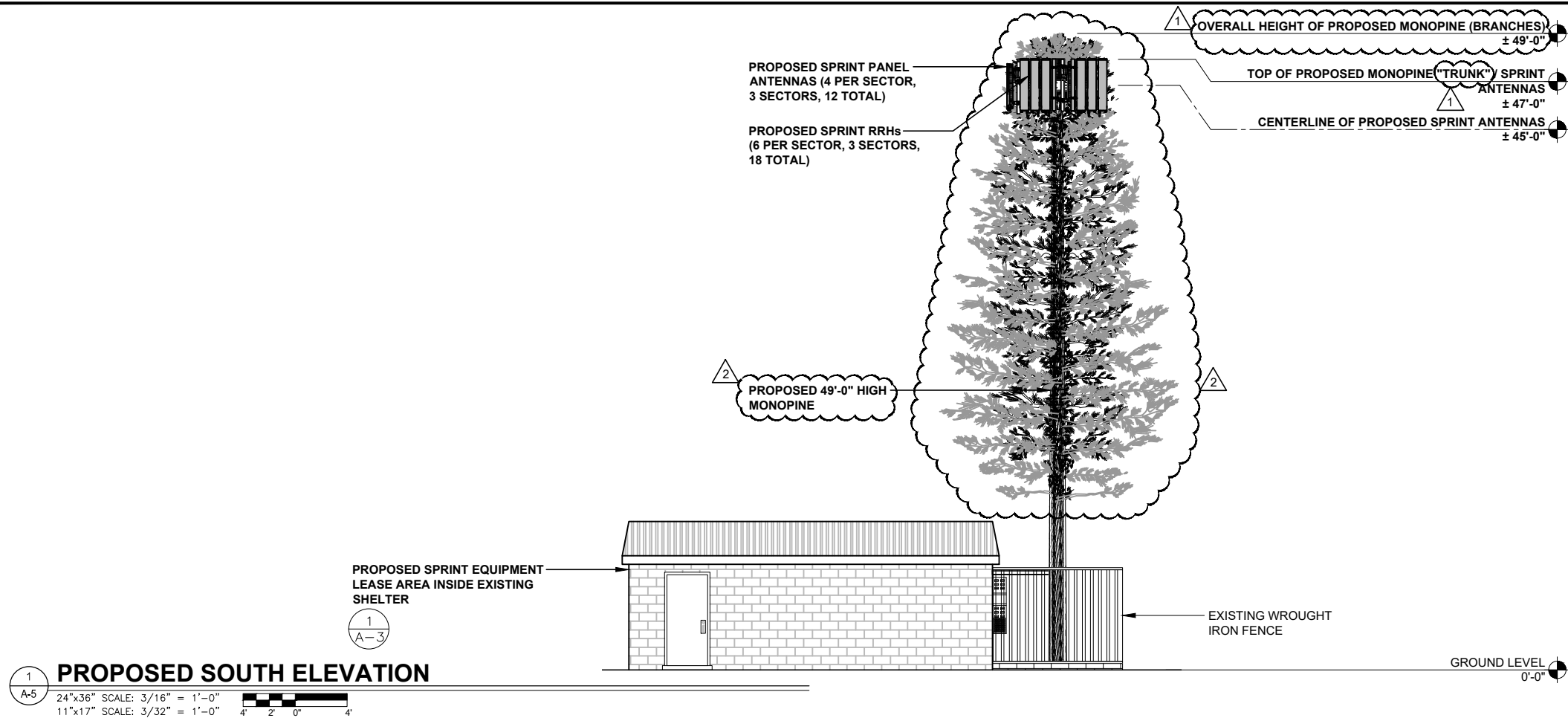
SITE INFORMATION:
SITE NAME:
KELLOGG PARK
SITE CASCADE:
 RV77XC011
SITE ADDRESS:
 1635 KELLOGG AVENUE
 CORONA, CA 91718
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

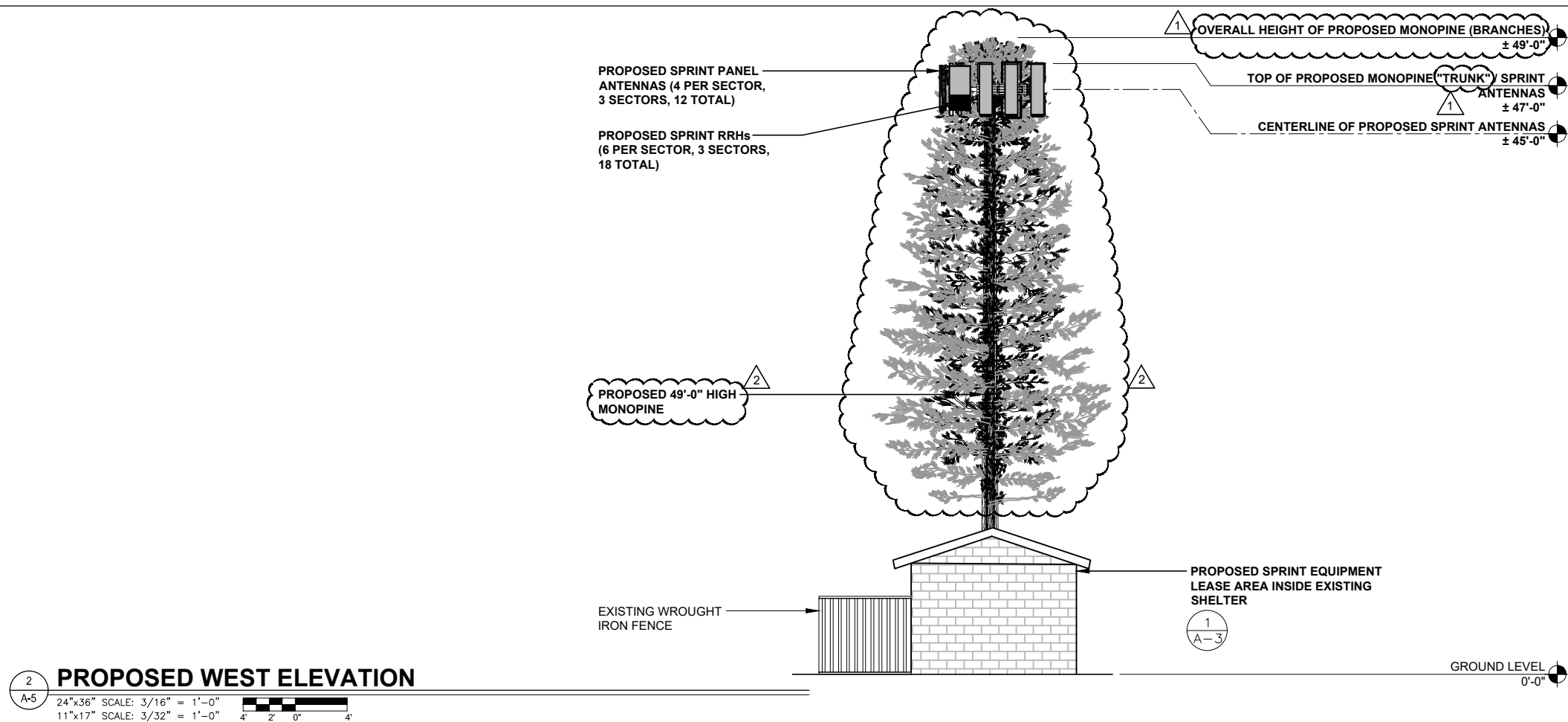
A-4

EXHIBIT E1



NOTE:
STRUCTURAL ANALYSIS MUST BE PERFORMED ON ALL ROOFTOPS, WATER TANKS, FLAGPOLES AND TOWER SITES BEFORE INSTALLATION OF NEW ANTENNAS, NEW RRUS, & NEW CABINETS/TEMPORARY PLATFORM.

ANTENNA NOTE:
PROPOSED SPRINT ANTENNAS TO BE PAINTED AND TEXTURED WITH ANTENNA "SOCKS" TO MATCH PROPOSED MONOPINE BRANCHES .



Sprint

12657 ALCOSTA BLVD SUITE 300
SAN RAMON, CA 94583

PLANS PREPARED BY:

md7

Md7, LLC
10590 West Ocean Air Dr.
Suite 300
San Diego, CA 92130
858-964-7439

Md7 PROJECT NUMBER:

DRAWN BY:		CHECKED BY:	
JC		AF	
REV.	DATE:	ISSUED FOR:	
A	07/31/2018	90% ZD FOR REVIEW	
0	08/17/2018	100% ZD	
1	12/11/2018	CITY COMMENTS	
2	01/24/2019	CITY COMMENTS	

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SITE INFORMATION:
SITE NAME:
KELLOGG PARK
SITE CASCADE:
RV77XC011
SITE ADDRESS:
1635 KELLOGG AVENUE
CORONA, CA 91718
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-5

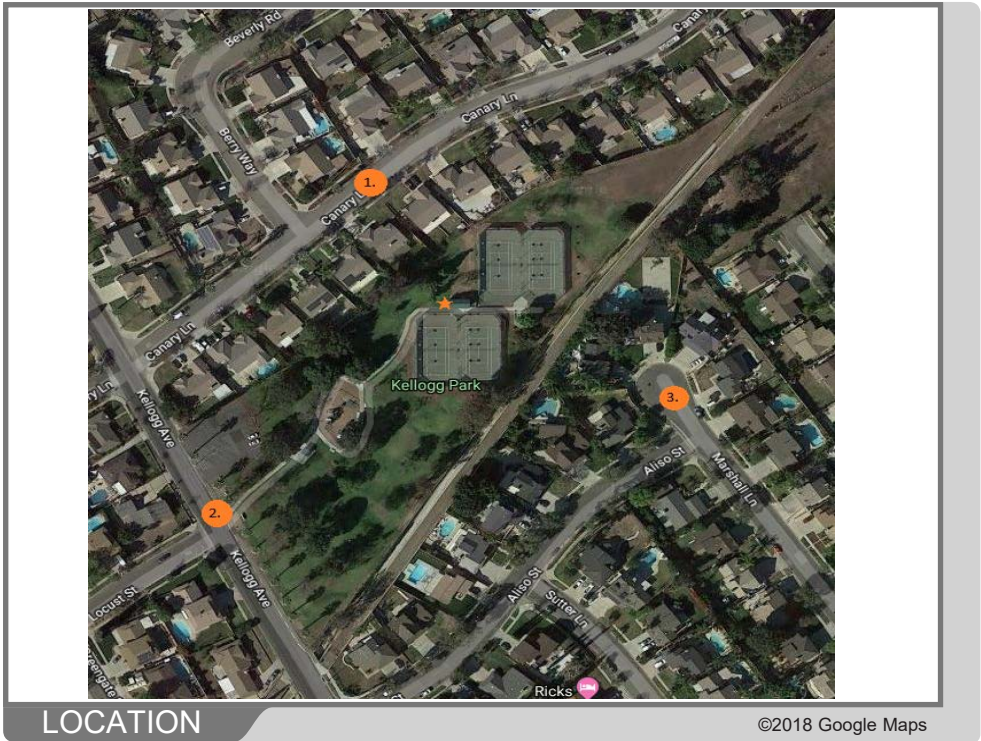
EXHIBIT E2

Kellogg Park - RV77XC011



1635 Kellogg Ave

VIEW 2



LOCATION

©2018 Google Maps



EXISTING



PROPOSED View from Kellogg Ave - Min -No visibility with Mature trees surrounding the front of the park and proposed further Set back

ACCURACY OF PHOTO SIMULATION BASED UPON I

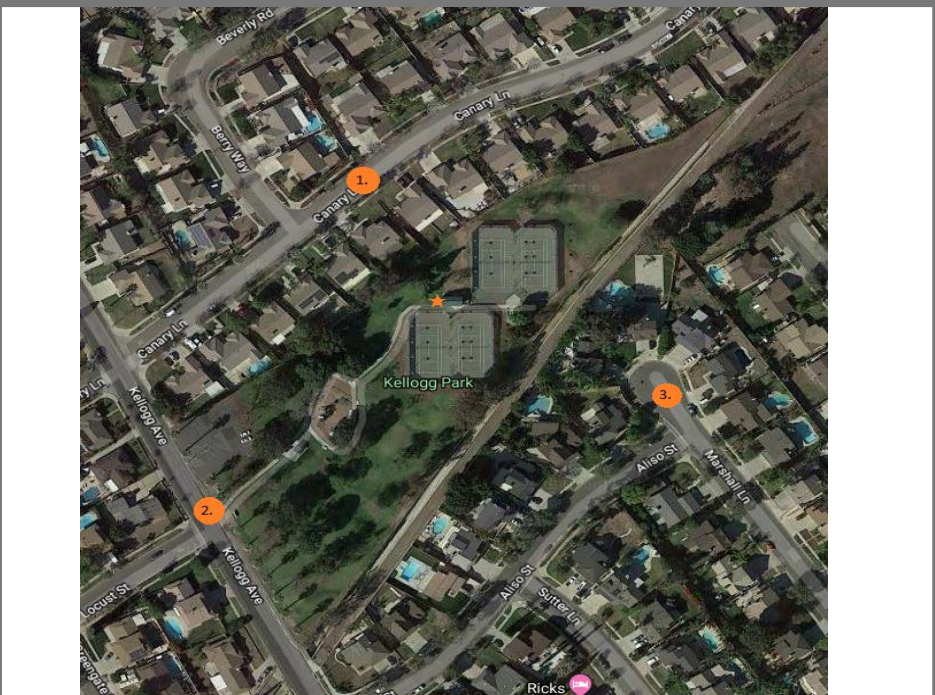
EXHIBIT F1

Kellogg Park - RV77XC011

1635 Kellogg Ave



VIEW 1



LOCATION

©2018 Google Maps



EXISTING



PROPOSED

Canary Lane - Most visibility between homes #745 and #746

ACCURACY OF PHOTO SIMULATION BASED UPON

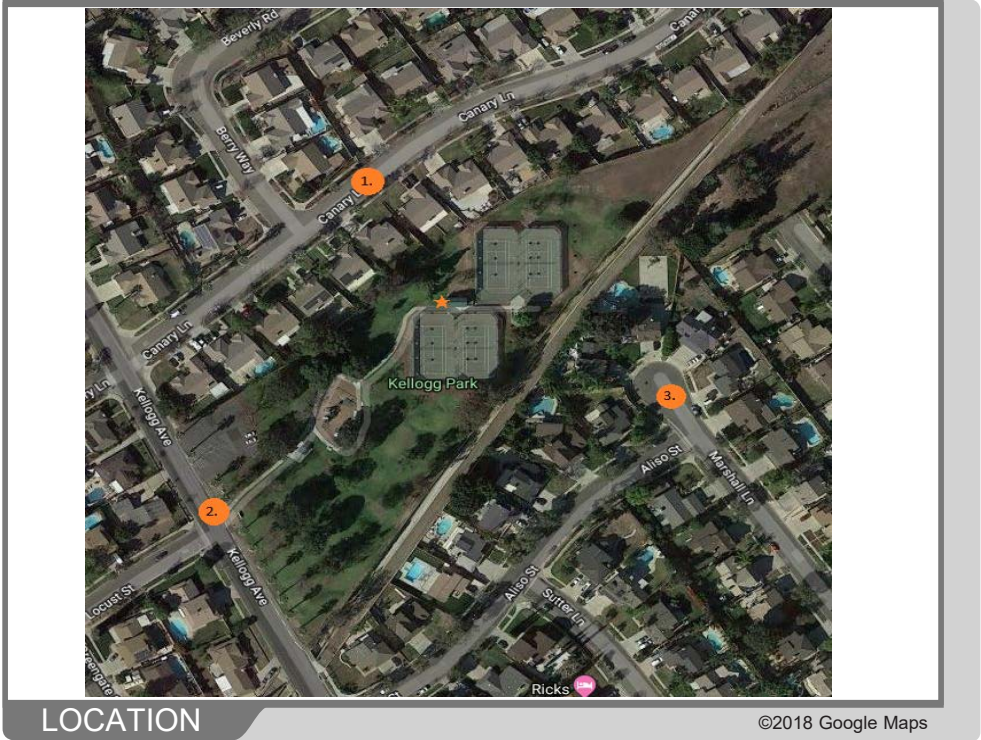
EXHIBIT F2

Kellogg Park - RV77XC011



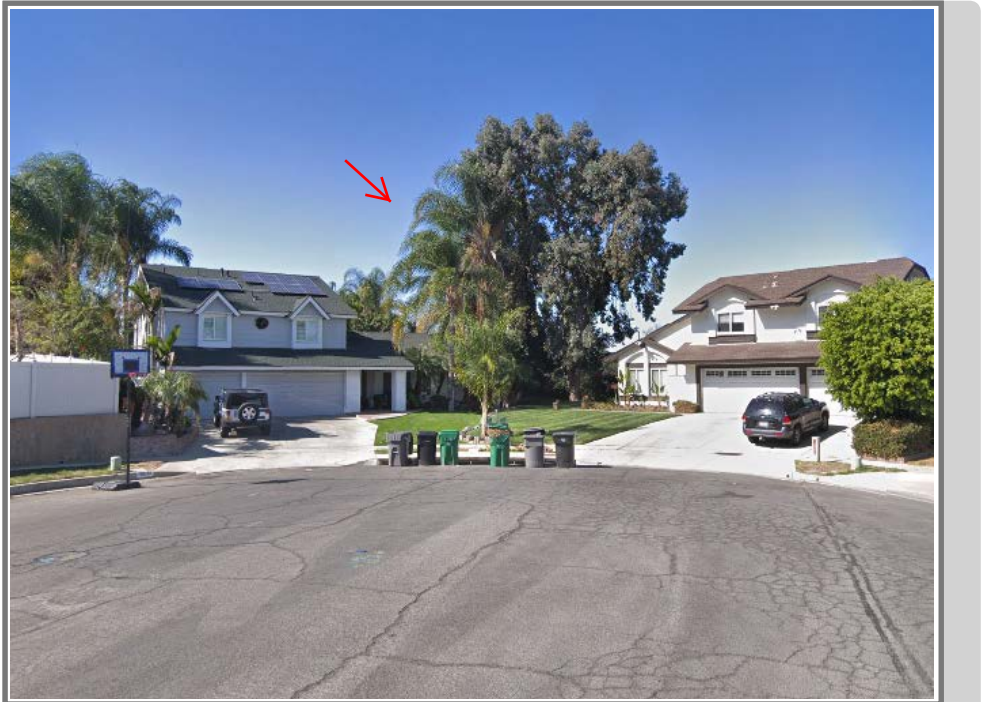
1635 Kellogg Ave

VIEW 3

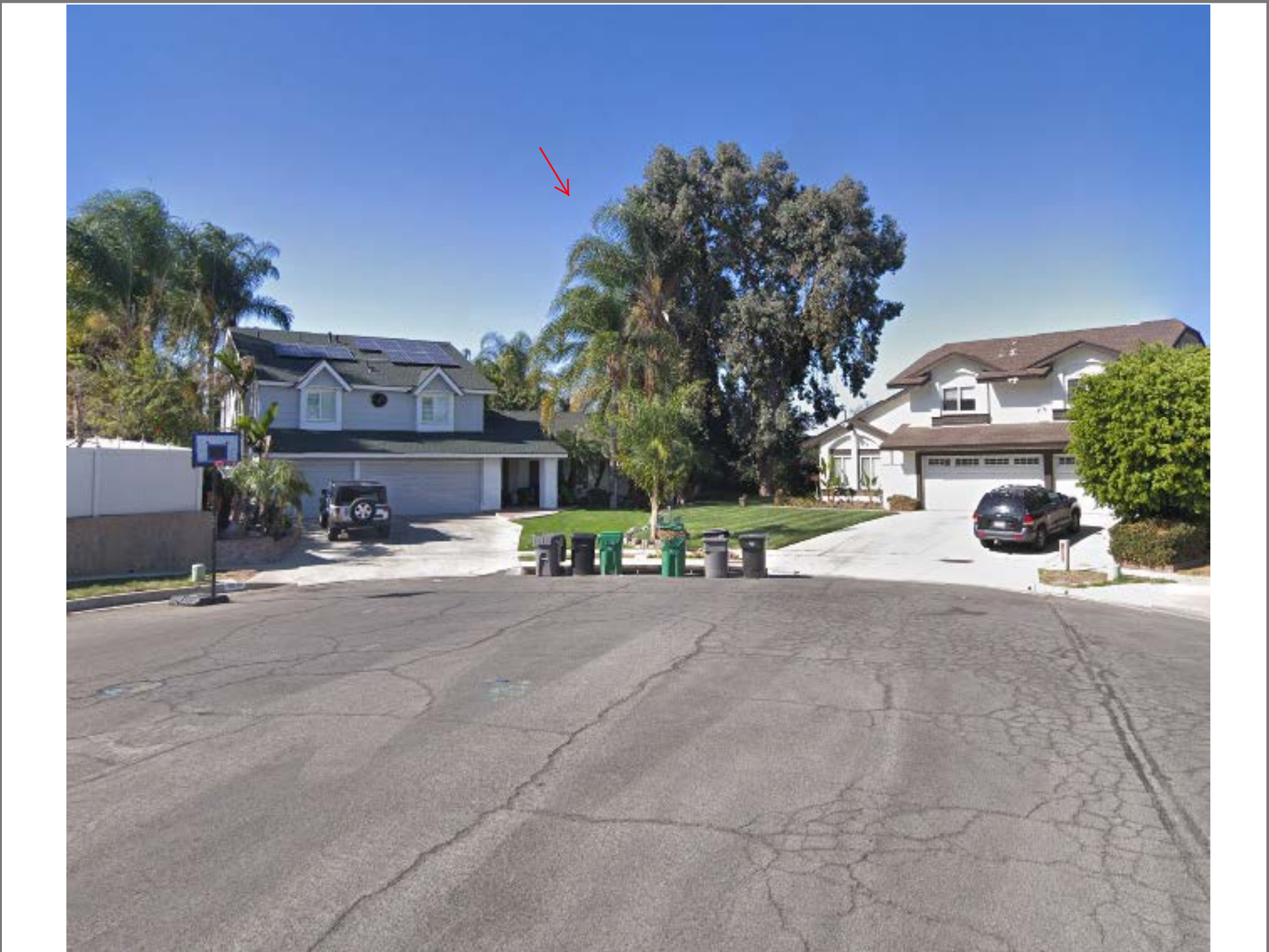


LOCATION

©2018 Google Maps



EXISTING



PROPOSED

View from Marshall Lane - with the mature trees in between homes; there will be no visibility from the street.

ACCURACY OF PHOTO SIMULATION BASED

EXHIBIT F3



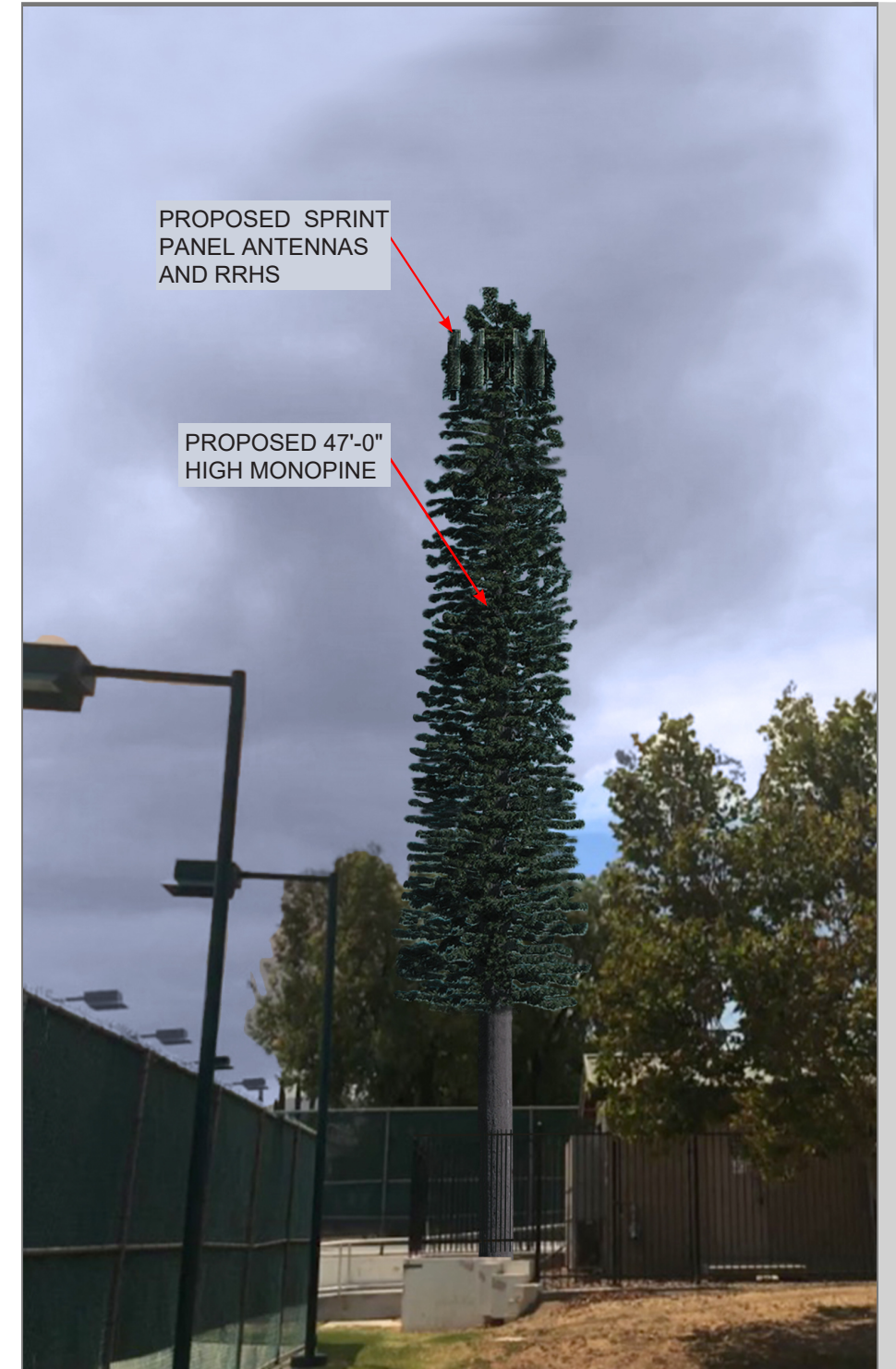
LOCATION

©2018 Google Maps



EXISTING

LOOKING SOUTH



PROPOSED

LOOKING SOUTH



March 3, 2019

To:

City of Corona
Community Development
Department - Planning
400 S. Vicentia Ave
Corona, CA 92882
(951) 736-2262

From:

Tiana Madon, Md7 LLC (for Sprint)
10590 W. Ocean Air Drive, Suite 300
San Diego, CA 92130
(858) 997-1007
tmadon@md7.com

Project Description Letter

Proposed Sprint Monopine Wireless Telecommunication Facility

Project Description:

Sprint proposes a wireless telecommunication facility located at APN: 111-080-0175-5 with the address 1635 Kellogg Ave, Corona CA 91718. As more fully described, the project's new site build consists of the following scope of work:

- 49'-0" Monopine
- Twelve (12) Panel antennas
- Eighteen (18) Remote Radio Reads (RRHs)
- Four (4) equipment cabinets
- One (1) Sprint PPC cabinet and One (1) Teleco cabinet
- Sprint Meter inside existing meter pedestal
- One (1) GPS antenna
- Six (6) new 1 ¼" Hybrid Cables

Sprint's unmanned wireless telecommunication facility will be a stealth monopine in the Kellogg Park. This design and placement allow for concealment and has been proposed to the Parks and Recreations commissioners. The cabinets will be placed within the existing shelter, away from the public's eye. The monopine will stay in compliance with Federal Communications Commission (FCC) guidelines and regulations. The location of the monopine within the park is set back from the street, and has minimal to no visibility from the right of way. Based on the current land use and the city's zoning and development code Chapter 17, Sprint's proposed site adheres to the Parks code 17.61 and as well as the telecommunications facilities code 17.65.

MD7, LLC

10590 W. Ocean Air Drive, Suite 300, San Diego, CA 92130

EXHIBIT G



The Propagation maps demonstrate the need for a proposed new site in this location, as opposed to co locating on an existing site due to the significant gap within the coverage. Sprint's proposed monopine will close this significant gap and allow for a greater coverage and service for the surrounding communities.

In 2006 there was previously approved Monopine at 35Feet (ZA05-023 and CUP10-020), where the tree was increased by 13 feet and approved accordingly. As the natural trees mature in height, the monopine has been proposed to meet that height as well. The tree was decommissioned by Nextel.

If there are any questions within the City or the public, I would be happy to discuss the goals of Sprint's project and answer any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tiana Madon', with a long horizontal stroke extending to the right.

Tiana Madon
Md7 LLC, Land Use I
O: (858) 997-1001
E: tmadon@md7.com



CITY OF CORONA NEGATIVE DECLARATION

NAME, DESCRIPTION AND LOCATION OF PROJECT:

CUP2018-0012: A conditional use permit application to establish a 49-foot high wireless telecommunications facility designed as a mono-pine for Sprint at Kellogg Park located at 1635 Kellogg Avenue in the P (Park) Zone.

ENTITY OR PERSON UNDERTAKING PROJECT:

Tiana Madon
Md7, LLC
10590 West Ocean Air Drive, Suite 300
San Diego, CA 92130

Md7 LLC o/b/o Sprint
10590 West Ocean Air Drive, Suite 300
San Diego, CA 92130

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:

CUP2018-0012

PROJECT LOCATION:

1635 Kellogg Avenue in the City of Corona, County of Riverside (APN: 111-080-017).

PROJECT PROPONENT:

Tiana Madon	Md7 LLC o/b/o Sprint	City of Corona Department of
10590 West Ocean Air Drive,	10590 West Ocean Air Drive,	Water and Power
Suite 300	Suite 300	755 Public Safety Way
San Diego, CA 92130	San Diego, CA 92130	Corona, CA 92880

PROJECT DESCRIPTION:

CUP2018-0012 is a conditional use permit application submitted by MD7 on behalf of Sprint to construct a 49-foot high wireless telecommunications facility at Kellogg Park located at 1635 Kellogg Avenue. The subject site is in the P (Park) Zone. The proposed telecommunications facility is designed to resemble a pine tree, also known as a mono-pine. Twelve antennas will be mounted on the mono-pine at 45 feet high. The equipment associated with the mono-pine will be housed within an existing 336 square foot shelter located at the base of the mono-pine. Sprint will be leasing a 232 square foot area within the shelter to house their equipment cabinets and one GPS antenna will be mounted on the equipment shelter. The mono-pine will be installed adjacent to the shelter on the east side.

A previous proposal to construct a 35-foot high mono-pine at Kellogg Park was approved on the site in 2006. In 2011, the mono-pine was increased by 13 feet for an overall height of 48 feet. The mono-pine was decommissioned on January 31, 2016 and removed from the site with the shelter remaining in place. Therefore, CUP2018-0012 is intended to re-establish a mono-pine on the site.

ENVIRONMENTAL SETTING:

The 4.5-acre property is currently developed as Kellogg Park and contains four tennis courts, a playground, a restroom building, a parking lot, and landscaping. The surrounding area is predominantly residential. The property is bounded by Kellogg Avenue to the west with residential developments located beyond. To the north, east and south are residential development. The mono-pine will be centrally located within the park, approximately 456 feet from Kellogg Avenue to the west, 87 feet from the northerly property line, 395 feet from the northeasterly property line, and 123 feet from the southeasterly property line.

GENERAL PLAN \ ZONING:

The subject property has a zoning of P (Park) and a General Plan designation of P (Park). The residential properties to the north, east, south and west are zoned R1-8.4 (Single Family Residential, minimum lot size 8,400 square feet) 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: March 05, 2019

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
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- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 P (Park) and designated as P (Park) 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 Kellogg Park and maintained by the city's Department of Water and Power. Therefore, the mono-pine will operate in conjunction with the existing park 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 because the mono-pine and all associated equipment will be contained entirely within the project site. Also, the mono-pine will be centrally constructed on the property approximately 456 feet from the west property line adjacent to Kellogg Avenue, 87 feet from the northerly property line which is where the nearest residences are located, 395 feet from the northeasterly property line, and 123 feet from the southeasterly property line. Therefore, no mitigation is necessary.

2. POPULATION AND HOUSING:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 as Kellogg Park and contains no residential development, and the project involves constructing a 49-foot high wireless telecommunications facility designed to resemble a pine 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
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- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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. The project does not involve grading of more than 100 cubic yards or in areas over 10% slope. Therefore, no mitigation is warranted.

4. HYDROLOGY AND WATER QUALITY:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 monopine 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
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 as Kellogg Park. 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
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 Kellogg Avenue. 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:

CUP2018-0012 proposes to establish a wireless telecommunications facility on property that is developed with a park which contains four tennis courts, a playground, a restroom building, a parking lot, 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 47 feet (panel antennas) measured from ground level to the top of the antennas. The lowest point of the panel antennas is 41 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks & recreation facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities or services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 pine 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Involve construction/expansion of water or wastewater treatment facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve construction/expansion of storm drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Sufficient water supplies/compliance with Urban Water Management Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Adequate wastewater treatment capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Adequate landfill capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with solid waste regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 the city's General Plan (2004), the project site does not border any scenic highways or corridors. The project is not expected to cause a degradation to the visual character of the site or surrounding area because the mono-pine is proposed within a park that contains existing trees that will help screen the trees from public view from Kellogg Avenue, which is approximately 456 feet to the west, and from the nearest residences, which are located approximately 87 feet to the north. Furthermore, the structure is a stealth tree designed to resemble a pine tree which will blend in with the existing trees in the area, including existing mature pine trees that are located on the project site. Although the overall height of the mono-pine is 49 feet from grade to the highest tip of the tree, the antennas will be installed at a height of approximately 45 feet measured to the center of the antennas 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 to further help conceal the antennas from view. This condition of approval is placed on CUP2018-0012. Also, the project will also not produce light or glare as it is a mono-pine that requires no lighting. 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 as Kellogg Park, which contains four tennis courts, a playground, a restroom building, a parking lot, 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 seven local Native American tribes of the proposed project through the city's Letter of Transmittal dated October 22, 2018. To date, staff only received a response via email on December 3, 2018 from the Rincon Band of Luiseno Indians stating consultation is not needed for the project at this time but recommending archaeological and Luiseno tribal monitoring for ground disturbing activities associated with the project. Staff contacted Destiny Colocho with the Rincon Band of Luiseno Indians to clarify that the proposed mono-pine will be placed in the same exact location as the mono-pine that previously existed on the project site; therefore, the proposed mono-pine will not cause any additional ground disturbances on the project site. On March 11, 2019, staff received an email from the Rincon Band of Luiseno Indians stating that they are no longer requesting archaeological tribal monitoring and concluded consultation with the city. 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 Kellogg Park. 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
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF₆). 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 tCO₂e (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 tCO₂e 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
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 as Kellogg Park, which contains four tennis courts, a playground, a restroom building, a parking lot, 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 seven local Native American tribes of the proposed project through the city's Letter of Transmittal dated October 22, 2018. To date, staff only received a response via email on December 3, 2018 from the Rincon Band of Luiseno Indians stating consultation is not needed for the project at this time but recommending archaeological and Luiseno tribal monitoring for ground disturbing activities associated with the project. Staff contacted Destiny Colocho with the Rincon Band of Luiseno Indians to clarify that the proposed mono-pine will be placed in the same exact location as the mono-pine that previously existed on the project site; therefore, the proposed mono-pine will not cause any additional ground disturbances on the project site. On March 11, 2019, staff received an email from the Rincon Band of Luiseno Indians stating that they are no longer requesting archaeological tribal monitoring and concluded consultation with the city. Therefore, no mitigation is warranted.

18. MANDATORY FINDING OF SIGNIFICANCE:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. Fish/ wildlife population or habitat or important historical sites
- b. Cumulatively considerable impacts
- c. Substantial adverse effects on humans
- 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 as a park, 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

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Monday, March 25, 2019

6:00 PM

Council Chambers

Planning and Housing Commission

Karen Alexander, Chair
Timothy Jones, Vice Chair
Mitchell Norton, Commissioner
Viren Shah, Commissioner
Craig Siqueland, Commissioner

ROLLCALL

Present 4 - Commissioner Mitchell Norton, Vice Chair Tim Jones, Chair Karen Alexander, and Commissioner Craig Siqueland
Absent 1 - Commissioner Viren Shah

1. CALL TO ORDER

Chair Alexander called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Vice Chair Jones led the Pledge of Allegiance.

3. PRESENTATION from Corona Historic Preservation Society

Richard Winn, representing the Corona Historic Preservation Society, provided the new commissioners with a binder, *References and Resources for Corona's Property Preservation Program*, to help guide them in their review of historic landmark nomination applications.

4. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

5. MEETING MINUTES

19-0272 Approval of minutes for the Planning and Housing Commission meeting of March 11, 2019

Attachments: 20190311-P&H Minutes - DRAFT

A motion was made by Siqueland, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of March 11, 2019. The motion carried by the following vote:

Aye: 3 - Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

Abstain: 1 - Commissioner Norton

6. CONSENT ITEMS

None.

7. PUBLIC HEARINGS

19-0168 CUP2018-0012: A Conditional Use Permit application to establish a 49-foot high wireless telecommunications facility designed as a mono-pine tree at Kellogg Park located at 1635 Kellogg Avenue in the P (Park) Zone.

(Applicant: Tiana Madon with MD7, LLC 10590 W. Ocean Air Drive, Suite 300 San Diego, CA 92130).

Attachments: Staff Report

Resolution No. 2530

Locational and Zoning Map

EXHIBIT A1 - Site Plan

EXHIBIT A2 - Enlarged Site Plan

EXHIBIT B - Conditions of Approval

EXHIBIT C1 - C3 - Propagation Maps for Sprint coverage

EXHIBIT D - Equipment and Antenna Layout

EXHIBIT E1 - E2 - Elevation Plans

EXHIBIT F1 - F4 - Photosimulations for Sprint coverage

EXHIBIT G - Applicant's Letter dated March 3, 2019

EXHIBIT H - Environmental Documentation

CUP2018-0012 Presentation

At the request of Chair Alexander, Sandra Yang, Senior Planner, reviewed the staff report for CUP2018-0012. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Commissioner Siqueland asked for clarification on the leasing agreement.

JUSTIN CAUSEY, REPRESENTING SPRINT/MD7, provided a response regarding the lease agreement and stated that Sprint does not judge their leases based on previous facilities that occupied the property.

Discussion ensued between Chair Alexander and Mr. Causey regarding the removal of the previous monopine from the site and outreach to other wireless carriers for possible co-location opportunities on the new monopine.

Commissioner Norton asked if there are statistics regarding coverage.

Mr. Causey responded that the best resource is the propagation map.

Vice Chair Jones asked for information regarding the design of the tower.

Mr. Causey stated the design is determined based on how much equipment and how many antennas are placed on the tower.

Discussion ensued between Chair Alexander and Mr. Causey regarding the wrought iron fence and the standard protocols for the removal of towers.

Chair Alexander asked for clarification regarding the fees received from the lease and application and how the funds are allocated.

Ms. Coletta explaining that the funds are deposited into the city's general fund since parks are part of the general fund and the money would be spent on general fund expenses.

Chair Alexander opened the public hearing.

JOE MORGAN, RESIDENT, spoke on his concerns regarding the lack of public information regarding the city's negotiations with wireless carriers on lease agreements and monthly rates on the ground lease.

Chair Alexander commented for towers to be erected on city property first in order to maximize city revenue. Chair Alexander also suggested for carriers to present a city wide map depicting coverage in order to identify gaps which would allow the city to be proactive when deciding locations for the establishment of telecommunications facilities.

Chair Alexander closed the public hearing.

A motion was made by Commissioner Norton, seconded by Vice Chair Jones, that this Public Hearings be accepted. The motion carried by the following vote:

Aye: 4 - Commissioner Norton, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

19-0222

PP2018-0004: Precise Plan application for the review of the site plan, architecture, landscaping and fencing associated with the development of 25 single-family detached residential homes on 17.28 acres located on the east side of Lester Avenue, south of Upper Drive in the A-14.4 (Single-Family Residential, 14,400 square foot minimum lot area) zone. (Applicant: John Heimann of Griffin Residential, 110 North Lincoln Avenue, Suite 100, Corona, CA 92882).

Attachments: Staff ReportResolution No. 2531Aerial and Zoning MapExhibit A - Site PlanExhibit B - Conditions of ApprovalExhibits C1-C4 - Floor PlansExhibits D1-D4 - ElevationsExhibits E1-E5 Landscape PlansExhibit F - Overall HOA Maintenance AreasExhibit G - Photographs of perimeter walls in surrounding
neighborhoodExhibit H - Fence and Wall PlanExhibit I - Slope ExhibitExhibit J - Applicant's letter dated August 31, 2018 addressing the
projectExhibit K - Environmental DocumentationPP2018-0004 PP Presentation

At the request of Chair Alexander, Harald Luna, Associate Planner, reviewed the staff report for PP2018-0004. At the conclusion of her presentation, Mr. Luna offered to answer any questions of the Commission.

Vice Chair Jones asked for more information regarding the vinyl fence.

Mr. Luna provided a response regarding the location and color of the fence.

Discussion ensued between Commissioner Siqueland and staff regarding the street improvements on Golden Harvest Drive and Lester Avenue.

Ms. Coletta provided further clarification on the city's standard requirements for developers regarding street improvements.

Chair Alexander asked staff for a response regarding Commissioner Shah's question (via email) regarding the areas within the project that are being required to be maintained by the HOA rather than the residents.

In response, Ms. Coletta described the HOA designated lots and easements and the reasons why they are being required to be maintained by the HOA rather than the residents. Ms. Coletta also noted that Mr. Luna had responded to Commissioner Shah with this information via email last week.

Chair Alexander asked for clarification on the date for the completed traffic study.

Mr. Luna clarified that the traffic study was prepared at the time when the lots were originally subdivided under Tract Map 31373 which was approved December 6, 2006.

Mr. Koper explained the traffic methodology that is used for both single-family and multi-family residential properties.

Chair Alexander opened the public hearing.

TOM RICHINS, RESIDENT, spoke in favor of the project.

JOE MORGAN, RESIDENT, expressed his appreciation for staff's involvement in making sure this project has more uniformity than past projects.

Chair Alexander closed the public hearing.

A motion was made by Vice Chair Jones, seconded by Commissioner Siqueland, that this Public Hearing be accepted. The motion carried by the following vote:

Aye: 4 - Commissioner Norton, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

19-0258 GPA2018-0002: Application to change the General Plan designation of 3.8 acres located on the west side of North Main Street and north of Parkridge Avenue from MDR (Medium Density Residential, 6-15 du/ac) to its previous designation of GC (General Commercial) (Applicant: Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880).

Attachments: Staff Report

Resolution No. 2532

Locational and Zoning Map

Exhibit A - Proposed General Plan Amendment

Exhibit B - Applicant's letter dated March 15, 2019, explaining the General Plan amendment request

Exhibit C - Environmental Documentation

GPA2018-0002 and SPA2018-0002 PP Presentation

At the request of Chair Alexander, Harald Luna, Associate Planner, reviewed the staff report and exhibits for the two related public hearing items GPA2018-0002 and SPA2018-0002. At the conclusion of her presentation, Mr. Luna offered to answer any questions of the Commission.

Commissioner Siqueland asked how often does a zoning and General Plan reversion occur.

Ms. Coletta responded that it does not occur often.

Vice Chair Jones asked why there is not a project being proposed with the General Plan amendment and specific plan amendment tonight.

Ms. Coletta explained the uniqueness of the property's situation in that the property owner who previously rezoned the site is now asking to have the site returned to its original zoning. The owner is trying to market the site and it would be easier to have the zoning established before bringing forth a project for review.

Chair Alexander asked if there was any further contact from the Native American tribes that initially expressed interest in the tribal consultation process.

Mr. Luna responded that there was no follow-up response from either tribe.

Chair Alexander opened the public hearing.

KEITH OSBORN, REPRESENTING K&A ENGINEERING, INC., provided a brief overview of the history of the project site.

Chair Alexander asked for clarification on the acreage of the project site.

Mr. Osborn clarified the acreage by explaining the difference between the net and gross acreage of the project site.

JOE MORGAN, RESIDENT, spoke in favor of having the site's zoning reverted to commercial.

TOM RICHENS, RESIDENT, spoke in favor of this project by echoing Mr. Morgan's comment.

Chair Alexander closed the public hearing.

A motion was made by Vice Chair Jones, seconded by Commissioner Norton, that this Public Hearing be accepted. The motion carried by the following vote:

Aye: 4 - Commissioner Norton, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

- 19-0259 SPA2018-0002: Application to amend the North Main Street Specific Plan (SP99-01) to change the designation of 3.8 acres located on the west side of North Main Street and north Parkridge Avenue from SFC (Single-Family Condominium) to its previous designation of CR (Commercial Retail) (Applicant: Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880).

Attachments: Staff Report

Locational and Zoning Map

Exhibit A1 - Proposed Specific Plan Amendment

Exhibit A2 - Land Use Map (General Plan)

Exhibit A3 - Table 2 Land Use Plan

Exhibit A4 - Land Use Plan (Districts)

Exhibit A5 - Section 3.1.1 Commercial Retail (CR) District

Exhibit A6 - Section 3.1.6 Single Family Condominium (SFC)

Exhibit A7 - Land Use Plan (Districts)

Exhibit B - Conditions of Approval

Exhibit C - Applicant's letter dated August 15, 2019, explaining Specific Plan amendment request

Exhibit D - Legal description of the specific plan amendment site

Exhibit E - Environmental Documentation

A motion was made by Commissioner Siqueland, seconded by Vice Chair Jones, that this Public Hearing be accepted. The motion carried by the following vote:

Aye: 4 - Commissioner Norton, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

8. WRITTEN COMMUNICATIONS

None.

9. ADMINISTRATIVE REPORTS

10. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

11. ADJOURNMENT

Chair Alexander adjourned the meeting at 7:19 p.m. to the Planning and Housing Commission meeting of Monday, April 8, 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.