



Agenda Report

File #: 20-0624

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 8/10/2020
TO: Honorable Chair and Commissioners
FROM: Community Development Department

APPLICATION REQUEST:

CUP2019-0005: Conditional use permit to construct a 90-foot high telecommunications lattice tower on 1.53 acres owned by the City of Corona for telecommunication purposes, located at 740 John Circle in the Open Space designation of the Northeast Corona Specific Plan (SP81-2). (Applicant: Tracy Martin with City of Corona Department of Water and Power, 755 Public Safety Way, Corona, CA 92880)

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approve Resolution No. 2558 GRANTING CUP2019-0005, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 1.53 acres

Existing Zoning: OS (Open Space) of the Northeast Corona Specific Plan (SP81-2)

Existing General Plan: U (Utility)

Existing Land Use: City communications site and utility infrastructure

Proposed Land Use: 90-foot high telecommunications lattice tower

Surrounding Zoning/Land Uses:

N: ES (Estate Residential) district of the Corona Ranch Specific Plan (SP85-3)/Water storage tank

E: OS (Open Space) district of the Northeast Corona Specific Plan (SP81-2)/vacant hillside

S: OS (Open Space) district of the Northeast Corona Specific Plan (SP81-2)/vacant hillside

W: OS (Open Space) district of the Northeast Corona Specific Plan (SP81-2)/vacant hillside

BACKGROUND

The 1.53-acre project site is a natural hillside known as Grape Hill located approximately 1,600 feet south of Hidden Valley Parkway and Corsica Drive. The site contains an existing 70-foot high lattice communications tower owned and operated by the City of Corona. The existing communications tower was approved in 2002 under Conditional Use Permit 02-018 (CUP02-018). The tower contains

communications equipment which allows the city's Department of Water and Power (DWP) to provide radio signal citywide to utility facilities that provide water and wastewater. The tower operates on the Supervisory Control and Data Acquisition (SCADA) system, which enables DWP to remotely control and monitor utility facilities. The SCADA system is critical for safety and efficiency reasons, especially during emergency events. The tower also contains communications equipment for the city's Public Safety Enterprise Communications System (PSEC), which allows city departments, including Police and Fire to communicate via their two-way radios during emergencies. The existing tower, however, is at capacity and in need of additional equipment to expand current signal reach for the SCADA and PSEC systems. Additionally, the Police Department has identified coverage gaps in their PSEC system in the McKinley area.

Exhibit 3.F contains a propagation map that was prepared by DWP's consultant, Applied Technology Group, to show the current coverage for the area at the project site. The project site is located at the center of the map within the red area, which indicates where the signal strength is at its strongest. The red area indicates a signal strength ranging from 0 to -50 decibels (dBm). The signal strength from the existing tower decreases with distance and this is represented by the other colors. The blue color which is located primarily along the outskirts of the signal ring indicates the locations where the tower's signal strength is at its weakest, but also usable. These areas emit a signal strength ranging from -70 to -77 dBm. The areas in grey have a signal strength beyond -77 dBm which indicates that there is not enough signal for communication to function well or reliably. Construction of the second tower would enable the city to add additional equipment onto the towers to improve coverage.

The DWP is proposing to construct a second telecommunications lattice tower on the project site. The tower is proposed at a height of 90 feet and located approximately 65 feet from the existing tower (Exhibit 3.A). DWP intends to initially construct the tower at 60 feet, then raise the tower to 90 feet when needed.

The city's Telecommunications Ordinance under Chapter 17.65 of the Corona Municipal Code requires wireless carriers to investigate the feasibility of co-locating on the tops of buildings or existing structures before establishing a new structure. As it pertains to the project, co-locating was not an option for DWP because there are no existing buildings or structures in the area that could provide the needed height to communicate with facilities in other parts of the city, and the existing tower is unable to accommodate additional equipment.

DWP submitted the application to the city on July 25, 2019, which was reviewed by staff at the Project and Environmental Review Committee meeting on August 15, 2019. Staff issued an incomplete application letter to DWP on September 30, 2019, noting items missing from the application submittal. The DWP subsequently submitted the required items and Planning staff deemed the application complete on June 23, 2020.

PROJECT DESCRIPTION

The existing communications tower contains antennas for DWP and the PSEC system. The applicant intends to remove the DWP antennas from the existing tower and mount them on the second tower, to reduce the load on the existing tower. This will free up space on the existing tower when

additional equipment is needed.

Site plan

The property is situated at the peak of a hill surrounded to the south, west, and east by open space property that is maintained by the Cresta Verde Hills Homeowner's Association. Existing residential properties are located at the base of the hill, approximately 170 feet below the project site. Abutting to the north of the project site is an approximately 4-acre residential property. The home within this property is situated at the bottom of the hill, approximately 400 feet west of the new tower. The portion of the property that abuts the project site is undeveloped hillside that will likely remain undeveloped because of the steepness of this area. In addition, the property's Residential Estate zoning requires a minimum lot size of 5.5 acres for newly created lots which precludes this property from being subdivided since the property is currently less than 5.5 acres. Farther north is the city's Yuma Water Tank which the project site takes access from, via Corsica Drive and Impresivo Drive. The entrance into the Yuma Water Tank property is gated and an existing paved road connects the water tank property to the project site. Entrance to the water tank property is only for authorized maintenance and repair personnel. Construction of the second telecommunications tower is not anticipated to create a traffic impact on the surrounding roadways, because vehicles to the site would only be for periodic maintenance. Exhibit 2 provides an aerial view of the project location.

As shown by the applicant's site plan in Exhibit 3.A, the telecommunications compound is located at the center of the property and secured by an existing 6-foot high chainlink fence with privacy slats. The existing 70-foot high lattice communications tower and three associated equipment shelters currently occupy the eastern portion of the compound. A city personnel parking lot occupies the western portion. The proposed 90-foot high tower will be constructed on the northwest portion of the compound, approximately 65 feet from the existing tower. The equipment associated with the proposed tower will be housed within the existing shelters.

Elevations

The elevation plan for the tower at 90 feet is shown in Exhibit 3.C. The elevation plans for the tower at 60 feet are shown in Exhibit 3.D. The proposed tower will have three sides and designed to resemble the existing lattice tower. Three new 10-foot long omni whip antennas will be mounted at the uppermost portion of the tower. The tower also accommodates multiple panel antennas and microwave dishes at varying heights, as shown on the elevation plans.

ENVIRONMENTAL ANALYSIS

Per Section 15070 of the State Guidelines for Implementing 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 potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the mitigation 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 or potentially significant effect on the environment. The Mitigated Negative Declaration is recommended for adoption (Exhibit 4).

FISCAL IMPACT

The applicant has 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 Community Development Department has not received any inquiries from the public in response to the notice.

STAFF ANALYSIS

A second telecommunications tower is necessary on the project site for the city's Department of Water and Power to communicate with and remotely control the operations of its facilities. The tower is also necessary to enhance the city's public safety and emergency communications system for the Corona Police and Fire Departments. The tower requires a line-of-sight between the tower antennas and the receiving antennas which are located at facilities citywide. This requires the antennas to be visible and located at a certain height so that the antennas' signals are unobstructed. The project site is on a hill with no obstruction and currently contains a communications tower making the site ideal for the second tower.

The property is located within the Northeast Corona Specific Plan, which designates the project site as Open Space (OS). The OS designation does not prescribe traditional development standards or building setbacks. Instead, it requires a development to consider the following:

1. Appropriateness of the site for the proposed use;
2. The effects of the proposed use upon the adjacent properties and the community;
3. The need for the proposed use, and
4. The care taken to maintain the naturalness of the site by blending the proposed use with the site and its surroundings.

The proposed tower complies with the OS development standards, as the project site currently contains an existing lattice tower for communication purposes; thereby a precedent has established the use as appropriate. Also, the proposed tower is necessary to improve the city's SCADA and PSEC communications systems in order for the city to safely and efficiently serve the city. Lastly, the applicant has taken steps to maintain the naturalness of the hill side by remaining within the existing compound and designing a lattice tower similar to the existing onsite equipment, hereby maintaining the characteristics of the existing compound and distance from residential and commercial properties.

A Visual Impact Study and Site Propagation Mapping analysis was prepared by Applied Technology Group, Inc. (prepared June 24, 2019, revised April 3, 2020) to assess potential visual impacts to the surrounding area. The Visual Impact Study utilized photographs taken from 13 different locations surrounding the project site. The viewpoints are shown on page 8 of the study. The study provides images of current site conditions with one lattice tower, and proposed conditions with the second lattice tower upon project completion. The photosimulations in the study demonstrate that the second tower would be partially obscured by existing structures or trees, and in cases where the

tower is fully visible, it would not be significantly noticeable due to the tower's distance (Exhibit 3.E).

CUP2019-0005 is consistent with Infrastructure and Utilities General Plan Policy IU-8.2, which provides for the continued development and expansion of telecommunications systems for residential and nonresidential use. CUP2019-0005 also contributes to Public Safety General Plan Policy PS-5.1, by ensuring that police facilities and equipment are expanded commensurably to serve the needs of the City's growing population, business community, and visitor population. The Planning Division recommends approval of CUP2019-0005 based on the findings listed below and staff's recommended conditions of approval.

FINDINGS OF APPROVAL FOR CUP2019-0005

1. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The environmental assessment identifies potentially significant effects on the environment, but:
 - a. *The project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Conditions of Approval attached as Exhibit 3.B.*
 - b. *There is no substantial evidence before the City that the revised project may have a significant effect.*
2. All the criteria necessary for granting a Conditional Use Permit, as set forth in Section 17.92.110 of the Corona Municipal Code, have been met for CUP2019-0005, as follows:
 - a. *The proposal will not be detrimental to the public health, safety convenience and general welfare, because any radiofrequency emissions from such installations are governed by limits placed by the Federal Communications Commission for human exposure. The proposed telecommunications facility is also required to adhere to FCC regulations and prior to construction the applicant shall obtain all required permits from the local and federal agencies.*
 - b. *The proposed use is not detrimental to the existing and permitted uses in the general area of the project site and relates properly to the surrounding roadways because the wireless telecommunications facility meets the development standards of the zone. Additionally, the proposed tower will have minimal visual impacts on the neighboring properties, as the tower will be located at the top of a hill, which is approximately 170 feet higher in elevation than the surrounding properties, and the nearest residence is situated approximately 400 feet west of the new tower. Furthermore, the project site will have adequate vehicular access from Corsica Drive and Impresivo Drive, north of the project site through the Yuma Water tank property.*
 - c. *Reasonable conditions as necessary are being imposed on the project to protect public health, safety, and welfare and to establish full compliance with the applicable development standards of the OS (Open Space) designation of the Northeast Corona Specific Plan (SP81-2).*
 - d. *CUP2019-0005 will not impact the existing circulation system because a city vehicle is anticipated to visit the site periodically for routine maintenance, and will utilize existing on-site parking space, which is sufficient to accommodate this activity. Therefore, the proposed use will not impact the level of service on the surrounding streets.*
3. The proposal is consistent with the General Plan for the following reasons:

- a. *The proposed project will fulfill the city's Infrastructure and Utilities General Plan Policy IU-8.2 which provides for the continued development and expansion of telecommunications systems for residential and nonresidential use.*
 - b. *The proposed project contributes to Public Safety General Plan Policy PS-5.1 by ensuring that police facilities and equipment with respect to communications are expanded commensurably to serve the needs of the City's growing population, business community, and visitor population.*
4. The proposal is consistent with the Open Space (OS) designation of the Northeast Corona Specific Plan (SP81-2) for the following reason:
- a. *The proposed wireless telecommunications facility is consistent with the development standards of the Open Space designation of the Northeast Corona Specific Plan, as the project site currently contains an existing 70-foot high lattice tower for communication purposes; therefore, the proposed 90-foot high lattice tower is an appropriate use for the site. Also, the proposed tower is necessary to provide relief to the existing communications tower, which provides signal for the city's SCADA and PSEC systems and is currently at capacity. The applicant has taken steps to minimize potential visual impacts created by the second tower by designing the tower as a lattice structure to match the existing lattice tower onsite to help the proposed tower blend in with the existing facilities.*

PREPARED BY: LUPITA GARCIA, ASSOCIATE PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: JAY EASTMAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

- 1 - Resolution No. 2558
- 2 - Locational and zoning map
- 3.A - Site Plan
- 3.B - Conditions of Approval
- 3.C - Elevation plan for 90-foot high tower
- 3.D - Elevation plans for 60-foot high tower
- 3.E - Visual Impact Study & Site Propagation Mapping
- 3.F - Propagation Map
- 3.G - Applicant's letter dated December 27, 2019
- 4 - Environmental Documentation

Case Planner: Lupita Garcia (951) 736-2293



RESOLUTION NO. 2558

APPLICATION NUMBER: CUP2019-0005

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

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

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

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

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

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

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

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

SECTION 1. CEQA Findings. As the decision-making body for this CUP2019-0005, the Planning and Housing Commission has reviewed and considered the information contained in the MND, the initial study and the administrative records for this CUP2019-0005, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND, the initial study and the administrative record, including all written and oral evidence presented to the Planning and Housing Commission, the Commission finds that potential environmental impacts of this CUP2019-0005, are either no impact or less-than-significant.

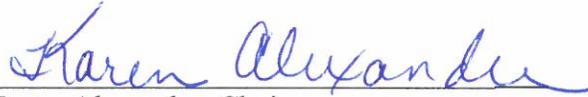
SECTION 2. CUP2019-0005 Findings. Pursuant to Corona Municipal Code (“CMC”) section 17.92.110 and based on the entire record before the Planning and Housing Commission, including all written and oral evidence presented to the Commission, the Commission hereby makes and adopts the following findings:

1. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The environmental assessment identifies potentially significant effects on the environment, but:
 - a. *The project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Conditions of Approval attached as Exhibit 3.B.*
 - b. *There is no substantial evidence before the City that the revised project may have a significant effect.*
2. All the criteria necessary for granting a Conditional Use Permit, as set forth in Section 17.92.110 of the Corona Municipal Code, have been met for CUP2019-0005, as follows:
 - a. *The proposal will not be detrimental to the public health, safety convenience and general welfare, because any radiofrequency emissions from such installations are governed by limits placed by the Federal Communications Commission for human exposure. The proposed telecommunications facility is also required to adhere to FCC regulations and prior to construction the applicant shall obtain all required permits from the local and federal agencies.*
 - b. *The proposed use is not detrimental to the existing and permitted uses in the general area of the project site and relates properly to the surrounding roadways because the wireless telecommunications facility meets the development standards of the zone. Additionally, the proposed tower will have minimal visual impacts on the neighboring properties, as the*

- tower will be located at the top of a hill, which is approximately 170 feet higher in elevation than the surrounding properties, and the nearest residence is situated approximately 400 feet west of the new tower. Furthermore, the project site will have adequate vehicular access from Corsica Drive and Impresivo Drive, north of the project site through the Yuma Water tank property.*
- c. Reasonable conditions as necessary are being imposed on the project to protect public health, safety, and welfare and to establish full compliance with the applicable development standards of the OS (Open Space) designation of the Northeast Corona Specific Plan (SP81-2).*
 - d. CUP2019-0005 will not impact the existing circulation system because a city vehicle is anticipated to visit the site periodically for routine maintenance, and will utilize existing on-site parking space, which is sufficient to accommodate this activity. Therefore, the proposed use will not impact the level of service on the surrounding streets.*
3. The proposal is consistent with the General Plan for the following reasons:
- a. The proposed project will fulfill the city's Infrastructure and Utilities General Plan Policy IU-8.2 which provides for the continued development and expansion of telecommunications systems for residential and nonresidential use.*
 - b. The proposed project contributes to Public Safety General Plan Policy PS-5.1 by ensuring that police facilities and equipment with respect to communications are expanded commensurably to serve the needs of the City's growing population, business community, and visitor population.*
4. The proposal is consistent with the Open Space (OS) designation of the Northeast Corona Specific Plan (SP81-2) for the following reason:
- a. The proposed wireless telecommunications facility is consistent with the development standards of the Open Space designation of the Northeast Corona Specific Plan, as the project site currently contains an existing 70-foot high lattice tower for communication purposes; therefore, the proposed 90-foot high lattice tower is an appropriate use for the site. Also, the proposed tower is necessary to provide relief to the existing communications tower, which provides signal for the city's SCADA and PSEC systems and is currently at capacity. The applicant has taken steps to minimize potential visual impacts created by the second tower by designing the tower as a lattice structure to match the existing lattice tower onsite to help the proposed tower blend in with the existing facilities.*

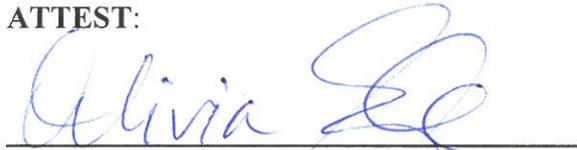
BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said CUP2019-0005.

Adopted this 10th day of August, 2020.



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

ATTEST:



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

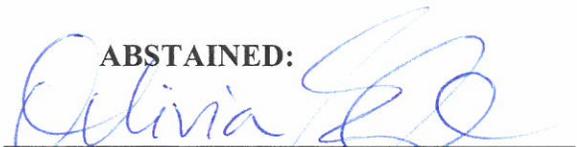
I, Olivia Sanchez, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 10th day of August, 2020, and was duly passed and adopted by the following vote, to wit:

AYES: Alexander, Siqueland, Hooks, Jones.

NOES:

ABSENT:

ABSTAINED:



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

LOCATIONAL & ZONING MAP



ZONING LEGEND

OS: Open Space designation of SP81-2

R1-9.6: Single-Family Residential

SFR-5: Single-Family Residential, 5,000 square foot minimum lots designation of SP81-2

SFR-7: Single-Family Residential, 7,000 square foot minimum lots designation of SP81-2

SFR: Single-Family Residential designation of SP85-3

RE: Residential Estate designation of SP85-3

MDR: Medium Density Residential designation of SP85-3

SC: Support Commercial designation of SP85-3

P: Park Zone

S: School Zone



Date: 07/24/2020

**740 JOHN CIRCLE
CUP2019-0005**

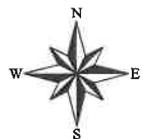


EXHIBIT 2

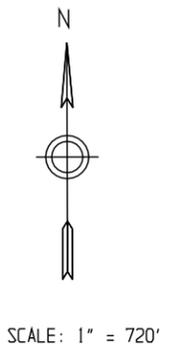
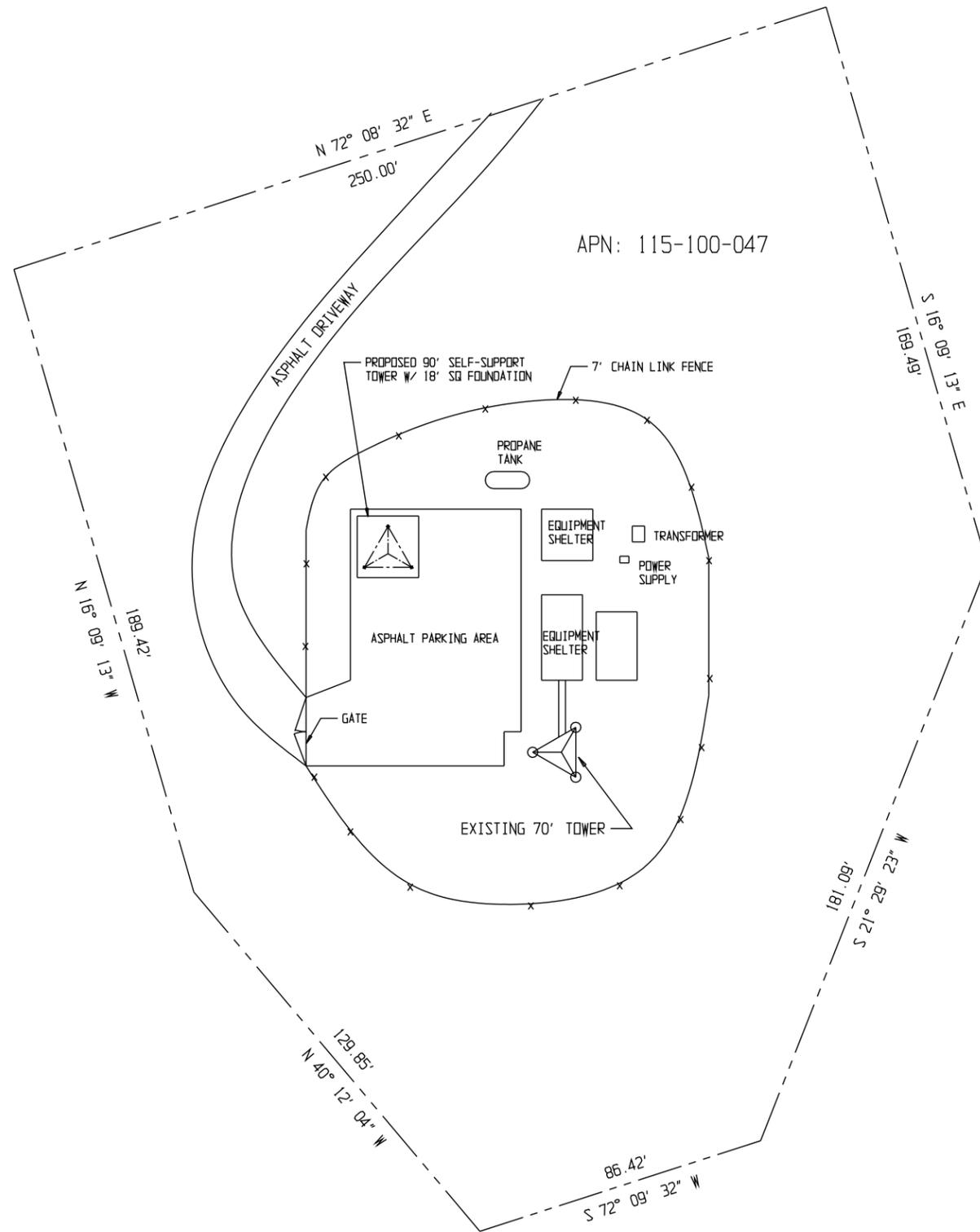
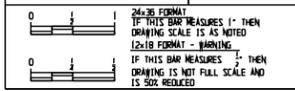


EXHIBIT 3.A

Underground Service Alert
 Call: TOLL FREE
 1-800
 422-4133
 TWO WORKING DAYS BEFORE YOU DIG



Designed By MC	Drawn By TAM	Checked By KT
PLANS PREPARED UNDER SUPERVISION OF		
DATE: _____	R.C.E.: _____	

Reference Plans for These Improvements	Date	By	Revisions	App'd

WASHJIAN TOWER CORPORATION
 2700 S. WASHINGTON AVENUE, SUITE 100, CHICAGO, IL 60608

DEPARTMENT OF WATER AND POWER
 VERONIC R. WEISMAN
 DISTRICT ENGINEER
 R.C.E.: 41610

PUBLIC WORKS
 DATE: _____
 TOM KOPER, P.E.
 CITY ENGINEER
 R.C.E.: 50258

CITY OF CORONA
 GRAPE HILL TELECOMMUNICATION TOWER NO. 2
 TKD-90'-305 SELF SUPPORT TOWER
 SITE PLAN

DWG 18-034EL
 T-3
 Sht. 3 of 17



Project Conditions

City of Corona

Project Number: CUP2019-0005

Description: CUP FOR (NEW) INSTALLATION OF 90-FT TELECOMMUNICATION TOWER

Applied: **7/19/2019**

Approved:

Site Address: **740 JOHN CI CORONA, CA 92879**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **CITY OF CORONA DWP**

Parent Project:

TRACY MARTIN 755 PUBLIC SAFETY WAY CORONA CA, 92880

Details: CUP FOR (NEW) INSTALLATION OF 90-FT TELECOMMUNICATION TOWER

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Chris Milosevic
	<ol style="list-style-type: none"> 1. Project shall comply with the 2019 California Building Standards Code and referenced standards. 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. Separate permits are required for all fences, walls and paving. 6. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.
PLANNING	Lupita Garcia
	<ol style="list-style-type: none"> 1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.



Project Conditions

City of Corona

PLANNING	Lupita Garcia
<ol style="list-style-type: none"> 2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition. 3. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, within two (2) years after the effective date thereof, and if they are not utilized, or construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed. 4. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees. 5. The applicant shall comply with any additional permit or license issued by a local, state, or federal agency which has jurisdiction over the wireless telecommunication facility. 6. The applicant shall maintain compliance at all times with all federal, state and local statutes, rules, regulations, orders and standards ("Laws") applicable to the applicant, the property located at 740 John Circle, the wireless telecommunication facility or any use or activities in connection with the use authorized by CUP2019-0005, 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 CUP2019-0005. 9. Any modifications or expansion to this wireless telecommunications facility shall be reviewed and approved by the Community Development Department prior to the issuance of a building permit. 10. If the wireless telecommunications facility becomes non-operational or is discontinued, the applicant shall remove the wireless telecommunication facility and its equipment from the project site. 11. Development of the wireless telecommunication facility shall be in substantial conformance with all plans and exhibits as depicted in the staff report, including the Visual Impact Study. 12. The approved CUP2019-0005 shall only apply to the property located at 740 John Circle. 13. All antennas and support structures for the antennas shall be painted to match the lattice tower. 14. The applicant shall provide afterhours contact information on the equipment cabinets in case of vandalism. 15. The applicant shall comply with any easements, covenants, conditions, or restrictions on the underlying real property located at 740 John Circle. 16. The applicant or his successor in interest shall comply with the mitigation measures in the Mitigated Negative Declaration prepared for the project. 	
PUBLIC WORKS	Michele Hindersinn
<ol style="list-style-type: none"> 1. The Public Works and the Departments of Water and Power, Maintenance and Parks and Landscaping Conditions of Approval for the subject application and shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the Public Works Department Land Development Section. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail. 	



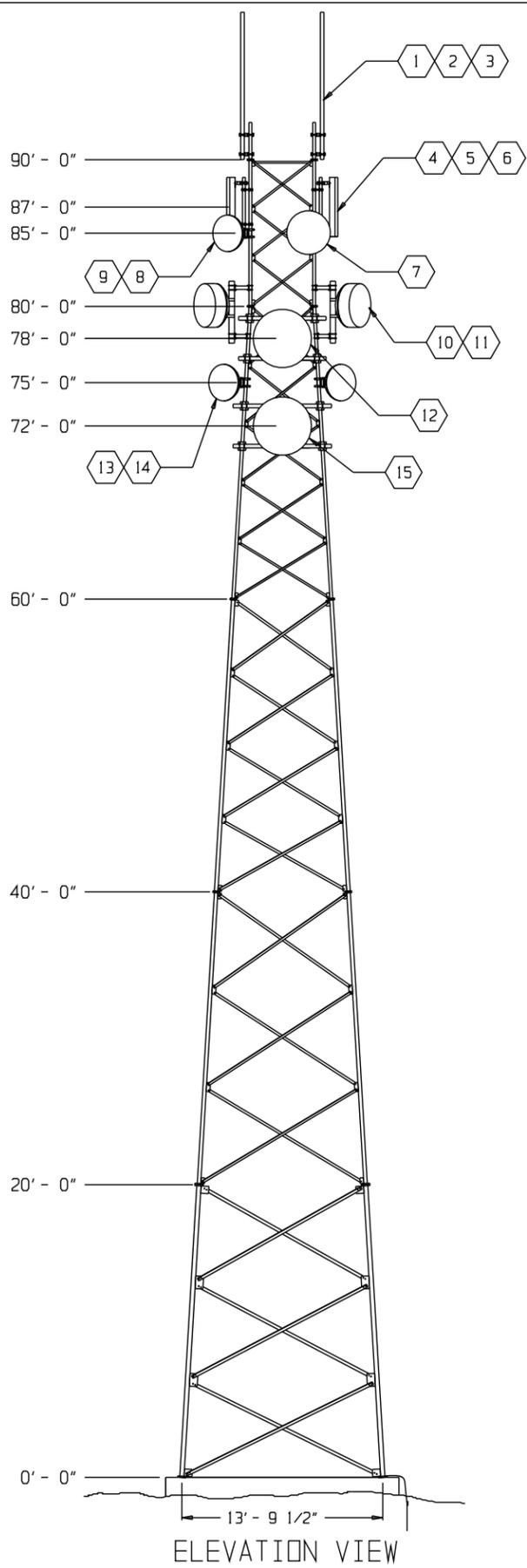
Project Conditions

City of Corona

PUBLIC WORKS	Michele Hindersinn
<p>2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.</p> <p>3. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property.</p> <p>4. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:</p> <p>(a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.</p> <p>(b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code, unless otherwise extended or shortened by the Public Works Director or Building Official.</p> <p>(c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.</p> <p>Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.</p> <p>5. At final design, show on the site plan the approximate earthwork quantities, even if quantity is zero.</p> <p>6. Any construction work or staging in the public right of way shall require an encroachment permit from the Public Works Department.</p> <p>7. Prior to issuance of a building permit, the project shall obtain a legal site address from the PW Department. Any new power meter pedestals shall also obtain a separate address.</p> <p>8. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.</p> <p>9. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.</p> <p>10. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.</p>	

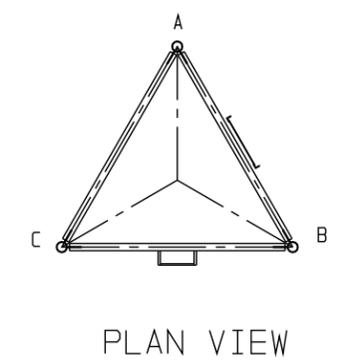
LEG, 2" SCH 40 (.154 W) PIPE
 BRACE, 1 3/4 X 1 3/4 X 3/16 L
 FB 4 @ 5/8", BB 1 @ 1/2"

LEG, 2 1/2" SCH 80 (.276 W) PIPE BRACE, 1 3/4 X 1 3/4 X 3/16 L FB 4 @ 5/8", BB 1 @ 1/2"	LEG, 2" SCH 80 (.218 W) PIPE BRACE, 1 3/4 X 1 3/4 X 3/16 L FB 4 @ 5/8", BB 1 @ 1/2"	LEG, 3" SCH 80 (.300 W) PIPE BRACE, 2 X 2 X 3/16 L FB 4 @ 3/4", BB 1 @ 5/8"	LEG, 4" SCH 40 (.237 WALL) PIPE BRACE, 2 1/2 X 2 1/2 X 3/16 L AB 4 @ 1", BB 2 @ 5/8"
---	---	---	--



ELEVATION VIEW

ANTENNA INFORMATION						
ITEM #	ELEVATION	QUANTITY	ANT. TYPE	AZIM	PROJ'D AREA	LINE SIZE
1 2 3	90'	3 EA.	OMNI WHIP ANTENNA	N / A	2.0 SQ FT	3 @ 7/8"
4 5 6	87'	3 EA.	4' PANEL ANTENNA	N / A	6.2 SQ FT	3 @ 7/8"
7	85'	1 EA.	3' HP MICROWAVE DISH	N / A	7.07 SQ FT	1 @ 7/8"
8 - 9	85'	2 EA.	2' MICROWAVE DISH	N / A	3.14 SQ FT	2 @ 7/8"
10 - 11	80'	2 EA.	3' HP MICROWAVE DISH	N / A	7.07 SQ FT	2 @ 7/8"
12	78'	1 EA.	4' HP MICROWAVE DISH	N / A	12.54 SQ FT	1 @ 7/8"
13 - 14	75'	2 EA.	2' MICROWAVE DISH	N / A	3.14 SQ FT	2 @ 7/8"
15	72'	1 EA.	4' HP MICROWAVE DISH	N / A	3.14 SQ FT	1 @ 7/8"

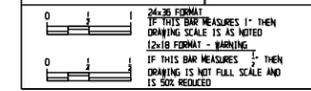


PLAN VIEW

SCALE: 1" = 5'

12	1	.	BGK-3 GROUNDING KIT
11	2	.	FACE DISH MOUNT ASSEMBLY
10	3	.	DISH MOUNT ASSEMBLY
9	1	.	WAVEGUIDE LADDER ASSEMBLY
8	1	.	CLIMB LADDER ASSEMBLY
7	3	.	TOP CAP ASSEMBLY
6	3	.	MAST FLANGE ASSEMBLY
5	1	.	TKD-301 10' SECTION ASSEMBLY
4	1	.	TKD-302X 20' SECTION ASSEMBLY
3	1	.	TKD-303X 20' SECTION ASSEMBLY
2	1	.	TKD-304X 20' SECTION ASSEMBLY
1	1	.	TKD-305B 20' SECTION ASSEMBLY
ITEM	QTY REQD	PART NO. IDENTIFYING NO.	NOMENCLATURE OR DESCRIPTION
PARTS LIST			

Underground Service Alert
 Call: TOLL FREE 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG



Designed By MC	Drawn By TAM	Checked By KT	
PLANS PREPARED UNDER SUPERVISION OF			
DATE:	R.C.E.:	Reference Plans for These Improvements	Date By Revisions App'd

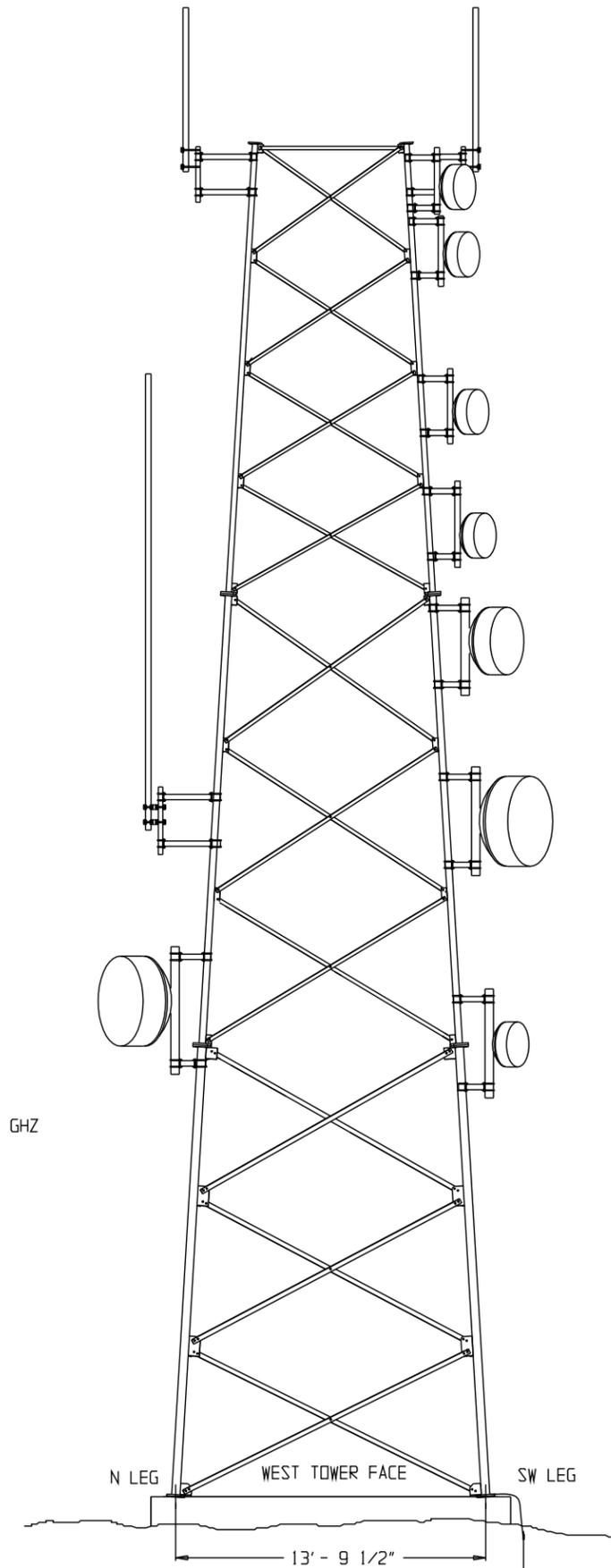
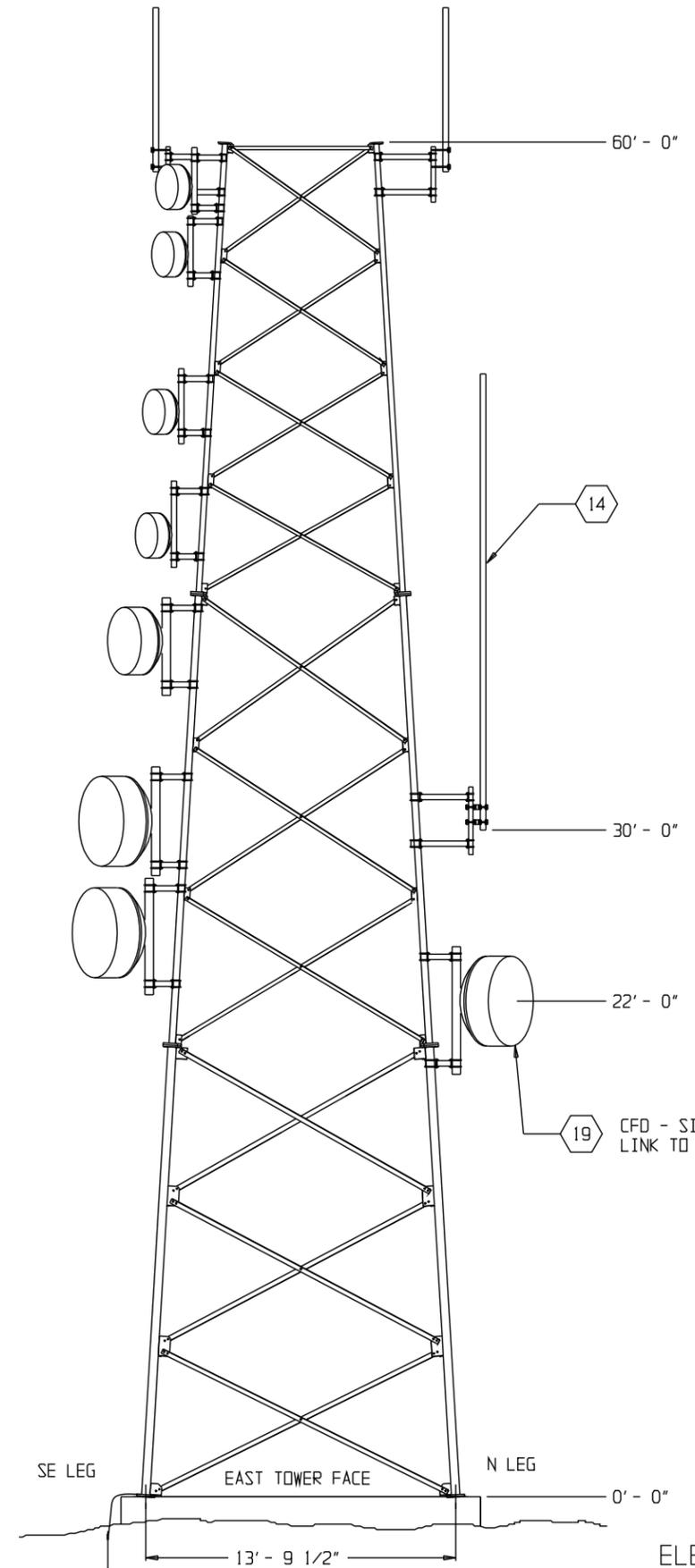
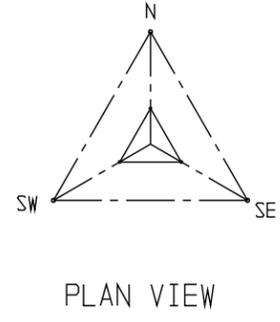
WASHJIAN TOWER CORPORATION
 700 S. WASHINGTON ST., SUITE 200, LOS ANGELES, CA 90071

DEPARTMENT OF WATER AND POWER
 VERNON R. BEISMAN
 DISTRICT ENGINEER
 R.C.E. 41610

PUBLIC WORKS
 TOM KOPER, P.E.
 CITY ENGINEER
 R.C.E. 50258

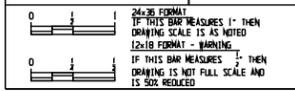
CITY OF TORRANCE
 GRAPE
 DWG 18-034EL

EXHIBIT 3.C



SCALE: 1" = 40"

Underground Service Alert
Call: TOLL FREE
1-800
422-4133
90 DAYS BEFORE YOU DIG



Designed By: MC
Drawn By: TAM
Checked By: KT
PLANS PREPARED UNDER SUPERVISION OF
DATE: _____ R.C.E.: _____

Reference Plans for These Improvements	Date	By	Revisions	App'd

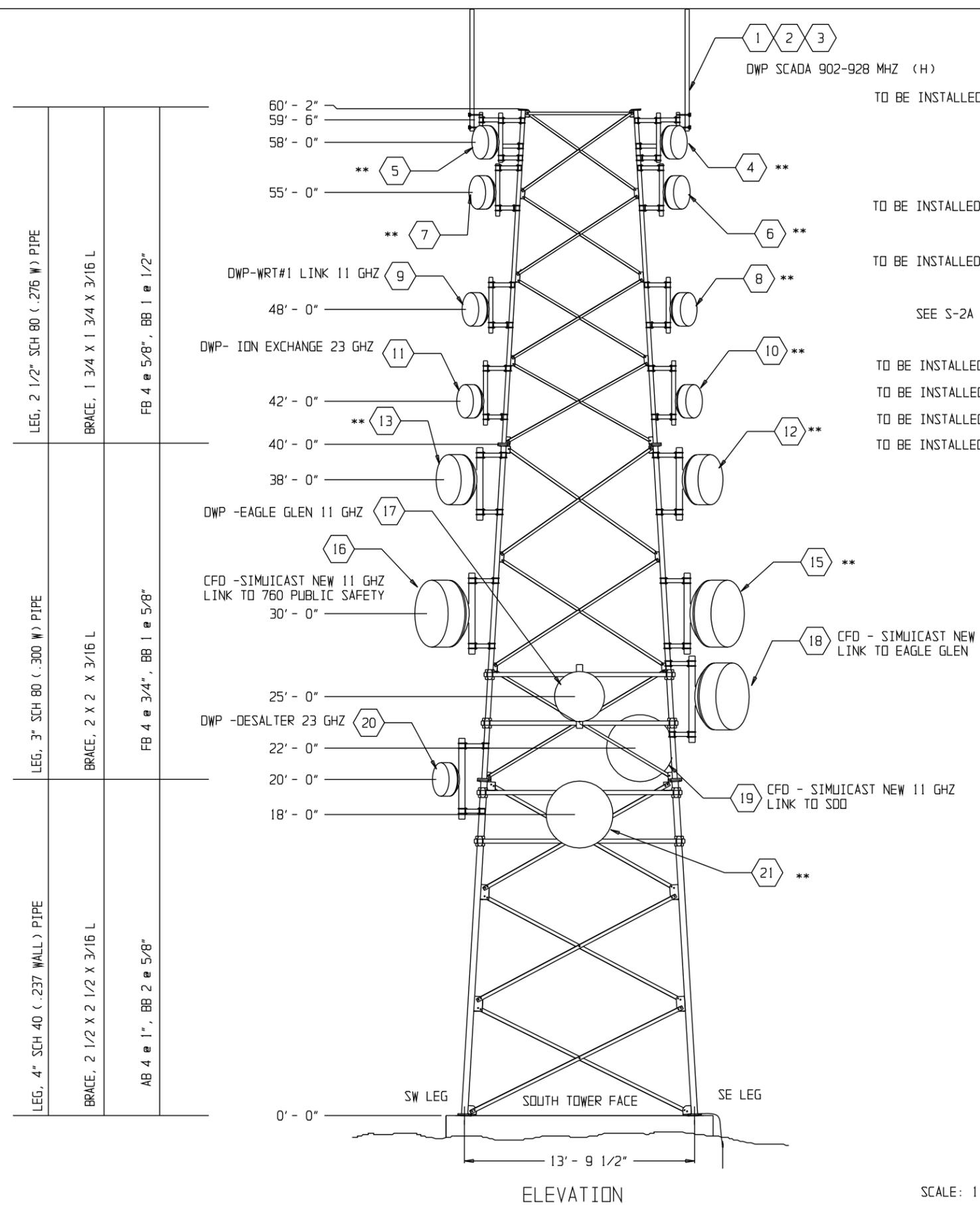
WASHJIAN TOWER CORPORATION
700 S. WASHINGTON ST. HOUSTON, TEXAS 77002

DEPARTMENT OF WATER AND POWER
VERNON R. WEISMAN
DISTRICT ENGINEER
R.C.E. 41610

PUBLIC WORKS
TOM KOPPEL, P.E.
CITY ENGINEER
R.C.E. 50258

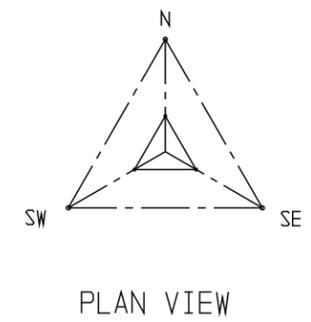
GRAPE HILL
WE

EXHIBIT 3.D



ANTENNA INFORMATION						
ITEM #	ELEVATION	QUANTITY	ANT. TYPE	AZIM	PROJ'D AREA	LINE SIZE
1-3	60'	3 EA.	OMNI WHIP ANTENNA	N / A	4.0 SQ FT	3 @ 7/8"
4-5	58'	2 EA.	2' HP MICROWAVE DISH	N / A	3.14 SQ FT	2 @ 7/8"
6-7	55'	2 EA.	2' HP MICROWAVE DISH	N / A	3.14 SQ FT	2 @ 7/8"
8	48'	1 EA.	2' HP MICROWAVE DISH	N / A	3.14 SQ FT	1 @ 7/8"
9	48'	1 EA.	2' HP MICROWAVE DISH	N / A	3.14 SQ FT	1 @ 7/8"
10	42'	1 EA.	2' HP MICROWAVE DISH	N / A	3.14 SQ FT	1 @ 7/8"
11	42'	1 EA.	2' HP MICROWAVE DISH	N / A	3.14 SQ FT	1 @ 7/8"
12-13	38'	2 EA.	3' HP MICROWAVE DISH	N / A	7.07 SQ FT	2 @ EW90
14	30'	1 EA.	20' WHIP ANTENNA	N / A	4.0 SQ FT	1 @ 7/8"
15	30'	1 EA.	4' HP MICROWAVE DISH	N / A	12.54 SQ FT	1 @ EW90
16	30'	1 EA.	4' HP MICROWAVE DISH	N / A	12.54 SQ FT	1 @ EW90
17	25'	1 EA.	3' HP MICROWAVE DISH	N / A	7.07 SQ FT	1 @ EW90
18	25'	1 EA.	4' HP MICROWAVE DISH	N / A	12.54 SQ FT	1 @ EW90
19	22'	1 EA.	4' HP MICROWAVE DISH	N / A	12.54 SQ FT	1 @ EW90
20	20'	1 EA.	2' HP MICROWAVE DISH	N / A	3.14 SQ FT	1 @ 7/8"
21	18'	1 EA.	4' HP MICROWAVE DISH	N / A	12.54 SQ FT	1 @ EW90

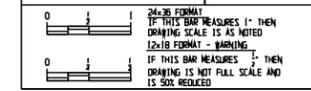
** FUTURE ANTENNA



ITEM	QTY	RECD	PART NO. IDENTIFYING NO.	NOMENCLATURE OR DESCRIPTION
10	1	.		BGK-3 GROUNDING KIT
9	1	.		WAVEGUIDE BRIDGE ASSEMBLY
8	3	.		MAST FLANGE ASSEMBLY
7	4	.		DISH MOUNT ASSEMBLY
6	1	.		WAVEGUIDE LADDER ASSEMBLY
5	1	.		CLIMB LADDER ASSEMBLY
4	3	.		TOP CAP ASSEMBLY
3	1	.		TKD-303X 20' SECTION ASSEMBLY
2	1	.		TKD-304X 20' SECTION ASSEMBLY
1	1	.		TKD-305B 20' SECTION ASSEMBLY

CITY OF CORONA
GRAPE HILL TELECOMMUNICATION TOWER NO. 2
TKD-60' -305 TOWER ELEVATION
SOUTH TOWER FACE

Underground Service Alert
Call: TOLL FREE 1-800-422-4133
90 DAYS BEFORE YOU DIG



Designed By: MC
Drawn By: TAM
Checked By: KT
PLANS PREPARED UNDER SUPERVISION OF
DATE: _____ R.C.E.: _____

Reference Plans for These Improvements
Date By Revisions App'd

WASHJIAN TOWER CORPORATION
DEPARTMENT OF WATER AND POWER
VERNON R. WEISMAN
DISTRICT ENGINEER
R.C.E. 41610

PUBLIC WORKS
TOM KOPPEL, P.E.
CITY ENGINEER
R.C.E. 50258

DWG 18-034EL
S-2
Sht. 5 of XX

City of Corona

Grape Hill Visual Impact Study & Site Propagation Mapping



Tracy Martin
Utilities Project Manager
City of Corona
951.817.5880 Office
951.232.0438 Cell
Tracy.Martin@CoronaCA.gov
www.CoronaCA.gov

6-24-2019

Revised 4-3-2020

Table of Contents

SCOPE OF REPORT	4
GRAPE HILL TOWER #2 VISUAL IMPACT STUDY	4
GRAPE HILL TOWER #2 RF PROPAGATION STUDY	36
CONCLUSION	40
Figure 1 - Project Limits	5
Figure 2 - Grape Hill Tower 2 Plan	6
Figure 3 - Antenna Loading	6
Figure 4 - Satellite view of Grape Hill.....	7
Figure 5 - Satellite view of Site.....	7
Figure 6 - Photo Location Map.....	8
Photo Site 1 - CVS on Hidden Valley Pkwy and El Paso Dr	9
Photo Site 2 - Neighborhood of Cooper Ave and Falconcrest Dr	11
Photo Site 3 - Neighborhood View on Heron Dr and Goldeneagle Dr.....	13
Photo Site 4 - Neighborhood Grass Field on Coopers Ave.....	15
Photo Site 5 – Neighborhood of Gunsmoke Rd an El Paso Dr	17
Photo Site 6 - Neighborhood below the Yuma Water Storage Tank on Impersivo Dr	19
Photo Site 7 - View from the parking lot behind Fire Station 4 and Vineyard Christian Fellowship on Mc Kinley St.	21
Photo Site 8 - Public area view from Corona Hills Marketplace shopping center on Mc Kinley St.	23
Photo Site 9 - UFC Gym Parking Lot.....	25
Photo Site 10 - Costco Parking Lot, near Gas Pumps.....	27
Photo Site 11 - Big 5 Parking Lot	29
Photo Site 12 - McKinley Crossroads off Teller St.....	31
Photo Site 13 Quarry St view toward Grape Hill.....	33
Altered Photo Site 1 - CVS on Hidden Pkwy and El Paso Dr.....	10
Altered Photo Site 2 - Neighborhood of Cooper Ave and Falconcrest Dr.....	12
Altered Photo Site 3 - Neighborhood View on Heron Dr and Goldeneagle Dr.....	14
Altered Photo Site 4 - Neighborhood Grass Field on Coopers Ave.....	16
Altered Photo Site 5 – Neighborhood of Gunsmoke Rd an El Paso Dr	18
Altered Photo Site 6 - Neighborhood below the Yuma Water Storage Tank on Impersivo Dr.....	20
Altered Photo Site 7 - View from the parking lot behind Fire Station 4 and Vineyard Christian Fellowship on Mc Kinley St.	22

Grape Hill Visual Impact Study & Site
Propagation Mapping

Altered Photo Site 8 - Public area view from Corona Hills Marketplace shopping center on Mc Kinley St.	24
Altered Photo Site 9 - UFC Gym Parking Lot	26
Altered Photo Site 10 - Costco Parking Lot, near Gas Pumps	28
Altered Photo Site 11 - Big 5 Parking Lot	30
Altered Photo Site 12 - McKinley Crossroads off Teller St	32
Altered Photo Site 13 Quarry St view toward Grape Hill	35

SCOPE OF REPORT

1. Submit detailed photo simulations depicting before and after conditions and identifying the potential visual impacts of the proposed Grape Hill Tower #2 telecommunications facility, with views from both public areas and private residences.
2. Provide RF Propagation Maps for the proposed Grape Hill telecommunications facility.

GRAPE HILL TOWER #2 VISUAL IMPACT STUDY

In the continued development of the City of Corona DWP, SCADA Network as well as the overloading of the current tower at Grape Hill it is necessary to either reduce the loading of the tower or construct a new tower. Since reducing the load on the current tower is not feasible, the only option is to construct a new tower. The tower is designed for a total height of 90-ft yet will only be constructed to 60-ft. Structurally the tower is designed for the needs of today as well as future growth. Grape Hill is a critical site for multiple agencies within the City of Corona as well as serves as a repeater site for other communication systems.

The visual impact study utilizes photographs and images taken from sites which have a potential view of the Grape Hill. The photos and images were then altered to reflect the visual impact of the planned tower. Photographs for this study were taken from both public and commercial areas within the vicinity of the tower site. The remainder of this report will show the photographs in their original state, followed by the altered image.

Grape Hill is a low power RF communication site that consists of multiple Point to Point FCC Licensed microwave paths, Licensed VHF, UHF two-way radio systems, 900MHz SCADA system, 5GHz Un-Licensed equipment, and Cellular carriers. The site does not transmit any high-power television or radio channels. All Transmitting equipment operates within the guidelines and specs of the Manufacture as well as the FCC concerning the Equivalent Isotropically Radiated Power (EIRP) levels.

Grape Hill Visual Impact Study & Site
 Propagation Mapping

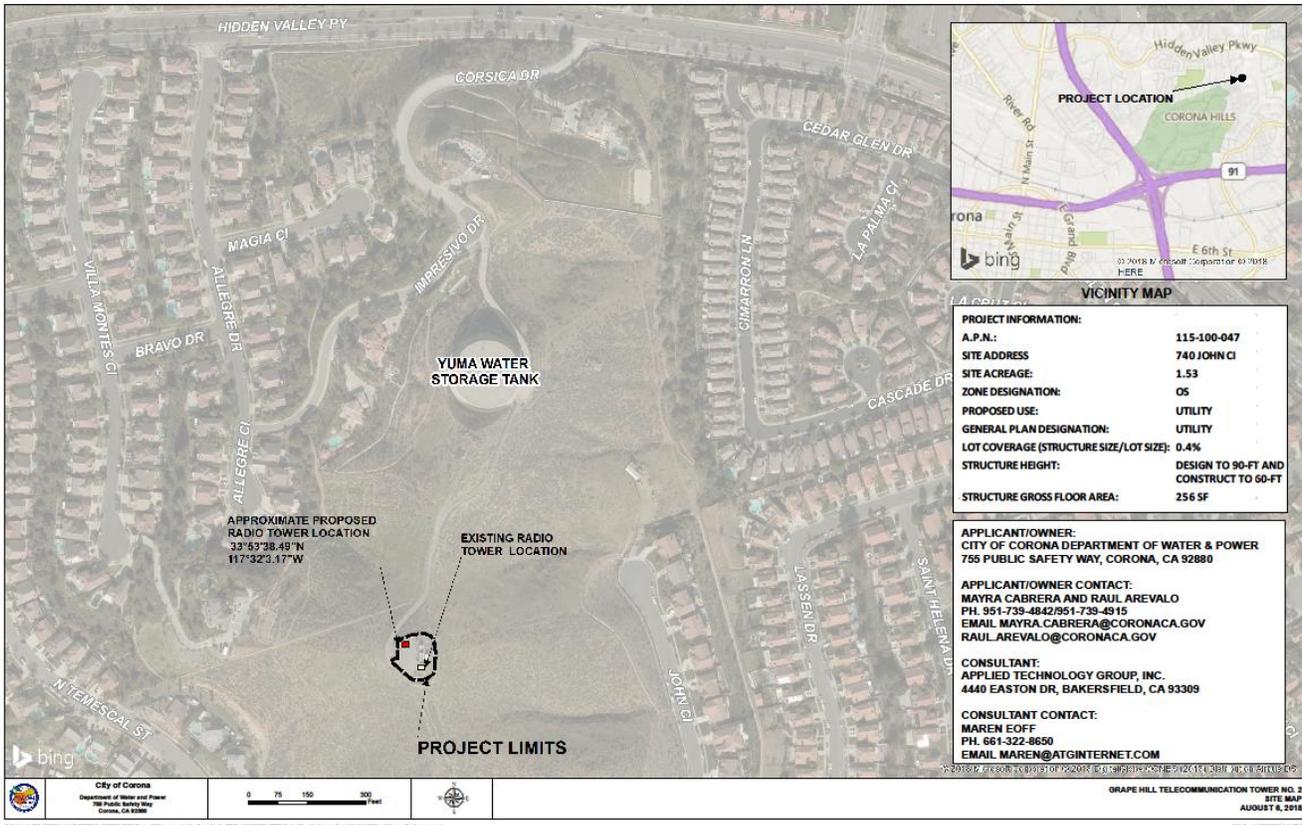


Figure 1 - Project Limits

Grape Hill Visual Impact Study & Site
Propagation Mapping

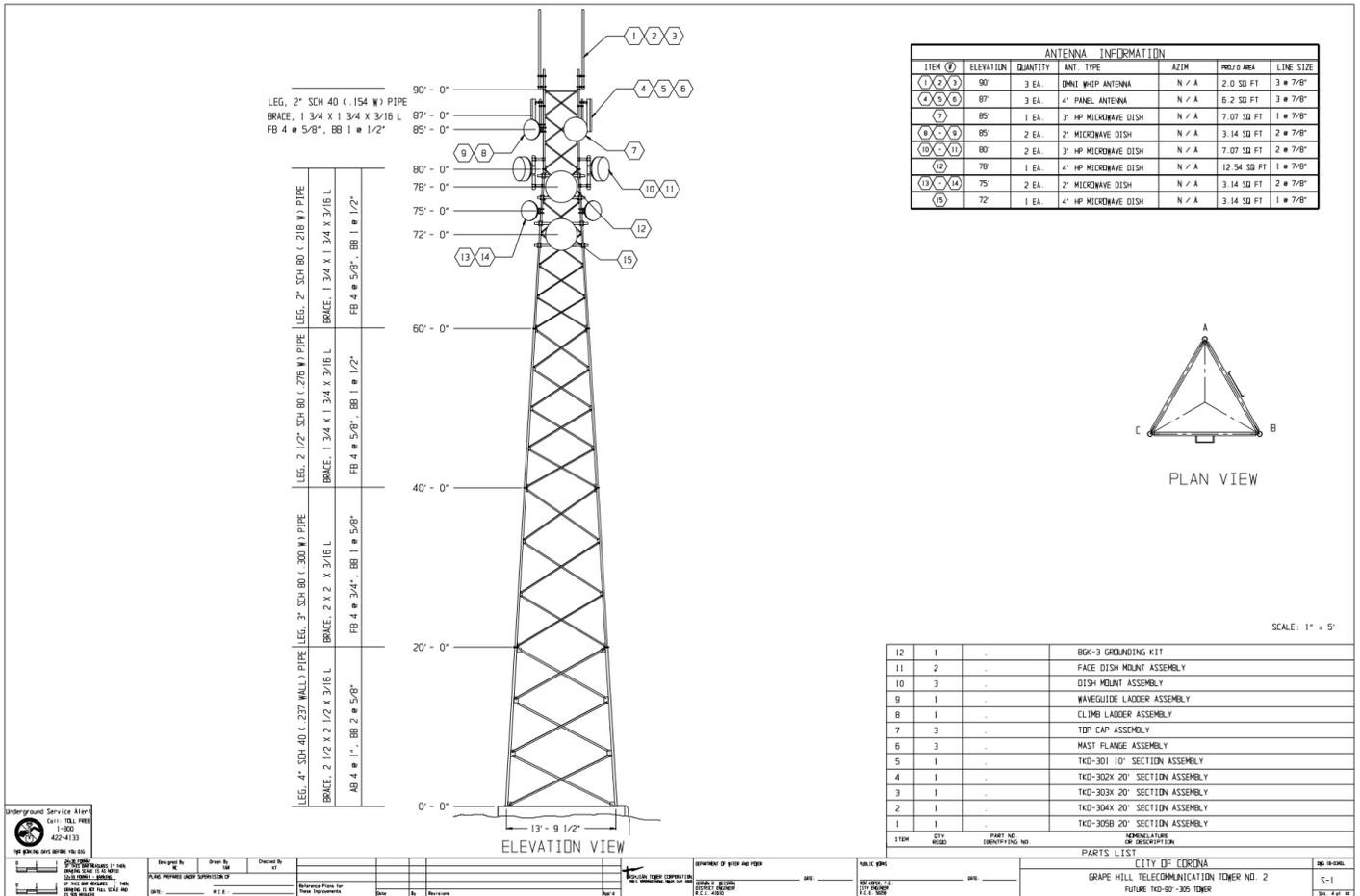


Figure 2 - Grape Hill Tower 2 Plan

ITEM #	ELEVATION	QUANTITY	ANT. TYPE	AZIM	PREL/D AREA	LINE SIZE
(1)(2)(3)	90'	3 EA.	OMNI WHIP ANTENNA	N/A	2.0 SQ FT	3 # 7/8"
(4)(5)(6)	87'	3 EA.	4' PANEL ANTENNA	N/A	6.2 SQ FT	3 # 7/8"
(7)	85'	1 EA.	3' HP MICROWAVE DISH	N/A	7.07 SQ FT	1 # 7/8"
(8)(9)	85'	2 EA.	2' MICROWAVE DISH	N/A	3.14 SQ FT	2 # 7/8"
(10)(11)	80'	2 EA.	3' HP MICROWAVE DISH	N/A	7.07 SQ FT	2 # 7/8"
(12)	78'	1 EA.	4' HP MICROWAVE DISH	N/A	12.54 SQ FT	1 # 7/8"
(13)(14)	75'	2 EA.	2' MICROWAVE DISH	N/A	3.14 SQ FT	2 # 7/8"
(15)	72'	1 EA.	4' HP MICROWAVE DISH	N/A	3.14 SQ FT	1 # 7/8"

Figure 3 - Antenna Loading



Figure 4 - Satellite view of Grape Hill

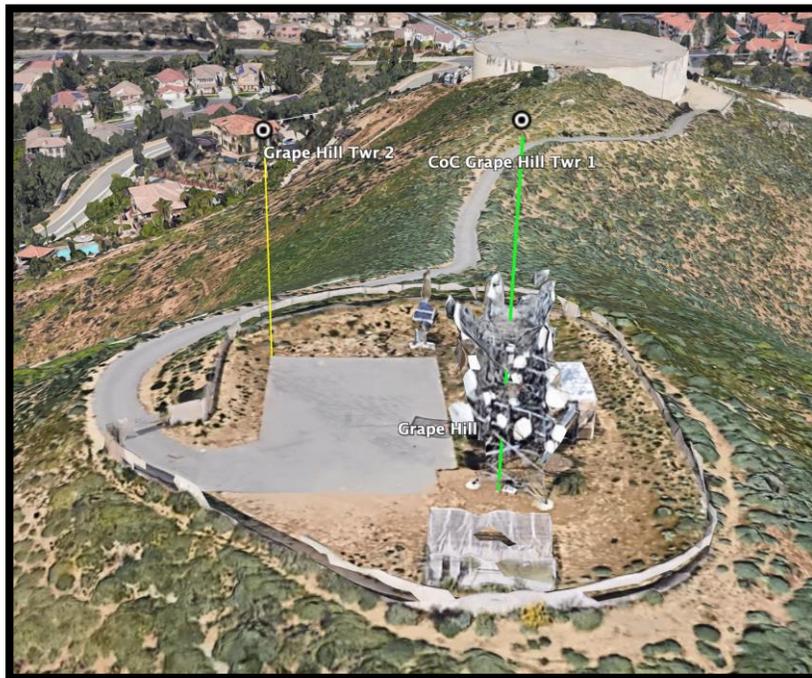


Figure 5 - Satellite view of Site

Grape Hill Visual Impact Study & Site
 Propagation Mapping

Location Map showing Photo Site

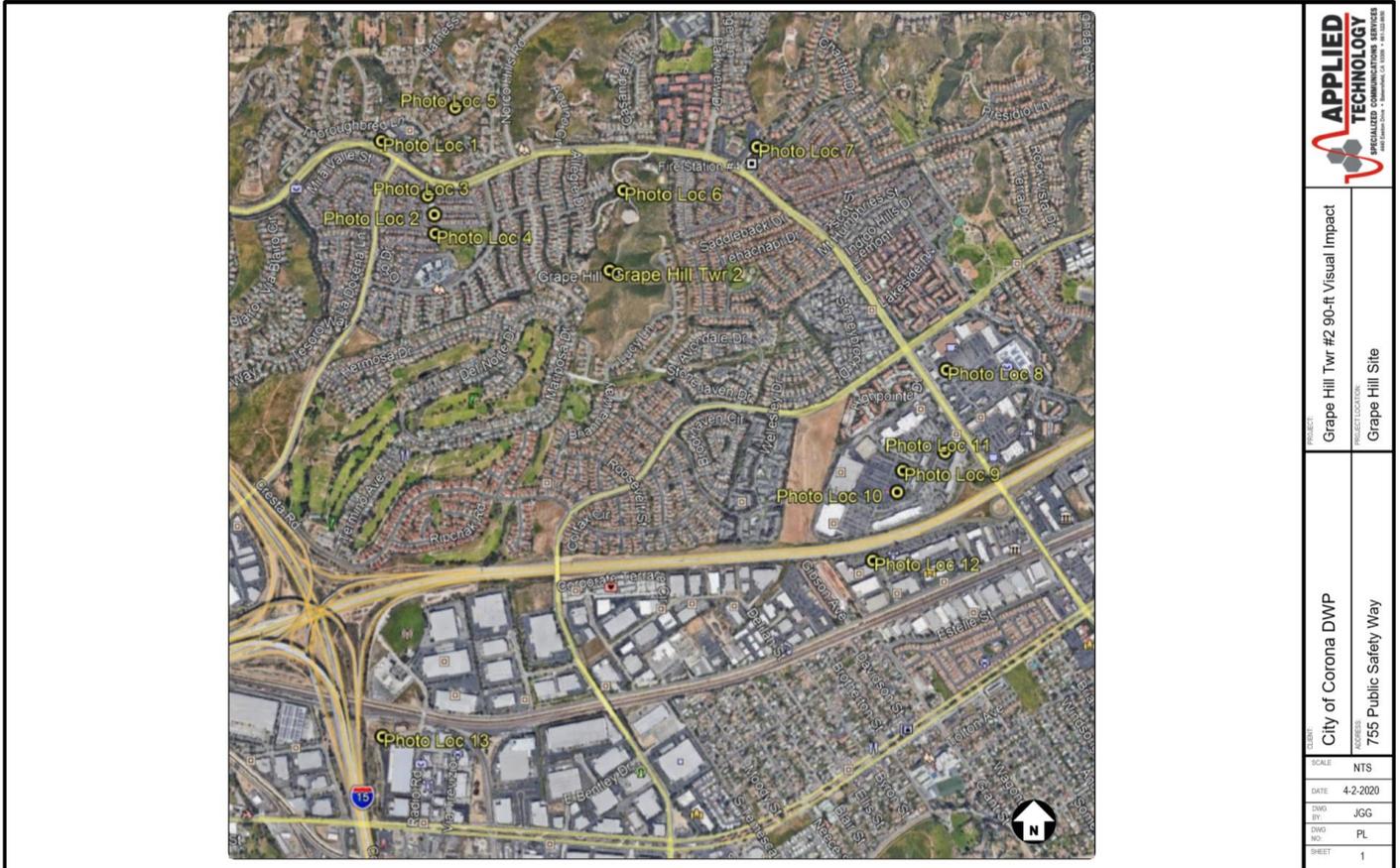


Figure 6 - Photo Location Map

Grape Hill Visual Impact Study & Site
Propagation Mapping

Location 1 – CVS on Hidden Valley Pkwy and El Paso Dr



Photo Site 1 - CVS on Hidden Valley Pkwy and El Paso Dr

From the CVS parking lot, the view toward Grape Hill is visible in a few areas. Property trees block the view toward the tower. In general, a person standing 6-foot-tall visiting the CVS store would focus on the parking lot and the storefront rather than Grape Hill in the distance. The new tower would not draw them at Grape Hill. This location was chosen for its view toward the site; however, as mentioned the layout of the retail store would not be negatively impacted by the tower placement.

As shown in the enhanced conceptual drawing the second tower at Grape Hill will not visually impact the area.

Grape Hill Visual Impact Study & Site
 Propagation Mapping



APPLIED TECHNOLOGY SPECIALIZED COMMUNICATIONS SERVICES	
PROJECT: Grape Hill Twr #2 90-ft Visual Impact	PROJECT LOCATION: Grape Hill Site
CLIENT: City of Corona DWP	ADDRESS: 755 Public Safety Way
SCALE: NTS	
DATE: 4-2-2020	
DWG BY: JGG	
DWG NO.: V1	
SHEET: 1	

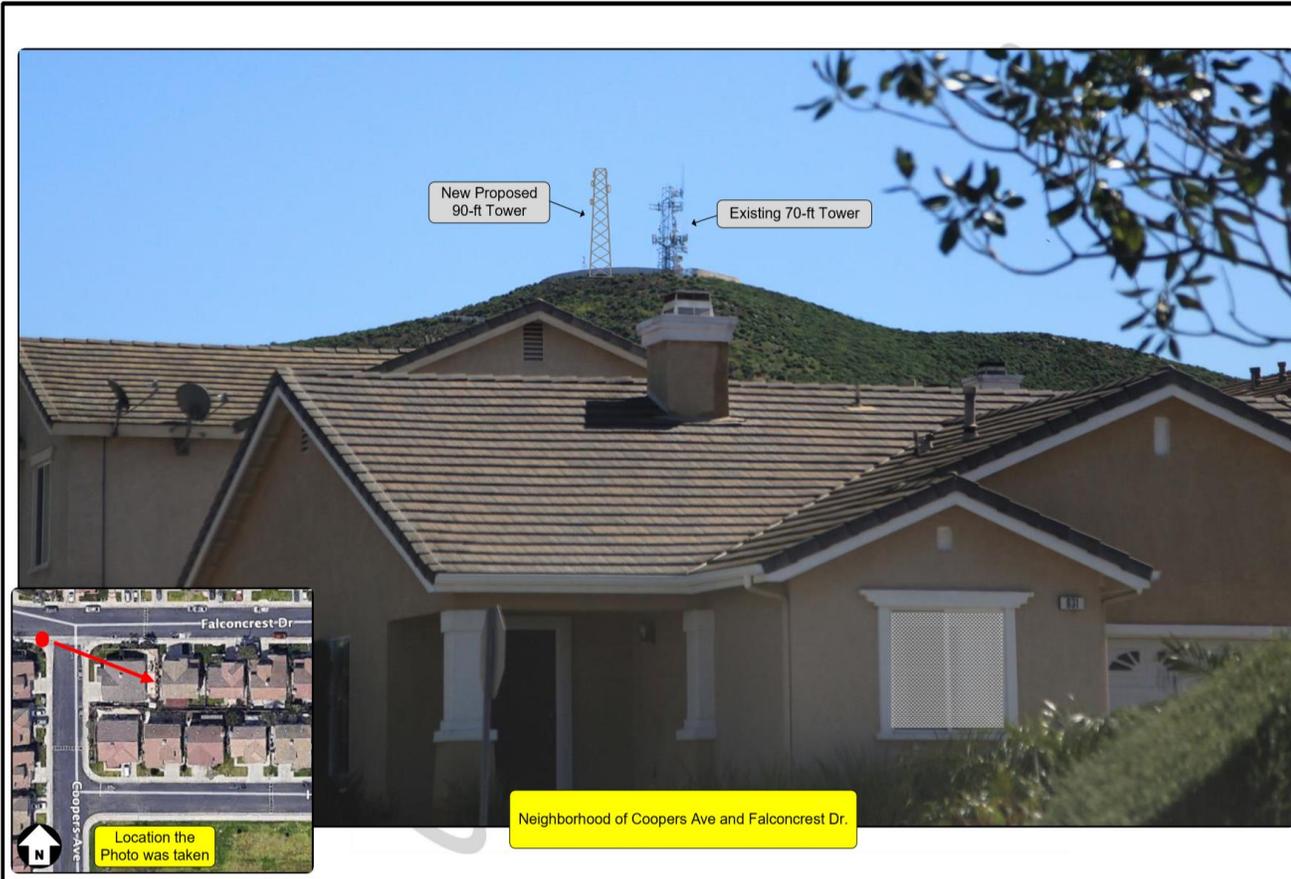
Altered Photo Site 1 - CVS on Hidden Pkwy and El Paso Dr

Location 2 – Neighborhood of Cooper Ave and Falconcrest Dr



Photo Site 2 - Neighborhood of Cooper Ave and Falconcrest Dr

Grape Hill Visual Impact Study & Site
 Propagation Mapping



APPLIED TECHNOLOGY SPECIALIZED COMMUNICATIONS SERVICES	
PROJECT: Grape Hill Twr #2 90-ft Visual Impact	PROJECT LOCATION: Grape Hill Site
CITY: City of Corona DWP	
ADDRESS: 755 Public Safety Way	
SCALE: NTS	
DATE: 4-2-2020	
DWG BY: JGG	
DWG NO.: V2	
SHEET: 1	

Altered Photo Site 2 - Neighborhood of Cooper Ave and Falconcrest Dr

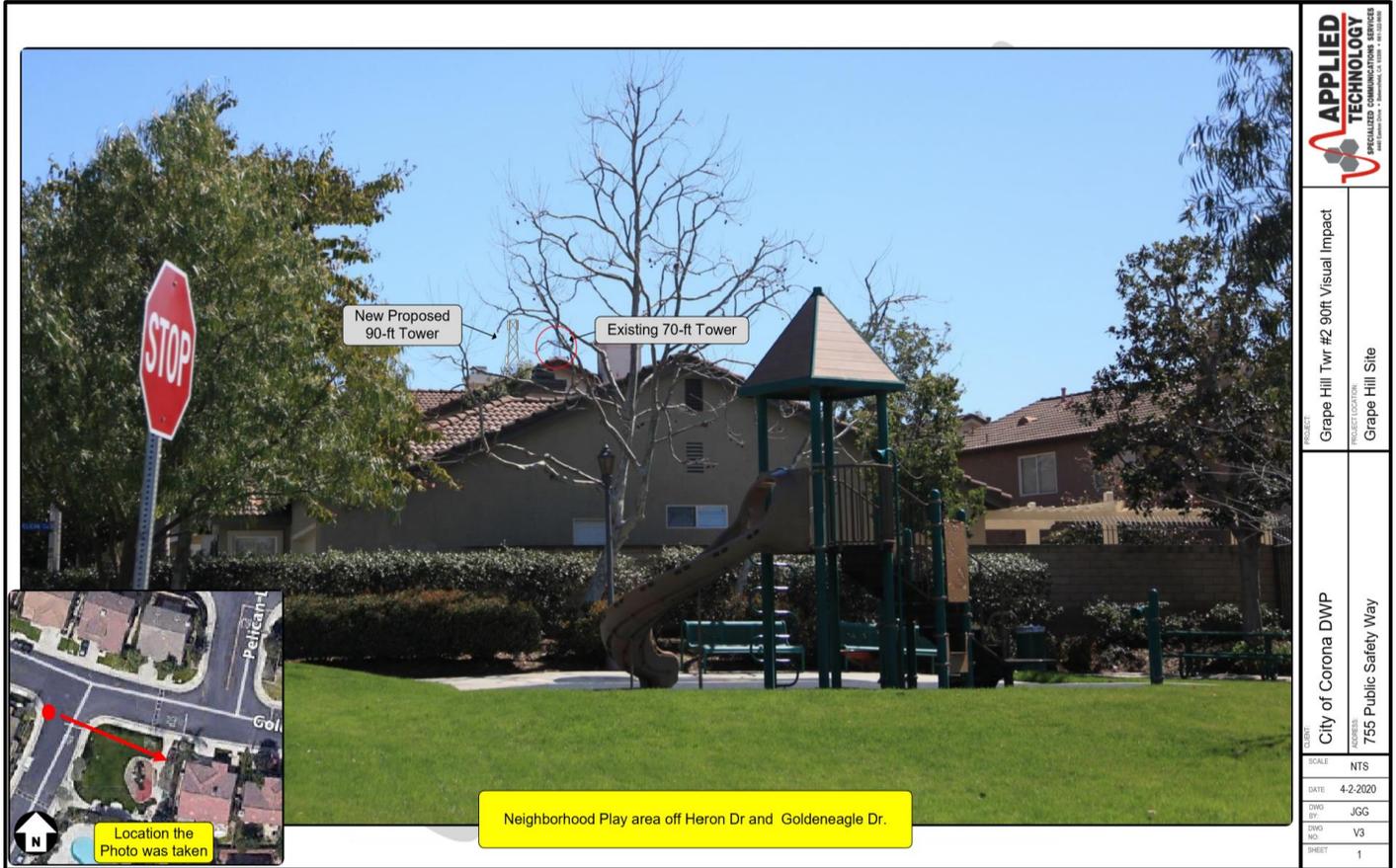
Location 3 – Neighborhood on Heron Dr and Goldeneagle Dr



Photo Site 3 - Neighborhood View on Heron Dr and Goldeneagle Dr

From this neighborhood play area, the view toward Grape Hill is faint. The tower is in view, but it is hidden behind the dormant tree. Once the tree has restored its leaves, the view from this public area toward Grape Hill would be limited.

Grape Hill Visual Impact Study & Site
 Propagation Mapping



	
PROJECT:	Grape Hill Twr #2 90ft Visual Impact
PROJECT LOCATION:	Grape Hill Site
CITY:	City of Corona DWP
ADDRESS:	755 Public Safety Way
SCALE:	NTS
DATE:	4-2-2020
DWG BY:	JGG
DWG NO:	V3
SHEET:	1

Altered Photo Site 3 - Neighborhood View on Heron Dr and Goldeneagle Dr

Location 4 – Neighborhood Grass Field on Coopers Ave



Photo Site 4 - Neighborhood Grass Field on Coopers Ave

Grape Hill Visual Impact Study & Site
 Propagation Mapping



New Proposed 90-ft Tower

Existing 70-ft Tower

Neighborhood Grass Field on Coopers Ave.

Location the Photo was taken

APPLIED TECHNOLOGY SPECIALIZED COMMUNICATIONS SERVICES	
PROJECT:	Grape Hill Twr #2 90ft Visual Impact
PROJECT LOCATION:	Grape Hill Site
CLIENT:	City of Corona DWP
ADDRESS:	755 Public Safety Way
SCALE:	NTS
DATE:	4-2-2020
DWG BY:	JGG
DWG NO.:	V4
SHEET:	1

Altered Photo Site 4 - Neighborhood Grass Field on Coopers Ave

Location 5 – Neighborhood of Gunsmoke Rd an El Paso Dr



Photo Site 5 – Neighborhood of Gunsmoke Rd an El Paso Dr

Grape Hill Visual Impact Study & Site
 Propagation Mapping



	
PROJECT: Grape Hill Twr #2 90-ft Visual Impact	PROJECT LOCATION: Grape Hill Site
CLIENT: City of Corona DWP	ADDRESS: 755 Public Safety Way
SCALE: NTS	DATE: 4-2-2020
DWD BY: JGG	DWS NO: V5
SHEET: 1	

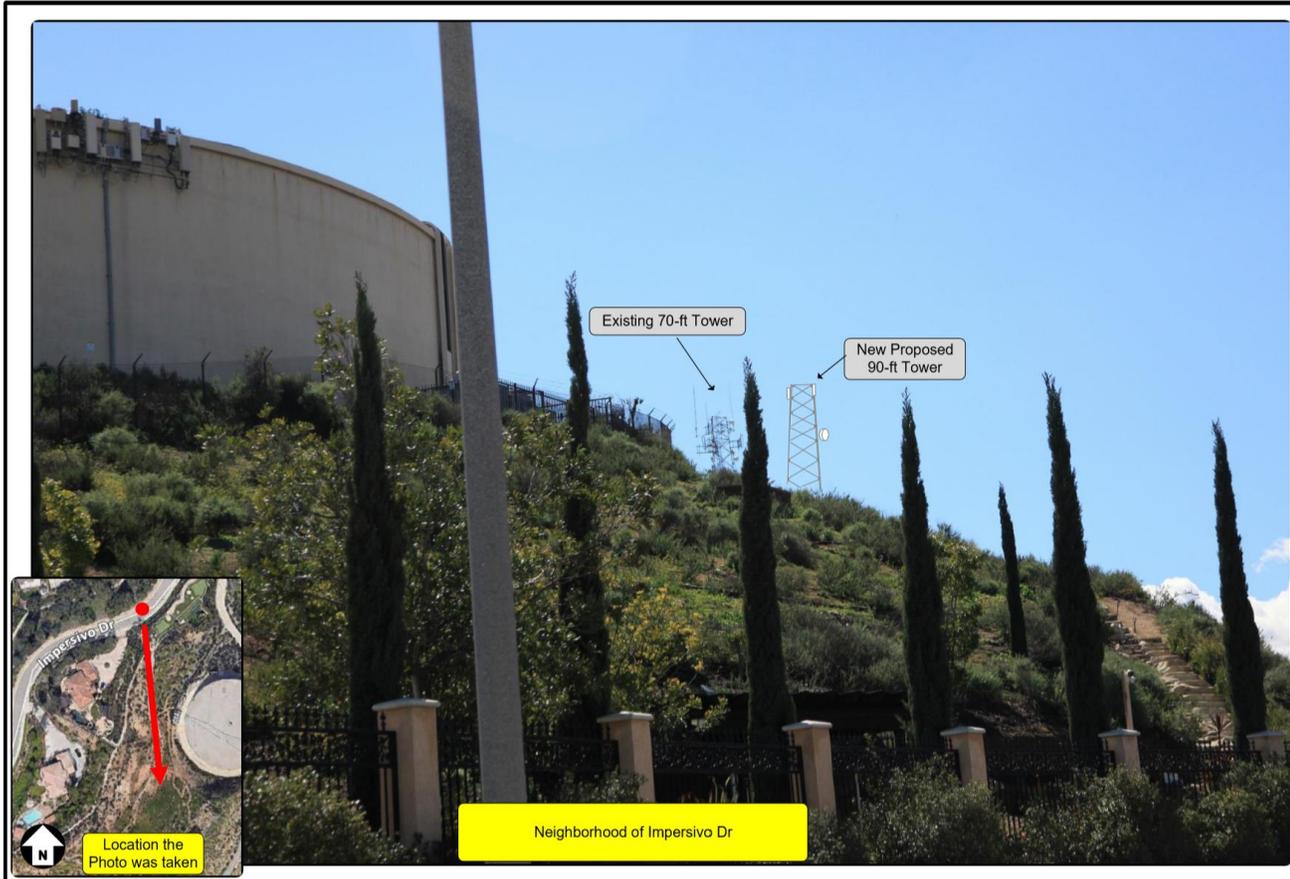
Altered Photo Site 5 – Neighborhood of Gunsmoke Rd an El Paso Dr

Location 6 – Neighborhood below the Yuma Water Storage Tank on Impersivo Dr



Photo Site 6 - Neighborhood below the Yuma Water Storage Tank on Impersivo Dr

Grape Hill Visual Impact Study & Site
 Propagation Mapping



 APPLIED TECHNOLOGY SPECIALIZED COMMUNICATIONS SERVICES <small>4440 Easton Drive • Bakersfield, CA 93309 • 661-322-8650</small>	
PROJECT: Grape Hill Twr #2 90ft Visual Impact	PROJECT LOCATION: Grape Hill Site
CLIENT: City of Corona DWP	ADDRESS: 755 Public Safety Way
SCALE: NTS	
DATE: 4-2-2020	
DWO BY: JGG	
DWO NO: V6	
SHEET: 1	

Altered Photo Site 6 - Neighborhood below the Yuma Water Storage Tank on Impersivo Dr

Location 7 – View from the parking lot behind Fire Station 4 and Vineyard Christian Fellowship on Mc Kinley St.



Photo Site 7 - View from the parking lot behind Fire Station 4 and Vineyard Christian Fellowship on Mc Kinley St.

This location provides an excellent image of Grape Hill with many additional vertical objects in view. In this photo, there is the existing Grape Hill tower, a cellular monopole in the Fire Station 4 yard, light posts, vertical cross, and the Yuma storage water tank. Add the trees into the view, and a person walking toward the Church would not visually be drawn to look at the new tower at Grape Hill.

Grape Hill Visual Impact Study & Site
 Propagation Mapping



Existing 70-ft Tower

New Proposed 90-ft Tower

View from the parking lot behind Fire Station 4 and Vineyard Christian Fellowship on Mc Kinley St.



Location the Photo was taken

	
PROJECT	Grape Hill Twr #2 90-ft Visual Impact
PROJECT LOCATION	Grape Hill Site
CITY	City of Corona DWP
ADDRESS	755 Public Safety Way
SCALE	NTS
DATE	4-2-2020
DWG BY	JGG
DWG NO	V7
SHEET	1

Altered Photo Site 7 - View from the parking lot behind Fire Station 4 and Vineyard Christian Fellowship on Mc Kinley St.

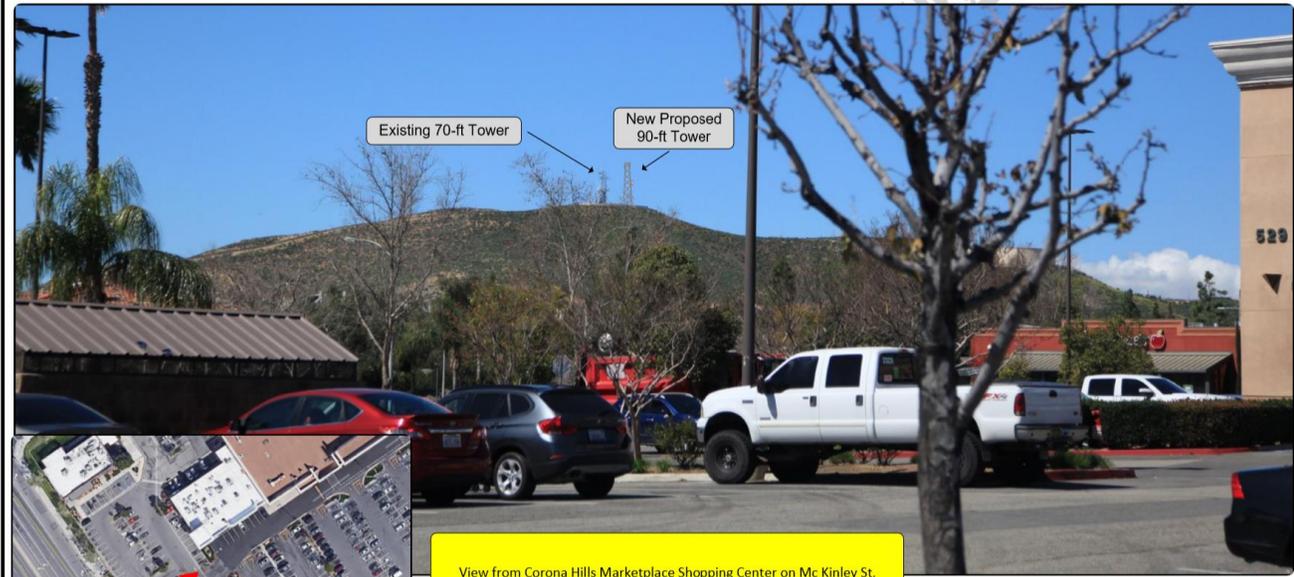
Location 8 – Public area view from a shopping center on Mc Kinley St.



Photo Site 8 - Public area view from Corona Hills Marketplace shopping center on Mc Kinley St.

From the Corona Hills Marketplace shopping center, the Grape Hill tower is visible, but the distance reduces the perspective of the new tower. The buildings and trees will block the view toward Grape Hill. The site is only visible when finding a location that has a view of the tower.

Grape Hill Visual Impact Study & Site
 Propagation Mapping



Existing 70-ft Tower

New Proposed 90-ft Tower

View from Corona Hills Marketplace Shopping Center on Mc Kinley St.



Location the Photo was taken

APPLIED TECHNOLOGY	
SPECIALIZED COMMUNICATIONS SERVICES	
4440 Easton Drive • Bakersfield, CA 93309 • 661-322-8650	
PROJECT:	Grape Hill Twr #2 90-ft Visual Impact
PROJECT LOCATION:	Grape Hill Site
CITY:	City of Corona DWP
ADDRESS:	755 Public Safety Way
SCALE:	NTS
DATE:	4-2-2020
DWG BY:	JGG
DWG NO.:	V8
SHEET:	1

Altered Photo Site 8 - Public area view from Corona Hills Marketplace shopping center on Mc Kinley St.

Location 9 – Neighborhood below the Yuma Water Storage Tank on Impersivo Dr



Photo Site 9 - UFC Gym Parking Lot

From this view, the palm trees help to reduce the visual impact of the new tower. This view with the distance and the tower will not add any additional impact to Grape Hill.

Grape Hill Visual Impact Study & Site
 Propagation Mapping





APPLIED TECHNOLOGY
 SPECIALIZED COMMUNICATIONS SERVICES

<p>PROJECT: Grape Hill Twr #2 90-ft Visual Impact</p> <p>PROJECT LOCATION: Grape Hill Site</p>	<p>CITY: City of Corona DWP</p> <p>ADDRESS: 755 Public Safety Way</p>
<p>SCALE: NTS</p> <p>DATE: 4-2-2020</p> <p>DWG BY: JGG</p> <p>DWG NO: V8</p> <p>SHEET: 1</p>	

Altered Photo Site 9 - UFC Gym Parking Lot

Location 10 – Costco Parking Lot, near gas pumps



Photo Site 10 - Costco Parking Lot, near Gas Pumps

This photo is a broader view to capture more of the parking lot and surrounding structures. The photo was taken at standing height. As a person moves around the parking lot either within the car or on foot, the view toward Grape Hill is just slightly above natural visual view. While walking, most persons look down or focus on their destinations and do not look up to distant objects. This idea makes the towers at Grape Hill not noticeable unless a person is actively searching for the landmark.

Grape Hill Visual Impact Study & Site
 Propagation Mapping



INC.

Existing 70-ft Tower

New Proposed 90-ft Tower

Photo taken from the Costco parking lot off McKinley, near gas pumps.

Location the Photo was taken

APPLIED TECHNOLOGY	
SPECIALIZED COMMUNICATIONS SERVICES	
4440 Easton Drive • Bakersfield, CA 93309 • 661-322-8650	
PROJECT:	Grape Hill Twr #2 90-ft Visual Impact
PROJECT LOCATION:	Grape Hill Site
CITY:	City of Corona DWP
ADDRESS:	755 Public Safety Way
SCALE:	NTS
DATE:	4-2-2020
DWG BY:	JGG
DWG NO.:	V10
SHEET:	1

Altered Photo Site 10 - Costco Parking Lot, near Gas Pumps

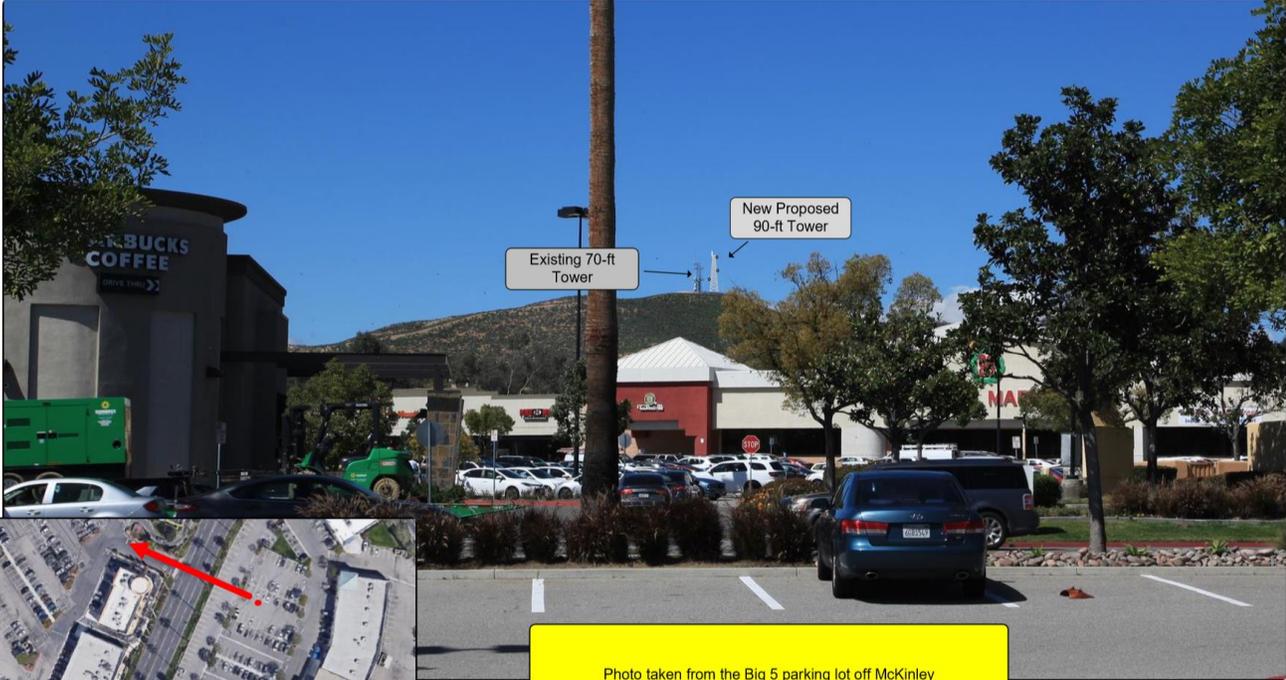
Location 11 – Big 5 Parking Lot off Mc Kinley



Photo Site 11 - Big 5 Parking Lot

Cars exiting the parking in this area have a view toward Grape Hill. The view is limited as local trees help to hide the towers from view. Cars traveling into the parking are heading Southwest direction which puts the Grape Hill tower out the side window. From this view, drivers would be focusing on where to park rather than a tower site off in the distance.

Grape Hill Visual Impact Study & Site
 Propagation Mapping



Existing 70-ft Tower

New Proposed 90-ft Tower

Photo taken from the Big 5 parking lot off McKinley



Location the Photo was taken

APPLIED TECHNOLOGY SPECIALIZED COMMUNICATIONS SERVICES	
PROJECT	Grape Hill Twr #2 90-ft Visual Impact
PROJECT LOCATION	Grape Hill Site
CITY	City of Corona DWP
ADDRESS	755 Public Safety Way
SCALE	NTS
DATE	4-2-2020
DWG BY	JGG
DWG NO.	V11
SHEET	1

Altered Photo Site 11 - Big 5 Parking Lot

Location 12 – McKinley Crossroads Shopping Center



Photo Site 12 - McKinley Crossroads off Teller St

Within the McKinley Crossroads shopping center, the surrounding trees on the property limited the view toward Grape Hill. This help block the entire site from view. With the existing tower in place, the new tower from this point of view will not have a visual impact on the area.

Grape Hill Visual Impact Study & Site
 Propagation Mapping





APPLIED TECHNOLOGY	
SPECIALIZED COMMUNICATIONS SERVICES	
4440 Easton Drive • Bakersfield, CA 93309 • 661-322-8650	
PROJECT	Grape Hill Twr #2 90-ft Visual Impact
PROJECT LOCATION	Grape Hill Site
CLIENT	City of Corona DWP
ADDRESS	755 Public Safety Way
SCALE	NTS
DATE	4-2-2020
DWD BY	JGG
DWD NO.	V12
SHEET	1

Altered Photo Site 12 - McKinley Crossroads off Teller St

Grape Hill Visual Impact Study & Site
Propagation Mapping

Location 13 – View from Quarry St.



Photo Site 13 Quarry St view toward Grape Hill

This photo shows the high-powered broadcast towers within the lower terrain of the city. These broadcast towers have a more significant visual impact on the city than the view of Grape Hill in the distance. This view is a sample of an industrial area. The travelers on both the 15 and 91 freeway interchange have a view of both the broadcast towers and Grape Hill. These towers are not as visible while drivers are focused on the bend in the overpasses.

Grape Hill Visual Impact Study & Site
Propagation Mapping

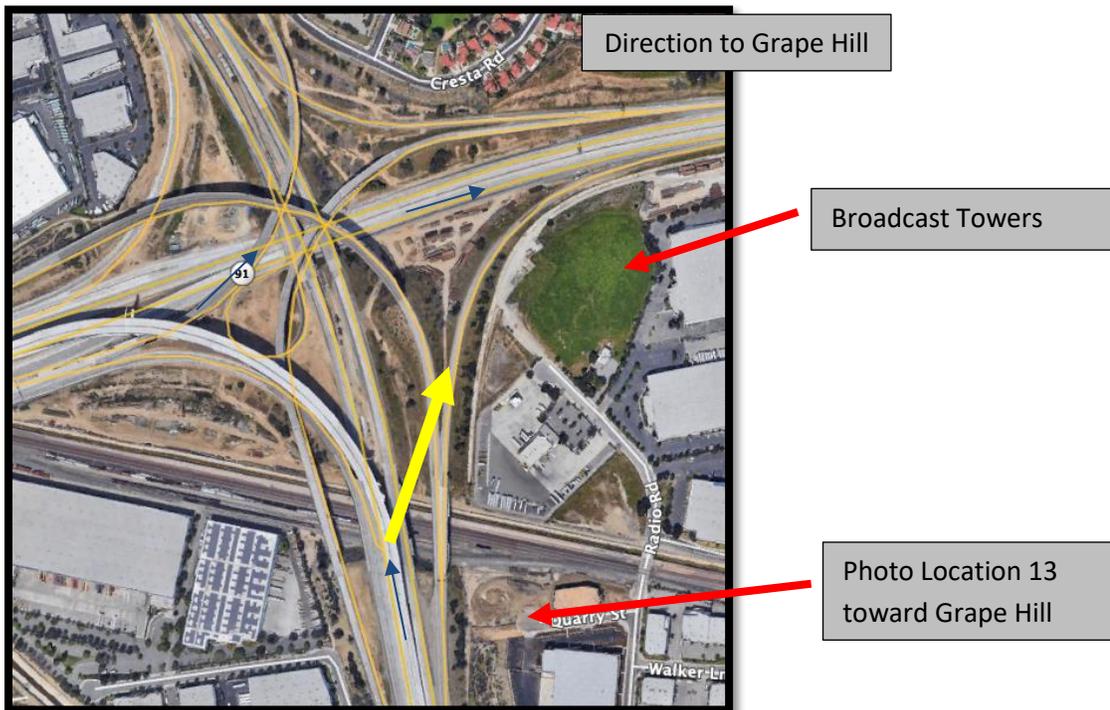
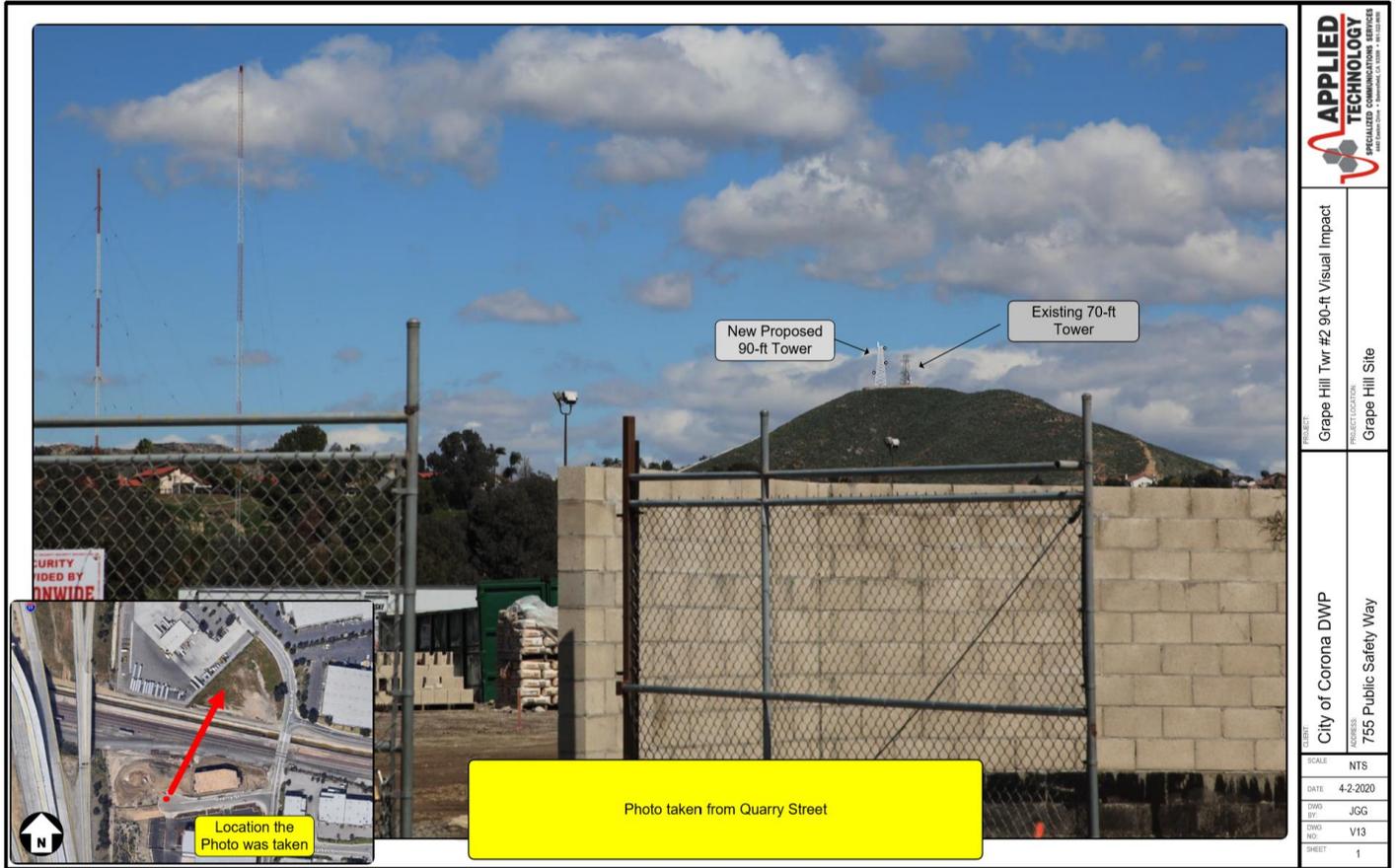


Image 1 - Image showing travelers vision

As shown with Image 1 of the overview of the 91 and 15 interchanges, the view toward Grape Hill toward the northeast.

Grape Hill Visual Impact Study & Site
 Propagation Mapping



Altered Photo Site 13 Quarry St view toward Grape Hill

APPLIED TECHNOLOGY SPECIALIZED COMMUNICATIONS SERVICES	
PROJECT: Grape Hill Twr #2 90-ft Visual Impact	PROJECT LOCATION: Grape Hill Site
CITY: City of Corona DWP	
ADDRESS: 755 Public Safety Way	
SCALE: NTS	DATE: 4-2-2020
DWG BY: JGG	DWG NO.: V13
SHEET: 1	

GRAPE HILL TOWER #2 RF PROPAGATION STUDY

The following maps depict the RF Signal mapping generated from Grape Hill on the SCADA 902-928MHz spectrum. The criteria used for the study is based on the DWP SCADA system, which currently uses the GEMDS iNET-II radio. The transmit power the unit provides is up to 30dBm. The propagation study uses the Master station at Grape Hill with a DB-589-Y Omni antenna at 60-ft with 75-ft of LDF4-50 Hardline cable. The remote locations were set to a typical receive height of 20-ft. The remote antenna will be a standard 10dB gain Yagi with 30-ft of LMR-400 type coaxial cable.

The 915MHz propagation was analyzed using both Pathloss 5.0 and RF Cad computer software. Using the same radio configuration for both propagations provided similar results. The RF Cad Propagation shows the 915MHz spectrum on a map overlay while the Pathloss overlay is terrain based. Both give examples of how the RF signal will propagate from the Grape Hill Tower.

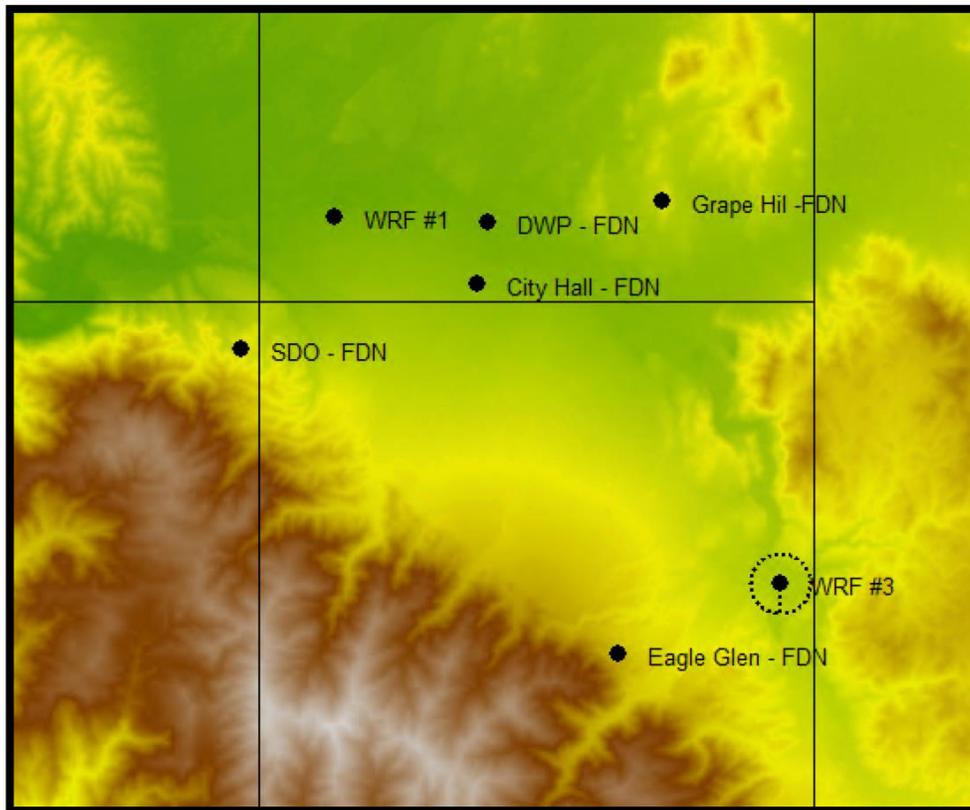


Image 2 - Terrain Variations

Grape Hill Visual Impact Study & Site
Propagation Mapping

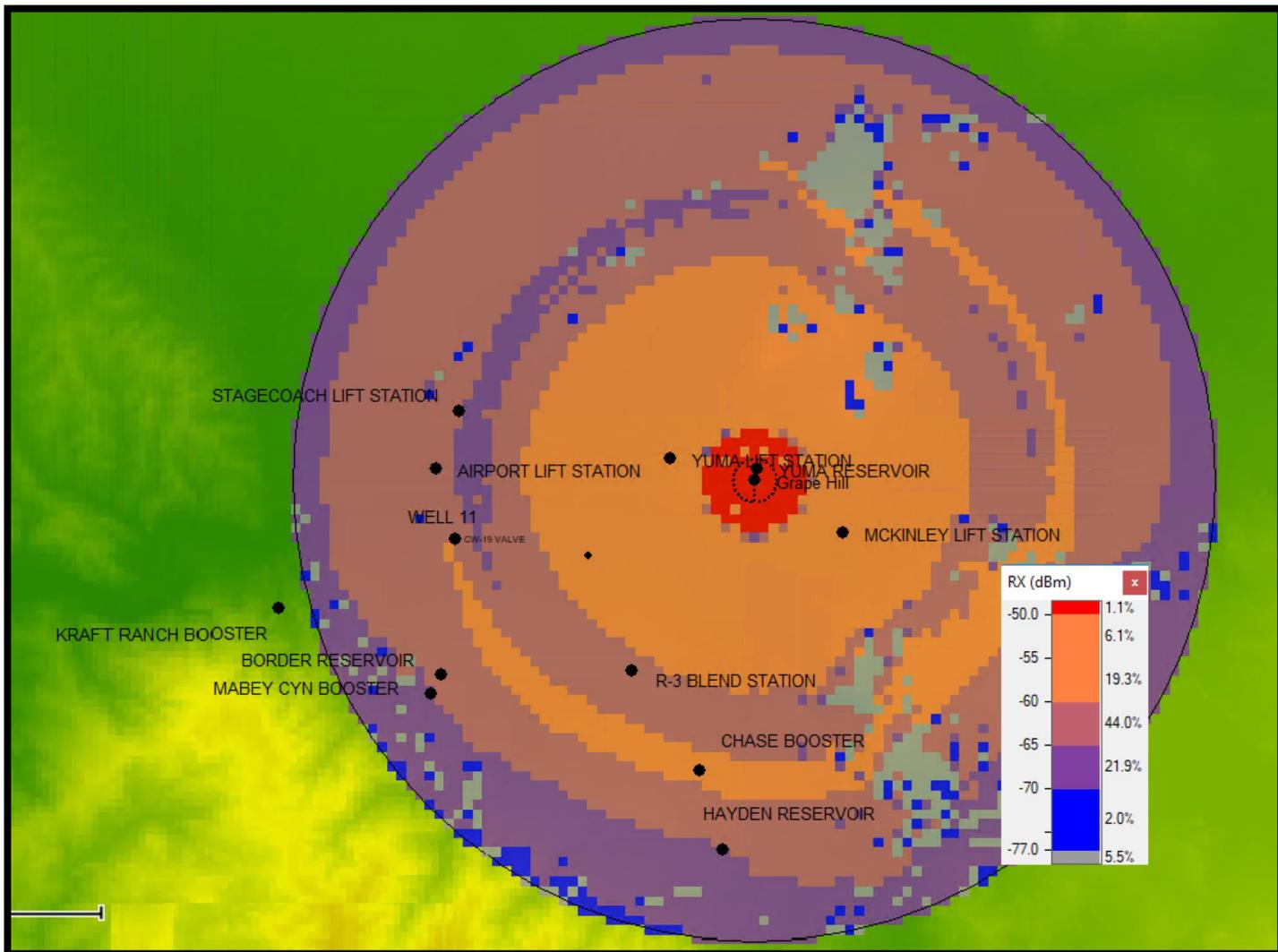


Image 3 - 915MHz Signal Propagation

Grape Hill Visual Impact Study & Site
Propagation Mapping

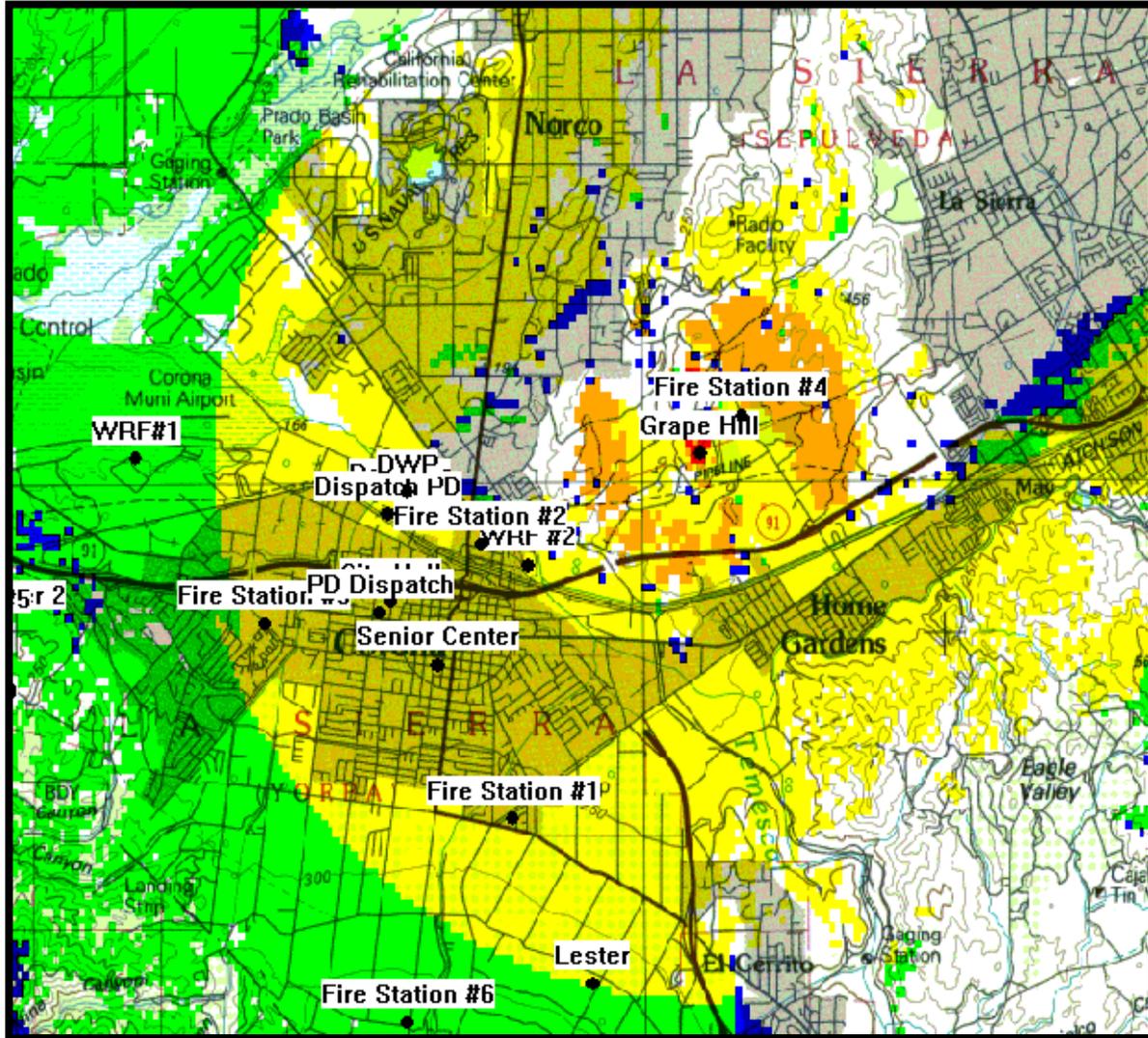


Image 4 - RF Cad Propagation at 915MHz

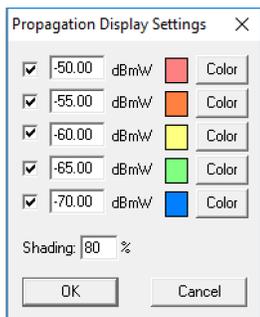


Image 5 - RF Cad RSSI Display Levels

VHF RF Propagation Scale

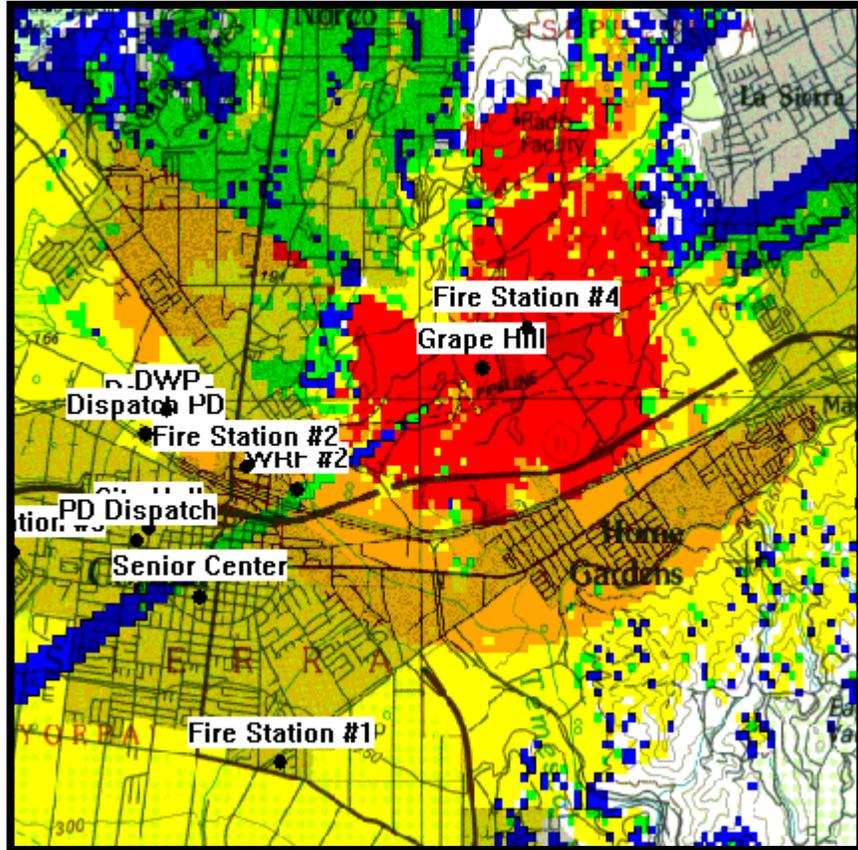
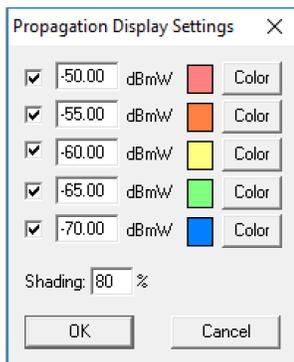


Image 6 - 150MHz VHF Propagation



VHF 150MHz Propagation Criteria

Tx – 30dBm power level @ 60-ft using a DB222 Antenna

Rx – 30dBm @ 3-ft

Image 7 - RSSI Levels

CONCLUSION

In Conclusion, the study intended to demonstrate that the Grape Hill tower will not present any negative impact on the area. In contrast, the tower provides the height needed to improve the Department of Water and Power SCADA Network as well as Public Safety communications needs. Thus completing the original network design, improving Network reliability and stability. As well as enhancing the DWP SCADA Network, the tower is designed for future projects.

The tower at Grape Hills provides remote sites on the 900MHz SCADA system access to the network. The Grape Hill tower real estate for the new potential two-way simulcast Fire Department Radio System.

It is recommended to complete the Grape Hill Tower #2.

Grape Hill Visual Impact Study & Site
Propagation Mapping

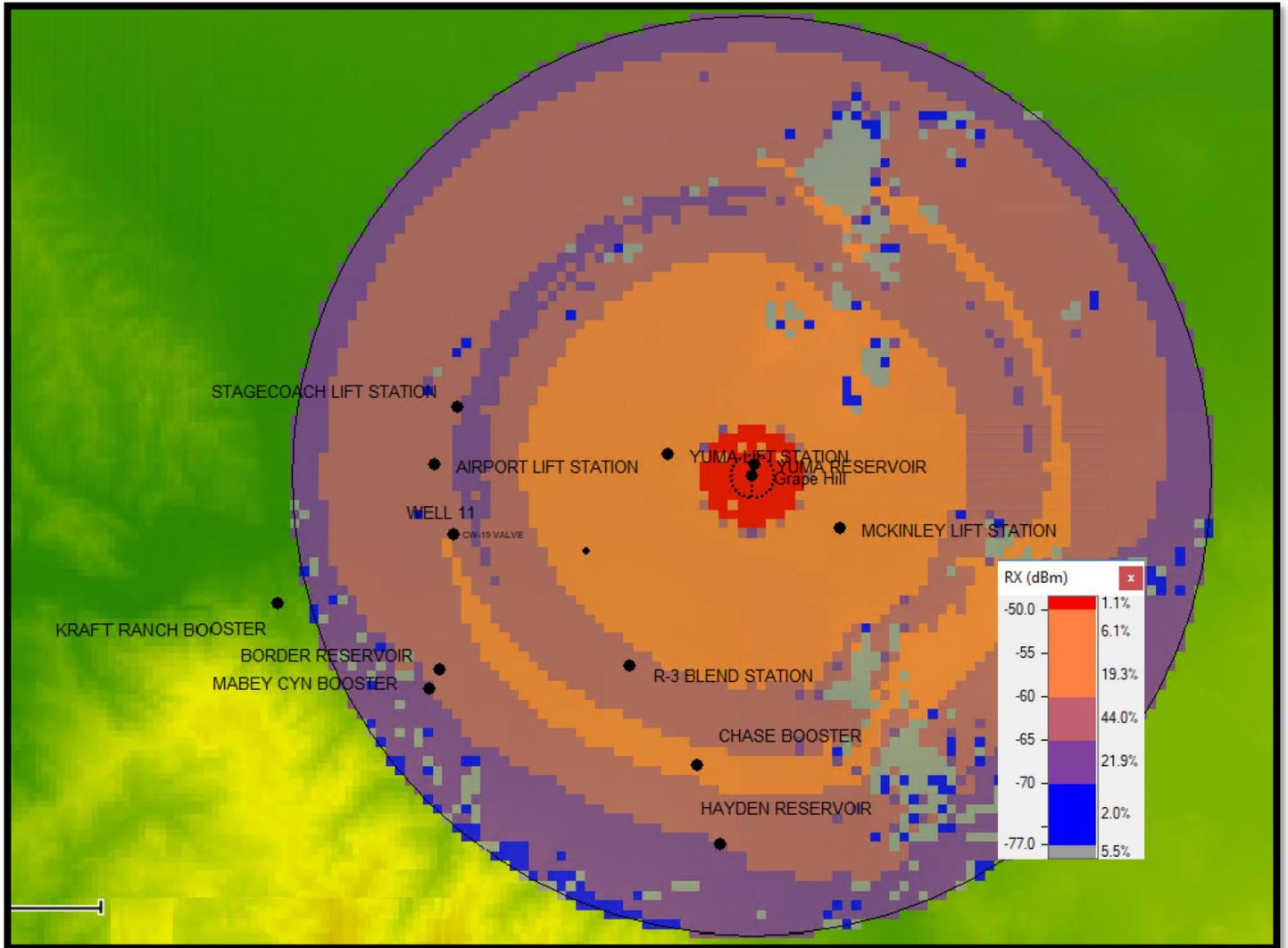


Image 3 - 915MHz Signal Propagation



City of Corona
Department of Water and Power
"Protecting Public Health"

Office: 951.736.2234
Fax: 951.735.3786

755 Public Safety Way
Corona, CA 92880 – www.CoronaCa.gov

December 27, 2019

City of Corona
Community Development – Planning Division
400 S. Vicentia Avenue
Corona, CA 92882
951-736-2262

To Whom It May Concern:

The City of Corona Department of Water and Power (DWP) is proposing to construct a second telecommunication tower at the Grape Hill Telecommunication site located at APN 115-100-047, 740 John Circle. This second telecommunications tower will be a 90-foot self-supporting tower on an existing 1.53-acre city-owned site. The purpose of the new tower installation is to improve telecommunications for public safety and DWP in the area as well as to provide relief to the existing telecommunications tower that is near its load capacity. Below details the characteristics of the tower and surrounding area.

Proposed Land Use and Surrounding Uses

The existing and proposed land use of this parcel is for utility purposes. It is located in the Open Space (OS) District of the Northeast Corona Specific Plan (SP81-2). The north property for this site is also City owned, used for utility purposes, and has a potable water storage tank (Yuma Tank). The properties east, south and west of this site are residential.

Scope of Work

DWP is proposing to construct a second telecommunications tower on the Grape Hill Telecommunications Site in order to provide radio signal to City utility facilities that provide water and wastewater services to the community, as well as to improve the City's Public Safety Enterprise Communications system, also known as PSEC. The proposed project involves the construction and operation of a 60-foot tall lattice telecommunications facility that has the ability to be increased to a 90-foot tall structure if needed in the future. The tower will be located on an approximately 256-square foot concrete foundation pad. The tower will be constructed of American Society for Testing and Materials (ASTM) steel and will include an access climb ladder and waveguide ladder. Microwave dishes ranging from two to four feet in height will be constructed on the sides of the telecommunications tower.

EXHIBIT 3.G

December 27, 2019

Reason/Purpose for Proposed Project

The City of Corona Department of Water and Power (DWP) utilizes a Supervisory Control and Data Acquisition (SCADA) system for its water, wastewater, reclaimed water and electric operations. SCADA is a wireless communications system that enables the remote control and operation of various utility facilities throughout the City. The wireless network infrastructure used for SCADA is critical to DWP being able to provide safe and efficient utility services to the public by providing remote monitoring of these systems. DWP currently utilizes an existing tower at the Grape Hill Telecommunications site. However, that tower is currently loaded to capacity, and DWP requires additional communications equipment, thus necessitating the need for a new tower. Additionally, the Corona Police Department has identified gaps in their PSEC system in the McKinley area. Propagation studies done by the Police Department's PSEC consultants have indicated that adding an antenna to a tower located at the Grape Hill site will increase coverage in the area.

Feasibility for Co-location Opportunities

The City looked into co-location opportunities. There is currently an existing telecommunications tower at the Grape Hill site, however, that facility is currently at capacity and does not have room for additional equipment. There are no other existing locations within this area.

Applicant Representative

Name: Tracy Martin

Office Phone: 951-817-5880

Cell Phone: 951-232-0438

Email: tracy.martin@CoronaCA.gov

Feel free to contact me should you have any questions at (951) 817-5880 or via email at Tracy.Martin@CoronaCA.gov.

Sincerely,



Tracy Martin
DWP Utilities Project Manager



**CITY OF CORONA
MITIGATED NEGATIVE DECLARATION**

NAME, DESCRIPTION AND LOCATION OF PROJECT:

CUP2019-0005: Grape Hill Telecommunication Tower 2

Proposal to construct a 90-foot high City of Corona Department of Water and Power second radio frequency communication tower at Grape Hill, a city-owned and operated communications site located at 740 John Circle, to assist with the Supervisory Control and Data Acquisition (SCADA) system. The facility will be constructed on a portion of property that is currently used for telecommunications facilities.

ENTITY OR PERSON UNDERTAKING PROJECT:

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

The Planning and Housing Commission, having reviewed 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 South Vicentia Avenue, Corona, CA 92882.

Date: _____

Chair

Date filed with County Clerk: _____

CITY OF CORONA INITIAL STUDY / ENVIRONMENTAL CHECKLIST

PROJECT TITLE: CUP2019-0005 (Grape Hill Telecommunication Tower 2)

PROJECT LOCATION:

740 John Circle, Corona, CA (APN 115-100-047)

PROJECT PROPONENT:

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

PROJECT DESCRIPTION:

The City of Corona Department of Water and Power is proposing the construction of a second radio frequency communication tower on a city-owned and operated telecommunications site known as Grape Hill to assist with the Supervisory Control and Data Acquisition (SCADA) system. The facility will be constructed on 256 square feet of the 1.53-acre property that is currently used for telecommunications facilities located at 740 John Circle in the City of Corona (See Figure 1-Regional Location and Figure 2-Project Vicinity). The property is legally described as APN 115-100-047.

The tower is proposed for a 90-foot design height and will initially be constructed at a 60-foot height. A conditional use permit, CUP2019-0005, is required for the proposal. The radio frequency communication tower that exists on the project site is 70 feet in height (See Figure 3-Site Plan) and experiences overloading from the SCADA Network. Grape Hill is a critical site for multiple agencies within the City of Corona as well as serves as a repeater site for other communication systems. The proposed secondary tower will offset overloading to the existing tower to assist in the current needs of today as well as future growth.

The project site occurs within a predominantly residential area of the City, on a hill with a peak elevation of 1,073 feet above mean sea level. The project site is currently developed with an existing City telecommunications tower and other utility infrastructure, as well as a tower with solar panel owned by Western Municipal Water District. The land use designation of the project site is Utility and is zoned as Open Space (OS). The project site is located within the boundaries of the Northeast Corona Specific Plan. In addition to the public facilities on Grape Hill, the remaining portion of the hill is left in open space. At the base of the hill the surrounding land uses are residential to the north, south, east and west. The surrounding zoning designations include Residential Estate (Corona Ranch Specific Plan) to the north and Open Space (Northeast Corona Specific Plan) to the south, east and west.

ENVIRONMENTAL SETTING:

Site Description: The gross acreage of the property is 1.53 acres; 256 square feet would be utilized for the proposed tower. The existing telecommunications facility includes a telecommunications tower, two equipment storage sheds, a generator, and a parking lot (See Figure 2). The storage sheds, generator and parking lot will serve the proposed telecommunications tower. Additionally, on the north portion of the site is a solar panel tower that is owned and maintained by Western Municipal Water District.



Source: Lilburn Corporation, January, 2020.

LILBURN
CORPORATION

REGIONAL LOCATION
Telecommunications Tower No. 2
Corona, California

FIGURE 1



PROJECT SITE

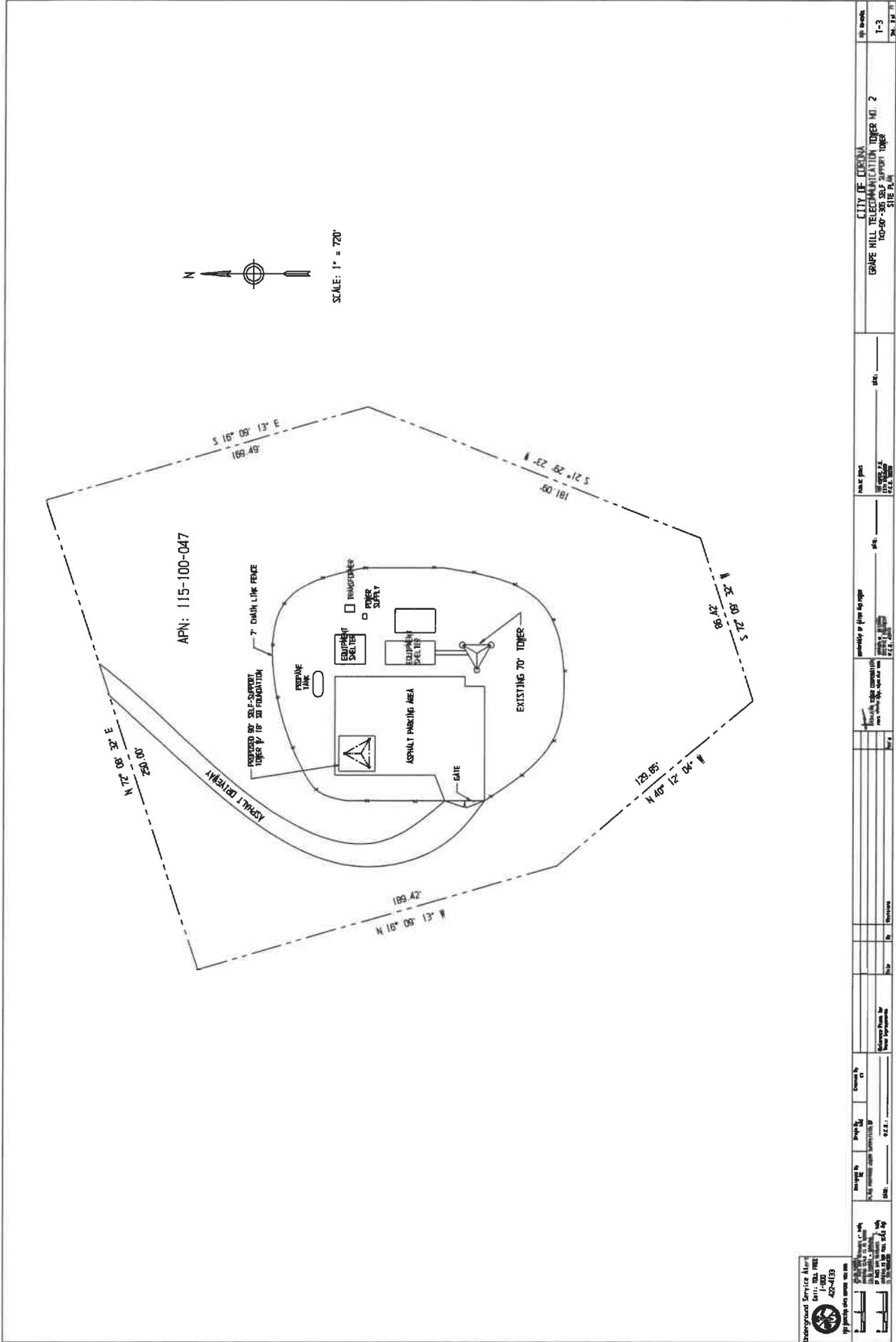


Source: Lilburn Corporation, January, 2020.

LILBURN
CORPORATION

PROJECT VICINITY
Telecommunications Tower No. 2
Corona, California

FIGURE 2



SITE PLAN
Telecommunications Tower No. 2
 Corona, California
FIGURE 3

Underground Service Alert
 Call 811
 1-800-422-4133
 For private lines contact the owner

DATE: 11/15/2013
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

PROJECT: [Project Name]
 SHEET: [Sheet Number]

APN: 115-100-047	PROJECT: GRAPE HILL TELECOMMUNICATIONS TOWER NO. 2	DATE: 11/15/2013
CITY OF CORONA	OWNER: LILBURN CORPORATION	SCALE: 1" = 720'
ENGINEER: [Signature]	PROJECT NO: [Project Number]	SHEET NO: 1-3
DATE: 11/15/2013	PROJECT LOCATION: GRAPE HILL TELECOMMUNICATIONS TOWER	TOTAL SHEETS: 3

Site topography is relatively flat at the top of the hill which has a peak elevation of 1,073 feet above mean sea level; the hill measures approximately 2,640 feet north to south and approximately 1,320 feet from east to west. The base of the hill occurs at approximately 900 feet above mean sea level and has an approximate 170-foot increase in elevation to its peak.

Site Surroundings: The land immediately to the north of the project site is comprised of estate sized residential properties that are approximately 3 to 4 acres in size and zoned as Residential Estate. The land immediately to the south, east and west of the project site is primarily vacant and zoned Open Space (OS), as shown on the Zoning Map of the City of Corona. There is an existing water storage tank north of the project site on an adjacent parcel that is owned and operated by the City of Corona.

Beyond the residential estate and open space properties are residential tract neighborhoods with various residential zoning surrounding the base of Grape Hill to the north, south, east, and west of the Project Site.

GENERAL PLAN \ ZONING:

Land Use: Utility

Surrounding Land Use Designations:

North: Single Family Residential

East: Open Space

South: Open Space

West: Open Space

General Plan Designation: Utility (U)

Surrounding General Plan Designations:

North: Low Density Residential (LDR, 3-6 du/ac)

East: Open Space General (OS/G)

South: Open Space General (OS/G)

West: Open Space General (OS/G)

Zoning: Open Space

Surrounding Zoning:

North: Residential Estate (RE) within the Corona Ranch Specific Plan

East: Open Space (OS) within the Northeast Corona Specific Plan

South: Open Space (OS) within the Northeast Corona Specific Plan

West: Open Space (OS) within the Northeast Corona Specific Plan

STAFF RECOMMENDATION:

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

___ The proposed project could not have a significant effect on the environment. **Therefore, a NEGATIVE DECLARATION will be prepared.**

___ The proposed project could have a significant effect on the environment, however, the potentially significant effects have been analyzed and mitigated to below a level of significance pursuant to a previous EIR as identified in the Environmental Checklist attached. **Therefore, a NEGATIVE**

DECLARATION WILL BE PREPARED.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

Date Prepared: 03/17/2020

Prepared By: Lilburn Corporation

Contact Person: Cheryl Tubbs

Phone: 909-890-1818

AGENCY DISTRIBUTION

(check all that apply)

- Responsible Agencies
- Trustee Agencies (CDFG, SLC, CDPR, UC)
- State Clearinghouse (CDFG, USFWS, Redev. Projects)
- AQMD
- Pechanga
- Soboba
- WQCB
- Other _____

UTILITY DISTRIBUTION

- Southern California Edison

Southern California Edison Adriana Mendoza-Ramos, Esq. Region Manager, Local Public Affairs 1351 E. Francis St. Ontario, CA 91761 Southern California Edison Karen Cadavona Third Party Environmental Review 2244 Walnut Grove Ave. Quad 4C 472A Rosemead, CA 91770

Environmental:

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

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

Discussion:

A. Less Than Significant Impact.

The City of Corona General Plan designates the project site as Utility. The proposed telecommunications tower is consistent with the General Plan land use designation, which is intended for utility service infrastructure. Per the General Plan of the City of Corona, the City is a growing community that must continue to provide adequate infrastructure and utility systems to meet the future needs of businesses and residents. Grape Hill is currently a low power Radio Frequency (RF) communication site that consists of multiple Point to Point Federal Communications Commission (FCC) Licensed microwave paths, Licensed Very High Frequency (VHF), Ultra High Frequency (UHF) two-way radio systems, 900 megahertz (MHz) Supervisory Control and Data Acquisition (SCADA) system, 5 gigahertz (GHz) Un-Licensed equipment, and Cellular carriers. The site does not transmit any high-power television or radio channels. All transmitting equipment operates within the guidelines and specs of the Manufacture as well as the FCC concerning the Equivalent Isotropically Radiated Power (EIRP) levels. The existing telecommunications tower is used by the City of Corona at Grape Hill for purposes such as communication through the City of Corona’s Police Department and other public agencies, is experiencing overloading and reduction of loading is not feasible. Therefore, construction of the proposed telecommunications tower is anticipated to serve the needs of today as well as future growth.

The project site is zoned Open Space on the City’s zoning map. Per the City’s Telecommunications Ordinance, Chapter 17.65 of the Corona Municipal Code, telecommunications facilities are permitted in any zone in the City by a conditional use permit. The project is being reviewed under Conditional Use Permit 2019-0005.

Furthermore, the proposed telecommunications tower would comply with rules, regulations and standards of the FCC and the California Public Utilities Commission (CPUC). The tower would be constructed in compliance with Title 15 of the Development Code, as amended by state or local law or regulation. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

B. Less Than Significant Impact.

The project site has a General Plan land use designation of Utility and contains an existing telecommunications tower. Implementation of the proposed telecommunications tower would not conflict with the current land use designation as public utilities already exist on-site. The project site is surrounded on all sides by residential development, which allows for the existence of public utility infrastructure within. An Engineering Report for the proposed telecommunications tower was completed by Cavell, Mertz & Associates, Inc., on December 13, 2019, to demonstrate that the antennas proposed for use on the proposed tower are categorically excluded from meeting the FCC’s RF emissions guidelines. Implementation of the proposed telecommunications tower would not negatively impact the surrounding land uses. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

C. No Impact.

Environmental:

The proposed telecommunications tower would occupy 256 square feet of the property on Grape Hill on an existing concrete pad. The project site occurs within a residential neighborhood and is approximately 170 feet higher in elevation than the neighborhoods. The proposed telecommunications tower is also approximately 500 feet away from the nearest residence, which occurs southwest of the project site. The property currently has existing telecommunications infrastructure which serves the City of Corona and does not divide an established community. There is also significant open space that separates the project site from the surrounding residential properties. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

2. POPULATION AND HOUSING:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
----------------------------	--------------------------------	--	------------------------------	-----------

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial growth | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Displace substantial numbers of existing housing or people | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

A & B. No Impact.

The proposed project is a telecommunications tower that would not cause an increase in population growth or the construction of housing as a result. The proposed project's intention is to serve the existing community of the City of Corona and provide utility services. Also, no displacement of existing housing or people would occur as there are no residential dwellings on the property. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

3. GEOLOGIC PROBLEMS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
-----------------------	--------------------------------	--	------------------------------	-----------

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a. Fault /seismic failures (Alquist-Priolo zone) /Landslide/Liquefaction | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Grading of more than 100 cubic yards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Grading in areas over 10% slope | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Substantial erosion or loss of topsoil | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Unstable soil conditions from grading | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Expansive soils | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Paleontological resource or unique geologic feature | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion:

Environmental:

A. Less Than Significant Impact.

The City of Corona is considered to be seismically active, as is most of Southern California and experiences ground-shaking throughout. According to the California Geological Survey, Earthquake Zones Interactive Map, the project site does not occur on or near an Alquist-Priolo fault zone. The nearest Alquist-Priolo fault zone to the project site is the Chino Fault in the Elsinore Fault Zone approximately 5.5 miles to the west. The project site does not occur in an area susceptible to landslides or liquefaction. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

B&C. No Impact.

The proposed telecommunications tower would be constructed within approximately 256 square-feet of a 1.53-acre property. The project site is currently developed with existing infrastructure and is relatively flat. An existing concrete pad occurs on the project site, which the proposed tower would be constructed on. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

D-F. Less Than Significant Impact.

The proposed telecommunications tower would be constructed on an already developed property that includes one telecommunications tower and other ancillary facilities including a generator and equipment storage. Implementation of the proposed telecommunications tower would not require any new hardscaping that would result in impacts to topsoil of the project site. According to the United States Department of Agriculture, Natural Resources Conservation Service Web Soil Survey, the project site consists of Cienega rocky sandy loam (CkF2), which consists of weathered bedrock. Bedrock is not expansive in nature, nor does it have the characteristic of becoming unstable soil due to ground disturbance. Furthermore, no grading would occur, making impacts less than significant. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

G. Less Than Significant with Mitigation.

As mentioned in Section 14 of this document, an Archaeological Records Search dated November 25, 2019 was completed by McKenna et al. to determine significant historical, archaeological and paleontological resources that may occur on the project site. Given the existing conditions and the extent of prior disturbances to the project site, the potential for identifying paleontological resources within the project area is considered low to none. No resources are anticipated. During construction activities resources may be uncovered; therefore, **Mitigation Measure 1** is required to decrease impacts to a less than significant level.

Mitigation Measure:

1. *In the event that fossils are inadvertently discovered during the course of grading for this Project, the Project Proponent shall immediately cease operation and retain a qualified and trained paleontologist. The paleontologist shall salvage all fossils in the area and provide additional field staff in accordance with modern paleontological techniques. All fossils collected during the project will be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.*

4. HYDROLOGY AND WATER QUALITY:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than significant Impact	No Impact
a. Violate water quality standards/waste discharge requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Deplete groundwater supplies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental:

c. Alter existing drainage pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Increase flooding hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Degrade surface or ground water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Within 100-year flood hazard area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase exposure to flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Exceed capacity of storm water drainage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A-C, E, H. No Impact.

The proposed project is development of a secondary telecommunications tower on an existing telecommunications site facility. The project site consists of an existing stormwater drainage system which has sufficient capacity to serve the existing site conditions as well as conditions with the proposed telecommunications tower. Unexpected overflow and runoff of stormwater on-site would be captured by existing culverts which then drains down the hill to existing storm drain systems. Therefore, there would be no impacts related to new discharge requirements or violations of water quality standards or waste discharge requirements. Implementation of the proposed telecommunications tower would not deplete groundwater supplies or degrade surface or groundwater quality due to the fact that developed conditions would mimic current conditions. No additional impervious areas would be constructed since the proposed telecommunications tower would be constructed on an existing concrete on the project site. Therefore, the proposed project would not require additional stormwater drainage systems. Impacts are considered less than significant, and no mitigation measures are required or anticipated.

D, F&G. No Impact.

As shown on FEMA Map 06065C0693G, the project site occurs in an area known as Zone X. Zone X consists of areas of minimal flood hazard. The project site occurs on the peak of Grape Hill, approximately 1,073 feet in elevation. Flooding to the project site is very unlikely and it is not within a 100-year flood hazard area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

5. AIR QUALITY:

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

a. Conflict with air quality plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate air quality standard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Net increase of any criteria pollutant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental:

- d. Expose sensitive receptors to pollutants
- e. Create objectionable odors

Discussion:

A. Less Than Significant Impact.

The applicable air quality plan is the South Coast Air Quality Management District’s (SCAQMD) 2016 Air Quality Management Plan (AQMP). The AQMP is a regional blueprint for achieving air quality standards and healthful air. Conflicts with the AQMP would arise if project activities result in a substantial increase in employment or population that was not previously adopted and/or approved in a General Plan. Large population or employment increases could affect transportation control strategies, which are among the most important in the air quality plan, since transportation is a major contributor to particulates and ozone for which the South Coast Air Basin (SCAB) is not in attainment. As the project does not propose activities that would change population or employment levels within the air basin, the project would not conflict with or obstruct implementation of the applicable air quality plan. The project would implement measures to control air emissions during material handling. Therefore, the proposed project would not conflict with the SCAQMD’s AQMP. A less than significant impact is identified, and no mitigation measures are proposed.

B. Less Than Significant Impact.

The proposed project would require the excavation of footings and the installation of the tower. The project’s maintenance activities were screened for emission generation using SCAQMD “Air Quality Handbook” guidelines, Emission Factors for On-Road Heavy-Heavy Duty Diesel Trucks (2019) and SCAQMD Off-Road Mobile Source Emissions Factors (2019). These tables are used to generate emissions estimates for development projects. The criteria pollutants screened for included: reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), and particulates (PM₁₀ and PM_{2.5}). Two of these, ROG and NO_x, are ozone precursors.

Project emissions are considered short-term, temporary emissions and were calculated based on the estimated construction parameters listed below. The resulting emission levels as compared to SCAQMD thresholds are shown in Table 1.

Typical daily equipment:

- Loader
- Crane
- Concrete Truck
- Other Construction Equipment
- Generator

**Table 1
Construction Emissions
(Pounds per Day)**

Source	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Loader	0.6	3.8	3.5	0.2	0.2
Crane	0.7	5.3	3.1	0.2	0.2
Concrete Truck	0.5	2.8	2.8	0.1	0.1
Other Construction Equipment	0.5	2.8	2.8	0.1	0.1
Generator	0.3	2.6	2.2	0.1	0.1
Total (lbs/day)	2.5	17.3	14.5	0.7	0.7
SCAQMD Threshold	75	100	550	150	55
Significant	No	No	No	No	No

Source: SCAQMD Off-Road Mobile Source Emissions Factors (2019)

As shown in Table 1, project emissions would not exceed SCAQMD thresholds. Therefore, less than significant impacts are anticipated.

Environmental:

Compliance with SCAQMD Rules 402 and 403

Although the proposed project does not exceed SCAQMD thresholds during construction activities, the proposed project shall comply with, Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACM) for each fugitive dust source; and the AQMP, which identifies Best Available Control Technologies (BACT) for area sources and point sources, respectively. This would include, but not be limited to the following BACMs and BACTs:

Exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces would increase NO_x and PM₁₀ levels in the area. Although the proposed project does not exceed SCAQMD thresholds during construction, the District will be required to implement the following conditions as required by SCAQMD:

1. To reduce emissions, all equipment used in earthwork must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
2. The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
3. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
4. The operator shall comply with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Implementation of the project does not exceed the SCAQMD significance thresholds for construction activities, and because the project is a telecommunications tower, there would be no operational emissions. Although there would be emissions from vehicles and equipment during construction, the emissions would be temporary, of short duration, and below the established thresholds. Generator operational emissions are anticipated to be same as existing as the generator would support the existing telecommunications tower on-site as well as the proposed telecommunications tower. In addition, project emissions of particulate matter would be reduced by implementing BACMs as outlined in SCAQMD dust control Rules 402 - Nuisance and 403 - Fugitive Dust. The project would not generate long-term emissions of criteria pollutants that would exceed thresholds and would therefore not cause a cumulatively considerable increase in criteria pollutants. A less than significant impact is identified, and no mitigation measures are proposed.

C. Less Than Significant Impact.

Table 1 shows that the project construction emissions would be below levels of significance, therefore the proposed project would not cumulatively generate a considerable net increase of any criteria pollutant nor violate any air quality standard. Less than significant impact is anticipated, and no mitigation measures are proposed.

D. Less Than Significant Impact.

As shown in Table 1, impacts are not anticipated to exceed SCAQMD thresholds. With adherence to SCAQMD Rules 402 and 403, emissions of dust or vehicle exhaust fumes associated with earthwork activities would be short-term and would not expose sensitive receptors to substantial pollutant concentrations as emissions would dissipate. It is anticipated that maintenance activities would remain consistent with existing conditions. A less than significant impact is anticipated, and no mitigation measures are proposed.

E. Less Than Significant Impact.

Project construction equipment would generate odors from the combustion of fuels. The determination of an impact from project-generated odors is dependent on a number of variables including:

- Nature of the odor source;
- Frequency of odor generation (e.g., daily, seasonal, activity-specific);
- Intensity of the odor (e.g., concentration);
- Wind direction (e.g., upwind or downwind); and
- Sensitivity of the receptor.

Environmental:

Impacts associated with odors would be temporary during project construction activities. It is also anticipated that any short-term odors generated by construction equipment would dissipate. Due to the temporary nature of project activities (approximately 44 days), impacts would be less than significant, and no mitigation measures are proposed.

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

Discussion:

A-D, H. No Impact.

During construction, traffic to and from the project site would be limited to construction vehicles including contractor/employee passenger vehicles and would be temporary. Vehicles are expected to access the project site via Impresivo Drive to the north. The proposed project would not generate increases to traffic volumes. One City vehicle, twice a month enters the property for maintenance and repairs to the existing telecommunications tower; this would remain the same upon completion of the proposed telecommunications tower. There is only one access to the project site via a fire road for government employees to access the site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

E. Less Than Significant Impact.

The proposed project would not result in a change in air traffic patterns or an increase in traffic levels. The Corona Municipal Airport, located approximately 3.6 miles to the west, is the closest airport to the proposed telecommunications tower site. An Aeronautical Study (Available at City offices for review) was completed by the Federal Aviation Administration (FAA) (dated 04/26/2019), to determine hazards to federal air navigations from the proposed project. The FAA conducted the study under the provisions of 49 U.S.C., Section 44718 and as applicable Title 14 of the code of Federal Regulations, part 77. The study revealed that the structure of the proposed tower does not exceed obstruction standards and would not be a hazard to air

Environmental:

navigation. The proposed telecommunications tower would fully comply with all FAA standards and requirements, and FAA would inspect and approve the tower. Also, the project site is not located within the boundaries of any of the compatibility zones surrounding the Corona Municipal Airport as identified by the Riverside County Airport Land Use Commission (ALUC) Combability Map that would require Riverside County ALUC review of the proposed 90-foot high communications tower. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

F. No Impact.

The project site has one access via a private one-lane driveway from Impresivo Drive. Access to the site is granted only to City staff for maintenance and repairs at the existing facilities. The proposed project would not require additional access to be constructed. The proposed project has been reviewed by the City of Corona Public Works Department and would not cause hazards from a design feature. Thus, no impacts to traffic from hazards from a design feature are anticipated, and no mitigation measures are required.

G. No Impact.

The location and design of the proposed project has been reviewed by the City of Corona Fire Department and would allow adequate emergency access. The proposed project would not eliminate or impede access to any existing uses. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

Discussion:

A. Less Than Significant Impact.

A General Biological Assessment (dated December 20, 2019) was prepared by Natural Resources Assessment, Inc. (NRAI), and is available for review at the City offices. NRAI conducted a data search for information on plant and wildlife species known occurrences within the vicinity of the project site. Review included biological texts on general and specific biological resources, and those resources considered to be sensitive by various wildlife agencies, local governmental agencies and interest groups. Information sources included but are not limited to information provided by the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) for the project site, U.S. Army Corps (Corps) 404 requirements, State Water Resources Control Board (SWRCB) requirements, and California Department of Fish and Wildlife (CDFW) 1602 requirements. NRAI also conducted a field survey of the project site on December 13, 2019. During the field investigations, the project site was also evaluated for the presence of sensitive habitats and wildlife corridors. Findings of the assessment are summarized herein.

Environmental:

The plant community on site, according to the MSHCP, was classified as grassland in 1994 and remained so as of 2012. The current dominant plant community is ruderal (weedy) due to the past grading of the existing asphalt pad for the existing telecommunications tower facility. Species in the project area include emergent California brittlebush (*Encelia californica*), California aster (*Corethrogyne filaginifolia*), and grasses, most likely Mediterranean grass (*Schismus barbatus*) and brome grass (*Bromus spp.*).

The only bird species observed were rough-winged swallow (*Stelgidopteryx serripennis*) and house finch (*Haemorhous mexicanus*). Both species primarily flew to the site to land on the transmission tower framework. The site is small and is almost entirely unvegetated, providing only minimal habitat for wildlife. No sign of amphibians, reptiles or mammal was observed.

Raptors and all migratory bird species, whether listed or not, receive protection under the Migratory Bird Treaty Act (MBTA) of 1918. The MBTA prohibits individuals to kill, take, possess or sell any migratory bird, or bird parts (including nests and eggs) except in accordance with regulations prescribed by the Secretary of the Interior Department (16 U. S. Code 703). Additional protection is provided to all bald and golden eagles under the Bald and Golden Eagle Protection Act of 1940, as amended. State protection is extended to all birds of prey by the California Fish and Game Code, Section 2503.5. No take is allowed under these provisions except through the approval of the agencies or their designated representatives. At the time of the survey, the property had suitable nesting habitat only for birds highly tolerant of human activity, such as the house finch. In conclusion, there would be no significant impacts to nesting birds from construction-related activities of the proposed project.

The burrowing owl was the only Criteria Area species identified for this property. The site is in a Burrowing Owl Survey Area as defined by the MSHCP. The burrowing owl (*Athene cunicularia hypugaea*) is a resident species in lowland areas of southern California. The burrowing owl prefers large flat open areas for nesting and hunting. This species lives in burrows constructed by other ground-dwelling species in grassy or sparse shrubby habitat. Burrowing owls are declining in coastal habitats due to development of these areas. The California Department of Fish and Wildlife (CDFW) has designated the burrowing owl as a California Species of Special Concern (SSC). Burrowing owls are also protected by owl-specific protections in the California Fish and Game Code. The property is flat and is partly covered by an asphalt concrete pad. The area left uncovered is compacted soil. There is no grassland/scrubland habitat suitable for the burrowing owl. There are no burrows, no pipes, no materials piles or any other similar human-created structure suitable for the burrowing owl. There is no sign of burrowing owl.

The project site is developed with existing City structures and a concrete pad. The proposed telecommunications tower would be constructed on the existing concrete pad. No vegetation would be moved or otherwise impacted during construction or operation of the tower. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

B&C. No Impact.

For this project, the MSHCP required an assessment for jurisdictional waters, riverine and riparian habitats, as well as vernal pools and fairy shrimp habitat. Riparian/Riverine Areas are defined by the MSHCP as "lands which contain Habitat dominated by trees, shrubs, persistent emergent or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with freshwater flow during all or a portion of the year." Vernal pools are defined by the MSHCP as "seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season... Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records." The General Biological Assessment concluded that the project area does not support any riparian/riverine areas or suitable riparian bird habitat. No vernal pools or indications of vernal pools such as flat, unvegetated areas showing evidence of previous ponding, no patterns of inundation or distinct water-dependent plant species. The property is flat and is partly covered by an asphalt concrete pad. There are no cracked or discolored soils, no mud patches or plant species unique or found only in vernal pool habitat. There is no evidence of ponding or flooding on the property, and the soils are not suitable for vernal pool formation. There is no record of vernal pools in this area and no vernal pools are expected to occur.

Vernal pool fairy shrimp (*Branchinecta lynchi*) is found in grasslands in ponded areas such as vernal pools, cattle watering holes, basins, etc. Fairy shrimp are confined to temporary pools that fill in spring and evaporate by late spring to early summer. In southern California, this species is found primarily in the interior of western Riverside County, central Santa Barbara County, and eastern Orange County and more recently in Los Angeles County. The limited extent of available habitat, plus the ongoing loss has resulted in the vernal pool fairy shrimp being listed as threatened by the United States Fish and Wildlife Service (USFWS). The parcel appears unsuitable for the formation of vernal pools. The soils are unsuitable for the formation of long-term ponds, and no obligate wetland perennial plant species typical of vernal pools were observed. There are no other sources

Environmental:

of standing water, such as watering holes, vehicle tracks, or similar depressions that might support pools suitable for use by the vernal pool fairy shrimp.

Riverside fairy shrimp (*Streptocephalus woottoni*) is known only from deep vernal pools and ponds with specific chemistry and temperature conditions. They occur in annual grasslands in farmlands and similar open, flat terrain. Suitable annual grasslands can be found interspersed with scrub vegetation. Fairy shrimp are confined to temporary pools on soils underlain by naturally impervious layers usually made of dense clay. These areas fill with winter rains that persist from later winter into late spring, depending upon local weather conditions. The known range for this species extends from Ventura County down through the western parts of Los Angeles, Riverside, Orange and San Diego counties, as well as two Baja California locations: Valle de las Palmas and south of El Rosario. No areas were observed that would allow for ponding or pooling of water for the required minimal period of two months, and the soils are unsuitable for perching or pooling of water. There are also no adjacent watersheds to provide water for ponding on the property.

The Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*) is known only from cool-water vernal pools found only on southern basalt flows. Similar to the other shrimp species, the Santa Rosa Plateau fairy shrimp only occurs under the right conditions of water temperature, depth and evaporation patterns. The Santa Rosa Plateau fairy shrimp is only found on the Santa Rosa Plateau in a very confined locality. Currently, the entire known population in Riverside County is currently protected as part of the Santa Rosa Plateau Regional Park. NRAI found no ponding or pooling or evidence of vernal pools suitable for the Santa Rosa Plateau fairy shrimp. In addition to no suitable vernal pool habitat being present on site, the project location lacks the underlying basaltic geological composition of rocks required for pond development. Santa Rosa Plateau fairy shrimp is not present nor expected to be present on site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

D. No Impact.

Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. In summary, habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. Wildlife movement (more properly recognized as species movement) is the temporal movement of individuals (plants and animals) along diverse types of corridors. Wildlife corridors are especially important for connecting fragmented habitat areas. The project site occurs in an area with significant development where fragmentation has already occurred. The project site is also developed and contains no suitability to act as a wildlife corridor. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

E&F. Less Than Significant Impact.

The project site is located within the MSHCP Conservation Area and is therefore, subject to the requirements of the MSHCP and the City of Corona survey requirements. Section 6 of the MSHCP states that all projects must be reviewed for compliance with plan policies pertaining to Riparian/Riverine resources, Criteria resources, Narrow Endemic Plant Species, urban/wildlands interface, and additional survey needs as applicable. For the proposed project, the MSHCP required an assessment for jurisdictional waters, riverine and riparian habitats, as well as vernal pools and fairy shrimp habitat (see response B and C in this Section). NRAI conducted a field survey of the project site on December 13, 2019. The survey included habitat assessment surveys for resources covered under the MSHCP and the City of Corona survey requirements.

The City of Corona has identified scalebroom (*Lepidospartum squamatum*) as a pest species that must be surveyed for and removed prior to development. Scalebroom is native to the mountains, valleys, and deserts of central and southern California, Arizona, and Baja California. It grows in sandy, gravelly soils in a number of habitat types, especially dry alluvial habitats found in washes, canyons, arroyos and similar areas. It is considered an indicator species for the alluvial scrub habitat. NRAI searched for the species and found no scalebroom present in or around the project site. No significant adverse impacts to local biological resource policies or ordinances, or habitat conservation plans are identified or anticipated, and no mitigation measures are required.

Environmental:

8. MINERAL RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
-----------------------	--------------------------------	--	------------------------------	-----------

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Loss of mineral resource or recovery site | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

A. No Impact.

The project site occurs in the Mineral Resource Zone-3 (MRZ-3). Areas identified as MRZ-3 are areas in which the significance of mineral deposits is undetermined. The project site is already developed with utilized utility infrastructure as well as an asphalt parking lot and therefore any underlying mineral resources would not be recoverable. The additional telecommunications tower would not have the potential to impact mineral resources. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

9. HAZARDS AND HAZARDOUS MATERIALS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
-------------------------------------	--------------------------------	--	------------------------------	-----------

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Transport, use or disposal of hazardous materials | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Risk of accidental release of hazardous materials | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Hazardous materials/emissions within ¼ mile of existing or proposed school | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Located on hazardous materials site | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Conflict with Airport land use plan | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Impair emergency response plans | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Increase risk of wildland fires | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

A&B. No Impact.

Radiofrequency (RF) is a type of electromagnetic energy. RF radiation can be harmful if radiation levels are high enough to heat biological tissue and raise body temperatures. Effects from high levels of RF radiation could cause health problems, such as cataracts or temporary sterility in men (Federal Communications Commission [FCC], 1999). An Engineering Report was

Environmental:

prepared by Cavell Mertz & Associates, Inc., on December 13, 2019 (See Appendix A), for the proposed telecommunications tower, which determined impacts from radio frequencies from the proposed tower to be categorically exempt from meeting the FCC's RF emissions guidelines. Table 1 under 47 CFR §1.1307(a) lists all radio services that may not be excluded from routine RF Exposure evaluation. Therefore, all radio services not in this table are categorically excluded. From the frequencies and uses shown in the construction drawings for the proposed project, the report determined that all the antennas proposed for the tower appear to be a part of the exemption. The proposed telecommunications tower would not emit any other hazardous materials or waste. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

C. No Impact.

The project site does not occur within a quarter-mile of an existing or proposed school. The nearest school to the project site is approximately 0.4 miles northeast of the project site at 935 North McKinley Street. No impacts are identified or anticipated, and no mitigation measures are required.

D. No Impact.

The project site was not found on the list of hazardous materials site compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system (accessed December 16, 2019). No hazardous materials sites are located within or in the immediate vicinity of the project site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

E. Less Than Significant Impact.

The Corona Municipal Airport, located approximately 3.6 miles to the west, is the closest airport to the proposed telecommunications tower site. The proposed telecommunications tower would fully comply with all Federal Aviation Administration (FAA) standards and requirements. Furthermore, as discussed in Section 6 of this document, the FAA conducted an Aeronautical Study that determined implementation of the proposed telecommunications tower would not pose hazards to air navigation. Also, the project does not conflict with the Riverside County Airport Land Use Compatibility Plan as the project site is also not located within a compatibility zone. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

F. No Impact.

The proposed project is intended to improve emergency response plans. The existing telecommunications tower on the project site serves as a Very High Frequency (VHF) system that acts as the communication method for the Fire Department and the backup communication method for the Police Department. The existing telecommunications tower is experiencing overloading and implementation of the proposed telecommunications tower would provide for the City's emergency response agencies' current communications needs as well as for anticipated future growth. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

G. No Impact.

The project site is not located within an area identified to be susceptible to fire hazards. The proposed project would not result in a potential fire hazard because material used would primarily be block and steel. The proposed project would not result in the need for additional employees or new residents. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

10. NOISE:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
------------	--------------------------------	--	------------------------------	-----------

a. Exceed noise level standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

b. Exposure to excessive noise levels/vibrations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Environmental:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Permanent increase in ambient noise levels | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Temporary increase in ambient noise levels | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Conflict with Airport Land Use Plan noise contours | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

A-E. No Impact.

The proposed project is a telecommunications tower that will serve as a utility resource and shall be maintained and operated by the City of Corona. Noise generated by short-term, non-continuous operations associated with government and public utility facilities that are necessary to maintain the delivery of services for the benefit of public health and safety are exempted under Chapter 17.84.040(E)(8) of the Corona Municipal Code from the noise standards of Chapter 17.84.040. To the extent practicable, the Project would comply with the construction noise periods defined in 17.84.040(D)(2):

Construction noise is prohibited 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. on Sundays and federal holidays. Construction noise is defined as noise, which is disturbing, excessive or offensive and constitutes a nuisance involving discomfort or annoyance to persons of normal sensitivity residing in the area, which is generated by the use of any tools, machinery or equipment used in connection with construction operations.

To minimize noise impacts, construction activities would be conducted within the allowed hours as defined by the Corona Municipal Code Section 17.84.040(D)(2). Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

11. PUBLIC SERVICES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks & recreation facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities or services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental:

Discussion:

A&B. No Impact.

The proposed project would be served by the City of Corona Fire and Police Departments; it occurs within Fire District 4 and the City of Corona Police Department Zone 2. The nearest fire station to the project site is at 915 McKinley Street, approximately 0.5 miles northeast of the project site and the nearest police station to the project site is at 730 Public Safety Way, approximately two miles west of the project site. The project site is not in a Fire Hazard Zone and would not pose a wildfire risk to surrounding residents. Implementation of the proposed project would NOT increase impacts to fire and police public services or require additional fire or police protection. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

C-E. No Impact.

Implementation of the proposed telecommunications tower would not result in an increase in population nor would the project require additional City employees. The proposed project is a public service that would be exempt from impact fees. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

Discussion:

A, B, D, E. No Impact.

The proposed project is a public utility which includes the construction of a telecommunications tower for the purpose of improving existing service to the City of Corona. Implementation of the utility project does not require use of any public service

Environmental:

or utility including water or wastewater. There are no on-site habitable structures, no office space, and no irrigation proposed. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

C. No Impact.

The existing catch basin on the northeast corner of the project site will continue to serve the existing and proposed utility infrastructure on-site. Grape Hill also has culverts that collect any over-flow and drain down the hill to the City’s existing storm drain system in existing streets. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

F, G. No Impact.

There will be no on-site habitable structures or any office space for employees. No domestic waste would be generated and therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Discussion:

A, B & D. Less Than Significant Impact.

The City of Corona is sited on a river plain and is bounded on three sides by the Santa Ana and San Bernardino Mountains and the Chino Hills, which are visible from all parts of the City and dominate most viewsheds from within the City, except views to the north, which provide sweeping views of the heavily vegetated Prado Basin. Additionally, the Temescal Wash, a major drainage facility on the Santa Ana River, bisects the City. This combination and intersection of mountains, valleys, and plains create a visually dynamic landscape.

The project site is located in the Open Space (OS) zoning designation of the City of Corona. The project is a permitted use within this zone by a conditional use permit. Significant impacts related to aesthetics are determined from criteria stated with the CEQA Checklist. Potential impacts to scenic vistas, historic buildings, state scenic highways, and impacts from light or glare are addressed in the CEQA process to identify and evaluate possible impacts to aesthetic resources that could potentially result from implementation of the Proposed Project.

The project site is not located on or near a recognized Scenic Route or Highway. The SR-91, from the I-15 to the SR-55 interchange near Santa Ana, is considered by the County to lie in a State-eligible scenic corridor and is the nearest scenic highway to the project site, a little over one mile to the southwest. There are no historic buildings on or near the project site. The existing tower does not have lighting and does not have surfaces that cast glare onto nearby residential uses.

A Visual Impact Study and Site Propagation Mapping dated June 24, 2019 (revised on April 4, 2020) was prepared by Applied

Environmental:

Technology Group, Inc., to assess visual impacts created by the proposed telecommunications tower. The Visual Impact Study utilized photographs and images taken from sites which have a view of Grape Hill and may also have views of the tower upon completion. Photographs were taken from both public and commercial areas within the vicinity of the tower site. Based on the photo simulations provided in the study, the proposed tower would be partially obscured by existing structures or trees from many of the viewpoints studied or if the tower was fully visible, the tower would not be easily noticeable due to the tower's distance from the viewpoints. The study is included as Appendix B to provide the reader with the visual simulations of the additional tower on the site.

The second tower on Grape Hill would not significantly alter the existing views of the site that it is currently developed with a 70' high tower. The proposed tower would be constructed of similar material. Although some change to the viewshed would occur and therefore there would be some impact, the City determines this impact to be less than significant as the tower has been designed to minimize impacts while meeting public safety needs. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

C. No Impact.

The proposed tower would not produce light pollution, as the tower would be used for City utility purposes and does not require lighting. Glare produced by the proposed tower would be minimal and would not impact the surrounding land uses due to the tower being on top of Grape Hill and away from immediate structures. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

14. CULTURAL RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Historical resource	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Archaeological resource	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb human remains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

A&B. Less Than Significant Impact.

An Archaeological Records Search dated November 25, 2019 was completed by McKenna et al. to determine significant historical, archaeological and paleontological resources that may occur on the project site. McKenna et al. completed an archaeological records search at the University of California, Riverside, Eastern Information Center. The research confirmed that the project area was previously surveyed for cultural resources at least twice: RI-10534 (Wlodarski 2010) and as part of RI-755 (Cottrell 1980).

The mapped resources included 18 specific locations, including grinding slicks/milling sites, lithic scatters, and one possible quarry site. No historic resources were identified as a result of the surveying activities. The project area is within the historic Rancho El Sobrante de San Jacinto, but no rancho resources were identified. It is noted, however, many of these studies were completed prior to 1980, when historic period resources were not readily recorded. Aerial photographs illustrate the project area and confirmed the existing telecommunications facility was established between 2003 and 2005. When Wlodarski completed his studies in 2010, he referenced the existing facility and concluded the co-location facilities would have no impact on any significant or potentially significant cultural resources. All improvements within the current Area of Potential Effects (APE) are modern and post-date 2003. McKenna et al. reviewed the listing for the National Register of Historic Places and the California Register (Landmarks and Point of Historical Interest). None were identified. Historic maps failed to identify any resources in the immediate area, as did aerial photographs. Modern improvements have been encroaching on the project

Environmental:

location, resulting in the loss of many of the previously recorded resources.

Given the existing conditions and the extent of prior disturbances to the project site, the potential for identifying cultural resources within the project area is considered low to none. McKenna et al. has concluded there are no significant cultural resources within the APE for the project site. No resources are anticipated. The establishment of the second tower at the project site would not result in any adverse environment impacts to cultural resources and no further studies are warranted. The negative findings also justify a determination that no archaeological monitoring program is needed. Therefore, impacts related to historical and archaeological resources would be less than significant and no mitigation is warranted.

C. Less Than Significant with Mitigation Incorporated.

The project site is not located on or near a known cemetery, and no human remains are anticipated to be disturbed during the construction stage. However, to ensure adequate and compliant management of any buried remains that may be identified during project development, **Mitigation Measure 2** is required as a condition of project approval to reduce any impact to a level below significant.

Mitigation Measure:

2. *In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The Project Proponent shall then inform the Riverside County Coroner and the City of Corona Community Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the Native American Heritage Commission (NAHC) (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s)(MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the MLD to determine the most appropriate means of treating the human remains and any associated grave artifacts.*

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052) determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the mediation and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

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

Environmental:

Discussion:

A&B. No Impact.

The project site is not in an area under Williamson Act Contract. According to the California Department of Conservation, Important Farmland Finder, the project site occurs in an area identified as "Other Land" and is not considered farmland. The project site is already developed with existing utility infrastructure and would not convert farmland to nonagricultural land. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

16. GREENHOUSE GAS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generate greenhouse gases	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with a plan, policy or regulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

According to CEQA Guidelines Section 15064.4, when making a determination of the significance of greenhouse gas emissions, the "lead agency shall have discretion to determine, in the context of a particular project, whether to (1) use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use." In addition, CEQA Guidelines section 15064.7(c) provides that "a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts" on the condition that "the decision of the lead agency to adopt such thresholds is supported by substantial evidence." For the purpose of this initial study SCAQMD guideline will be adhered to.

A. Less Than Significant Impact.

The proposed project requires earthmoving, material removal, and other activities such as removal of plants and /or other organics. The project's construction activities were screened for emission generation using SCAQMD "Air Quality Handbook" guidelines, Emission Factors for On-Road Heavy-Duty Diesel Trucks (2019), SCAQMD Off-Road Mobile Source Emissions Factors (2019) and California Climate Action Registry General Reporting Protocol, 2009; Table A9-8-C. These tables are used to generate emissions estimates for development projects. Many gases make up the group of pollutants that are believed to contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of GHG: Carbon dioxide (CO₂), Methane (CH₄), and Nitrous oxide (N₂O). SCAQMD provides guidance methods and/or Emission Factors that are used for evaluating a project's emissions in relation to the thresholds. A threshold of 3,000 MTCO₂E per year has been adopted by SCAQMD for non-industrial type projects as potentially significant or global warming. The following assumptions were modeled:

Typical daily equipment:

- Loader
- Crane
- Concrete Truck
- Other Construction Equipment
- Generator
 - Note: 44-day construction period

The modeled emissions anticipated from the proposed project compared to the SCAQMD thresholds is shown in Table 2. As shown in Table 2, emissions would not exceed SCAQMD thresholds. Less than significant impact is anticipated.

Environmental:

**Table 2
Construction Emissions
“Maintenance Activity Emissions”
(Pounds per Day)**

Source	CO ₂	CH ₄	N ₂ O
Loader	872.0	0.1	1.0
Crane	1032.0	0.1	0.5
Concrete Truck	976.0	0.0	0.2
Other Construction Equipment	976.0	0.0	0.2
Generator	488.0	0.0	0.0
Total Lbs. per day	4350.80		
MTCO₂e	95.72		
SCAQMD Threshold	3000		
Significant	No		

¹ SCAQMD Off-Road Mobile Source Emissions Factors (2018)

² Emission Factors for On-Road Heavy-Heavy Duty Diesel Trucks (2018)

³ California Climate Action Registry General Reporting Protocol, 2009I; Table A9-8-C)
SCAQMD Handbook; Climate Leaders EPA, Section 3, Table 2.

Note: Construction Period (6 weeks, 44 days)

B. Less Than Significant Impact.

There are no existing GHG plans, policies, or regulations that have been adopted by CARB or SCAQMD that would apply to this type of emissions source. However, the operator shall comply with CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

It is possible that CARB may develop performance standards for project-related activities prior to construction of the proposed project. In this event, these performance standards would be implemented and adhered to, and there would be no conflict with any applicable plan, policy, or regulation; therefore, impacts would be less than significant, and no mitigation would be required. The proposed project is consistent with CARB scoping measures and therefore does not conflict with local or regional greenhouse gas plans.

17. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

A. Less Than Significant with Mitigation Incorporated.

California Assembly Bill 52 (AB52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a proposed project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. The legislation further requires that the tribe-requested

Environmental:

consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

As mentioned in Section 14 of this document, McKenna et al. reviewed the listing for the National Register of Historic Places and the California Register (Landmarks and Point of Historical Interest). McKenna et al. also contacted the Native American Heritage Commission (NAHC) to inquire into any recorded sacred or religious sites in the area and to obtain a listing for local Native American representatives wishing to be notified of projects in the area. McKenna et al. sent letters and the records search data to the named tribal representatives. Historic maps failed to identify any resources in the immediate area, as did aerial photographs.

According to CEQA Guidelines, the identification of potential "tribal cultural resources" is beyond the scope of the study prepared by McKenna et al. and needs to be addressed through government-to-government consultations between the City of Corona and the pertinent Native American groups pursuant to AB52. As such, tribes' requests for additional project information, coordination, or consultation with the Lead Agency, and/or Native American monitoring, shall be acknowledged through implementation of appropriate Conditions of Approval, at the City of Corona's discretion. Given that the possibility of discovering a significant unanticipated tribal cultural resource remains, **Mitigation Measure 2** listed in Section 14 of this document, shall be implemented to ensure that less than significant impacts occur. No additional mitigation measures are required.

B. Less Than Significant with Mitigation Incorporated.

As mentioned above, in response to McKenna et al.'s inquiry, the NAHC reported in a letter dated November 14, 2019, that the Sacred Lands File indicated that Native American cultural resource(s) may occur in the project vicinity. In addition, the commission recommended that other local Native American groups be contacted for further information and provided a list of potential contacts in the region.

Upon receiving the NAHC's reply, McKenna et al. sent written requests for comments to tribal organizations on the referral list wishing to be informed of projects within their ancestral territory and general area of concern. For some of the tribes, the designated spokespersons on cultural resources issues were contacted in lieu of the tribal political leaders on the referral list, as recommended in the past by the pertinent tribal government staff. In all, 23 representatives of the following eight tribes were contacted:

- Cahuilla Tribe
- Gabrieleno Tribe
- Gabrieleno-Tongva Tribe
- Serrano Tribe
- Luiseno Tribe
- Kitanemuk Tribe
- Vanyume Tribe
- Tataviam Tribe

As of the time of preparation of the McKenna et al. report, two of the representatives have responded in writing. Ms. Arysa Gonzalez Romero stated that the project site is not located within the Tribe's Traditional Use Area and their response concludes their consultation efforts. Mr. Travis Armstrong stated that the Morongo Band had no additional comments to provide. Following the initiation of the AB52 consultation, one representative responded with the Soboba Band of Luiseno Indians. Mr. Joseph Ontiveros stated that although it is outside the existing reservation, the project area does fall within the bounds of their Tribal Traditional Use Areas. The project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes and is considered to be culturally sensitive by the people of Soboba. The City concluded tribal consultation with Mr. Ontiveros on April 23, 2020. Mitigation measures were agreed between both parties to reduce potential impacts to tribal cultural resources. Possible significant adverse impacts are identified and **Mitigation Measures 3 through 8** are required, as well as **Mitigation Measure 2** of Section 14 of this document.

Mitigation Measures:

3. **Tribal Monitoring:** *Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process, as applicable. The applicant shall coordinate with the Tribe(s) to develop Tribal Monitoring Agreement(s). A copy of the signed agreement shall be provided to the City of Corona Community Development Department prior to the issuance of a grading permit.*

Environmental:

4. **Archaeological Monitoring:** *At least 30-days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities on the site take place, the Project Applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.*
 1. *The Project Archaeologist, in consultation with interested tribes, the Developer and the City, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:*
 - a. *Project grading and development scheduling;*
 - b. *The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists;*
 - c. *The protocols and stipulations that the Developer, City, Tribes and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.*
5. **Treatment and Disposition of Cultural Resources:** *In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project. The following procedures will be carried out for treatment and disposition of the discoveries:*
 1. **Temporary Curation and Storage:** *During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and*
 2. **Treatment and Final Disposition:** *The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Corona Community Development Department with evidence of same:*
 - a. *Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging and basic recordation have been completed;*
 - b. *A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;*
 - c. *For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center by default, and;*
 - d. *At the completion of grading, excavation and ground disturbing activities on the site a Phase IV Monitoring Report shall be submitted to the City documenting monitoring*

Environmental:

activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Corona, Eastern Information Center and interested tribes.

6. **Sacred Sites:** *All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.*
7. **Fossil Specimens:** *In the event that fossils are inadvertently discovered during the course of grading for this Project. The following procedures will be carried out:*
 1. *The applicant shall immediately cease operation and retain a qualified and trained paleontologist. The paleontologist shall salvage all fossils in the area and provide additional field staff in accordance with modern paleontological techniques.*
 2. *All fossils collected during the project will be prepared to a reasonable point of identification. Excess sediment or matrix will be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified will be provided to the museum repository along with the specimens.*
8. **Discovery of Human Remains:** *In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Corona Community and Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.*

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052) determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

Environmental:

18. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A&C. No Impact.

The proposed project is intended to improve emergency response plans. The existing telecommunications tower on the project site serves as a Very High Frequency (VHF) system that acts as the communication method for the Fire Department and the backup communication method for the Police Department. The existing telecommunications tower is experiencing overloading and implementation of the proposed telecommunications tower would provide for the City's emergency response agencies' current communications needs as well as for anticipated future growth. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

B&D. No Impact.

The proposed project does not require additional City employees or include residents on-site, nor is it located within a fire hazard zone. Although the project site occurs on top of a hill with residential units at the base of the hill, the project site is not susceptible to landslides. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

19. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental:

Discussion:

A&B. Less Than Significant Impact.

Southern California Edison (SCE) provides electricity to the project site. Currently, the project site is developed and uses electricity. Development of the proposed project would cause a permanent increase in demand for electricity when compared to existing conditions. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 Gigawatt hours (GWh)— between the years 2015 and 2026.

According to the California Energy Commission's Energy Report Generator for the County of Riverside, Non-Residential Sector for the year 2018, the Non-Residential Sector was responsible for 8,295.965387 GWh of electricity consumption in the County of Riverside. The proposed project is estimated to annually consume double the existing electricity at maximum, which would be 0.071728 GWh, based off the existing electricity use on-site as of 2019, which was 0.035864 GWh annually. The proposed project's estimated annual electricity consumption compared to the 2018 annual electricity consumption of the overall Non-Residential Sector in the SCE Planning Area would account for approximately 0.00086 percent of total electricity consumption. The increase in electricity demand from the proposed project would therefore represent an insignificant percent of the overall demand in the County's service 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.

During construction of the proposed project, transportation energy consumption is dependent on the type of vehicle and number of vehicle trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Temporary transportation fuel use such as gasoline and diesel during construction would come from the transportation and use of delivery vehicles and trucks, construction equipment, and construction employee vehicles. Additionally, most construction equipment would be powered by gas or diesel. Impacts related to transportation energy use during construction would be temporary and would not require the use of additional energy supplies or the construction of new infrastructure; therefore, impacts would not be significant.

20. MANDATORY FINDING OF SIGNIFICANCE:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
---	--------------------------------	--	------------------------------	-----------

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

Discussion:

A. Less Than Significant Impact.

A General Biological Assessment was completed by Natural Resources Assessment, Inc. (NRAI), on December 20, 2019, which concluded that the project site is incompatible with supporting habitat for sensitive species that may occur in the project vicinity and does not contain sensitive wildlife or habitat occurring on-site. An Archaeological Records Search was completed by McKenna et al., on November 25, 2019, to determine significant historical, archaeological and paleontological resources that may occur on the project site. None were identified. Given the existing conditions and the extent of prior disturbances to

Environmental:

the project site, the potential for identifying cultural resources within the project area is considered low to none. McKenna et al. has concluded there are no significant cultural resources within the area of the project site. No resources are anticipated. The establishment of the second tower at the project site would not result in any adverse environmental impacts to cultural resources and no further studies are warranted. Although no resources were identified or discovered, the possibility of encountering resources during earth-moving activities remains. **Mitigation Measure 1** of Section 3 of this Initial Study, as well as **Mitigation Measure 2** of Section 14 and **Mitigation Measures 3 through 8** of Section 17 of this Initial Study shall ensure impacts to historical resources are reduced to a less than significant level.

B. Less Than Significant Impact.

Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

- (a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
- (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

Impacts associated with the proposed project would not be considered individually or cumulatively adverse or considerable. Impacts identified in this Initial Study can be reduced to a less than significant impact. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

C. Less Than Significant Impact.

The incorporation of design measures, County of Riverside policies, standards, and guidelines and proposed mitigation measures as identified within this Initial Study would ensure that the proposed project would have no significant adverse effects on human beings, either directly or indirectly on an individual or cumulative basis.

D. No Impact.

Implementation of the proposed telecommunications tower intends to serve the City of Corona and provide public services that ensure a long-term benefit for current and future needs. The proposed telecommunications tower is essential to the growth of the City and shall contribute to short-term and long-term goals as established in the City of Corona General Plan. No impacts are identified or anticipated, and no mitigation measures are required.

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:

Applied Technology Group, Inc. Grape Hill Visual Impact Study & Site Propagation Mapping. June 24, 2019.

California Department of Conservation, California Earthquake Hazards Zone Application. Accessed 12/11/19 from <https://maps.conservation.ca.gov/DLRP/CIFF/>

California Department of Conservation, California Important Farmland Finder. Accessed 12/17/19 from <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

California Department of Toxic Substances Control, EnviroStor. Accessed 12/16/19 from <https://www.envirostor.dtsc.ca.gov/public/map/?assembly=42>

Environmental:

Cavell, Mertz & Associates, Inc., Engineering Report Grape Hill Telecommunications Tower No. 2. December 13, 2019.

City of Corona, Adopted Capital Improvement Plan Fiscal Year 2018-2019 to 2022-2023.

City of Corona, General Plan. Adopted 2020.

City of Corona, Interactive City Map Property Information. Accessed on 12/12/19 from <https://www.coronaca.gov/government/departments/information-technology/quick-maps>

County of Riverside, General Plan. Adopted 2018.

County of Riverside, Climate Action Plan Update. Adopted 2019.

Federal Aviation Administration. Aeronautical Study 2019-AWP-2029-OE, Determination of Hazard to Air Navigation. April 26, 2019.

Federal Emergency Management Agency, Flood Insurance Rate Map 06065C0693G. Accessed 12/11/19 from <https://msc.fema.gov/portal/search?AddressQuery=grand%20terrace%2C%20ca#searchresultsanchor>

McKenna et al., Archaeological Records Search. November 25, 2019.

Natural Resources Assessment, Inc. General Biological Assessment Grape Hill Telecommunications Tower No. 2. December 20, 2019.

United States Department of Agriculture, Natural Resources Conservation Service: Web Soil Survey. Accessed 12/11/19 from <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

**MITIGATION MONITORING AND REPORTING PROGRAM
CITY OF CORONA**

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
3. Geologic Problems	<p>1. In the event that fossils are inadvertently discovered during the course of grading for this Project, the Project Proponent shall immediately cease operation and retain a qualified and trained paleontologist. The paleontologist shall salvage all fossils in the area and provide additional field staff in accordance with modern paleontological techniques. All fossils collected during the project will be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.</p>	<p>Developer to notify a qualified and trained paleontologist upon encountering fossils.</p>	<p>Provide evidence to the City that a qualified archeologist(s) monitor has been retained, and that the monitor will be present during all grading and other significant ground-disturbing.</p> <p>A report of findings shall be submitted to the City 30 days of the end of monitoring activities.</p>	<p>During grading and construction phase.</p>	<p>City of Corona Planning Division</p>	
14. Cultural Resources	<p>2. In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The Project Proponent shall then inform the Riverside County Coroner and the City of Corona Community and Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the Native American Heritage Commission (NAHC) (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s)(MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be</p>	<p>The developer shall inform the Riverside County Coroner and the City of Corona Community and Development Department immediately upon remains discovery.</p>	<p>Provide evidence to the City that a qualified archeologist(s) monitor has been retained, and that the monitor will be present during all grading and other significant ground-disturbing.</p> <p>A report of findings shall be submitted to the City 30 days of the end of monitoring activities.</p>	<p>During grading and construction phase.</p>	<p>City of Corona Planning Division</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
CITY OF CORONA**

17. Tribal Cultural Resources								
3.	<p>overseen by the MLD to determine the most appropriate means of treating the human remains and any associated grave artifacts.</p> <p>The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).</p> <p>According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052) determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).</p>	Developer to notify Tribal Representatives of grading and construction.	Provide a copy of the signed Tribal Monitor Agreement to the Community Development Department.	Prior to issuance of a grading permit.	City of Corona Planning Division			
4.	<p>Archaeological Monitoring: At least 30-days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities on the site take place, the Project Applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <p>1. The Project Archaeologist, in consultation with interested tribes, the Developer and the City, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:</p> <ul style="list-style-type: none"> a. Project grading and development scheduling; b. The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of 	Developer to notify Tribal Representatives of grading and construction.	Provide evidence to the City that a tribal monitor or fees have been paid to the City to retain a tribal monitor has been retained, and that the monitor will be present during all grading and other significant ground-disturbing.	During grading and construction phase. Prior to issuance of a grading permit.	City of Corona Planning Division			

**MITIGATION MONITORING AND REPORTING PROGRAM
CITY OF CORONA**

<p>work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists;</p> <p>c. The protocols and stipulations that the Developer, City, Tribes and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</p>	<p>5. Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project. The following procedures will be carried out for treatment and disposition of the discoveries:</p> <p>1. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and</p> <p>2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Corona Community Development Department with evidence of same:</p> <p>a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging and basic recordation have been completed;</p> <p>b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;</p> <p>c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project</p>	<p>Developer and Tribal monitor to establish and implement Treatment and Disposition Agreement entered into between the developer and the Tribal Representative.</p>	<p>The developer shall submit to the City a copy of the Treatment and Disposition Agreement entered into between the developer and the Native American Tribe.</p>	<p>During grading and construction phase.</p> <p>City of Corona Planning Division</p>
--	---	--	---	---

**MITIGATION MONITORING AND REPORTING PROGRAM
CITY OF CORONA**

	<p>and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center by default, and;</p> <p>d. At the completion of grading, excavation and ground disturbing activities on the site a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Corona, Eastern Information Center and interested tribes.</p>					
<p>6.</p>	<p>Sacred Sites: All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.</p>	<p>Developer and Tribal monitor to establish and implement Treatment and Disposition Agreement entered into between the developer and the Tribal Representative.</p>	<p>The developer shall submit to the City a copy of the Treatment and Disposition Agreement entered into between the developer and the Native American Tribe.</p>	<p>During grading and construction phase. Post Grading and Construction Activities.</p>	<p>City of Corona Planning Division</p>	
<p>7.</p>	<p>Fossil Specimens: In the event that fossils are inadvertently discovered during the course of grading for this Project. The following procedures will be carried out:</p> <ol style="list-style-type: none"> 1. The applicant shall immediately cease operation and retain a qualified and trained paleontologist. The paleontologist shall salvage all fossils in the area and provide additional field staff in accordance with modern paleontological techniques. 2. All fossils collected during the project will be prepared to a reasonable point of identification. Excess sediment or matrix will be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified will be provided to the museum repository along with the specimens. 	<p>Developer to notify a qualified and trained paleontologist upon encountering fossils.</p>	<p>Provide evidence to the City that a qualified archeologist(s) monitor has been retained, and that the monitor will be present during all grading and other significant ground-disturbing. A report of findings shall be submitted to the City 30 days of the end of monitoring activities.</p>	<p>During grading and construction phase.</p>	<p>City of Corona Planning Division</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
CITY OF CORONA**

<p>8.</p> <p>Discovery of Human Remains: In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Corona Community and Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of a Native American origin, the applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.</p> <p>The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).</p> <p>According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052) determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).</p>	<p>The developer shall inform the Riverside County Coroner and the City of Corona Community and Development Department immediately upon remains discovery.</p>	<p>A report of findings shall be submitted to the City 30 days of the end of monitoring activities.</p>	<p>During grading and construction phase.</p>	<p>City of Corona Planning Division</p>
---	--	---	---	---