File #: 22-0904

PLANNING AND HOUSING COMMISSION
STAFF REPORT

DATE: 12/12/2022

TO: Honorable Chair and Commissioners

FROM: Planning and Development Department

APPLICATION REQUEST:
CUP2021-0002: A Conditional Use Permit application to establish a wireless telecommunications facility designed as a 60-foot-high faux eucalyptus tree within the Riverside County Oak Street Basin located at the northeast corner of Chase Drive and Mangular Avenue in the Primary Flood Plain Combining (FP-1) Zone. (Applicant: Will Kazimi, Smartlink, LLC. on behalf of AT&T Wireless)

RECOMMENDED ACTION:
That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan, and Resolution No. 2599 GRANTING CUP2021-0002, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY
Area of Property: 36 acres
Existing Zoning: FP-1 (Primary Flood Plain Combining Zone)
Existing General Plan: OS/G (Open Space)
Existing Land Use: Flood Control Basin
Proposed Land Use: Wireless telecommunications facility / Flood Control Basin
Surrounding Zoning/Land Uses:
N: R-1-7.2 / Single Family Residential
W: R-1-9.6 / Single Family Residential
S: R-1A / Single Family Residential
E: R-1-7.2 / Single Family Residential

BACKGROUND
Conditional Use Permit 2021-0002 (CUP2021-0002) is an application by Smartlink, Inc. on behalf of AT&T to establish a wireless communications facility designed as a 60-foot-high mono-eucalyptus tree within the Riverside County Oak Street Basin, located on the northeast corner of Chase Drive

EXHIBIT 3

and Mangular Avenue. The project is located in the Riverside County Oak Street Basin, which is a 36 -acre earthen flood control retention facility owned and maintained by the Riverside County Flood Control and Water Conservation District (RCFC & WCD). The basin contains trees along the perimeters, and the site is currently secured by a chain link fence. The surrounding area consists of single-family residences.

The Riverside County Oak Street Basin has a Primary Flood Plain Combining (FP-1) zone. Telecommunications facilities are permitted in any zone in the City, subject to the approval of a conditional use permit (CUP).

Project History

The applicant initially contacted the Planning and Development Department staff on October 6, 2020 with a concept proposal to establish a multi-carrier wireless communications facility on the project site. The site was chosen because it provides AT&T coverage for the area roughly bordered by Earl Street and Winthrop Drive to the north, South Buena Vista Avenue to the east, Hagador Canyon to the south, and Cape Drive to the west (Exhibit 14). This coverage includes several established neighborhoods, developing residential areas, a school, a one-mile stretch of Foothill Parkway, and other points of interests. The applicant's propagation maps depicting the current and proposed coverage in the target area are attached as Exhibit 12.

On February 11, 2021, the applicant officially submitted a conditional use permit application. The Project and Environmental Review Committee (PRC) reviewed the application on April, 1, 2021. The Committee issued an incomplete submittal letter to the applicant on April 29, 2021, noting missing application requirements. The applicant submitted missing items as they became available. The applicant's conditional use permit application was deemed complete on November 10, 2022, and subsequently scheduled for the Planning and Housing Commission meeting of December 12, 2022.

Community Outreach

The applicant conducted a community meeting on September 15, 2022 at Buena Vista Park, located at 2515 Buena Vista Avenue, in Corona. Attached is the community outreach flyer and sign-in sheet (Exhibit 15). Per the applicant, seven (7) residents attended the meeting. The residents raised concerns related to the visual impact of the tower and perceived health effects from long-term exposure to telecommunication facilities.

Alternative Site Analysis

Prior to selecting the flood control basin for the telecommunications facility, the applicant analyzed 7 alternative sites in the vicinity of the target area. The applicant's alternative site analysis is attached as Exhibit 13. Four of the alternative sites are located south of Foothill Parkway, while three are located north of Foothill Parkway. The following summarizes each site's location, and the reason it as determined to be not viable for the telecommunications:

1. **Faith Baptist Church** located at 1114 W. Ontario Avenue (APN: 113-020-016). Per the applicant, the existing wireless telecommunications cross tower is located more than a mile to the northeast from the proposed location, which does not address AT&T's service coverage gap.

2. **Mountain Gate Park** at 3210 S. Main Street (APN: 114-070-004). Per the applicant, the existing wireless telecommunications light tower is located nearly 1.5 miles to the east from the proposed location, which does not close AT&T's service coverage gap.
3. **Rawland at Hagador Canyon** located south of Foothill Parkway and east of Skyline Drive (APN: 275-080-032). Per the applicant, the trailhead to Hagador Canyon was considered as a potential candidate. However, construction would be infeasible due to the site's terrain and would be extremely difficult to provide road and utility access. In addition, a wireless telecommunications facility would be more visually impactful than the proposed location.
4. **Open Space Parcel in Centex Homes Tract** located south of Foothill Parkway and west of Lincoln Avenue (APN: 114-650-021). Per the applicant, the property owner (Centex Homes) and Homeowners Association did not respond to inquiries for the possibility of leasing the land for a wireless telecommunications facility. In addition, a telecommunications facility would be erected immediately adjacent to multiple single-family residences, which would be more impactful than the proposed location.
5. **Grace Baptist Church** located at 2781 S. Lincoln Avenue (APN: 113-160-013). Per the applicant, the parcel is zoned Agricultural and located approximately 0.8 miles to the northeast from the proposed location. The church property is located near the search area, but will not close the service coverage gap. In addition, the telecommunications facility would be immediately adjacent to single-family residences, which would be more impactful than the proposed location.
6. **Skyline Village**, vacant land located southwest of Foothill Parkway and Chase Drive. The property is entitled for a commercial and residential mixed-use development. A small portion of the property is within the applicant's search area. Per the property owner, development of the project will be completed no sooner than end of 2024. Given the speculative nature of the property's development timeline, the site is not available to meet AT&T's current needs. In addition, a telecommunications facility at this location could be more intrusive and impactful to future residences.
7. **Middle of the Riverside County Oak Street Basin.** The center of the flood control basin was analyzed as potential site for the telecommunications facility, but the center of the basin is significantly lower in elevation than the location currently proposed, and would place the facility in a 100 year flood zone area. In addition, having a telecommunications facility at the center of the basin could be more visually impactful to the surrounding residential uses compared to the proposed location, due to a lack of landscaping, trees, or other structures that could screen the telecommunications facility from view.

Corona Municipal Code Regulations

Chapter 17.65 of the Corona Municipal Code (CMC) and the city's adopted *Location, Development, and Design Guidelines and Standards for Telecommunications Facilities* governs the location and design of wireless telecommunications facilities in the City of Corona. Telecommunications facilities are currently allowed in any zone in the City, including residential zones; however, the preferred order of locating telecommunications facilities is as follows: 1) industrial zones, and then 2) commercial zones. Telecommunications facilities may be established in a residential zone only if the residential property is not developed with a residential dwelling, and a tower's potential impacts on adjacent residential properties should be considered and evaluated. The guidelines also state that telecommunications facilities should be indistinguishable from the surrounding environment and

placed in locations where existing topography, vegetation, buildings, or other structures provide the greatest amount of screening. The guidelines dictate that the support structures for telecommunications facilities must be screened from view by placing them next to tall buildings or structures, or near existing tall trees and other dense landscaping.

Telecommunications facilities are also regulated at the federal level by the Federal Communications Commission (FCC) and the Telecommunications Act (TCA). When considering an application for the establishment of a telecommunications facility, the City is prohibited by federal law from considering health effects in its decision making.

PROJECT DESCRIPTION

Site Plan

As shown by the applicant's Site Plan in Exhibit 3, the 60-foot high telecommunications tower is proposed at the southeast corner of the flood control basin, near the intersection of Mangular Avenue and Chase Drive. The southeast corner of the site was selected for the tower because it contains several existing mature trees, including several eucalypus. The existing trees will provide screening for the tower. The applicant's photosimulations are provided in Exhibit 5.

The tower is located approximately 849 feet from the north property line, 119 feet from the west property line at Mangular Avenue, 708 feet from the east property line, and approximately 55 feet from the south property line at Chase Drive. In addition to the tower, AT&T will be leasing a 384-square-foot area from the RCFC & WCD for equipment associated with the telecommunications facility. The equipment will include a generator, equipment cabinets, a raycap, and one GPS antenna to be mounted on an equipment shelter. The lease area will be enclosed by an 8-foot-high decorative block wall as shown as Exhibit 7. The applicant will be installing shrubs and vines along the exterior perimeters of the enclosure to soften the walls from street views.

It is important to note that, while the project site is located within the Primary Flood Plain Combining (FP-1) Zone, the lease location of the antenna and equipment is not within the areas identified by the United States Geological Survey (USGS) as 100 or 500 year flood zones.

Antennas Layouts and Elevations

AT&T's antennas are proposed on the upper portion of the tower, approximately at a height of 55 feet. The antennas will be mounted on three different sectors, with each sector being placed at different heights, and each section containing 4 antennas, for a total of 12 antenna. Behind the antennas will be 36 remote radio units (RRUs) and four surge protectors. All equipment mounted onto the tree is required to be painted to match the color of the tree foliage. In addition, the antennas will be camouflaged with "leaf sock" coverings. Exhibit 7 illustrates the antenna layout plan; and Exhibit 8 shows the antenna elevations within the faux mono-eucalyptus tree.

AT&T is currently the only carrier that will have antennas on the tower. However, the tower is capable of accommodating a second set of antennas, should another wireless carrier wish to collocate at the facility.

Access and Parking
Access to the telecommunications site will be obtained from Mangular Avenue via an existing dirt road, which currently provides the RCFC & WCD access to the flood control basin. The dirt road will be layered with crushed gravel up to the AT&T site. The gravel roadway will accommodate service technician vehicles that will park on-site when periodic maintenance is conducted.

Public Improvements
The missing public improvements along the project frontage will be constructed with this project. This includes the section of Mangular Avenue from Chase Drive to Meadowcrest Circle, and the section of Chase Drive from Mangular Avenue to approximately 175 feet east. The applicant will pay a fair-share cost of the improvements in the right-of-way, which will include roadway pavement, curb and gutter, sidewalk, pedestrian ramp, driveway on Mangular, and a streetlight.

ENVIRONMENTAL ANALYSIS
Per Section 15070 of the State Guidelines for Implementation the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, a Mitigated Negative Declaration was prepared for the project based on the results of an Initial Study. The Initial Study identified that the project's potential significant effects to the environment are capable of being mitigated to less than significant. Therefore, with implementation of the measures identified in the Mitigated Negative Declaration, there is no substantial evidence in light of the whole record before the City that the project may have a significant effect on the environment. The Mitigated Negative Declaration is recommended for adoption (Exhibit 17).

FISCAL IMPACT
The applicant paid the application processing fees to cover the cost of the conditional use permit review as required by City resolution.

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 Planning and Development Department has received three written responses. One response expresses opposition on grounds that telecommunications facilities impact the public's health. The second letter in opposition cites impacts to the public's health and property values. The letter in support cites a need to improve poor reception in the area. The emails are attached as Exhibit 16.

STAFF ANALYSIS
The proposed telecommunications facility is necessary and vital for AT&T to service their customers in the area of the project. The applicant has analyzed multiple alternative sites as required by the City's guidelines for telecommunications facilities. The alternative sites do not appear to be feasible or provide adequate coverage. The site contains an earthen flood control basin and several mature trees along Chase Drive and Mangular Avenue, making the site an appropriate location for a stealth tower.

The proposal is located in an area that consists of residential uses. The tower is proposed

approximately 849 feet from the nearest residences to the north and approximately 708 feet from the nearest residences to the east. Because there is considerable distance between the tower and the nearest residential areas, the visual impact would be minimal. Residences located near the intersection of Mangular Avenue and Chase Drive, where the tower is proposed, will have a closer view of the facility. However, the tower is designed to have the appearance of a eucalyptus trees, and there are several mature eucalyptus trees on the property, which will help the facility blend into its environment.

Staff is recommending a few conditions to better integrate the faux mono-eucalyptus into the environment. For one, the faux tree depicted on the applicant's elevations show longer branches on the upper portion of the tree, and shorter branches on the middle and lower sections. Condition 18 of the recommended Conditions of Approval (Exhibit 4) require the applicant to "round out" the shape of the tree, in order to achieve a more realistic look. Ultimately, the faux tree constructed on the property should resemble the mono-eucalyptus depicted in the applicant's photosimulations (Exhibit 5). Also, Condition 14 requires the tree bark to have the same texture and color as the live eucalyptus trees that are existing on the property. The applicant is required to provide the Planning staff a sample tree leaf and bark palette for approval prior to the issuance of a building permit.

Lastly, CUP2021-0002 will establish a wireless telecommunications utility structure to meet the basic needs of the City, consistent with General Plan Policy IU-8.2, which states the following:

> *Provide for continued development and expansion of telecommunications systems for residential and nonresidential use.*

In closing, staff acknowledges that residents have citing concerns that the antennas will cause health issues for people living nearby. As such, it is necessary to reiterate, as stated in the background section above, that the City is prohibited by federal law from considering the health effects from telecommunication facilities in its decision-making process. The foundation of this federal law is that health effects of telecommunication facilities is the purview of the Federal Communication Commission (FCC), not local jurisdictions.

Therefore, the Planning and Development Department recommends approval of CUP2021-0002, based on the findings listed below and staff's recommended conditions of approval in Exhibit 4.

FINDINGS OF APPROVAL FOR CUP2021-0002

1. An initial study (environmental assessment) has been conducted by the City of Corona to evaluate the potential for adverse environmental impacts, pursuant to the California Environmental Quality Act (CEQA). The initial study identified potentially significant effects on the environment, however:

    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 4.*

b. As revised or mitigated, there is no substantial evidence before the City that the project may have a significant effect.

2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code exist in reference to CUP2021-0002, 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 installation are governed by limits placed by the Federal Communications Commission (FCC) for human exposure. The proposed telecommunications facility is also required to adhere to FCC regulations, and the applicant shall obtain all required permits from local and federal agencies prior to construction.

b. The proposed use is not detrimental to the other existing and permitted uses in the general area of the project site and it relates properly to the surrounding roadways, as the wireless telecommunications facility is designed to resemble a eucalyptus tree to integrate it with the surrounding environment, and it is in a location where existing trees provide the greatest amount of screening.

c. Reasonable conditions as necessary are being imposed to protect public health, safety, and welfare and to establish full compliance with the applicable development standards.

d. CUP2021-0002 will not significantly impact the existing circulation system because a service technician will only be visiting the site periodically throughout the year, and the site provides an access road into the flood basin to accommodate such activity. Therefore, such use does not impact the level of service on the surrounding streets.

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

a. CUP2021-0002 is consistent with General Plan Infrastructure and Utilities (IU) Policy 8.2 because it provides for continued development and expansion of telecommunication systems for residential and nonresidential use.

4. The proposal is consistent with the FP1 (Primary Flood Plain Combining) zone for the following reason:

a. The proposed wireless telecommunications facility is a permitted use in the Primary Flood Plain Combining zone with the approval of a conditional use permit. The project site contains an earthen flood control basin and several live trees along the perimeters of the site. The applicant has taken steps to minimize the potential visual impacts created by the telecommunications facility by designing the facility to resemble a tree, such that it blends in with the existing trees on-site.

PREPARED BY: RAFAEL TORRES, ASSISTANT PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: JAY EASTMAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

EXHIBITS

1. Resolution No. 2599
2. Locational and zoning map
3. Overall Site Plan
4. Conditions of Approval
5. Photo-simulations
6. Enlarged Area Plan
7. Antenna & Equipment Layout
8. Elevation Plans
9. Cross Section of Project Site
10. Planting and Irrigation Plan
11. Applicant's letter
12. Propagation Maps
13. Alternative Site Analysis
14. AT&T Mobility Radio Frequency Statement
15. Community Outreach Flyer, September 15, 2022
16. Public correspondence opposing the project
17. Environmental Documentation

Case Planner: Rafael Torres (951) 736-2262

RESOLUTION NO. 2599

APPLICATION NUMBER: CUP2021-0002

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ESTABLISH A WIRELESS TELECOMMUNICATIONS FACILITY DESIGNED AS A 60-FOOT HIGH FAUX EUCALYPTUS TREE WITHIN THE RIVERSIDE COUNTY OAK STREET BASIN LOCATED AT THE NORTHEAST CORNER OF CHASE DRIVE AND MANGULAR AVENUE IN THE PRIMARY FLOOD PLAIN COMBINING (FP-1) ZONE. (APPLICANT: WILL KAZIMI OF SMARTLINK, LLC, ON BEHALF OF AT&T WIRELESS).

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 to establish a wireless telecommunications facility designed as a 60-foot high faux eucalyptus tree within the Riverside County Oak Street Basin located at the northeast corner of Chase Drive and Mangular Avenue in the Primary Flood Plain Combining (FP-1) zone**.**

WHEREAS, the Planning and Housing Commission held a noticed public hearing for CUP2021-0002 on December 12, 2022, as required by law; and

WHEREAS, at the conclusion of the hearing the Planning and Housing Commission, pursuant to CEQA Guidelines Section 15070, adopted the Mitigated Negative Declaration prepared for CUP2021-0002, 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.

EXHIBIT 1

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Conditional Use Permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP2021-0002 based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission based its recommendation to approve the CUP2021-0002 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 CUP2021-0002, the Planning and Housing Commission has reviewed and considered the information contained in the MND, 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 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 CUP2021-0002 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 to evaluate the potential for adverse environmental impacts, pursuant to the California Environmental Quality Act (CEQA). The initial study identified potentially significant effects on the environment, however:

    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 4.*

    b. *As revised or mitigated, there is no substantial evidence before the City that the project may have a significant effect.*

2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code exist in reference to CUP2021-0002, 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 installation are*

governed by limits placed by the Federal Communications Commission (FCC) for human exposure. The proposed telecommunications facility is also required to adhere to FCC regulations, and the applicant shall obtain all required permits from local and federal agencies prior to construction.

b. *The proposed use is not detrimental to the other existing and permitted uses in the general area of the project site and it relates properly to the surrounding roadways, as the wireless telecommunications facility is designed to resemble a eucalyptus tree to integrate it with the surrounding environment, and it is in a location where existing trees provide the greatest amount of screening.*

c. *Reasonable conditions as necessary are being imposed to protect public health, safety, and welfare and to establish full compliance with the applicable development standards.*

d. *CUP2021-0002 will not significantly impact the existing circulation system because a service technician will only be visiting the site periodically throughout the year, and the site provides an access road into the flood basin to accommodate such activity. Therefore, such use does not impact the level of service on the surrounding streets.*

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

   a. *CUP2021-0002 is consistent with General Plan Infrastructure and Utilities (IU) Policy 8.2 because it provides for continued development and expansion of telecommunication systems for residential and nonresidential use.*

4. The proposal is consistent with the FP1 (Primary Flood Plain Combining) zone for the following reason:

   a. *The proposed wireless telecommunications facility is a permitted use in the Primary Flood Plain Combining zone with the approval of a conditional use permit. The project site contains an earthen flood control basin and several live trees along the perimeters of the site. The applicant has taken steps to minimize the potential visual impacts created by the telecommunications facility by designing the facility to resemble a tree, such that it blends in with the existing trees on-site.*

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 12th day of December, 2022.

Craig Siqueland, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

I, Belinda Capilla, 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 12th day of December, 2022, and was duly passed and adopted by the following vote, to wit:

AYES: Siqueland, Sherman, Alexander, & Meza

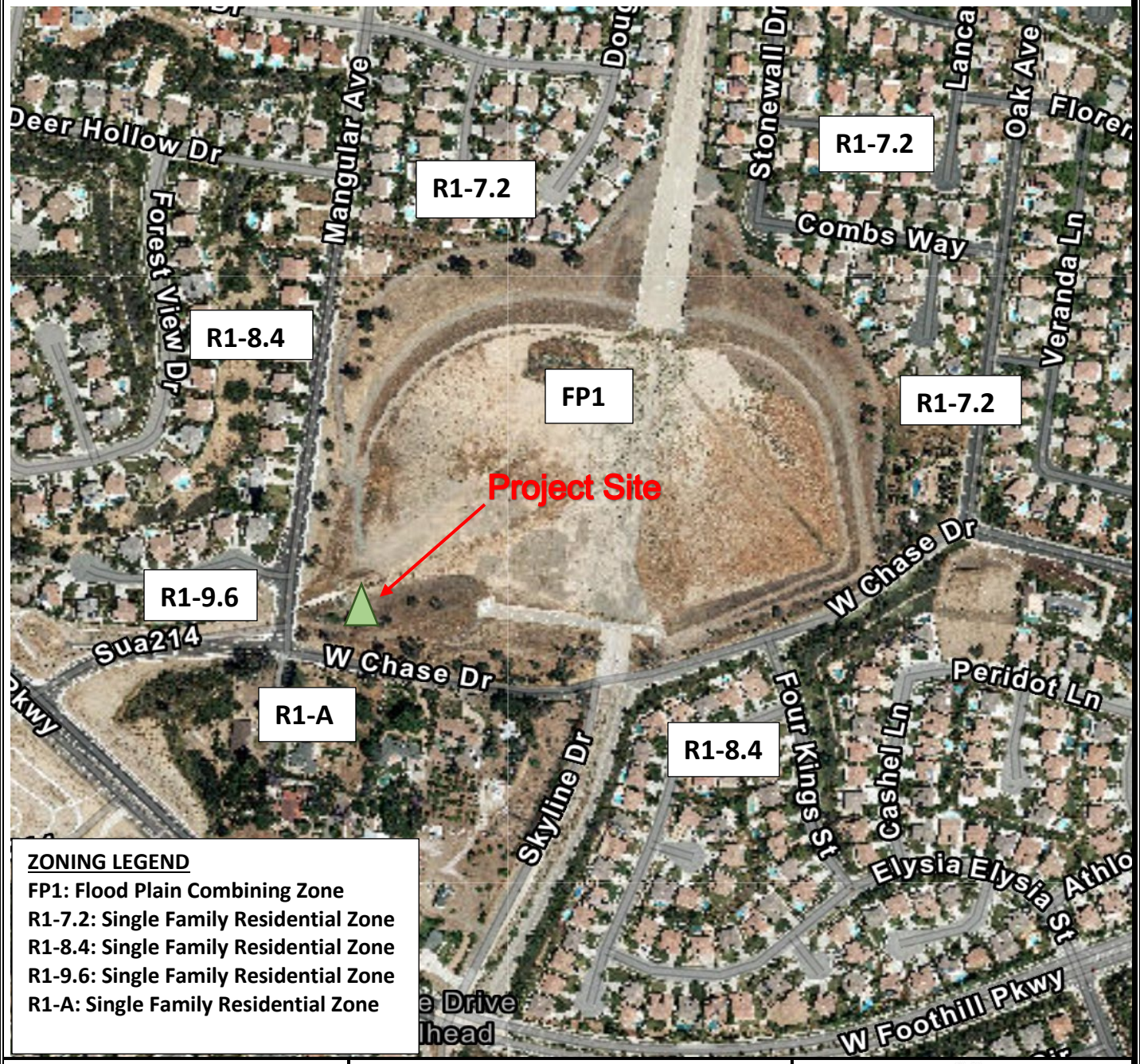
NOES:

ABSENT: Woody

ABSTAINED:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

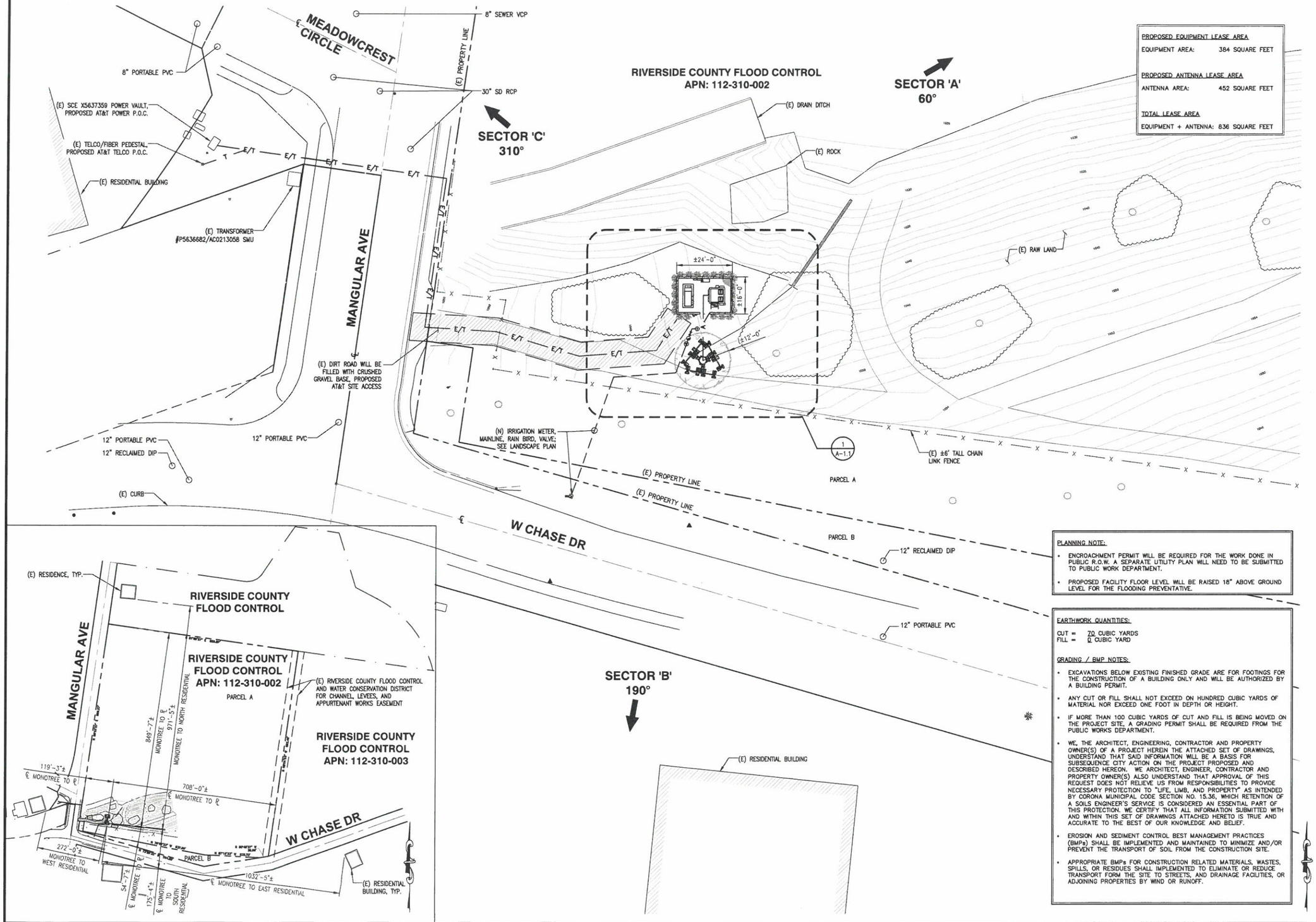
AERIAL & LOCATIONAL MAP



CUP2021-0002
Riverside County Oak Street Basin

N
W E
S

EXHIBIT 2



PROPOSED EQUIPMENT LEASE AREA

EQUIPMENT AREA: 384 SQUARE FEET

PROPOSED ANTENNA LEASE AREA

ANTENNA AREA: 452 SQUARE FEET

TOTAL LEASE AREA

EQUIPMENT + ANTENNA: 836 SQUARE FEET

PLANNING NOTE:

- ENCROACHMENT PERMIT WILL BE REQUIRED FOR THE WORK DONE IN PUBLIC R.O.W. A SEPARATE UTILITY PLAN WILL NEED TO BE SUBMITTED TO PUBLIC WORK DEPARTMENT.
- PROPOSED FACILITY FLOOR LEVEL WILL BE RAISED 18" ABOVE GROUND LEVEL FOR THE FLOODING PREVENTATIVE.

EARTHWORK QUANTITIES:

CUT = 70 CUBIC YARDS
FILL = 0 CUBIC YARD

GRADING / BMP NOTES:

- EXCAVATIONS BELOW EXISTING FINISHED GRADE ARE FOR FOOTINGS FOR THE CONSTRUCTION OF A BUILDING ONLY AND WILL BE AUTHORIZED BY A BUILDING PERMIT.
- ANY CUT OR FILL SHALL NOT EXCEED ON 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, ENGINEERING, CONTRACTOR AND PROPERTY OWNER(S) OF A PROJECT HEREIN THE ATTACHED SET OF DRAWINGS, UNDERSTAND THAT SAID INFORMATION WILL BE A BASIS FOR SUBSEQUENCE CITY ACTION ON THE PROJECT PROPOSED AND DESCRIBED HEREON. WE 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 IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FORM THE SITE TO STREETS, AND DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.

OVERALL SITE PLAN | SCALE N.T.S. | 1

SITE PLAN | SCALE 1"=20'-0" (0, 10', 20', 40') | 2

at&t
1452 EDINGER AVE,
TUSTIN, CA 92780

smartlink
3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:
INFINIGY ENGINEERING, LLP
26455 RANCHO PARKWAY SOUTH
LAKE FOREST, CALIFORNIA 92630

JOB NUMBER 5106-A0001-C

REV	DATE	DESCRIPTION
3	04/22/22	100% CONSTRUCTION DRAWINGS
2	02/07/22	CLIENT REDLINES
1	01/06/22	95% CONSTRUCTION DRAWINGS
0	11/22/21	90% CONSTRUCTION DRAWINGS

CSL04985
RIVCO OAK STREET BASIN
3720 MANGULAR AVE
CORONA, CA 92882
MONOEUCALYPTUS

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

CUP2021-0002

EXHIBIT 3

Project Conditions
City of Corona

Project Number: CUP2021-0002

Description: **CUP FOR 60 FOOT HIGH MONO-TREE FACILITY**

Applied: **2/11/2021**
Approved:
Closed:
Expired:
Status: **COMPLETE**
Parent Project:

Site Address: **NE OF CHASE DRIVE & MANGULAR AVE CORONA, CA 0**

Applicant: **SMARTLINK, LLC ON BEHALF OF AT&T WIRELESS**
3300 IRVINE AVE, SUITE 300 NEWPORT BEACH CA, 92660

Details: **NEW 60-FOOT HIGH FAUX ECALYPTUS TREE TO HOST AT&T ANTENNAS AND GROUND EQUIPMENT LOCATED WITHIN THE COUNTY OF RIVERSIDE OAK STREET BASIN AT THE NORTHEAST CORNER OF MANGULAR AVENUE AND CHASE DRIVE.**

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	**Dana Andrews**

1. Construction documents shall be prepared in accordance to current (2019 Codes) California Code of Regulations Title 24.
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.
3. Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Floor Plan * Ceiling and roof framing plan * 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. * Plumbing and sewer plan, isometric, including underground diagram, water piping diagram, sewer or septic tank location, fixture units, gas piping and vents, heating and air conditioning diagram. * Landscape and Irrigation plans; Submit four (4) complete sets detached from building plans. Landscape Maintenance District plans shall be submitted directly to the Public Works Department. Landscape plans shall be approved prior to the issuance of any Building Permits.
4. Submit two (2) sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check.
5. Upon plan check submittal there may be additional Building Department requirements.
6. Separate permits are required for all fences, walls and paving.
7. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.
8. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance
9. All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance
10. Provide list of Deferred Submittals. Deferred submittals shall be submitted to Building Dept for Review & Approval before beginning installation.
11. Provide a list of required Special Inspections & required Structural Observations per 2019 CBC section 1705
12. Access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of such equipment per CEC Art. 110.26 (all inclusive) & Table 110.26(A)(1)
13. Provide Construction Waste Management Plan
14. This Project requires a Pre-Construction Meeting with your Building Inspector. Prior to requesting any inspections, contact the Building Inspection Supervisor at 951-736-2250 to determine the inspector assigned to the project and to schedule your pre-construction meeting.

FIRE	Cindi Schmitz

1. All weather surface access ways to be approved by the Fire Marshal and construct the access way(s) to accommodate 70,000 lbs. gross vehicle weight during all phases of construction.

EXHIBIT 4

FIRE	Cindi Schmitz

2. A minimum fire flow of 3000 gallons per minute at 20 psi shall be provided for commercial structures.\r\r

3. A specific address, assigned by the City of Corona, Public Works Department, shall be provided for each building as specified by the fire department address standard which can be obtained at coronaca.gov/fire. Addresses must be illuminated during all hours of darkness.\r\r\r

4. 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.\r\r

5. Storage, Use and Dispensing of hazardous materials shall be in accordance with the California Building and Fire Code.\r\r\r

6. Due to the location of the cell tower being located in a very high fire hazard severity zone, provide a fuel modification memo showing that the plant pallet and construction of the tower meet the requirements of Chapter 7A of the Building Code and the Corona Fire Department approved plant pallet for this severity zone.

PLANNING	

1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.
2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.
3. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, within two (2) years after the effective date thereof, and if they are not utilized, or construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed.
4. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.
5. The applicant shall comply with any additional permit or license issued by a local, state, or federal agency which has jurisdiction over the wireless telecommunication facility.

(Continued on next page)

PLANNING	

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 3720 Mangular Avenue, the wireless telecommunication facility or any use or activities in connection with the use authorized by CUP2021-0002, 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 CUP2021-0002.
9. Any modifications or expansion to this wireless telecommunications facility shall be reviewed and approved by the Planning and 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 communications facility shall be in substantial conformance with all plans and exhibits as depicted in the Planning and Housing Commission staff report, including photo simulations.
12. The applicant shall comply with any easements, covenants, conditions, or restrictions on the underlying real property located at 3720 Mangular Avenue.
13. The block enclosure shall be constructed of decorative block up to 8 feet high. Live bushes and vine plant material shall be installed along the perimeters of the enclosure. The enclosure shall contain a wrought iron access gate with a mesh material to screen the equipment from public view. The bushes and vine planting shall be irrigated and maintained by the applicant.
14. The antennas, antenna arrays, microwave dish, and all support structures for the antennas shall be painted green to match the mono-eucalyptus foliage. Additionally, the antennas shall be covered by “socks” that are textured to mimic the eucalyptus foliage, and the tree bark shall have the same texture and color as the existing live eucalyptus trees that are on the project site. The applicant shall provide the case planner a sample tree leaf and bark palette for approval prior to the issuance of a building permit.
15. The applicant shall provide after-hours contact information on the equipment cabinets in case of vandalism.
16. The approved CUP2021-0002 shall only apply to the property located at 3720 Mangular Avenue and in the designated lease area shown on Exhibits 3 and 6.
17. The applicant or his successor in interest shall comply with the mitigation measures in the Mitigated Negative Declaration prepared for the project.
18. At time of plan check submittal, the applicant's elevation plans shall be revised to resemble a rounder tree shape that matches the tree that is depicted on the photosimulations in Exhibit 5.
19. Landscape plans are required for the project and shall be submitted as a separate submittal for plan check to the Building Division. Landscape plans must also be submitted prior to issuance of a building permit.

    At time of plan check submittal, the developer shall submit a landscape deposit in the amount of $1,500 to the Planning Division for landscape plan check and inspection services which will be completed by a landscape consultant. The deposit will cover on-site landscaping and landscaping within the parkways. This fee is separate from the Building Division's landscape plan check submittal fee. Any money left remaining from the deposit will be reimbursed to the developer upon completion of the project.
20. All landscape plans shall be prepared by a licensed professional. Plans shall be prepared in accordance with the city's Landscape Design Guidelines for Commercial/Industrial Developments, CMC Chapter 17.70 and State of California Model Water Efficiency Landscape Ordinance (MWELO).
21. All landscaping (on-site and off-site) shall be installed prior to the applicant obtaining a final release on the building permit for the telecommunications facility.

(Continued on next page)

PUBLIC WORKS

1. The Planning and Development Department, Public Works Department, and the Utility Department 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 Planning and Development Department, Development Services Division. 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. All improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.
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. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City.
5. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
6. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Planning and Development Department, Development Services Division. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.
7. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
   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. 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.
8. Prior to issuance of a building permit, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following:
   a) Dedicated landscape meter
9. Prior to issuance of a building permit, the developer shall provide an in-lieu fee for the construction of missing street improvements across the project frontage (Mangular Avenue from Meadowcrest Circle to West Chase Drive, and West Chase Drive from Mangular Avenue to approximately 175' East of the centerline of Mangular Avenue), including pavement, sidewalk, curb & gutter, pedestrian ramp, driveway, and street light. The in-lieu fee amount shall be based on a cost estimate approved by the Public Works Director.
10. 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.
11. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.
12. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.
13. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director.
14. Prior to plan approval, the improvement plans shall conform to City of Corona standards.

(Continued on next page)

Project Conditions
City of Corona

PUBLIC WORKS	

15. Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Planning and Development Department, Development Services Division.
16. Prior to acceptance of improvements, the Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.
17. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.
18. A new paved road or crushed base will be required to access the new facility. Paved road access will be subject to the review and approval of the Public Works Director.
19. Prior to approval of a building permit, the applicant shall provide proof of authorization from Riverside County for construction within the property.

CSL04985

NE of Chase Drive & Mangular Avenue Corona CA 92882

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 1

Location ©2021 Google Maps

Existing

Proposed Looking northwest from Chase Drive

Accuracy of photo simulation based upon information provided by project applicant.

CSL04985

NE of Chase Drive & Mangular Avenue Corona CA 92882

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 2

Location ©2021 Google Maps

Existing

Proposed Looking east from Chase Drive

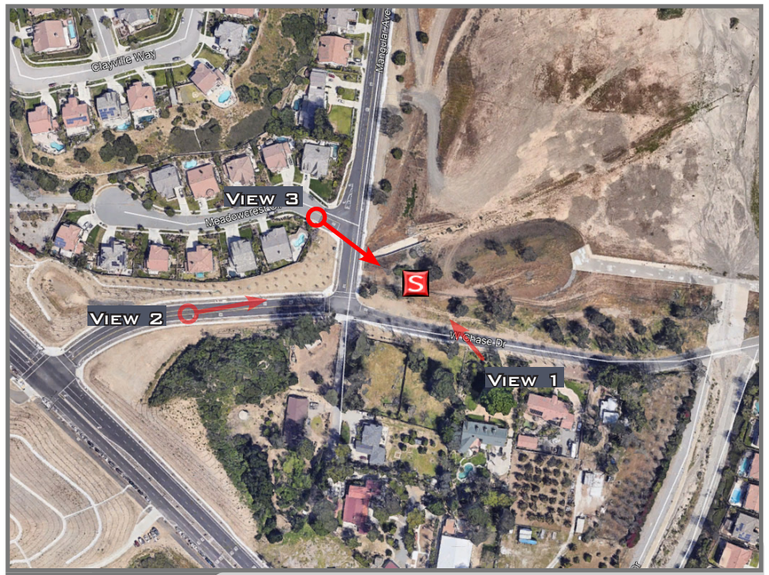
Accuracy of photo simulation based upon information provided by project applicant.

CSL04985

NE of Chase Drive & Mangular Avenue Corona CA 92882

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 3



Location ©2021 Google Maps

Existing

Proposed Looking southeast from Meadowcrest Circle

Accuracy of photo simulation based upon information provided by project applicant.

CSL04985

NE of Chase Drive & Mangular Avenue Corona CA 92882

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 4

Location ©2021 Google Maps

Existing

Proposed Looking northeast from Chase Drive

Accuracy of photo simulation based upon information provided by project applicant.

CSL04985

NE of Chase Drive & Mangular Avenue Corona CA 92882

AEsims.com
877.9AE.sims

View 5

Location ©2021 Google Maps

Existing

Proposed Looking southeast from Mangular Avenue

Accuracy of photo simulation based upon information provided by project applicant.

CSL04985

NE of Chase Drive & Mangular Avenue Corona CA 92882

ARTISTIC engineering
AEsims.com
877.9AE.sims

Location ©2021 Google Maps

Existing

Proposed Looking southwest from Glenwood Circle

Accuracy of photo simulation based upon information provided by project applicant.

CSL04985

NE of Chase Drive & Mangular Avenue Corona CA 92882

ARTISTIC engineering
AEsims.com
877.9AE.sims

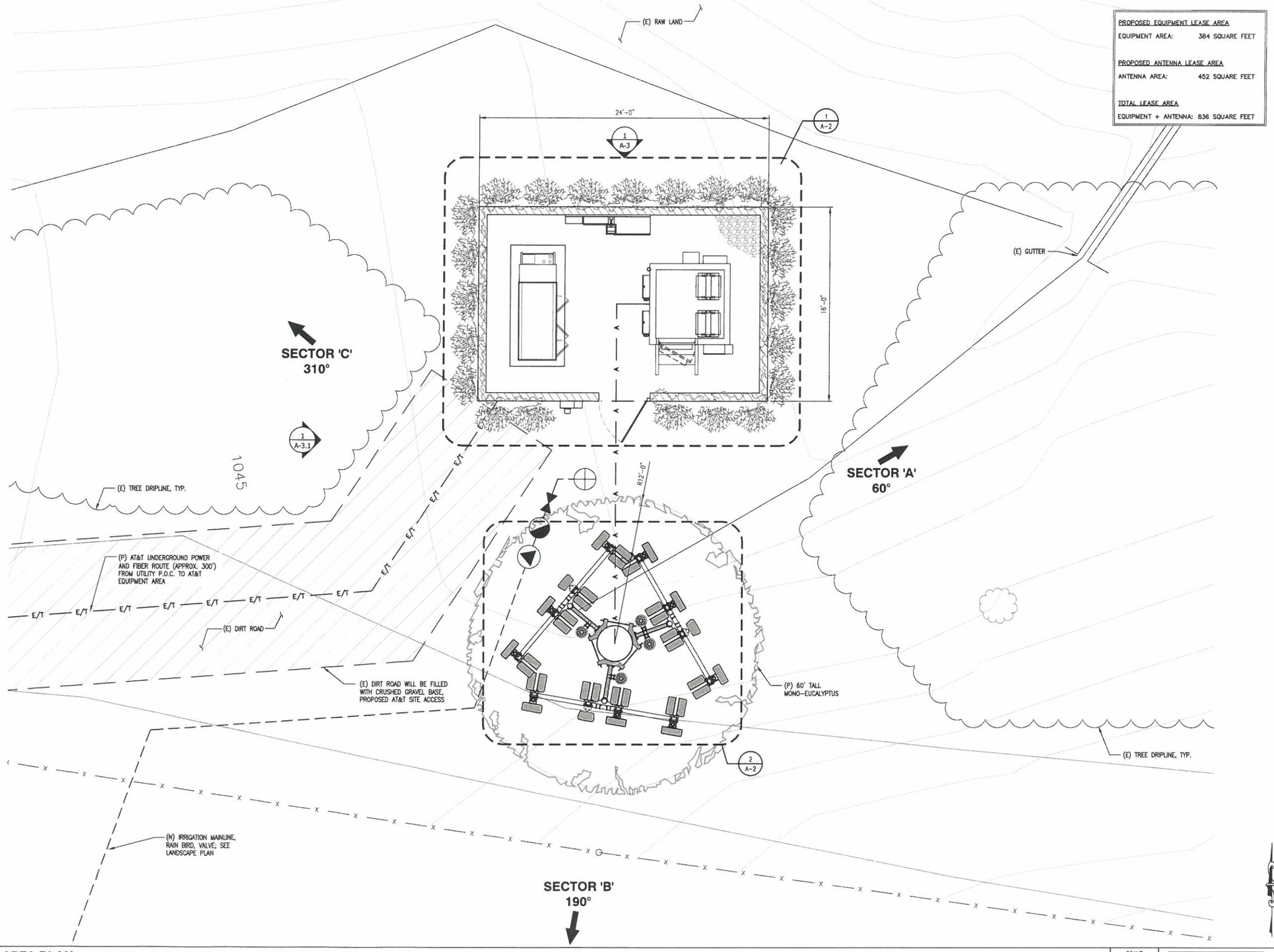
View 7

Location ©2021 Google Maps

Existing

Proposed Looking southwest across flood basin along property line

Accuracy of photo simulation based upon information provided by project applicant.



ENLARGED AREA PLAN

SCALE 1/4"=1'-0"

0 2' 4'

at&t
1452 EDINGER AVE,
TUSTIN, CA 92780

smartlink
3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:
INFINIGY ENGINEERING, LLP
26455 RANCHO PARKWAY SOUTH
LAKE FOREST, CALIFORNIA 92630

JOB NUMBER 5106-A0001-C

REV	DATE	DESCRIPTION
3	04/22/22	100% CONSTRUCTION DRAWINGS
2	02/07/22	CLIENT REDLINES
1	01/06/22	95% CONSTRUCTION DRAWINGS
0	11/22/21	90% CONSTRUCTION DRAWINGS

CSL04985
RIVCO OAK STREET BASIN
3720 MANGULAR AVE
CORONA, CA 92882
MONOEUCALYPTUS

SHEET TITLE
ENLARGED AREA PLAN

SHEET NUMBER
A-1.1

CUP2021-0002

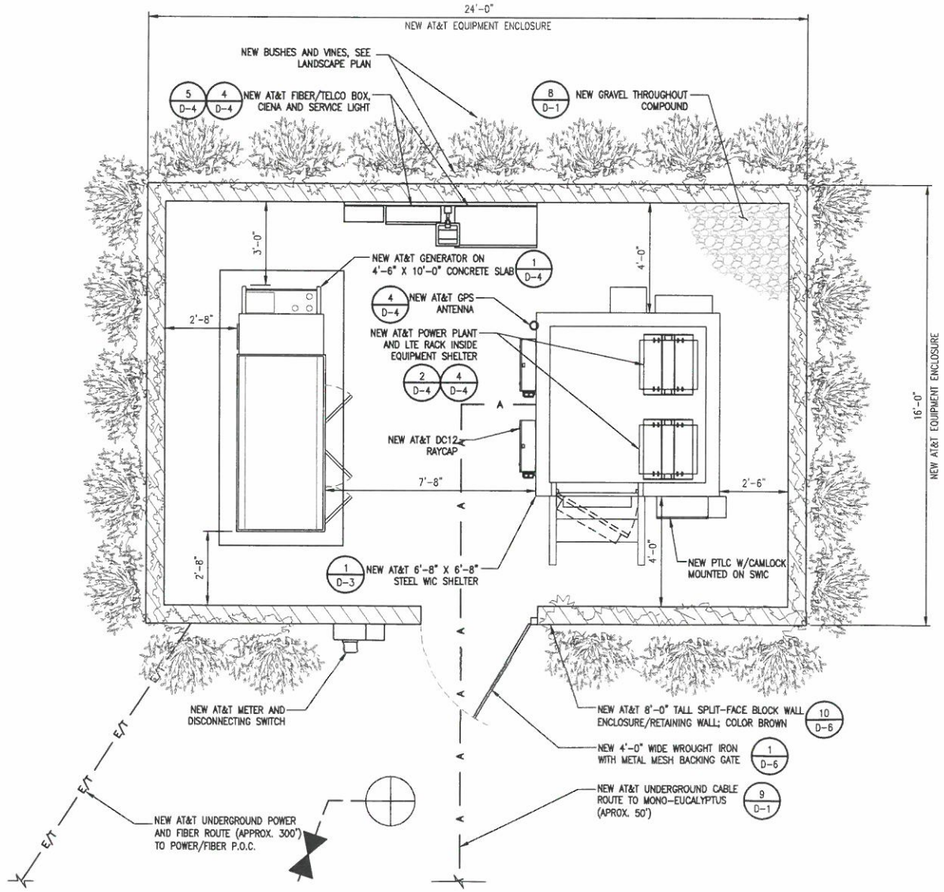
EXHIBIT 6

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS									REMOTE RADIO UNITS (RRU'S)						SURGE SUPPRESSOR		TMA'S		DIPLEXER	
SECTOR		TECHNOLOGY	ANTENNA		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINES (LENGTH FT. +/-)			RRU COUNT	RRU LOCATTION	RRU LOCATION (DISTANCE FROM ANTENNA)	RRU MIN. CLEARANCES			SURGE COUNT	SURGE LOCATION	TMA COUNT	TMA LOCATION	DIPLEXER COUNT	DIPLEXER LOCATION
			TYPE	SIZE (4', 6', 8')			FEEDER/JUMPER LENGTH	FEEDER/JUMPER TYPE	DC CABLE				ABOVE	BELOW	SIDES						
SECTOR "A"	A1	LTE	PANEL	8'	60°	51'-0"	±15'-0"	LDF4 (1/2")	±100' (AWG #8)	3	UP	<5'-0"	18"	8"	8"	4	UP	–	–	–	–
	A2	LTE	PANEL	2.5'	60°	52'-8"	±15'-0"	LDF4 (1/2")	±100' (AWG #8)	3	UP	<5'-0"	18"	8"	8"						
	A3	LTE	PANEL	8'	60°	51'-0"	±15'-0"	LDF4 (1/2")	±100' (AWG #8)	3	UP	<5'-0"	18"	8"	8"						
	A4	LTE	PANEL	8'	60°	51'-0"	±15'-0"	LDF4 (1/2")	±100' (AWG #8)	3	UP	<5'-0"	18"	8"	8"						
SECTOR "B"	B1	LTE	PANEL	8'	190°	51'-0"	±15'-0"	LDF4 (1/2")	±100' (AWG #8)	3	UP	<5'-0"	18"	8"	8"						
	B2	LTE	PANEL	2.5'	190°	52'-8"	±15'-0"	LDF4 (1/2")	±100' (AWG #8)	3	UP	<5'-0"	18"	8"	8"						
	B3	LTE	PANEL	8'	190°	51'-0"	±15'-0"	LDF4 (1/2")	±100' (AWG #8)	3	UP	<5'-0"	18"	8"	8"						
	B4	LTE	PANEL	8'	190°	51'-0"	±15'-0"	LDF4 (1/2")	±100' (AWG #8)	3	UP	<5'-0"	18"	8"	8"						
SECTOR "C"	C1	LTE	PANEL	8'	310°	51'-0"	±15'-0"	LDF4 (1/2")	±100' (AWG #8)	3	UP	<5'-0"	18"	8"	8"						
	C2	LTE	PANEL	2.5'	310°	52'-8"	±15'-0"	LDF4 (1/2")	±100' (AWG #8)	3	UP	<5'-0"	18"	8"	8"						
	C3	LTE	PANEL	8'	310°	51'-0"	±15'-0"	LDF4 (1/2")	±100' (AWG #8)	3	UP	<5'-0"	18"	8"	8"						
	C4	LTE	PANEL	8'	310°	51'-0"	±15'-0"	LDF4 (1/2")	±100' (AWG #8)	3	UP	<5'-0"	18"	8"	8"						
MICROWAVE ANTENNA				4'ø	TBD	TBD	TBD	TBD	TBD												

TOTAL EQUIPMENT COUNT:	
ANTENNAS:	12
RRUS:	36
TMAS:	0
DIPLEXERS:	0
SURGE SUPPRESSORS:	4
MICROWAVE DISH:	TBD

ANTENNA / RRU SCHEDULE

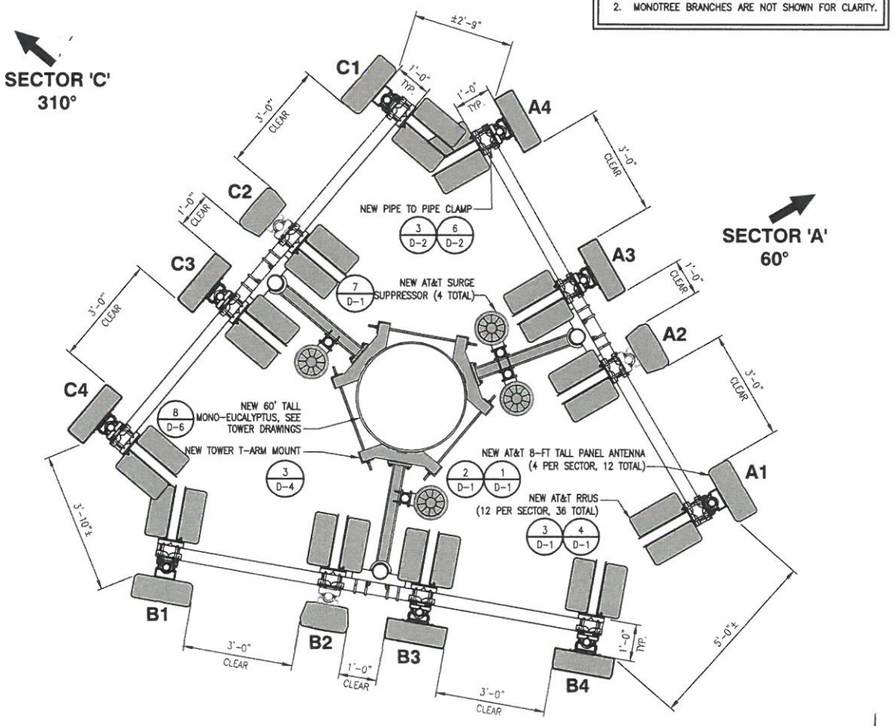
3



PROPOSED EQUIPMENT PLAN — SCALE 3/8"=1'-0" — 0 1' 2' 4' — 1

NOTE:

1. NEW PANEL ANTENNAS WILL BE PAINTED AND/OR COVERED WITH ANTENNA SOCKS TO MATCH MONOTREE LEAVES COLOR.
2. MONOTREE BRANCHES ARE NOT SHOWN FOR CLARITY.



PROPOSED ANTENNA PLAN — SCALE 1/2"=1'-0" — 0 1' 2' 4' — 2

at&t
1452 EDINGER AVE,
TUSTIN, CA 92780

smartlink
3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:
INFINIGY ENGINEERING, LLP
26455 RANCHO PARKWAY SOUTH
LAKE FOREST, CALIFORNIA 92630

JOB NUMBER 5106-A0001-C

REV	DATE	DESCRIPTION
3	04/22/22	100% CONSTRUCTION DRAWINGS
2	02/07/22	CLIENT REDLINES
1	01/06/22	95% CONSTRUCTION DRAWINGS
0	11/22/21	90% CONSTRUCTION DRAWINGS

CSL04985
RIVCO OAK STREET BASIN
3720 MANGULAR AVE
CORONA, CA 92882
MONOEUCALYPTUS

SHEET TITLE
EQUIPMENT PLAN, ANTENNA PLAN AND SCHEDULE

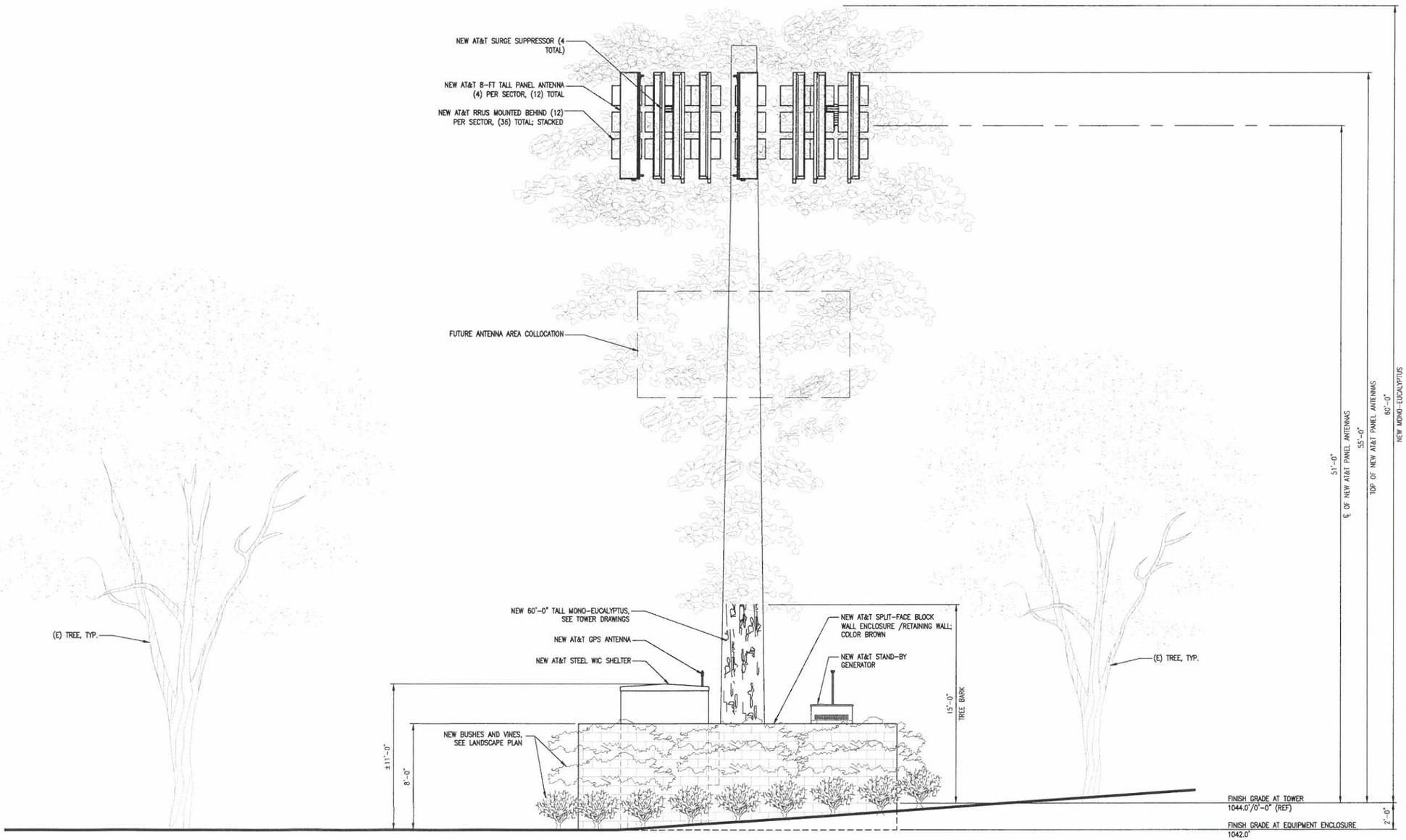
SHEET NUMBER
A-2

CUP2021-0002

EXHIBIT 7

NOTE:

1. NEW PANEL ANTENNAS WILL BE PAINTED AND/OR COVERED WITH ANTENNA SOCKS TO MATCH MONO-EUCALYPTUS LEAVES COLOR.
2. FAUX MONO-EUCALYPTUS BRANCHES AND TREE TRUNK SHALL MATCH THE APPEARANCE OF THE NEARBY LIVE EUCALYPTUS TREES IN TEXTURE AND COLOR.



NORTH ELEVATION

SCALE 1/4"=1'-0" (0, 2', 4')

1

at&t

1452 EDINGER AVE,
TUSTIN, CA 92780

smartlink

3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:

INFINIGY ENGINEERING, LLP
26455 RANCHO PARKWAY SOUTH
LAKE FOREST, CALIFORNIA 92630

JOB NUMBER 5106-A0001-C

REV	DATE	DESCRIPTION
3	04/22/22	100% CONSTRUCTION DRAWINGS
2	02/07/22	CLIENT REDLINES
1	01/06/22	95% CONSTRUCTION DRAWINGS
0	11/22/21	90% CONSTRUCTION DRAWINGS

CSL04985
RIVCO OAK STREET BASIN
3720 MANGULAR AVE
CORONA, CA 92882
MONOEUCALYPTUS

SHEET TITLE

NORTH ELEVATION

SHEET NUMBER

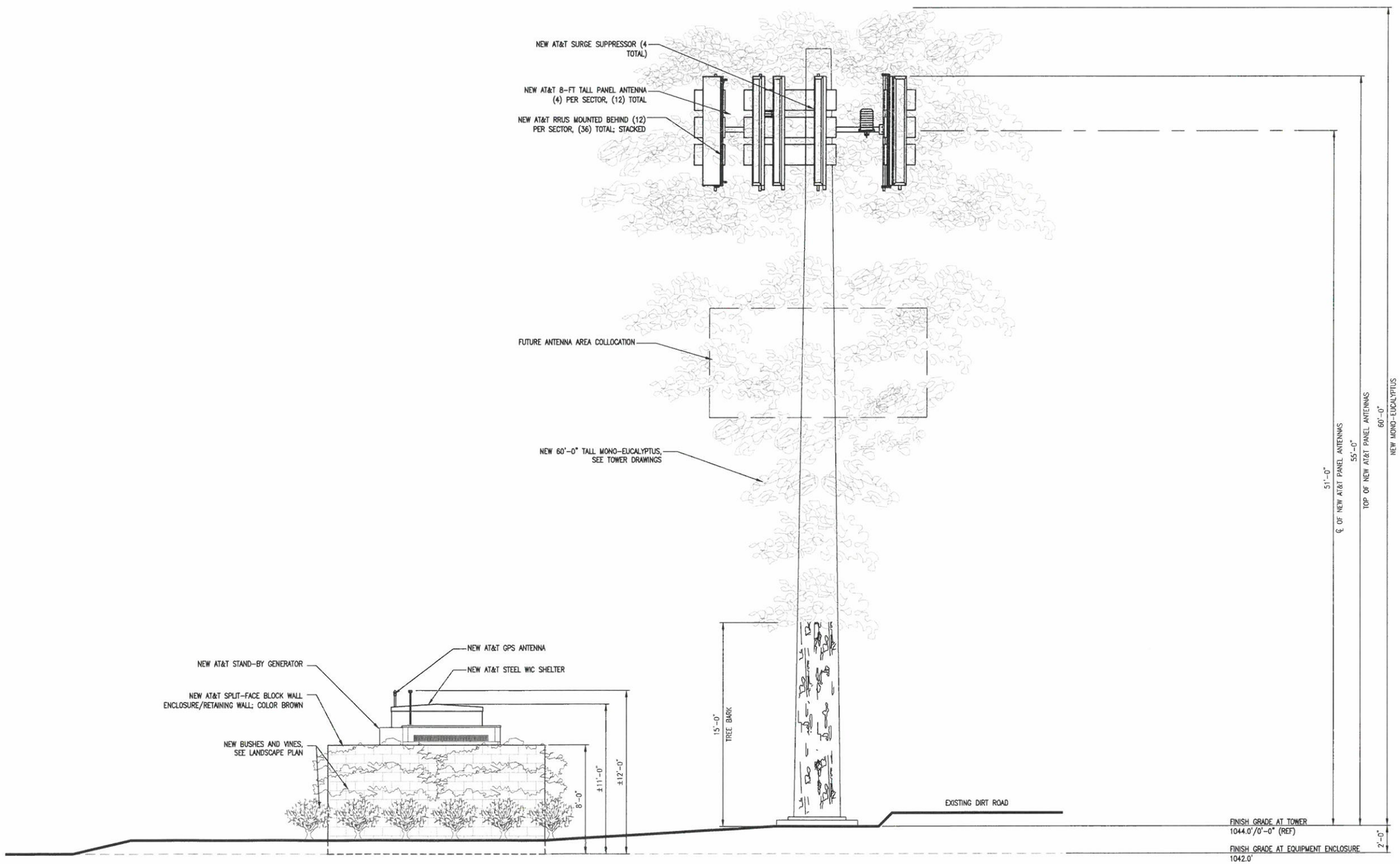
A-3

CUP2021-0002

EXHIBIT 8

NOTE:

1. NEW PANEL ANTENNAS WILL BE PAINTED AND/OR COVERED WITH ANTENNA SOCKS TO MATCH MONO-EUCALYPTUS LEAVES COLOR.
2. FAUX MONO-EUCALYPTUS BRANCHES AND TREE TRUNK SHALL MATCH THE APPEARANCE OF THE NEARBY LIVE EUCALYPTUS TREES IN TEXTURE AND COLOR.



WEST ELEVATION

SCALE		1
1/4"=1'-0"	0 2' 4' 8'	

at&t

1452 EDINGER AVE,
TUSTIN, CA 92780

smartlink

3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:

INFINIGY ENGINEERING, LLP
26455 RANCHO PARKWAY SOUTH
LAKE FOREST, CALIFORNIA 92630

JOB NUMBER 5106-A0001-C

REV	DATE	DESCRIPTION
3	04/22/22	100% CONSTRUCTION DRAWINGS
2	02/07/22	CLIENT REDLINES
1	01/06/22	95% CONSTRUCTION DRAWINGS
0	11/22/21	90% CONSTRUCTION DRAWINGS

CSL04985
RIVCO OAK STREET BASIN
3720 MANGULAR AVE
CORONA, CA 92882
MONOEUCALYPTUS

SHEET TITLE

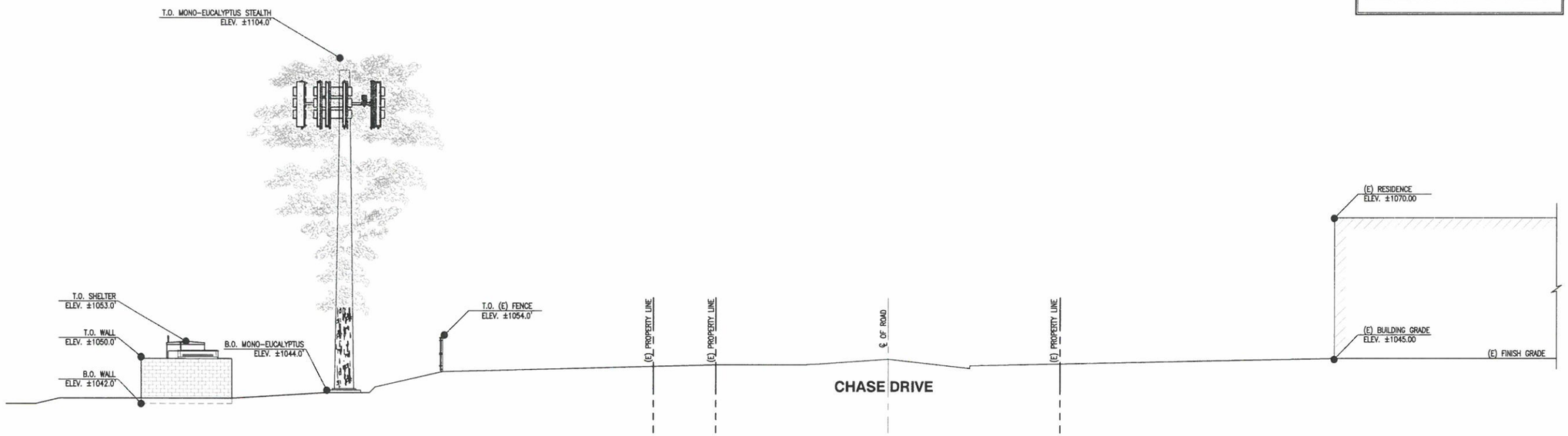
WEST ELEVATION

SHEET NUMBER

A-3.1

CUP2021-0002

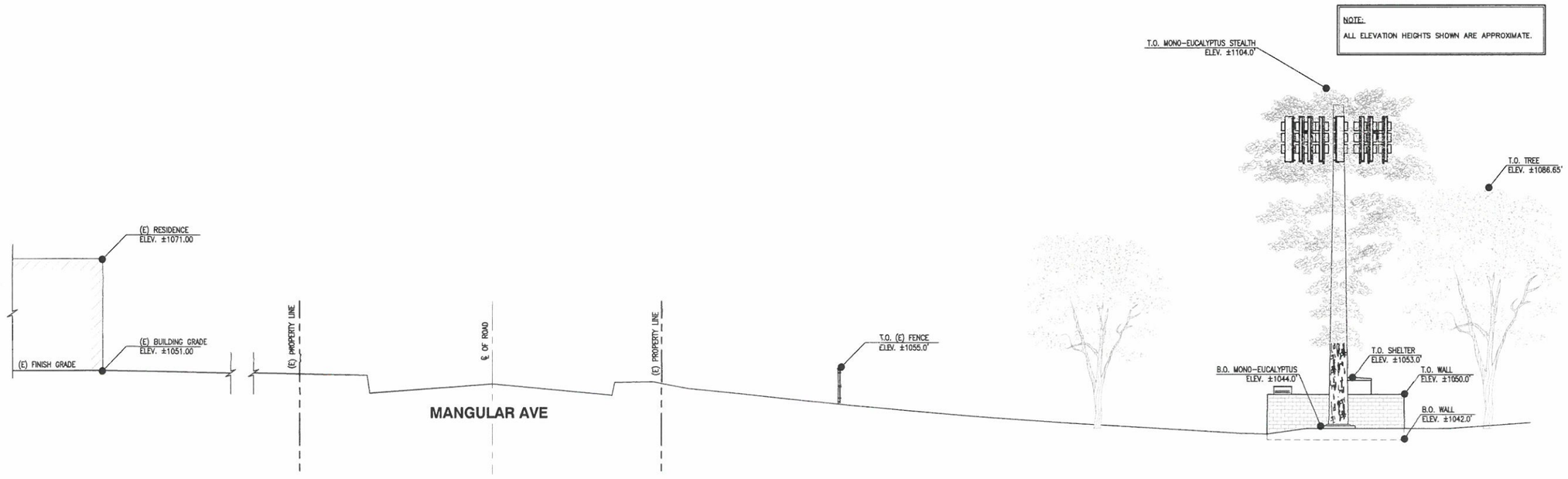
NOTE:
ALL ELEVATION HEIGHTS SHOWN ARE APPROXIMATE.



SITE ELEVATION

SCALE 1"=10'-0" 0 5' 10' 20' — 1

NOTE:
ALL ELEVATION HEIGHTS SHOWN ARE APPROXIMATE.



SITE ELEVATION

SCALE 1"=10'-0" 0 5' 10' — 2

at&t
1452 EDINGER AVE,
TUSTIN, CA 92780

smartlink
3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:
INFINIGY ENGINEERING, LLP
26455 RANCHO PARKWAY SOUTH
LAKE FOREST, CALIFORNIA 92630

JOB NUMBER 5106-A0001-C

REV	DATE	DESCRIPTION
3	04/22/22	100% CONSTRUCTION DRAWINGS
2	02/07/22	CLIENT REDLINES
1	01/06/22	95% CONSTRUCTION DRAWINGS
0	11/22/21	90% CONSTRUCTION DRAWINGS

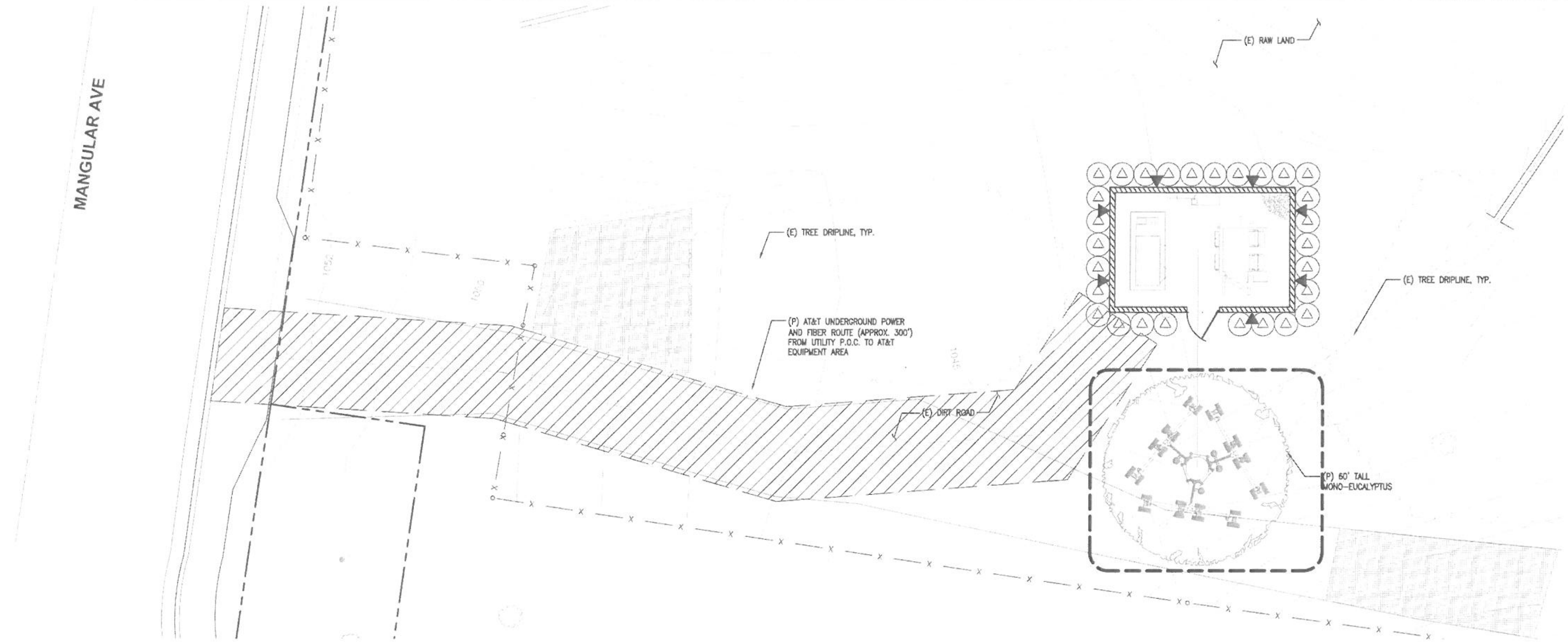
CSL04985
RIVCO OAK STREET BASIN
3720 MANGULAR AVE
CORONA, CA 92882
MONOEUCALYPTUS

SHEET TITLE
SITE CROSS STREET ELEVATIONS

SHEET NUMBER
A-1.2

CUP2021-0002

EXHIBIT 9



PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WATER USE
						REGION 4
	SHRUBS					
△	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	28	3'-0" O.C.	LOW
	VINES					
▼	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL.	7	TRAIN TO WALL	LOW

PLANTING NOTE

1. MULCH ALL PLANTING AREAS SHOWN WITH FOREST FLOOR MULCH. MULCH TO BE 3" MIN. THICK LAYER.
2. ALL PLANTING AREAS SHALL FOLLOW COUNTY OF RIVERSIDE AND LOCAL AGENCY GUIDELINES.
3. CONTRACTOR MUST RESTORE ANY DISTURBED LANDSCAPING AND IRRIGATION.

WEED CONTROL

THE CONTRACTOR SHALL PERFORM A THOROUGH WEED ABATEMENT PROGRAM, KILLING AND REMOVING ALL WEEDS FROM THE SITE AND SHALL BE COMPLETED PRIOR TO THE ADDITION OF ANY SOIL AMENDMENTS. THIS SHALL BE DONE FOR ALL PLANTING AREAS, SPECIFICALLY, BUT NOT LIMITED TO, TURF AND GROUND COVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:

1. KILL AND REMOVE ALL EXISTING WEEDS.
2. IRRIGATE ALL AREAS TO BE PLANTED FOR (2) WEEKS.
3. KILL AND REMOVE ALL NEWLY GERMINATED WEEDS.
4. REPEAT STEPS 2 AND 3.
5. PLANT SHRUBS AND/OR GROUND COVER.
6. APPLY PRE-EMERGENT HERBICIDE AFTER PLANTING OR HYDROSEED GERMINATION. CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTION OF HERBICIDE AND ITS COMPATIBILITY WITH PLANT MATERIALS.

PLANTING PLAN

SCALE 1/8"=1'-0" 0 4' 8' 16'

1

at&t
1452 EDINGER AVE,
TUSTIN, CA 92780

smartlink
3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:

INFINIGY
ENGINEERING, LLP
26455 RANCHO PARKWAY SOUTH
LAKE FOREST, CALIFORNIA 92630

JOB NUMBER 5106-A0001-C

REV	DATE	DESCRIPTION
1	12/17/21	100% CONSTRUCTION DRAWINGS
0	12/23/20	90% ZONING DRAWINGS

REGISTERED LANDSCAPE ARCHITECT
Robert John Cunningham No. 2432
Signature
8/31/2022
Renewal Date
12/17/2021
Date
STATE OF CALIFORNIA

RJCLA
LANDSCAPE ARCHITECTURE
Landscape Architects
11 Villamoura
Laguna Niguel, CA 92677
(949) 661-3998
rjcla@sbcglobal.net

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

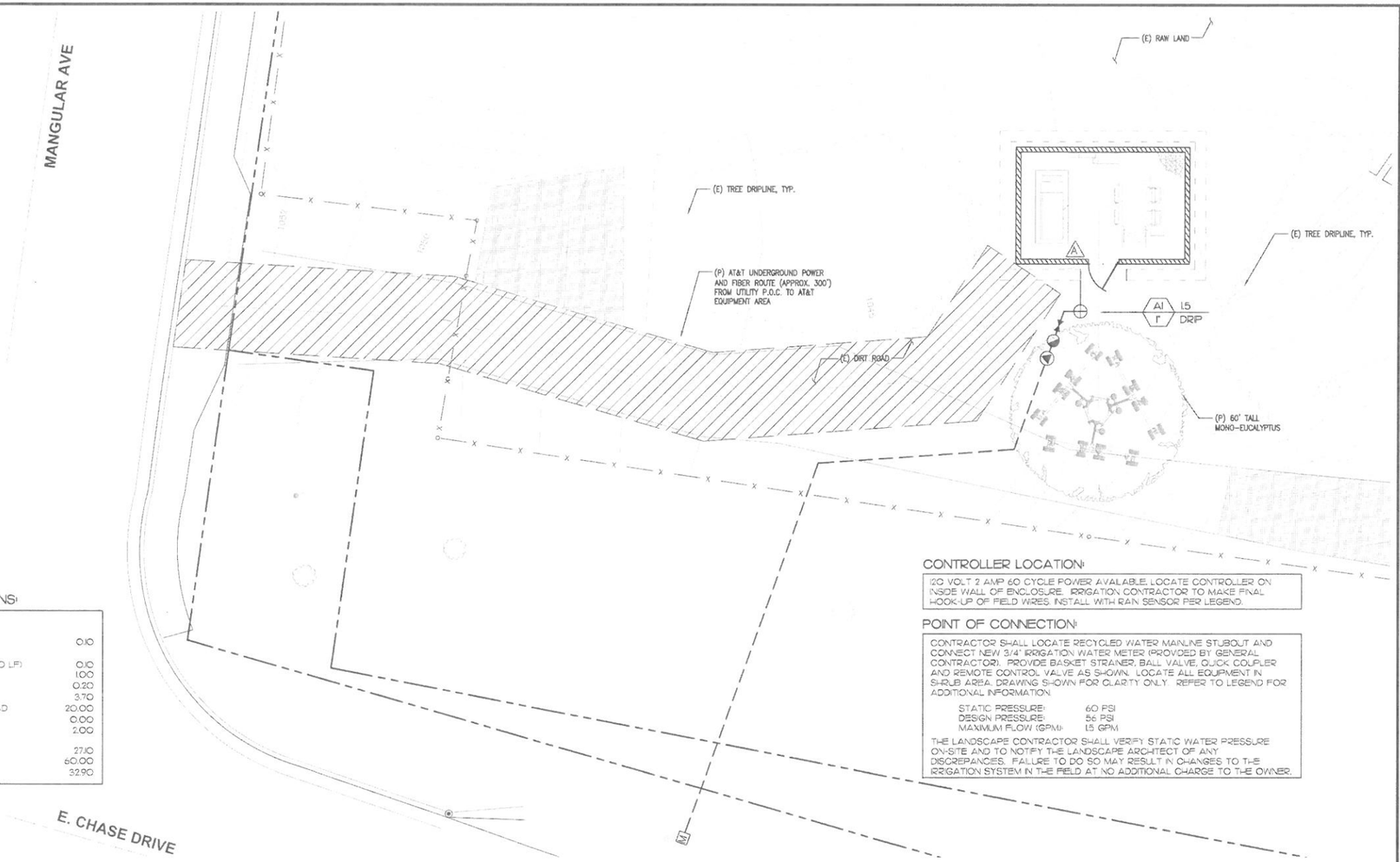
CSL04985
RIVCO OAK STREET BASIN
3720 MANGULAR AVE
CORONA, CA 92882
MONOEUCALYPTUS

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L-1

CUP2021-0002

EXHIBIT 10



CONTROLLER LOCATION:

120 VOLT 2 AMP 60 CYCLE POWER AVAILABLE. LOCATE CONTROLLER ON INSIDE WALL OF ENCLOSURE. IRRIGATION CONTRACTOR TO MAKE FINAL HOOK-UP OF FIELD WIRES. INSTALL WITH RAIN SENSOR PER LEGEND.

POINT OF CONNECTION:

CONTRACTOR SHALL LOCATE RECYCLED WATER MAINLINE STUBOUT AND CONNECT NEW 3/4" IRRIGATION WATER METER (PROVIDED BY GENERAL CONTRACTOR). PROVIDE BASKET STRAINER, BALL VALVE, QUICK COUPLER AND REMOTE CONTROL VALVE AS SHOWN. LOCATE ALL EQUIPMENT IN SHRUB AREA. DRAWING SHOWN FOR CLARITY ONLY. REFER TO LEGEND FOR ADDITIONAL INFORMATION.

STATIC PRESSURE:	60 PSI
DESIGN PRESSURE:	56 PSI
MAXIMUM FLOW (GPM):	15 GPM

THE LANDSCAPE CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE ON-SITE AND TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. FAILURE TO DO SO MAY RESULT IN CHANGES TO THE IRRIGATION SYSTEM IN THE FIELD AT NO ADDITIONAL CHARGE TO THE OWNER.

PSI LOSS CALCULATIONS:

VALVE #A1 15 GPM	
WATER METER - 3/4"	0.10
1" MAINLINE - SCH 40 PVC (100 LF)	0.10
PVC LATERALS	1.00
FITTINGS	0.20
REMOTE CONTROL VALVE	3.70
PRESSURE REQUIRED AT HEAD	20.00
ELEVATION LOSS	0.00
MISCELLANEOUS	2.00
TOTAL PRESSURE LOSS	27.10
STATIC PRESSURE	60.00
RESIDUAL PRESSURE	32.90

IRRIGATION NOTES

1. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
2. FINAL LOCATION OF THE CONTROLLER SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
3. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
5. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.
6. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
7. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
8. REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.

IRRIGATION LEGEND

SYM	MFG/MODEL NO.	DESCRIPTION
		PRESSURE MAINLINE IN PLANTER AREA, 1" SCH 40 PVC, SOLVENT WELD, BURY 24" MIN. BELOW GRADE. PURPLE PIPE (ALERTLINE OR APPROVED EQUAL).
		NON-PRESSURE LATERAL PVC SCH 40 WITH PVC SCH 40 FITTINGS. BURY MIN. 12" BELOW GRADE. SIZE NOTED. PURPLE PIPE (ALERTLINE OR APPROVED EQUAL).
		RAIN BIRD XFS-06-12 SERIES DRIPLINE TUBING (6 GPH EMITTERS SPACED AT 12" O.C.)
		RAIN BIRD OF SERIES HEADER (3/4" OR 1" SIZE) - BARBS AT 18" O.C.
(NOT SHOWN)		RAIN BIRD ARV050 AIR RELIEF VALVE. REFER TO DETAIL.
(NOT SHOWN)		RAIN BIRD EASY FIT FLUSH CAP. REFER TO DETAIL.
⊕		RAIN BIRD XCZ-100-PRB-COM CONTROL ZONE KIT (DRIP VALVE ASSEMBLY) WITH 1" PEB VALVE AND FILTER. INSTALL IN PURPLE VALVE BOX.
○		NELSON 7645 1" QUICK COUPLING VALVE WITH KEY AND PURPLE RUBBER LOCKING CAP. ACME THREADS ONLY. INSTALL IN PURPLE VALVE BOX.
⋈		nibco T-560-A LINE SIZED ball VALVE. INSTALL IN PURPLE VALVE BOX.
ⓐ		YARDNEY MCS SERIES BASKET STRAINER WITH 200 MESH CARTRIDGE.
m		NEW 3/4" IRRIGATION WATER METER - RECYCLED. INSTALLED BY OTHERS. REFER to civil engineering plans FOR ADDITIONAL INFORMATION.
A		rain bird esp-ME3 smart modular control system (4 station). MOUNT ON INSIDE WALL OF ENCLOSURE. INSTALL WITH WR2-RFC RAIN SENSOR per MANUFACTURER'S RECOMMENDATIONS. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.
(NOT SHOWN)		RAIN BIRD VB SERIES VALVE BOXES OR APPROVED EQUAL.
A1 / 1"	19.1 / DRIP	VALVE SEQUENCE NUMBER / FLOW IN GPM / HYDROZONE / VALVE SIZE

NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING IN ORDER TO AVOID OBJECTS LIKE LIGHT STANDARDS, TRANSFORMER PADS, EQUIPMENT VAULTS, SUB-SURFACE ROCK TOO LARGE TO REMOVE, ETC. AS LONG AS ALL PLANTS RECEIVE THE THE PROPER NUMBER OF EMITTERS PER SCHEDULE.

CONTRACTOR SHALL COMPUTE EXACT FLOW BASED UPON FINAL PLANTING. CONTRACTOR SHALL NOT EXCEED SPECIFIED VALVE CAPACITY IN TERMS OF MANUFACTURER'S RECOMMENDED FLOW VS. FRICTION LOSS SPECIFICATIONS.

IRRIGATION PLAN

SCALE 1/8"=1'-0" | 0 4' 8' 16' | 1

at&t
1452 EDINGER AVE,
TUSTIN, CA 92780

smartlink
3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:
INFINIGY ENGINEERING, LLP
26455 RANCHO PARKWAY SOUTH
LAKE FOREST, CALIFORNIA 92630

JOB NUMBER 5106-A0001-C

REV	DATE	DESCRIPTION
1	12/17/21	100% CONSTRUCTION DRAWINGS
0	12/23/20	90% ZONING DRAWINGS

REGISTERED LANDSCAPE ARCHITECT — Signature 8/31/2020 — Renewal Date 12/17/2021 — Date — STATE OF CALIFORNIA

RJCLA LANDSCAPE ARCHITECTURE
Landscape Architects
II Villanova
Laguna Niguel, CA 92677
(949) 646-3998
rjcla@sbcglobal.net

CSL04985
RIVCO OAK STREET BASIN
3720 MANGULAR AVE
CORONA, CA 92882
MONOEUCALYPTUS

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
L-3

CUP2021-0002

Willy Kazimi
Wireless Development Specialist
3300 Irvine Ave. Suite 300
Newport Beach, CA 92660
925-699-2227
Will.kazimi@smartlinkllc.com

smartlink On Behalf of at&t

AT&T Project Number: CSL04985
AT&T Project Name: RIVCO Oak Street Basin

City of Corona
Application for Major Conditional Use Permit
Project Information, Alternative Site Analysis, and justification

AT&T Mobility (AT&T) is requesting an approval for Conditional Use Permit approval for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

Project Location
Address: NE of Chase Dr. & Mangular Ave
APN: 112-310-002

Project Representative

Willy Kazimi
Smartlink Group
3300 Irvine Ave. Suite 300
Newport Beach, CA 92660
925-699-2227 Cellular
Will.kazimi@smartlinkgroup.com

AT&T Project Description:

AT&T proposes to construct an unmanned wireless telecommunications facility consisting of a faux tree (60' high mono-eucalyptus. The antennas will be located at 51' Centerline and 55' top-of-antenna. The associated equipment cabinets will be installed nearby within a 24' x 16' enclosure. AT&T will work with the city and the community for this project in order to close the gap-in-coverage that existing within this ring. Detailed SOW is below:

- Install (1) 60' high mono-eucalyptus
- Install (12) 8' tall panel antennas on proposed mono-eucalyptus
- Install (36) Radios on proposed mono-eucalyptus
- Install (4) Surge suppressors on proposed mono-eucalyptus
- Install (1) Prefab steel WIC equipment cabinet on platform/concrete pad inside proposed CMU wall enclosure/retaining wall
- Install (1) GPS inside proposed CMU Wall Enclosure
- Install (1) Generac AC generator w/ 132 Gallon diesel tank on a new concrete pad inside proposed CMU wall enclosure
- Install of a meter and ATS on proposed CMU wall enclosure
- Install of power & telco/fibr lines from (E) point-of-connection
- Proposed lease area: Equipment (384 SF) and Antenna Area (452 SF) = 836 SF

EXHIBIT 11

Project Objectives
There are several reasons why a wireless carrier requires the installation of a cell site within a specified area to close a "significant gap in coverage:"

- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a *level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality* (Threshold, -75db).
- When nearby other sites become overloaded, and more enhanced voice and data services are used (5G and other high-speed data services) signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In this specific case, this location was selected because AT&T's radio-frequency engineers (RF) have identified a significant gap in coverage in this surrounding community as demonstrated on the enclosed radio-signal propagation maps.

Alternative Site Analysis:

AT&T RF engineers provide a search ring / objective ring that consists of the gap-in-coverage that AT&T is looking to fill. This ring specifically for this area is filled with majority of single-family residents and of course AT&T is not in the business of installing wireless cell facilities in the backyard of people's home. Additionally, no collocation was available within this search ring. Below is a list of other locations that was explored but deemed unfeasible:

- Beginning of Skyline Drive Trail (Hagador Canyon)
    - This location was explored and due to the rough terrain / high elevation of the surrounding hillside, it was determined unfeasible to locate a freestanding structure. The location contained specific rock formations that will make it very difficult to grade, if not impossible. Also, bringing utility lines was determined to be challenging here.
- Middle of Oak Street Creek Reservoir
    - For obvious we cannot locate a structure within the middle of the dry reservoir. That is why the proposed location is the most feasible as it meets residential setbacks and also its on higher elevation that it won't have adverse effects to reservoir.

The site for the proposed use is adequate in size and shape.

The requested height of this design is the minimum height needed to fill the significant gap in coverage for this project. As you can see from the propagation map that this minimum height will help significantly close the gap-in-coverage.

The proposed location has sufficient and secure access that will be off-limits to the public.

This site will be located within Riverside County Flood Control District's, which is off-limits to the public. Additionally, the ground equipment will be located within the proposed enclosure which consists of locks and alarms.

The proposed use is deemed essential and desirable to the public convenience or welfare.

The new wireless telecommunications facility is in high demand to the residents and visitors of this area in Corona. Wireless communications are vastly used in this area and the need for this site was established entirely from increased usage of AT&T services in the vicinity of the requested project. General welfare will be upgraded as there will be a significant upgrade in service for both data and voice. As we realized during this year's troubling time, the demand for service has significantly increased especially for the citizens that is learning and working from home.

GENERAL INFORMATION

Site Selection
Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area

requiring a new site is identified, a target ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties for consideration for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and the supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with AT&T.

Four key elements are considered in the selection process:

- Leasing: The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- Zoning: It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- Construction: Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- Radio Frequency (RF): It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

The Benefits to the Community

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they are doing these things in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people relocating are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers, such as police, fire, paramedics, and other first-responders.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25% of all preteens, ages 9 to 12, and 75% of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

Safety – RF is Radio

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All AT&T cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

AT&T Company Information

AT&T is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States.

AT&T is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate in the 1950.2-1964.8, 1965.2-1969.8 MHz and 1870.2-1884.8-1889.8 MHz frequencies, and a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

AT&T will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and other applicable laws.

The enclosed information is presented for your consideration. AT&T requests approval of the proposed location and design. Please contact me at 925-699-2227 for any questions or requests for additional information.

LTE Coverage Before site CSL04985

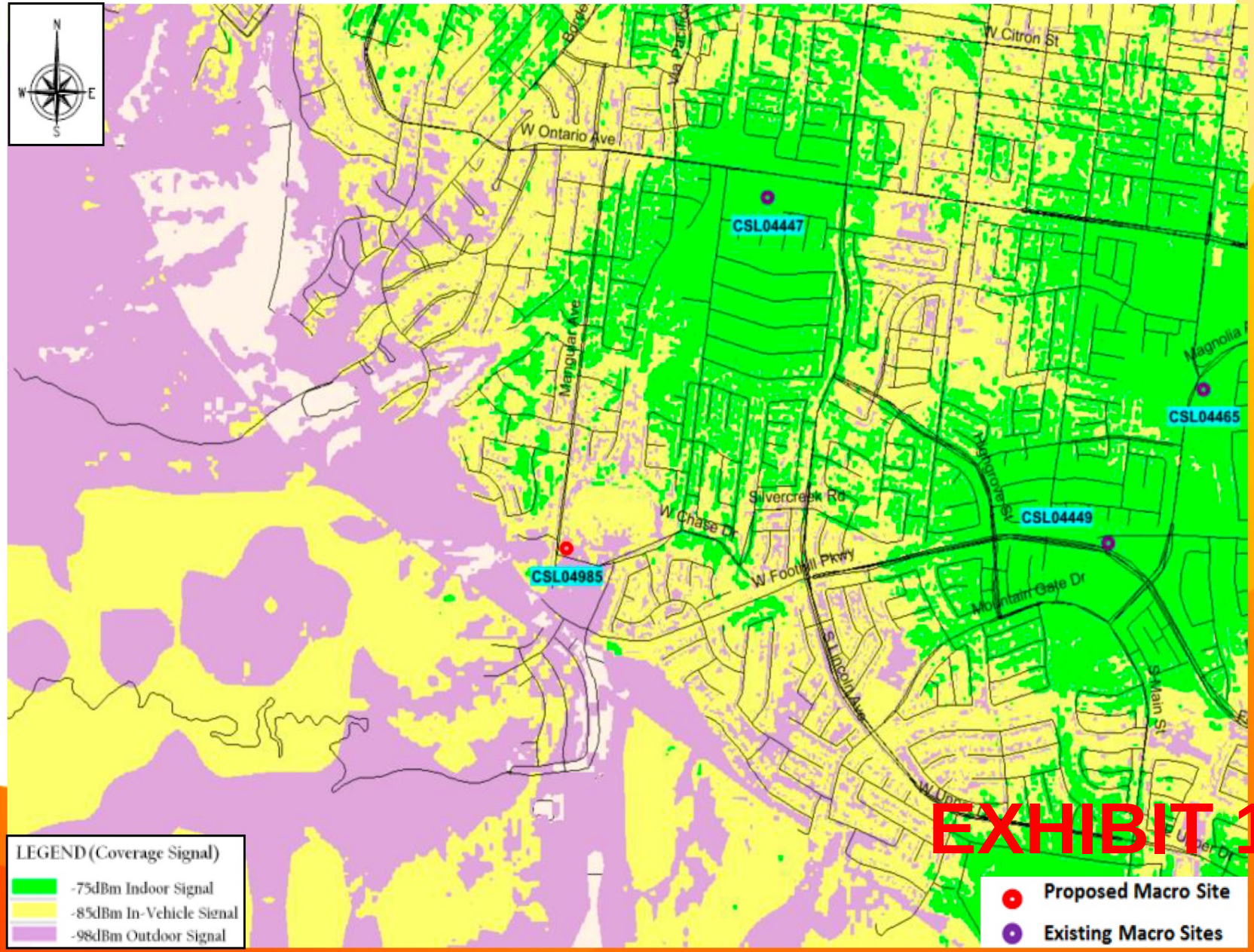
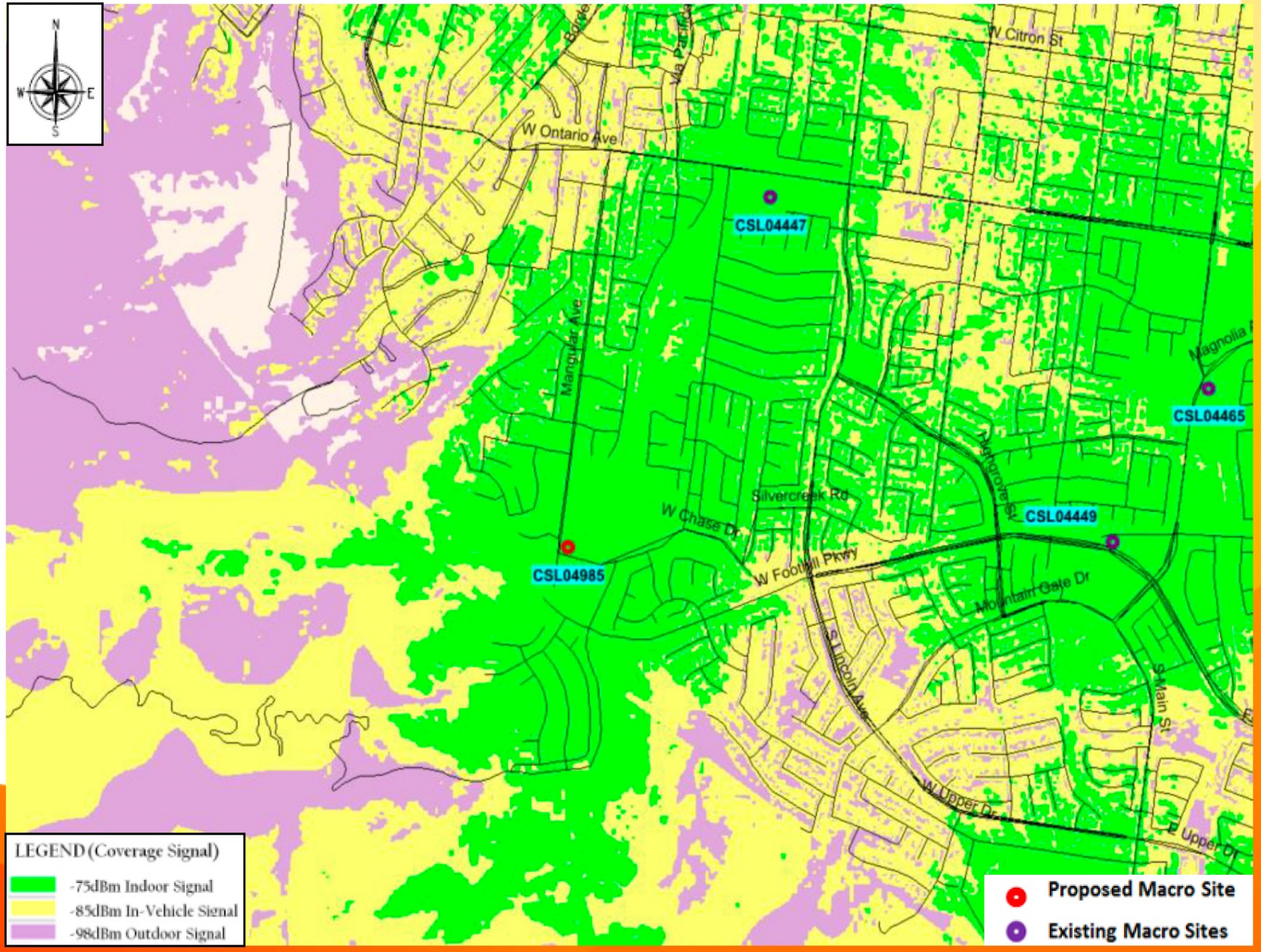
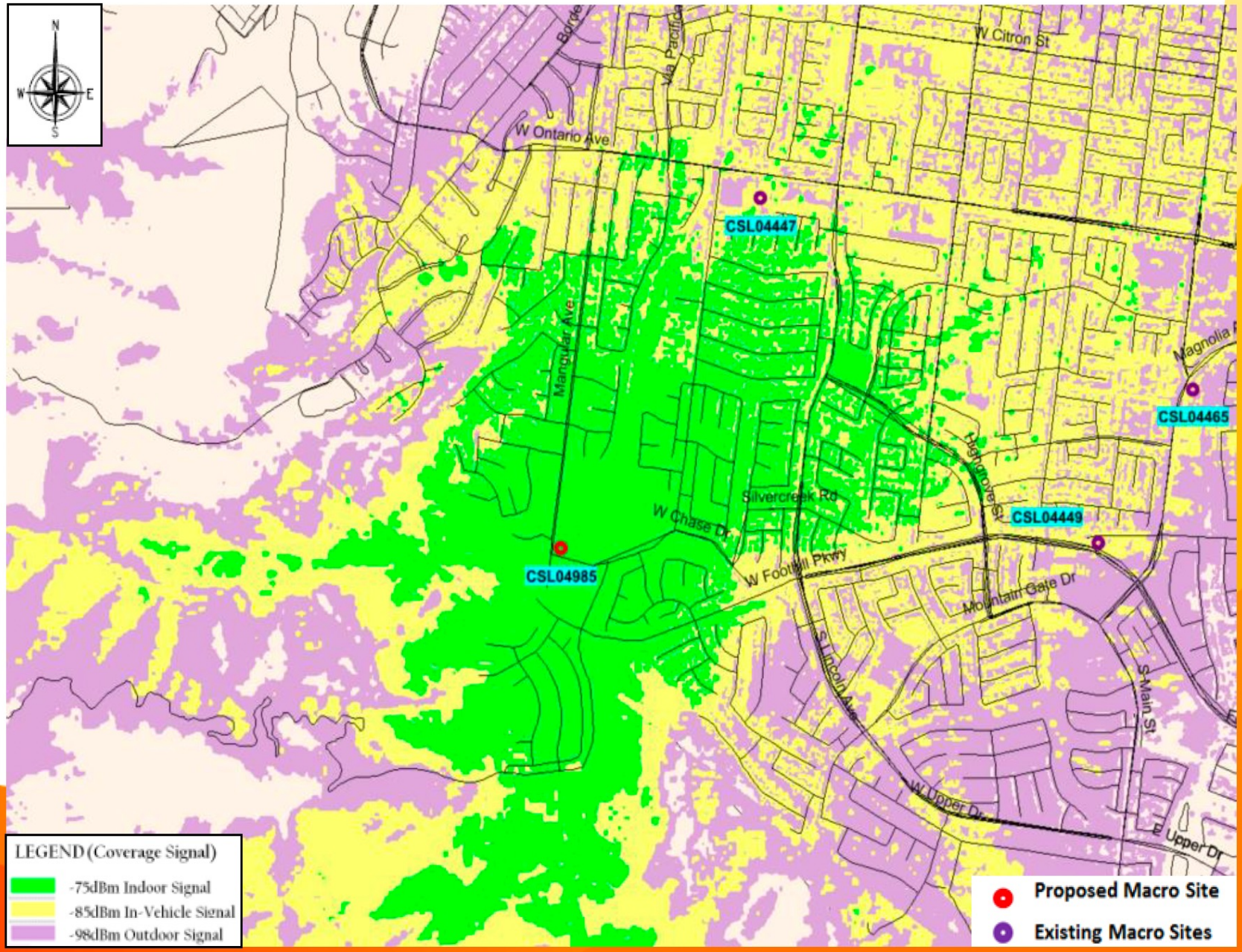


EXHIBIT 12

LTE Coverage After site CSL04985



LTE Coverage standalone site CSL04985



Alternative Sites Analysis

AT&T Mobility

Wireless Telecommunications Facility
at
3720 Mangular Avenue
Corona, CA 92882

Site ID: CSL04985

EXHIBIT 13

Introduction

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility ("AT&T") has a significant gap in its service coverage in the City of Corona and, therefore, needs to deploy a new wireless communications facility ("WCF"). AT&T proposes to construct a stealth facility designed to appear as a 60-foot tall eucalyptus tree ("monoeucalyptus") ("Proposed Facility") located in this flood control area. The Proposed Facility consists of twelve panel antennas (three sets of four antennas) with a tip height of 55 feet above ground, and topped with an additional five feet of faux branches and foliage. The related equipment will be housed in a 24-foot by 16-foot enclosure screened by an 8-foot tall decorative CMU wall and new landscaping as a means to fill this gap in coverage. The Proposed Facility is designed to minimize visual impacts, blend within the existing environment, and the antennas will be obscured by the faux tree branches and foliage. The Proposed Facility is the least intrusive means to fill the significant gap of the alternatives investigated by AT&T as explained below.

Objective

AT&T Mobility has identified a significant gap in its service coverage in the City of Corona, in an area roughly bordered by Earl Street and Winthrop Drive to the north, South Buena Vista Avenue to the east, Hagador Canyon to the south, and Cape Drive to the west. This portion of Corona includes hundreds of homes in several neighborhoods, developing residential areas, parks and recreational areas, a school, a church, a one-mile stretch of Foothill Parkway, and other points of interest in the immediate vicinity. The service coverage in this portion of Corona is described in the accompanying Radio Frequency Statement.

Methodology and Zoning Criteria

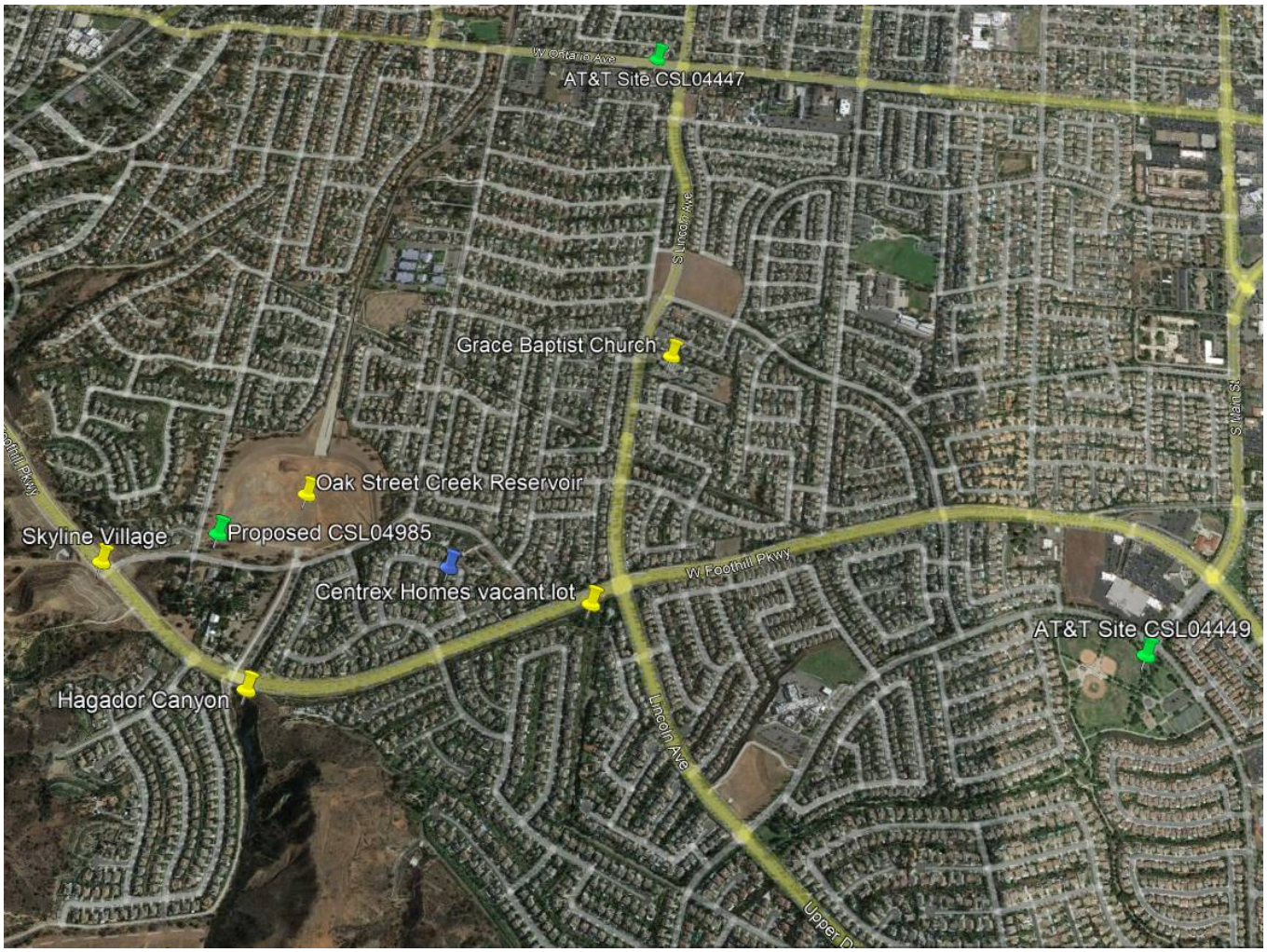
The location of a WCF to fill a significant gap in coverage is dependent upon topography, changes in elevation, zoning, existing structures, collocation opportunities, available utilities, access and a willing landlord. Wireless communication is line-of-sight technology that requires WCFs to be in relatively close proximity to the wireless handsets to be served.

AT&T seeks to fill a significant gap in service coverage using the least intrusive means under the values expressed in the City of Corona's Municipal Code, including Chapter 17.65 regarding Telecommunication Facilities, and the City of Corona's *Location, Development, And Design Guidelines And Standards For Telecommunications Facilities* ("Design Guidelines"). In particular, AT&T took care to identify the most preferred facility location and design pursuant to Section 1 of the Design Guidelines. Section 1(A) of the Design Guidelines provides the city's preference for locations in industrial and commercial zones. As explained herein, no industrial or commercial locations are viable to close AT&T's gap. Sections 1(B) and (D) of the Design Guidelines requires using a stealth design. Section 1(C) and (E) of the Design Guidelines requires collocating WCFs with other existing WCFs or on existing structures where available. Section 1(C) also authorizes bare ground sites where adequate visual buffers are available, and expressly favors property adjacent to flood control areas.

Analysis

AT&T developed a search area to identify where a new wireless telecommunications facility needs to be located to close AT&T's significant service coverage gap in this portion of Corona. AT&T searched for, but did not identify, viable collocation opportunities in the gap area. AT&T also searched for, but did not identify, viable sites at industrial or commercial locations as there are no such districts in or around the gap area. Because most of the area is residential in character, and sites in residential locations are less preferred, AT&T searched for sites in non-residential zoning districts. Thus, AT&T identified the Proposed Facility as the best available and least intrusive means to close the gap. The following map shows the locations of the search area center (blue pin), the Proposed Facility (green pin), and the alternative sites that AT&T investigated (yellow pins).

Location of Candidate Sites



Proposed Facility – Faux Eucalyptus Tree, 3720 Mangular Avenue

Conclusion: Based upon location, a willing landlord and the superior coverage as shown in the proposed coverage map included in AT&T's Radio Frequency Statement, the Proposed Facility is the least intrusive means for AT&T to meet its service coverage objective.

The project location is on a large flood control plain located along Mangular Avenue in the City of Corona. This is a stealth facility designed to appear as a 60-foot tall eucalyptus tree ("monoeucalyptus") ("Proposed Facility") located in this flood control area. The Proposed Facility consists of twelve panel antennas (three sets of four antennas) with a tip height of 55 feet above ground, and topped with an additional five feet of faux branches and foliage. The related equipment will be housed in a 24-foot by 16-foot foot enclosure screened by an 8-foot tall decorative CMU wall and new landscaping. The Proposed Facility is designed to minimize visual impacts, blend within the existing environment, and the antennas will be obscured by the faux tree branches and foliage. The Proposed Facility is the least intrusive means to fill AT&T's significant service coverage gap.

Alternative Site 1 – Existing AT&T Site CSL04447, 1114½ W. Ontario Ave.

Conclusion: Infeasible.

This existing wireless telecommunications tower is located more than a mile to the northeast from the Proposed Facility. AT&T already has a WCF at this location and it is much too far away to close AT&T's significant service coverage gap.

Alternative Site 2 – Existing AT&T Site CSL04449, Light Standard, 3210 S. Main St.

Conclusion: Infeasible.

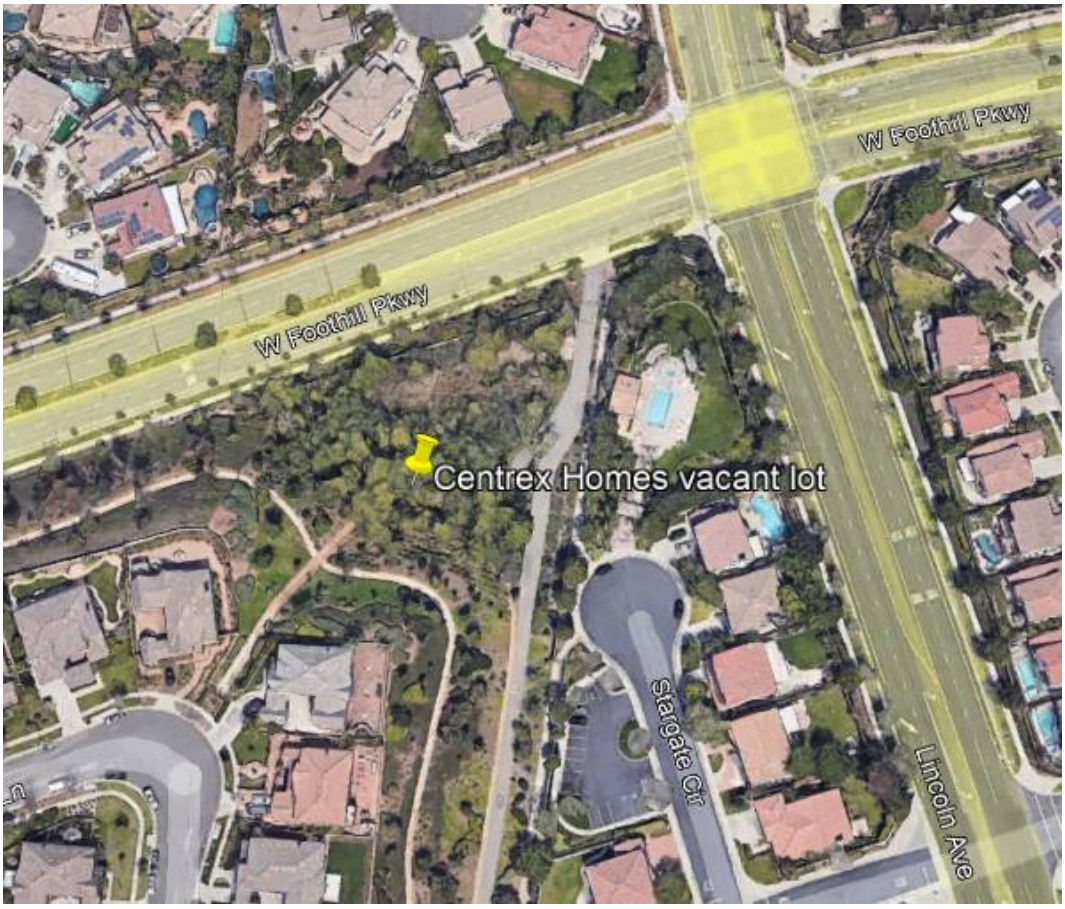
This existing wireless telecommunications tower is located nearly 1.5 miles to the east from the Proposed Facility. AT&T already has a WCF at this location and it is much too far away to close AT&T's significant service coverage gap.

Alternative Site 3 – Rawland at Hagador Canyon

Conclusion: Infeasible; more intrusive than Proposed Facility

The trailhead to Hagador Canyon was considered as a potential candidate. However, construction would be infeasible here due to terrain and extreme difficulty with access to roads and utilities. In addition, a WCF here would be more visually impactful than in the flood plain that is specifically preferred for bare ground sites.

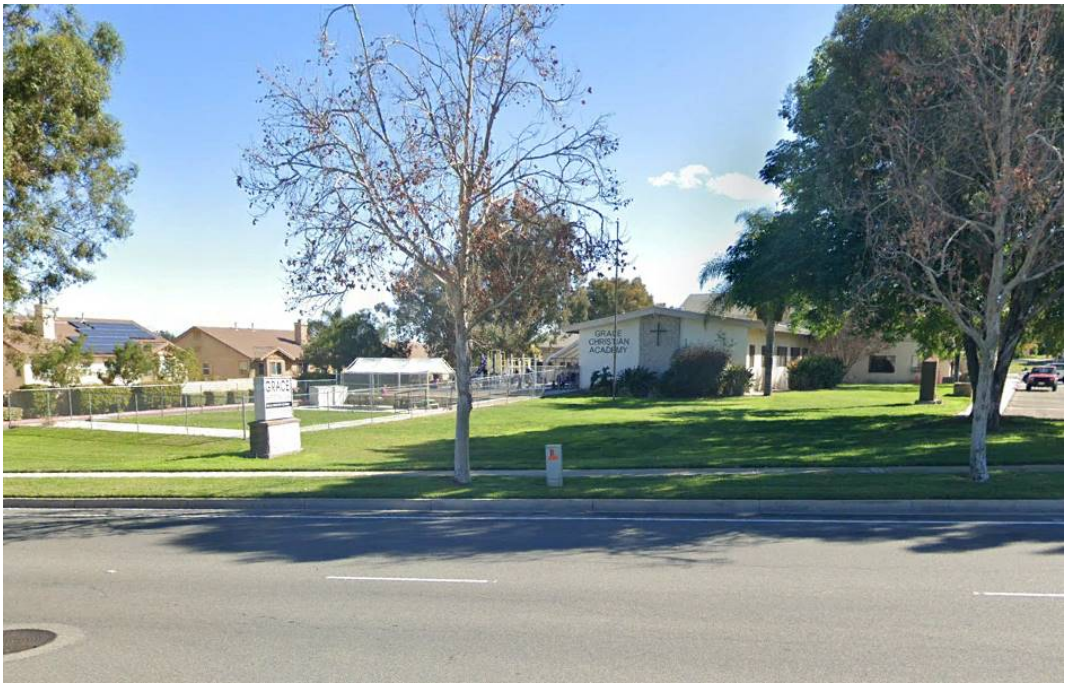
Alternative Site 4 – Centrex Homes vacant lot, SW of W. Foothill Pkwy. & Lincoln Ave.



Conclusion: Unavailable; more intrusive than Proposed Facility

This vacant parcel which is part of the Centrex Homes development is situated near the southwest corner of the intersection of Foothill Parkway and Lincoln Avenue approximately 0.6 mile to the east from the Proposed Facility. The Homeowners Association and property owner did not respond to inquiries to lease space for a WCF here. In addition, a WCF here would be immediately adjacent to multiple single-family residences, which would be more impactful than the Proposed Facility.

Alternative Site 5 – Grace Baptist Church, 2781 S. Lincoln Ave.



Conclusion: Infeasible; more intrusive than Proposed Facility

This parcel is zoned agricultural and is located approximately 0.8 mile to the northeast from the Proposed Facility. This property is located well outside of the search area and near the edge of the gap area. a WCF here would not close AT&T's significant service coverage gap. In addition, a WCF here would be immediately adjacent to multiple single-family residences, which would be more impactful than the Proposed Facility.

Alternative Site 6 – Skyline Village, southwest of Foothill Pkwy.

Conclusion: Unavailable; more intrusive than Proposed Facility.

This property is recently annexed to the City of Corona and is slated for development as a mixed-use district. Community members expressed interest in this property as an alternative to the Proposed Facility. A small portion of this property is within the search area, but its specific uses remain unknown and unapproved. Further, the property developer has indicated the development will not be completed until the end of 2024. Given the speculative nature of whether a site could be identified here years in the future, this site is not available to meet AT&T's current needs. In addition, a WCF at this location would be more intrusive than the Proposed Facility because the city discourages locations in residential districts and those that will be more impactful to residences. Once completed, residences in this development would be nearer to the WCF than the Proposed Facility.

Alternative 7 – Middle of Oak Street Creek Reservoir

Conclusion: Infeasible; more intrusive than Proposed Facility.

The central portion of this flood control property is significantly lower in elevation than the proposed site. In addition to being infeasible from a construction perspective, a WCF here would be more visually impactful than the Proposed Facility which is well-screened by adjacent mature trees.

Overall Conclusion

The Proposed Facility, as redesigned, is the least intrusive means by which AT&T can close its significant service coverage gap. Denial of the site or a reduction in height will materially inhibit AT&T from providing and improving wireless service in this portion of the City.

AT&T Mobility Radio Frequency Statement
3720 Mangular Avenue, Corona, CA

AT&T has experienced an unprecedented increase in mobile data use on its network since the release of the iPhone in 2007. AT&T estimates that since introduction of the iPhone in 2007, mobile data usage has increased 470,000% on its network. AT&T forecasts its customers' growing demand for mobile data services to continue. The increased volume of data travels to and from customers' wireless devices and AT&T's wireless infrastructure over limited airwaves — radio frequency spectrum that AT&T licenses from the Federal Communications Commission.

Spectrum is a finite resource and there are a limited number of airwaves capable and available for commercial use. Wireless carriers license those airwaves from the FCC. To ensure that service quality, AT&T must knit together its spectrum assets to address customers' existing usage and forecasted demand for wireless services, and it must use its limited spectrum in an efficient manner.

AT&T uses high-band (i.e., C-Band spectrum, 2300 MHz, 2100 MHz, and 1900 MHz) and low-band (i.e., 850 MHz and 700 MHz) spectrum to provide wireless service. Each spectrum band has different propagation characteristics and signal quality may vary due to noise or interference based on network characteristics at a given location. To address this dynamic environment, AT&T deploys multiple layers of its licensed spectrum and strives to bring its facilities closer to the customer. The proposed wireless communications facility to be constructed as a stealth facility, which will be disguised as a 60-foot tall faux eucalyptus tree on a flood control parcel in Corona, CA (the "Property"), is needed to close a coverage gap in an area roughly bordered by Earl Street and Winthrop Drive to the north, South Buena Vista Avenue to the east, Hagador Canyon to the south, and Cape Drive to the west. This portion of Corona includes hundreds of homes in several neighborhoods, developing residential areas, parks and recreational areas, a school, a church, a one-mile stretch of Foothill Parkway, and other points of interest in the immediate vicinity.

The service coverage gap is caused by inadequate infrastructure in the area. AT&T currently has existing sites in the broader geographical area surrounding the Property but, as Exhibit 1 illustrates, these existing sites do not provide sufficient LTE service in the gap area.

EXHIBIT 14

Wireless telecommunications is a line-of-sight technology, and AT&T's antennas need to be high enough propagate an effective signal throughout the gap area. To meet its coverage objectives for this gap area, AT&T proposes a stealth facility with antennas at a centerline height of 51 feet above ground level. Denial of this proposed facility or a reduction in height would materially inhibit AT&T's ability to provide and improve wireless services in this portion of the city.

The facility at the Property will help to close the gap in coverage and help address rapidly increasing data usage driven by smart phone and tablet usage. This site is part of an effort to fully deploy 4G LTE technology in the area. Specifically, the proposed facility will close this service coverage gap and provide sufficient 4G LTE coverage for AT&T customers in the affected area. LTE technology also offers low latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you've sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum efficiently, creating more space to carry data traffic and services and to deliver a better overall network experience.

It is important to understand that service problems can and do occur for customers even in locations where the coverage maps on AT&T's "Coverage Viewer" website appear to indicate that coverage is available. As the legend to the Coverage Viewer maps indicates, these maps display approximate outdoor coverage. Actual coverage in an area may differ from the website map graphics, and it may be affected by such things as terrain, weather, network changes, foliage, buildings, construction, signal strength, high-usage periods, customer equipment, and other factors.

It is also important to note that the signal losses, slow data rates, and other service problems can and do occur for customers even at times when certain other customers in the same vicinity may not experience any problems on AT&T's network. These problems can and do occur even when certain customers' wireless phones indicate coverage bars of signal strength on the handset. The bars of signal strength that individual customers can see on their wireless phones are an imprecise and slow-to-update estimate of service quality. In other words, a customer's wireless phone can show coverage bars of signal strength, but that customer will still,

at times, be unable to initiate voice calls, complete calls, or download data reliably and without service interruptions due to service quality issues.

To determine where equipment needs to be located for the provisioning of reliable service in any area, AT&T's radio frequency engineers rely on far more complex tools and data sources than just signal strength from individual phones. AT&T uses industry standard propagation tools to identify the areas in its network where signal strength is too weak to provide reliable in-building service quality. This information is developed from many sources including terrain and clutter databases, which simulate the environment, and propagation models that simulate signal propagation in the presence of terrain and clutter variation. AT&T designs and builds its wireless network to ensure customers receive reliable in-building service quality. This level of service is critical as customers increasingly use their mobile phones as their primary communication devices. According to the Center for Disease Control and Prevention (CDC), more than 81% of California adults, and more than 98% of Californians under age 18, rely exclusively or primarily on wireless communications in their homes. And California households rely on their mobile phones to do more (E911, video streaming, GPS, web access, text, etc.). In fact, the FCC conservatively estimates that 74% of 911 calls are placed by people using wireless phones.

The proposed facility at the Property is also a part of AT&T's commitment to supporting public safety through its partnership with FirstNet, the federal First Responder Network Authority. Conceived by the *9/11 Commission Report* as necessary for first responder communications, Congress created the federal First Responder Network Authority, which selected AT&T to build and manage FirstNet, the first-ever nationwide first-responder wireless network. The proposed facility will provide new service on Band 14, which is the nationwide high-quality spectrum set aside by the U.S. government for public safety. Deployment of FirstNet in the subject area will improve public safety by putting advanced wireless technologies into the hands of public safety agencies and first responders.

Exhibit 1 to this Statement is a map of the existing LTE service coverage (without the proposed installation at the Property) in the area at issue. It includes LTE service coverage provided by other existing AT&T sites. The green shaded areas of the map depict acceptable in-building coverage. In-building coverage means customers are able to place or receive a call on

the ground floor of a building. The yellow shaded areas depict areas within a signal strength range that provide acceptable in-vehicle service coverage. In these areas, an AT&T customer should be able to successfully place or receive a call within a vehicle. The pink and white shading depicts areas within a signal strength range in which a customer might have difficulty receiving a consistently acceptable level of service. The quality of service experienced by any individual customer can differ greatly depending on whether that customer is indoors, outdoors, stationary, or in transit. Any area in the yellow, pink, or white category is considered inadequate service coverage and constitutes a service coverage gap.

Exhibit 2 is a map that predicts LTE service coverage based on signal strength in the vicinity of the Property if the proposed facility is constructed as proposed in the application. As shown by this map, constructing the proposed facility at the Property closes this significant service coverage gap.

My conclusions are based on my knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area. I have a Bachelor Degree in Electronics and Communications from the University of Mysore, India, and have worked as an engineering expert in the wireless communications industry for more than 26 years.

Mahesh Kolur

Mahesh Kolur
AT&T Mobility Services LLC
Network, Planning & Engineering
RAN Design & RF Engineering
September 2022

smartlink

CORRECTED*

Dear Neighbors:

AT&T Wireless wishes to bring improved wireless services to your neighborhood to accommodate the growing number of wireless calls and data transmissions made on the AT&T Wireless network in your area. Our customers have told us they expect superior coverage where they live, work and play. This level of service is in increasing demand in residential areas like yours.

You are Invited to a Neighborhood Meeting

We welcome the opportunity to present and discuss the AT&T proposal with you and hear your thoughts regarding the proposed wireless facility.

Date: September 15, 2022
Time: 7:00pm – 8:00pm
Location: **Nearby Buena Vista Park**
2515 Buena Vista Ave. Corona, CA 92882

The Proposed Facility

AT&T Wireless is proposing a new wireless facility designed as a mono-eucalyptus (Like a Eucalyptus Tree). This faux tree will accommodate AT&T's equipment and antennae. The Radio and support equipment will be located on the ground adjacent to the proposed faux tree.

Benefits of the Proposed Facility

- The needed capacity provided by the new facility will help ensure that 9-1-1 calls are placed from ALL wireless phones in the area will reach and stay connected with emergency services personnel.
- Bringing AT&T & US Government FirstNet Coverage
- AT&T customers will have expanded coverage throughout their homes as well as areas throughout the neighborhood.

If you have questions prior to the Neighborhood Meeting or are unable to attend and have questions, please feel free to contact Will Kazimi at will.kazimi@smartlinkgroup.com on behalf of AT&T. Any questions related to the City of Corona please contact City Planner Rafael Torres at Rafael.Torres@coronaca.gov and at 951-739-4973

EXHIBIT 15

First Name	Last Name	Address	Phone	Email	Comment
Erin	Atkins	[illegible]	714-624-5198	e2atkins@gmail.com	Contacted via email inquiring about the location of the proposed tree
Michael and Violet	Shay	[illegible]		myshay@yahoo.com	Contacted via email inquiring about the location of the proposed tree
Jim	Steiner		951-733-0942	jim.steiner@corona.ca.gov	Contacted via email for Michael Shay inquiring about the location of the proposed tree
Angie	Williams			angiewilliams5@aol.com	Contacted via email. Concerned about the RF emissions from 5G.
Jaime	Badia			jaime.badia@gmail.com	Contacted via email. Concerned that this person missed the meeting. I clarified the community outreach meeting will occur on 9/17 at nearby Buena Vista Park.
Brent	Fowler	Amethyst St, 92882		nramich@hotmail.com	- tree heights -
					5 people

Rafael Torres

From: Liz Hall <emorda@gmail.com>
Sent: Tuesday, November 22, 2022 3:42 PM
To: Rafael Torres
Subject: 60' Cell Tower on Chase and Mangular

[You don't often get email from emorda@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[CAUTION] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Rafael,

I'm emailing you today in regards to a letter I received in the mail about the proposed cell tower. I am EXTREMELY OPPOSED TO THIS. I will be at the meeting on 12/12 along with my neighbors to let you know, this is not okay to us. Would you want this by your house? I can probably answer that for you. There is plenty of open space by Skyline Trail. Put it there, not by me.

I have 3 small children and don't want cancer or anything else these towers may produce later down the road. I'm not going to be a Guinea pig and neither is my family. And I don't care how safe you claim it is. It's not.

If you can't tell, I'm not taking this lightly and will do everything in my power to not let this project go through. I've contacted people and we are ready.

Sincerely,
Liz Hall
(CONCERNED HOME OWNER)
951-906-3790

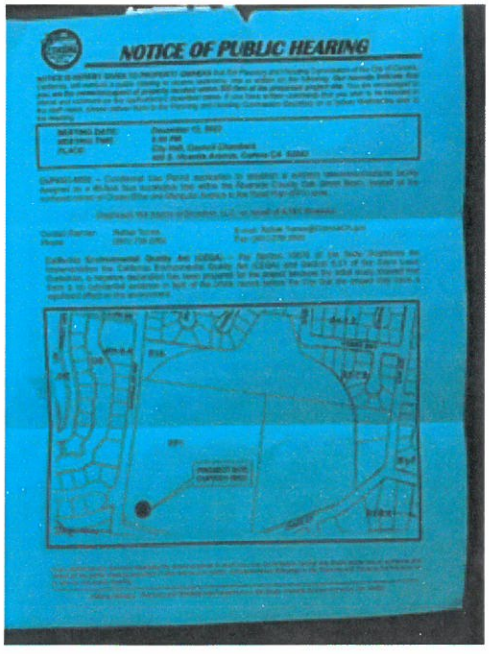

NOTICE OF PUBLIC HEARING

EXHIBIT 16

December 7, 2022

Dear City of Corona Representatives:

I am concerned about a proposal brought before you regarding constructing a new cell tower proposed near the corner of Chase and Foothill in Corona. I am writing to you today, not only as a concerned Corona Resident, but also as a retired California Environmental Protection Agency Environmental Scientist and Realtor.

When I bought my house in Corona, I made sure it was not near high power lines or cell tower. I did this because of known environmental impacts and impacts to human health. Also, as a Realtor I know that cell towers and high power lines negatively impact the value of real estate.

Now a cell tower is proposed to be built very close to my home near the corner of Chase and Foothill here in Corona. There have been many studies regarding health issues related to cell tower RFR radiation exposure causing major health issues to humans. Below is a brief list of some of the well known documents:

1. A 2021 study published in the International Journal of Environmental Research and Public Health Found **higher cell tower RFR radiation exposures linked to increased mortality for all cancers including breast, cervix, lung, and esophagus cancers**.

2. It has also been documents that wireless companies warn their shareholders of this potential future risk to human health related to radiofrequency radiation exposure but they do not warn the users of these products, nor do they warn the people exposed to emissions from their products and infrastructure. These corporate investor warnings by companies such as AT&T, Verizon, Vodaphone and Crown Castle are contained in their Annual Reports filed on Form 10-K (or Form 20-F or 40-F for foreign companies) with the Securities and Exchange Commission (SEC) and they clearly inform shareholders that companies may incur significant financial losses related to electromagnetic fields due to lawsuits from individuals living near the cell towers who have become sick as a result of exposure to electromagnetic fields. Safety is not assured. Additionally, the 5K that cell phones are starting to use causes higher amounts of electromagnetic fields and at a wider distribution. This is well known to airlines and airports as well since the 5K also interferes with their radio transmissions. There will be additional studies in the future regarding 5K and how it impacts human health.
3. A 2017 study entitled the "Impact of radiofrequency radiation on DNA damage and antioxidants in peripheral blood lymphocytes of humans residing in the vicinity of mobile phone base stations" published in Electromagnetic Biology and Medicine found higher RFR exposures in people living near mobile phone base stations was linked to changes in the blood that are considered biomarkers predictive of cancer.
4. A 2018 study Mobile Phone Base Station Tower Settings Adjacent to School Buildings: Impact on Students' Cognitive Health published in the American Journal of Men's Health found school-aged adolescents exposed to higher levels of RFR exposure had delayed fine and gross motor skills, spatial working memory, and attention in comparison to those exposed to lower RFR levels.
5. A 2015 study Association of Exposure to Radio-Frequency Electromagnetic Field Radiation (RF-EMFR) Generated by Mobile Phone Base Stations with Glycated

Hemoglobin (HbA1c) and Risk of Type 2 Diabetes Mellitus published in the International Journal of Environmental Research and Public Health on elementary students found higher Type 2 Diabetes Mellitus in students exposed to higher levels of RFR.

6. A 2011 review found a year of operation of a powerful cell base station resulted in a dramatic increase in cancer incidence among the population living nearby.
7. A large-scale animal study published in Environmental Research which exposed rats to cell tower levels of RF found increased cancers, the same tumor types as found by the National Toxicology program animal studies (Falcioni 2018).
8. A 2020 study considering liability issues for wireless companies recommends that "although direct causation of negative human health effects from RFR from cellular phone base stations has not been finalized, there is already enough medical and scientific evidence to warrant long-term liability concerns for companies deploying cellular phone towers. In order to protect cell phone tower firms from the ramifications of the failed paths of other industries that have caused unintended human harm (e.g. tobacco)" the author recommends, "voluntarily restrictions can be made on the placement of cellular phone base stations within 500 m of schools and hospitals."
9. An analysis of studies found ~80% showed biological effects near towers. "Many biological effects have been documented at very low intensities comparable to what the population experiences within 200 to 500 ft (*60–150 m) of a cell tower, including effects that occurred in studies of cell cultures and animals after exposures to low-intensity RFR. Effects re- ported include: genetic, growth, and reproductive; increases in permeability of the blood–brain barrier; behavioral; mo- lecular, cellular, and metabolic; and increases in cancer risk." (PDF).
10. A 2021 study published in the International Journal of Environmental Research and Public Health Found higher cell tower RFR radiation exposures linked to increased mortality for all cancers including breast, cervix, lung, and esophagus cancers.
11. A study from Germany found that stress hormones adrenaline and noradrenaline significantly increased over the first 6 months after cell tower antenna activation and after 18 month dopamine and PEA levels decreased.
12. A study by a Municipal Health Department and several universities in Brazil found a clearly elevated relative risk of cancer mortality at residential distances of 500 meters or less from cell phone towers.
13. A review published in the International Journal of Occupational and Environmental Health of epidemiological studies found in 80% of the studies, people living <500 m from base stations had an increased adverse neuro-behavioral symptoms and cancer.
14. An analysis by human rights experts published in Environmental Science & Policy argues that cell tower placement near schools is a human rights issue for children because "protection of children is a high threshold norm in Human Right law" and "any widespread or systematic form of environmental pollution that poses a long-term threat to a child's rights to life, development or health may constitute an international human rights violation." The authors document numerous studies indicating a myriad of effects and conclude that, "because scientific knowledge is incomplete, a precautionary approach is better suited to State obligations under international human rights law." (PDF)
15. A 2014 study entitled "RF radiation from mobile phone towers and their effects on human body" published in the Indian Journal of Radio & Space Physics surveyed

residents 6 years after the cell tower was erected. They measured the RF and notably found very high levels when the antennas were closest to homes and also very high levels when the antennas were directly facing the antennas without any obstructions. Residents living within 50 meters had more health complaints (fatigue, nausea, sleep, headache etc.) than those living over 50 meters from the antennas.

16. A 2021 research study with a total of 268 surveys completed by residents of a Madrid neighborhood surrounded by nine telephone antennas, and 105 measurements of electromagnetic radiation both outside and inside the houses found people who are exposed to higher radiation values present more severe headaches, dizziness and nightmares. Moreover, they sleep fewer hours."

In addition, as a homeowner and as a Realtor, there are also additional impacts to the neighborhood from the installation of cell towers. The esthetics of the tower have an impact the perception of the neighborhood's desirability to live there. Even if the tower facilities are disguised, like a tree, it does not stop the impact to property values and the health risks. Also, cell towers have also been noted in studies to reduce property values after a telecommunication facility was placed in their community near their house. The property value can decrease property value up to 20% due to the buyers concerns over possible health risks if they live near a telecommunication tower. A survey by the National Institute for Science, Law & Public Policy Indicates Cell Towers and Antennas Negatively Impact Interest in Real Estate Properties

I am extremely concerned regarding potential health effects from the proposed cell towers that are proposed to be built near my home, as there are many studies that have documented health effects. I cannot list them all in this letter as they are too numerous to list. I believe that telecommunication towers/facilities emit electromagnetic radiation that can cause health impacts. I believe that the towers/facilities should NOT be located near schools or homes. I have seen the City approve towers near churches and schools and homes in the past. I believe that the City representatives who approve these towers/facility projects should research the community and potential health impacts thoroughly before reviewing a proposal. The City, its staff and its residents need to be fully informed regarding the risks of telecommunication towers/facilities. In addition the esthetic impacts and reduction in real estate property values near these facilities also need to be considered.

I hereby express my objection to this telecommunication tower/facility project proposed to be installed near Chase and Foothill in Corona. I urge the City to help the companies proposing this project to find an alternate site not located so close to homes and schools.

Sincerely,

Ann Downing

Meadowcrest Circle Homeowner

December 3, 2022

Karen Alexander, Planning Commissioner
Planning and Development Department
400 South Vicentia Avenue
Corona, CA 92882

RE: CUP2021 – 0002 Conditional Use Permit For Cell Tower
Corner of Chase Drive and Mangular Avenue

Dear Ms Alexander:

I am writing in respond to the application to establish a wireless Cell Tower on the corner of Chase Drive and Mangular.

Due to health issues, I am not able to attend the meeting, but I hope this letter will serve as my voice.

I am for the building of this cell tower on this location. We need a cell tower in this area to give me and others assurance that when calling 911 in case of an emergency we will get help. I have very limited cell service through my ATT cell phone and have difficulty talking to my Doctors at the VA Hospital. Just one or two steps to my left or right I lose service and the call has ended. There is also no internet on this street, the internet service stops at the corner of Four Kings all the way to Mangular. Because of this, I cannot have wifi to help with my phone service unless I get satellite which I cannot afford.

This cell tower will help save a life when calling 911 in an emergency. The loss of just one life because 911 could not be reached is one to many. What bothers me, is that one call could me mine.

Pat Fair

Pat Fair
(909) 549-9512

CITY OF CORONA
MITIGATED NEGATIVE DECLARATION

NAME, DESCRIPTION AND LOCATION OF PROJECT:

CUP2021-0002: Conditional Use Permit application to establish a wireless telecommunications facility designed as a 60-foot high faux mono-eucalyptus tree within the Riverside County Oak Street Basin located at the northeast corner of Chase Drive and Mangular Avenue in the Primary Flood Plan Combining (FP-1) Zone.

ENTITY OR PERSON UNDERTAKING PROJECT:

Will Kazimi
Smartlink, LLC.
3300 Irvine Avenue, Suite 300
Newport Beach, CA 92660

Bob Sturtevant
AT&T
3075 Adams Street
Riverside, CA 92504

Estevan Ochoa
Riverside County Flood Control & Water Conservation District
1995 Market Street
Riverside, CA 92501

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 Mitigated 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: _____

EXHIBIT 17

CITY OF CORONA
INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

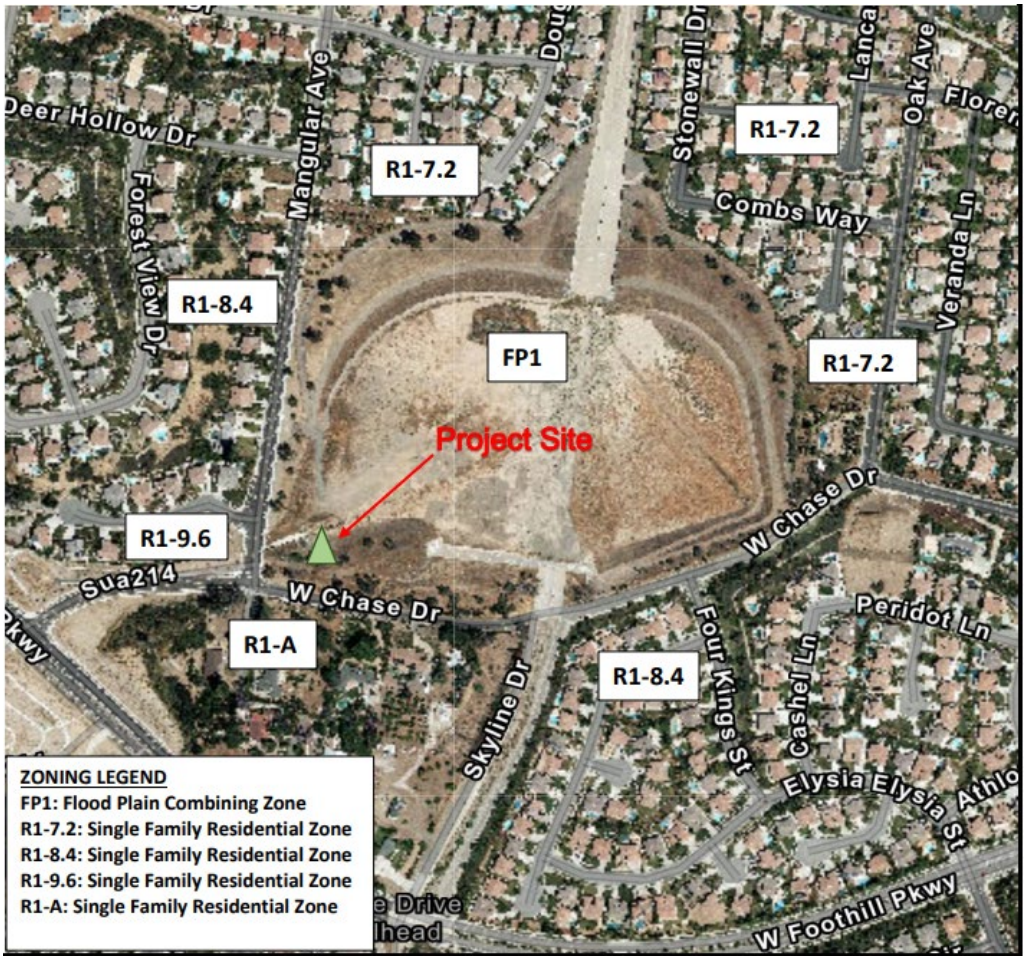
PROJECT TITLE:
CUP2021-0002

PROJECT LOCATION:
Northeast corner of Chase Drive and Mangular Avenue in the City of Corona, County of Riverside (APN: 112-310-002).

PROJECT PROPONENT:
Will Kazimi
Smartlink, LLC.
3300 Irvine Avenue, Suite 300
Newport Beach, CA 92660

Bob Sturtevant
AT&T
3075 Adams Street
Riverside, CA 92504

Estevan Ochoa
Riverside County Flood Control
& Water Conservation District
1995 Market Street
Riverside, CA 92504

PROJECT MAP


PROJECT DESCRIPTION:

CUP2021-0002 is a conditional use permit application submitted by Smartlink, LLC on behalf of AT&T to construct a 60-foot high wireless telecommunications facility within the Riverside County Oak Street Basin located at the northeast corner of Chase Drive and Mangular Avenue. The subject site is in the Primary Flood Plain Combining (FP-1) zone. The proposed telecommunications facility is designed as a faux eucalyptus tree, also known as a mono-eucalyptus. The mono-eucalyptus tree will be constructed at the southwest corner of the basin, approximately 849 feet from the north property line, 119 feet from the west property line adjacent to Mangular Avenue, 708 feet from the east property line, and approximately 60 feet from the south property line adjacent to Chase Drive. Twelve antennas will be mounted on the mono-eucalyptus tree at 55 feet high measured from ground level to the top of the antennas. AT&T will be leasing a 384-square-foot area on the property located approximately 17 feet north of the mono-eucalyptus tree to store equipment associated with the telecommunications facility. The equipment will include a generator, equipment cabinets, a raycap, and one GPS antenna to be mounted on an equipment shelter. The lease area will be enclosed by an 8-foot-high block wall.

ENVIRONMENTAL SETTING:

The Riverside County Oak Street Basin is a flood control basin that is comprised of three parcels totaling approximately 36 acres. The basin is owned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD) and is constructed of earthen walls and an earthen floor. Live trees exist along the perimeters of the basin. The site is currently secured on all perimeters by a chain-link fence.

The basin is surrounded by residential developments to the north, west, south and east. Abutting the west side of the basin is Mangular Avenue, which is fully improved with roadway pavement, curb and gutter, and sidewalk. Two existing driveways are located on the perimeter of the site adjacent to Mangular Avenue. There are no sidewalks or driveways along Chase Drive adjacent to the project site.

GENERAL PLAN \ ZONING:

The subject property has a zoning of Primary Flood Combining (FP-1) zone and a General Plan designation of OS (Open Space). Wireless telecommunications facilities are permitted in any zone in the City of Corona with approval of 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.**

_X_ 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.**

__X__ 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.

- ❑ Land Use Planning
- ❑ Population and Housing
- ❑ Geologic Problems
- ❑ Hydrology and Water Quality
- ❑ Air Quality
- ❑ Transportation / Traffic
- ✓ Biological Resources
- ❑ Mineral Resources
- ❑ Hazards / Hazardous Materials
- ❑ Noise
- ❑ Public Services
- ❑ Utilities
- ❑ Aesthetics
- ❑ Cultural Resources
- ❑ Agricultural Resources
- ❑ Greenhouse Gases
- ❑ Mandatory Findings of Significance
- ❑ Wildfire
- ❑ Energy

Date Prepared: November 21, 2022 Prepared By: Rafael Torres, Assistant Planner

Contact Person: Rafael Torres 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
__X__ 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

__X__ Southern California Edison

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

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

1. LAND USE AND PLANNING:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with any land use plan/policy or agency regulation (general plan, specific plan, zoning)	☐	☐	☐	☒
b. Conflict with surrounding land uses	☐	☐	☐	☒
c. Physically divide established community	☐	☐	☐	☒

Discussion:

The project site is zoned FP1 (Primary Flood Plain Combining) per the city's Zoning Map and designated as OS (Open Space) 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 approval of a conditional use permit (CUP). As part of the CUP process, City staff will review the design, location, and the proposed use to ensure that the proposed project does not conflict with surrounding uses and complies with the city's Telecommunications Ordinance in Chapter 17.65 of the Corona Municipal Code. Therefore, no mitigation is required.

The project does not conflict or physically divide the surrounding land uses or community because the mono-eucalyptus and all associated equipment will be contained entirely within the project site. Also, the mono-eucalyptus will be constructed at the southwest corner of the project site, approximately 60feet from the south property line and 175 feet from the nearest residence to the south. Therefore, no mitigation is necessary.

2. POPULATION AND HOUSING:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial growth	☐	☐	☐	☒
b. Displace substantial numbers of existing housing or people	☐	☐	☐	☒

Discussion:

The proposed project will not induce substantial growth or displace substantial numbers of existing housing or people as the project site currently serves as a flood control basin that does not contain any residential developments, and the project involves constructing a 60-foot-high wireless telecommunications facility designed to resemble a eucalyptus tree. Therefore, no mitigation is warranted as the proposed project will not impact population and housing within the city.

3. GEOLOGIC PROBLEMS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fault /seismic failures (Alquist-Priolo zone) /Landslide/Liquefaction	☐	☐	☒	☐
b. Grading of more than 100 cubic yards	☐	☐	☒	☐
c. Grading in areas over 10% slope	☐	☐	☒	☐
d. Substantial erosion or loss of topsoil	☐	☐	☒	☐
e. Unstable soil conditions from grading	☐	☐	☒	☐
f. Expansive soils	☐	☐	☒	☐

Discussion:

The project site is not located within the Alquist-Priolo fault zone. The telecommunications facility is proposed on a relatively flat area of the property where landslides or other forms of natural slope instability are not expected to be a significant hazard to the project. Per Figure 5-2 of the General Plan Technical Background Report, the project site is located within a very low probability liquefaction area. Construction of the project is required to comply with the California Building Code (CBC) and the

recommendations of a geotechnical report, which is required prior to be submitted to the city for review prior to issuance of a building permit. Therefore, impacts related to seismic ground shaking, landslides, liquefaction are less than significant, and no mitigation is required.

Construction of the project will involve grading of approximately 70 cubic yards of dirt. Because grading activities will not be more than 100 cubic yards, impacts are considered less than significant, and no mitigation is required.

The project site is relatively flat, with a gently sloping grade of less than 10%. Construction of the project is required to comply with the city's Grading Ordinance (Chapter 15.36 of the Corona Municipal Code). Therefore, impacts are expected to be less than significant, and no mitigation is required.

4. HYDROLOGY AND WATER QUALITY:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than significant Impact	No Impact
a. Violate water quality standards/waste discharge requirements	☐	☐	☐	☒
b. Deplete groundwater supplies	☐	☐	☐	☒
c. Alter existing drainage pattern	☐	☐	☐	☒
d. Increase flooding hazard	☐	☐	☐	☒
e. Degrade surface or ground water quality	☐	☐	☐	☒
f. Within 100-year flood hazard area	☐	☐	☐	☒
g. Increase exposure to flooding	☐	☐	☐	☒
h. Exceed capacity of storm water drainage system	☐	☐	☐	☒

Discussion:

The proposal to establish a telecommunications facility within the flood control basin will not result in significant impacts to hydrology and water quality, and the project site is outside of the 100-year flood hazard area. The project is required to implement BMPs to ensure that the project will not substantially degrade surface or groundwater quality or waste discharge requirements. Additionally, runoff from the built project site will be dispersed into the open flood basin. Therefore, impacts related to degradation of surface or groundwater quality or violating waste discharge requirements are considered to be less than significant, and no mitigation is required.

The project will not result in a depletion of the city's groundwater supplies because the disturbance area is only 836 square feet. The Temescal Basin, which covers 66 square miles, supplies groundwater to Corona and the neighboring cities. Since the project's disturbance area is only 400 square feet, impacts to groundwater supplies is less than significant and no mitigation is required.

Construction of the mono-eucalyptus will not result in a flooding hazard, nor will it expose the site and surrounding area to flooding. There will be no impacts to storm water drainage systems because the disturbance area is only approximately 836 square feet. Runoff from the project will disperse into the open flood basin. Therefore, no impacts are anticipated, and no mitigation is required.

5. AIR QUALITY:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with air quality plan	☐	☐	☐	☒
b. Violate air quality standard	☐	☐	☐	☒
c. Net increase of any criteria pollutant	☐	☐	☐	☒
d. Expose sensitive receptors to pollutants	☐	☐	☐	☒
e. Create objectionable odors	☐	☐	☐	☒

Discussion:

The proposed telecommunications facility will not generate smoke, dust, fumes, or gas into the air. Therefore, there is no impact to air quality and mitigation is not warranted.

6. TRANSPORTATION/TRAFFIC:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system	☐	☐	☐	☒
b. Conflict of be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)	☐	☐	☐	☒
c. Increase the total daily vehicle miles traveled per service population (population plus employment) (VMT/SP) above the baseline level for the jurisdiction	☐	☐	☐	☒
d. Cause total daily VMT within the study area to be higher than the No Project alternative under cumulative conditions (General Plan condition)	☐	☐	☐	☒
e. Change in air traffic patterns	☐	☐	☐	☒
f. Traffic hazards from design features	☐	☐	☐	☒
g. Emergency access	☐	☐	☐	☒
h. Conflict with alternative transportation policies	☐	☐	☐	☒

Discussion:
Section 15064.3 of the State CEQA Guidelines provide the criteria for analyzing transportation impacts of projects when measuring vehicle miles traveled (VMT). The City of Corona's Local Guidelines for Implementing CEQA incorporated the provisions of Section 15064.3. The city also has a memorandum regarding VMT Analysis Guidelines prepared by Fehr & Peers dated January 11, 2019, which establishes the methodologies for analyzing VMT and defines thresholds of significance related to potential VMT impacts for the City of Corona.

The proposed project is an unmanned telecommunication facility, that will be serviced less than twice a month. The attendance of one vehicle at the site is significantly less than the established thresholds established by Office of Planning and Research's (OPR) Technical Advisory on Evaluating Transportation Impacts, and the maintenance of the facility is likely to be incorporated into AT&T's existing service routes. As a result, the project will not generate any significant impact due to generated VMT. 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	☐	☒	☐	☐
b. Riparian habitat or sensitive natural community	☐	☐	☒	☐
c. Adversely affects federally protected wetlands	☐	☐	☐	☒
d. Interferes with wildlife corridors or migratory species	☐	☐	☐	☒

e.	Conflicts with local biological resource policies or ordinances	☐	☒	☐	☐
f.	Conflicts with any habitat conservation plan	☐	☒	☐	☐

Discussion:
The project site is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Subunit or Criteria/Cell Group. Therefore, no Reservation Assembly Analysis is required. The project site is not located within a designated assessment area of Narrow Endemic Plant Species, Criteria Area Plant Species, amphibians, or mammals. However, the project site is located within a designated burrowing owl survey area. The burrowing owl is a California SSC (Species of Special Concern) and is a covered species under the MSHCP. Prior to ground disturbance, the project applicant is required to have a pre-construction survey for burrowing owl prepared and submitted to the city for review. Submittal of the pre-construction survey would ensure potential impacts to the burrowing owl is less than significant **(Mitigation Measure 7-A)**

The wireless telecommunications facility is proposed between two live trees on the project site. Potential nesting habitat for migratory birds and raptors protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Wildlife Code may be present, which typically breed between March and August. A pre-construction survey for bird and raptor species is required prior to ground disturbance to ensure potential impacts are less than significant **(Mitigation Measure 7-B).**

The telecommunications facility will be constructed within the basin, which is fenced. The basin is located in an area developed with roadways and residential neighborhoods. Therefore, no impacts to wildlife corridors is anticipated, and not mitigation is warranted.

The telecommunications facility is proposed on the outskirts of the basin, which is elevated from the majority of the basin. Because the site of the telecommunications facility is elevated, it is unlikely to contain federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, the construction of the telecommunications facility would not impact federally protected wetlands.

Mitigation Measures

MM 7-A: Within 30 days prior to the issuance of a building or grading permit, a pre-construction survey for burrowing owls is required prior to ground disturbance to ensure potential impacts are less than significant.

MM 7-B: Within 14 days prior to the issuance of a building or grading permit, a pre-construction survey for bird and raptor species is required prior to ground disturbance to ensure potential impacts are less than significant.

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	☐	☐	☐	☒

Discussion:

Per Figure 4-2 of the General Plan Technical Background Report (2020-2040), 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	☐	☐	☐	☒
b. Risk of accidental release of hazardous materials	☐	☐	☐	☒
c. Hazardous materials/emissions within ¼ mile of existing or proposed school	☐	☐	☐	☒
d. Located on hazardous materials site	☐	☐	☐	☒
e. Conflict with Airport land use plan	☐	☐	☐	☒
f. Impair emergency response plans	☐	☐	☐	☒

g.	Increase risk of wildland fires	☐	☐	☐	☒

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 than 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 Projection 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 55 feet (panel antennas) measured from ground level to the top of the antennas. The lowest point of the panel antennas is 47 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	☐	☐	☐	☒
b. Exposure to excessive noise levels/vibrations	☐	☐	☐	☒
c. Permanent increase in ambient noise levels	☐	☐	☐	☒
d. Temporary increase in ambient noise levels	☐	☐	☒	☐
e. Conflict with Airport Land Use Plan noise contours	☐	☐	☐	☒

Discussion:

There may be short-term noise impacts in the immediate area during the construction phase of the project. This may temporarily affect the nearest existing residential developments located to the south and west of the telecommunications facility 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. Also, as the disturbance area associated with the project is only approximately 836 square feet, impacts related to construction noise will be minimal. Therefore, noise impacts are considered less than significant, and no mitigation is warranted.

11. PUBLIC SERVICES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fire protection	☐	☐	☐	☒
b. Police protection	☐	☐	☐	☒
c. Schools	☐	☐	☐	☒
d. Parks & recreation facilities	☐	☐	☐	☒
e. Other public facilities or services	☐	☐	☐	☒

Discussion:

The telecommunications facility will have no impact on existing city services, such as water, sewer, and streets, as there is no infrastructure constructed at the subject site. Also, the applicant is only constructing a new wireless telecommunications facility designed as a eucalyptus tree which is not subject to school fees. Therefore, the no mitigation is warranted.

12. UTILITIES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exceed wastewater treatment requirements	☐	☐	☐	☒
b. Involve construction/expansion of water or wastewater treatment facilities	☐	☐	☐	☒
c. Involve construction/expansion of storm drains	☐	☐	☐	☒
d. Sufficient water supplies/compliance with Urban Water Management Plan.	☐	☐	☐	☒
e. Adequate wastewater treatment capacity	☐	☐	☐	☒
f. Adequate landfill capacity	☐	☐	☐	☒
g. Comply with solid waste regulations	☐	☐	☐	☒

Discussion:

Southern California Edison will provide power for the wireless telecommunications facility. Utility services such as gas and waste collection and disposal services are not necessary. The amount of power generated by the wireless telecommunications facility is not expected to impact these services. The project does not warrant the construction or expansion of storm drains or wastewater treatment facilities. 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	☐	☐	☐	☒
b. Degrade visual character of site & surroundings	☐	☐	☐	☒
c. Light or glare	☐	☐	☐	☒
d. Scenic resources (forest land, historic buildings within state scenic highway	☐	☐	☐	☒

Discussion:

The project site borders Chase Drive to the south. Chase Drive is identified as a scenic corridor in the city's General Plan 2020-2040 (Figure 4-5), which provides views the Santa Ana Mountains to the west and the low foothills of the San Bernardino Mountains to the east. General Plan Policy CD-6.1 states the following:

> *Ensure unobstructed view corridors or viewsheds of the San Bernardino, Santa Ana, and San Gabriel Mountains, the Chino and La Sierra Hills, and other significant natural features from public spaces such as parks, termination of streets and community trails, community centers, and school properties, where feasible, as part of the design of development projects.*

The project will not obstruct the view of any surrounding mountains, hill, or significant natural features from the public as the telecommunications structure is a stealth tree designed to resemble a eucalyptus tree, which will blend in with the existing trees in the area. Furthermore, the telecommunications facility will not create any potential loss or disruption of significant natural resources as the neighboring mountain and hills have minimal visibility, if at all, from the nearest residential structures.

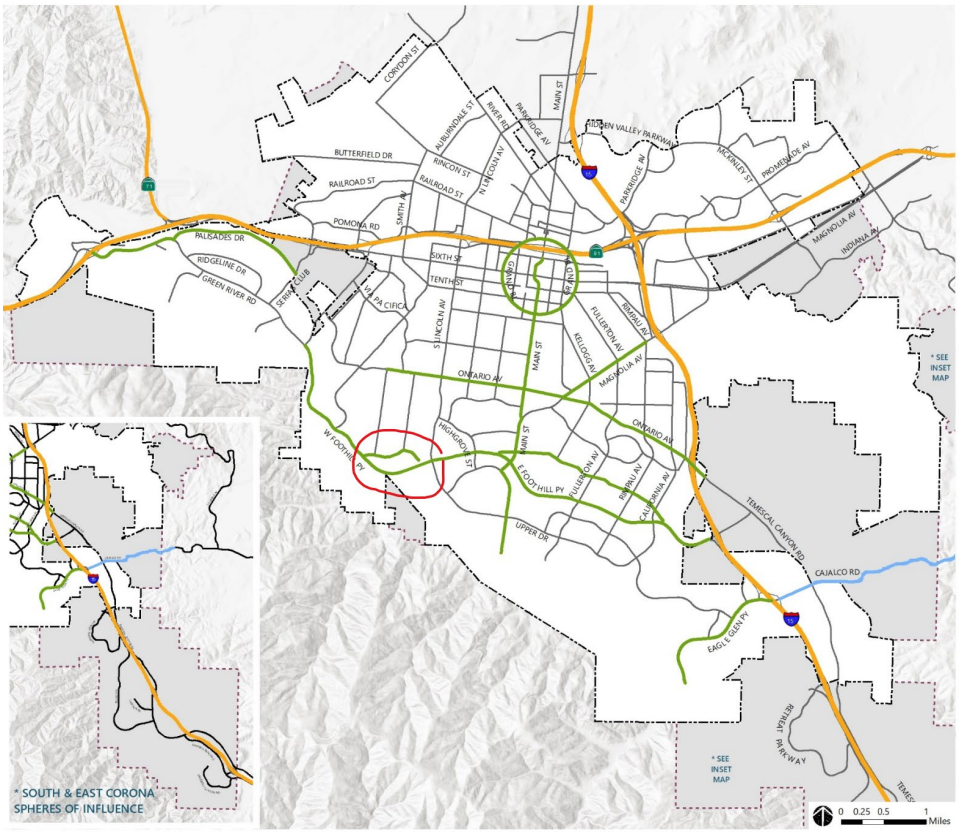


Figure 4-5 Scenic Highways and Corridors

The project is not expected to cause a degradation to the visual character of the site or surrounding area because the telecommunications facility is designed to resemble a tree, and it is proposed adjacent to live trees, which will help to make the telecommunications facility indistinguishable from its environment. The telecommunications facility is located approximately 60 feet from the Chase Drive and 175 feet from the nearest residences located to the south. Although the overall height of the mono-eucalyptus is 60 feet measured from grade to the highest tip of the tree, the antennas will be installed at a height of approximately 55 feet measured to the top of the antennas and painted green to match the foliage of the tree. The applicant is also required to have the antennas covered by "socks" that are textured to mimic the tree's foliage to further help conceal the antennas from view. This requirement will be added to the project's Condition of Approval under CUP2021-0002. Also, the project will not produce light or glare as it is a faux tree that requires no lighting. Therefore, no mitigation is required.

14. CULTURAL RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Historical resource	☐	☐	☐	☒
b. Archaeological resource	☐	☐	☐	☒
c. Paleontological resource or unique geologic feature	☐	☐	☐	☒
d. Disturb human remains	☐	☐	☐	☒

Discussion:

The project site is a flood control basin, which is a graded site. The project does not propose any substantial grading or excavation that would open to the discovery of human remains. Therefore, it is unlikely that site would contain historical, cultural, or paleontological resources.

15. AGRICULTURE RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Williamson Act contract	☐	☐	☐	☒
b. Conversion of farmland to nonagricultural use	☐	☐	☐	☒

Discussion:

The project site is not designated as an Agricultural Preserve under the Williamson Act. Additionally, the site is an existing flood control basin. As such, the project will not result in adverse impacts to agricultural operations in the city. Therefore, no mitigation is required pertaining to agricultural resources.

16. GREENHOUSE GAS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generate greenhouse gases	☐	☐	☒	☐
b. Conflict with a plan, policy or regulation	☐	☐	☒	☐

Discussion:

Gases that trap heat in the Earth's atmosphere are called greenhouse gases (GHGs) believed to lead to global warming or climate change. These gases include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydroflourocarbons (CFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF_6). Emissions of these gases are attributable to human activities associated with industrial/manufacturing, utilities, transportation, residential, and agricultural sectors. Per the Southern California Air Quality Management District (SCAQMD), if a project generates GHG emissions below 3,000 tCO_2e (tonnes of carbon dioxide equivalent), it could be concluded that the project's GHG contribution is not "cumulatively considerable" and is therefore less than significant under CEQA. If the project generates GHG emissions above the threshold, the analysis must identify mitigation measures to reduce GHG emissions. A greenhouse gas analysis was not required for this project as the

project's total potential GHG emissions are below the threshold. Based on consistent historic data the city has on record for these types of installations the emission amount is below the GHG threshold of 3,000 tCO_2e established by the SCAQMD, and the project's potential GHG emissions would be considered a less than significant impact. Furthermore, given that the project's long-term operational GHG emissions would be minimal and the construction GHG emissions would be short-term, the project would not conflict with any applicable plan, policy, or regulation adopted for reducing the emissions of GHGs. Therefore, no mitigation is warranted.

17. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
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.	☐	☐	☐	☒

Discussion:

The project site is a flood control basin, which is a graded site. The project does not propose any grading or substantial excavation that would open to the discovery of human remains; therefore, it is unlikely that the site would contain tribal cultural resources.

The project is subject to tribal consultation under AB 52. The Planning and Development Department initiated the process by notifying seven local Native American tribes of the proposed project through the city's Letter of Transmittal dated March 17, 2021. To date, staff has not received any specific request for consultation. Therefore, no mitigation is warranted.

18. MANDATORY FINDING OF SIGNIFICANCE:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fish/ wildlife population or habitat or important historical sites	☐	☐	☐	☒
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 that can support fish or wildlife habitat. Also, since the property contains a flood control basin it does not contain any important historic 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. WILDFIRE:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan	☐	☐	☐	☒
b. Due to slope, prevailing wind, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire	☐	☐	☐	☒

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes	☐	☐	☐	☒

Discussion

The project site is located within the high fire severity fire zone. The project is required to comply with the requirements of the city's Fire Department, which includes a wide range of state and local codes, including the preparation of a fuel modification plan. Therefore, no impacts are identified or anticipated as it relates to wildfires.

There are no slopes, prevailing winds, or other factors that would exacerbate wildlife risks and expose project occupants to pollutant concentrations from wildlife as the proposed project is an unmanned telecommunications facility which does not facilitate the spread of wildfires. Therefore, no impacts are expected.

The project does not require maintenance of associated infrastructure that may exacerbate fire risks as the telecommunications facility only requires scheduled maintenance to the facility's equipment, which do not pose any impacts to the environment.

The proposed project does not expose any people to significant risks related to downstream flooding or landslide as the the telecommunications facility is proposed on a relatively flat surface which is not susceptible to landslides. Therefore, no impacts are identified or anticipated, and no mitigation measure is required.

20. ENERGY:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation	☐	☐	☐	☒
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency	☐	☐	☐	☒

Discussion:

During construction, the proposed project would result in energy consumption through the combustion of fossil fuels in construction vehicles, worker commute vehicles, and construction equipment. Fossil fuels used for construction vehicles and other energy-consumption equipment would be used during site preparation, excavation, construction and transportation equipment. However, because the project is expected to disturb only approximately 836 square feet, construction related impacted related to electricity and fuel consumption would be minimal and no mitigation is required.

Due to the size of the project's disturbance area, the proposed project's electrical demand is not expected to significantly impact the overall County of Riverside's level of service. The proposed project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation and no mitigation measures are recommended.

21. 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 2020-2040**
2. **City of Corona General Plan Technical Background Report**
3. **http://wireless.fcc.gov/siting/FCC_LSGAC_RF_Guide.pdf**

MITIGATION MONITORING AND REPORTING PROGRAM
CITY OF CORONA

CUP2021-0002

	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	BIOLOGICAL RESOURCES					
MM7-A	Within 30 days prior to the issuance of a building or grading permit, the applicant shall have a qualified biologist prepare and submit a pre-construction survey for the burrowing owl to the Planning and Development Department for review. If burrowing owls are found onsite prior to ground disturbance, the applicant shall immediately notify the City, Western Regional Conservation Authority, and the Wildlife Agencies (i.e. CDWF and USFWS), and coordinate further with the agencies, including the possibility of preparing a burrowing owl protection and relocation plan, prior to initiating ground disturbance.	Condition of approval	Submittal of documentation	Within 30 days prior to the issuance of a building or grading permit.	Planning and Development Department	
MM7-B	Within 14 days prior to the issuance of a building or grading permit, the applicant shall have a qualified biologist prepare and submit a pre-construction birds nesting survey to the Planning and Development Department for review. If the survey indicates the presence of nesting birds, a protective buffer zone shall be established around the nesting birds. The protective buffer zone shall be determined by the project biologist. No work shall be permitted within the buffer zone until the biologist has determined the nest is no longer active.	Condition of approval	Submittal of documentation	Within 14 days prior to the issuance of a building or grading permit.	Planning and Development Department	