



**RESOLUTION NO. 2558**

**APPLICATION NUMBER: CUP2019-0005**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT A 90-FOOT HIGH TELECOMMUNICATIONS LATTICE TOWER ON 1.53 ACRES OWNED BY THE CITY OF CORONA FOR TELECOMMUNICATION PURPOSES, LOCATED AT 740 JOHN CIRCLE IN THE OPEN SPACE DESIGNATION OF THE NORTHEAST CORONA SPECIFIC PLAN (SP81-2). (APPLICANT: CITY OF CORONA – DEPARTMENT OF WATER AND POWER)**

**WHEREAS**, the application to the City of Corona, California, for a Conditional Use Permit, under the provisions of Chapter 17.92 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for the construction of a 90-foot high telecommunications lattice tower on 1.53 acres owned by the City of Corona for telecommunication purposes, located at 740 John Circle in the Open Space designation of the Northeast Corona Specific Plan (SP81-2).

**WHEREAS**, the Planning and Housing Commission held a noticed public hearing for CUP2019-0005 on August 10, 2020, as required by law; and

**WHEREAS**, at the conclusion of the hearing the Planning and Housing Commission, pursuant to CEQA Guidelines Section 15070 and Section 6.02 of the City's Local Guidelines, adopted the Mitigated Negative Declaration prepared for CUP2019-0005, because the information contained in the MND, the initial study and the administrative records for this project, including all written and oral evidence provided during the comment period and presented to the Planning and Housing Commission, the Commission finds that potential environmental impacts of this project are either no impact or less-than-significant.

**WHEREAS**, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a CUP2019-0005 as set forth in Corona

Municipal Code Section 17.92.110 do exist in reference to CUP2019-0005 based on the evidence presented to the Commission during said hearing; and

**WHEREAS**, the Planning and Housing Commission based its recommendation to approve the CUP2019-0005 on certain conditions of approval and the findings set forth below and adoption of the MND.

**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 CUP2019-0005, the Planning and Housing Commission has reviewed and considered the information contained in the MND, the initial study and the administrative records for this CUP2019-0005, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND, 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 CUP2019-0005, are either no impact or less-than-significant.

**SECTION 2. CUP2019-0005 Findings.** Pursuant to Corona Municipal Code (“CMC”) section 17.92.110 and based on the entire record before the Planning and Housing Commission, including all written and oral evidence presented to the Commission, the Commission hereby makes and adopts the following findings:

1. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The environmental assessment identifies potentially significant effects on the environment, but:
  - a. *The project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Conditions of Approval attached as Exhibit 3.B.*
  - b. *There is no substantial evidence before the City that the revised project may have a significant effect.*
2. All the criteria necessary for granting a Conditional Use Permit, as set forth in Section 17.92.110 of the Corona Municipal Code, have been met for CUP2019-0005, as follows:
  - 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 the local and federal agencies.*
  - b. *The proposed use is not detrimental to the 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 development standards of the zone. Additionally, the proposed tower will have minimal visual impacts on the neighboring properties, as the*

*tower will be located at the top of a hill, which is approximately 170 feet higher in elevation than the surrounding properties, and the nearest residence is situated approximately 400 feet west of the new tower. Furthermore, the project site will have adequate vehicular access from Corsica Drive and Impresivo Drive, north of the project site through the Yuma Water tank property.*

- c. Reasonable conditions as necessary are being imposed on the project to protect public health, safety, and welfare and to establish full compliance with the applicable development standards of the OS (Open Space) designation of the Northeast Corona Specific Plan (SP81-2).*
  - d. CUP2019-0005 will not impact the existing circulation system because a city vehicle is anticipated to visit the site periodically for routine maintenance, and will utilize existing on-site parking space, which is sufficient to accommodate this activity. Therefore, the proposed use will not impact the level of service on the surrounding streets.*
3. The proposal is consistent with the General Plan for the following reasons:
- a. The proposed project will fulfill the city's Infrastructure and Utilities General Plan Policy IU-8.2 which provides for the continued development and expansion of telecommunications systems for residential and nonresidential use.*
  - b. The proposed project contributes to Public Safety General Plan Policy PS-5.1 by ensuring that police facilities and equipment with respect to communications are expanded commensurably to serve the needs of the City's growing population, business community, and visitor population.*
4. The proposal is consistent with the Open Space (OS) designation of the Northeast Corona Specific Plan (SP81-2) for the following reason:
- a. The proposed wireless telecommunications facility is consistent with the development standards of the Open Space designation of the Northeast Corona Specific Plan, as the project site currently contains an existing 70-foot high lattice tower for communication purposes; therefore, the proposed 90-foot high lattice tower is an appropriate use for the site. Also, the proposed tower is necessary to provide relief to the existing communications tower, which provides signal for the city's SCADA and PSEC systems and is currently at capacity. The applicant has taken steps to minimize potential visual impacts created by the second tower by designing the tower as a lattice structure to match the existing lattice tower onsite to help the proposed tower blend in with the existing facilities.*

**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 CUP2019-0005.

Adopted this 10<sup>th</sup> day of August, 2020.

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

**ATTEST:**

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Olivia Sanchez  
Secretary, Planning and Housing Commission  
City of Corona, California

I, Olivia Sanchez, 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 a regular session of said Planning and Housing Commission duly called and held on the 10<sup>th</sup> day of August, 2020, and was duly passed and adopted by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

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Olivia Sanchez  
Secretary, Planning and Housing Commission  
City of Corona, California

Adopted this 10<sup>th</sup> day of August, 2020.

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

**ATTEST:**

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Olivia Sanchez  
Secretary, Planning and Housing Commission  
City of Corona, California

I, Olivia Sanchez, 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 a regular session of said Planning and Housing Commission duly called and held on the 10<sup>th</sup> day of August, 2020, and was duly passed and adopted by the following vote, to wit:

**AYES:** Alexander, Siqueland, Hooks, Jones, Meza

**NOES:**

**ABSENT:**

**ABSTAINED:**

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Olivia Sanchez  
Secretary, Planning and Housing Commission  
City of Corona, California