



**CBG**

November 15, 2018

Lupita Garcia  
400 S. Vicentia Ave.  
Corona, Ca 92882

Re: T-Mobile Proposed Cell Site "CUP2018-0009" Plan check response letter  
Property Address: 809 E. Parkridge Ave., Corona, CA 92879  
T-Mobile Site Number: IE94897C

To: Lupita Garcia:

The purpose of this letter is to satisfy comment #2 from the community development comment letter dated 9/14/18. Item #2 states "Please provide a detailed letter explaining all of the sites that were considered and why they were not feasible."

**Site justification:**

The selected site is located at the busy intersection of I-15 and 91 Freeway, in the North-West corner. Due to the inclined ground height "+/- 700 ft" north of the site and the "+/- 80 ft" I-15 and 91 Fwy interchange structure to the South, an 80' tower is needed to successfully project over the obstructions.

The objective is to improve Network Capacity and Coverage for commuters and residents within the City of Corona. This particular cluster was identified by T-Mobile's Radio Frequency Engineers (RFE) as an issue area. It is critical that T-Mobile provides commuters and public safety agencies the necessary wireless infrastructure to meet the community needs. T-Mobile, through customer feedback, sales comments, and internal testing, identified this area as in need of enhanced coverage and capacity. The intended coverage area for the proposed communications facility site has been conclusively shown to have poor existing coverage. As mentioned above, the intended coverage area has both poor existing signal strength and high levels of interference.

Currently, the proposed coverage area is served by multiple communications facilities that are several miles removed. These communications facilities do not provide strong signal to the area due to their distance from the coverage area, clutter, and obstructing terrain. Because there is not a single, local, dominant server, these communications facilities provide weak overlapping signals in the proposed coverage area, cause high level of interference, and unreliable wireless service. Areas of high interference and low signal strength do not provide adequate coverage to our customers; customers may be unable to utilize voice over LTE 911 calling, other voice services, text, and data.

This new site will also improve the customer experience surrounding the area and drivers passing these freeways by minimizing drop calls and improve coverage.

On 11/14/2018, your planning department sent us an addition request to plan live trees on-site to help the proposed monopine blend with the surrounding site. As mentioned at our meeting over the counter that same afternoon, the property owner has denied the request to add any additional trees to his property. This property already has 10 large trees at the front of the building, 4 large trees at the east side of the property and a 6' tall hedge the runs along the front facing fence line, all of which provide extensive camouflage for our proposed wireless facility.

The property owner has stated that there are various easements and underground utilities located where the city would require the live trees. He has stated that the city should already know about the underground utilities since they are the ones always working on them. SCE also has 10' easement that runs along his fence line which provides

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service to multiple commercial properties in this development. Lastly, the owner has stated his current frustrations with keeping up with the landscape duties due to his various trees including a large pine tree that is constantly dropping dried out pine needles. After the fires in Corona last month, he does not want to add any added risks by placing more vegetation on his property.

**Sought out sites:**

- 796 E Harrison St "set back issues"
  - Per city codes, the setback requirements pose design issues for placement of the tower which the property owner did not approve. Since then, they have asked us to move on.
- 390 Meyer Cir. "said no"
  - The property owner has no interest in hosting a cell tower on their property.
- 370 MEYER CIR "no space"
  - The LL is not willing to lease us parking lot space as it would take from the required parking counts and temp storage for constant re-arranging of materials.
- 353 Meyer Cir "said no"
  - This location is a logistics company that maintains a large quantity of semi-trucks / trailers. Placing a tower on this property would not be a good idea as it can become an obstruction. For this reason, the property owner has declined our proposal.
- 369 Meyer Cir "parking does not allow for it"
  - The required parking count does not allow for removing stalls to place a cell tower. The LL has stated that they need every space possible, so they have declined our request.
- 393 Meyer Cir, (Can't give up parking)
  - The LL has stated that they need every space possible, so they have declined our request.
- 860 E Parkridge Ave (said no)
  - The property owner is considering leasing the adjacent building and feel that the site can pose issues. The owner has declined the cell tower.
- 1295 Cresta Rd (LL backed out)
  - This location was our previous location that was in the process of being submitted into the planning department but was placed on hold by the property owners. Since then, the landlord has stated that they may be conducting a major renovation and all the possible locations for the tower are not valid due to their future expansion. The property owner no longer has interest in the tower.
- 609 CORONA AVE (Private property / residential)
  - Per the advice of the City of Corona, we have decided to not pursue this location due to the known residential push back and setback limitations.
- CITY PROPERTY. APN: 122-461-003, "CITY SAID NO"
  - The city manager stated that they have no interest in leasing T-Mobile any ground space in this area for a cell tower.

Please do not hesitate to call me with any questions you may have.

Regards,



**COASTAL BUSINESS GROUP**

Frank Ortega

(949) 336-1550

[fortega@coastalbusinessgroup.net](mailto:fortega@coastalbusinessgroup.net)