



Agenda Report

File #: 19-0180

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 3/6/2019

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of CUP2018-0009, a Conditional Use Permit application to establish an 80-foot high wireless telecommunications facility designed as a monopine (located at 809 E. Parkridge Avenue) in the MSI (Medium Service Industry) designation of the Birtcher Business Center Specific Plan (SP82-2), and the Negative Declaration regarding potential environmental impact of the project. (Applicant: Frank Ortega with Coastal Business Group)

RECOMMENDED ACTION:

That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2018-0009, based on the findings contained in the staff report and conditions of approval.

- OR -

2. Set the item for review at a subsequent meeting.

ANALYSIS:

The purpose of Conditional Use Permit 2018-0009 is to construct a new telecommunications facility on property located at 809 E. Parkridge Avenue in order to increase the capacity, speed, and reliability of T-Mobile's existing cellular phone coverage and data network in an area that is currently experiencing a coverage gap in 4G-LTE network coverage. The property is located in the Birtcher Business Center Specific Plan (SP82-2) and the zoning of the property is Medium Service Industry (MSI).

The telecommunications facility is designed as a monopine and resembles a faux pine tree. The overall height of the monopine is 80 feet, but the center of the three-sector array antenna will be located at a height of 70 feet. The monopine will be located at the southeasterly corner of the site and oriented toward the overpass for Interstate 15. Per the MSI development standards for the

project site, the minimum front building setback for the property is 25 feet and the minimum side and rear yard setbacks are 10 feet. The monopine is located in a landscaped area of the site and is approximately 15 feet behind an existing six-foot high perimeter wrought iron fence. The monopine's setbacks from the property lines are 36 feet from the front property line facing Parkridge Avenue, 185 feet from the rear property line and 20 feet from the side property line. The nearest sensitive receptors are existing residences located to the rear of the project site but are approximately 350 feet to the northwest from the proposed location of the monopine.

The applicant has taken steps to minimize the visual impacts the facility may have on the surrounding area by designing the wireless facility to resemble a pine tree. The antennas will be painted green and covered by antenna "socks" to further reduce the appearance of the antennas' within the branches of the tree. Additionally, the property has several trees that are approximately 25 to 30 feet tall that line the south and east property lines of the project site. There are also several trees, such as palm trees, that are similar in height to the proposed monopine that are located sporadically throughout the area.

Propagation maps were submitted to staff showing the coverage in the area with and without the proposed monopine. The maps are provided as exhibits in the Planning and Housing Commission staff report. Currently, *without* the monopine, the project area has mostly coverage inside commercial buildings, but insufficient coverage inside residential buildings and inside vehicles. *With* the monopine, the coverage for inside residential buildings and vehicles would improve along Interstate 15 and minimize dropped calls in the area.

CUP2018-0009 will implement General Plan Policy 7.13.2, which provides for the continued development and expansion of telecommunications systems for access data, information, and communication purposes because it will improve and provide convenient access to wireless service in the service area around the project site.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid \$12,891.75 in application processing fees for the conditional use permit.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.01 of the City's Local Guidelines, a negative declaration was prepared for the project because the initial study showed that there is no substantial evidence in light of the whole record before the City that the project may have a significant or potentially significant adverse effect on the environment. The Planning and Housing Commission at its meeting on February 11, 2019 adopted the negative declaration for CUP2018-0009.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of February 11, 2019, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Jones/Alexander) and carried unanimously, that the Planning and Housing Commission adopt the Negative Declaration and Resolution No. 2528 granting CUP2018-0009, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 5.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

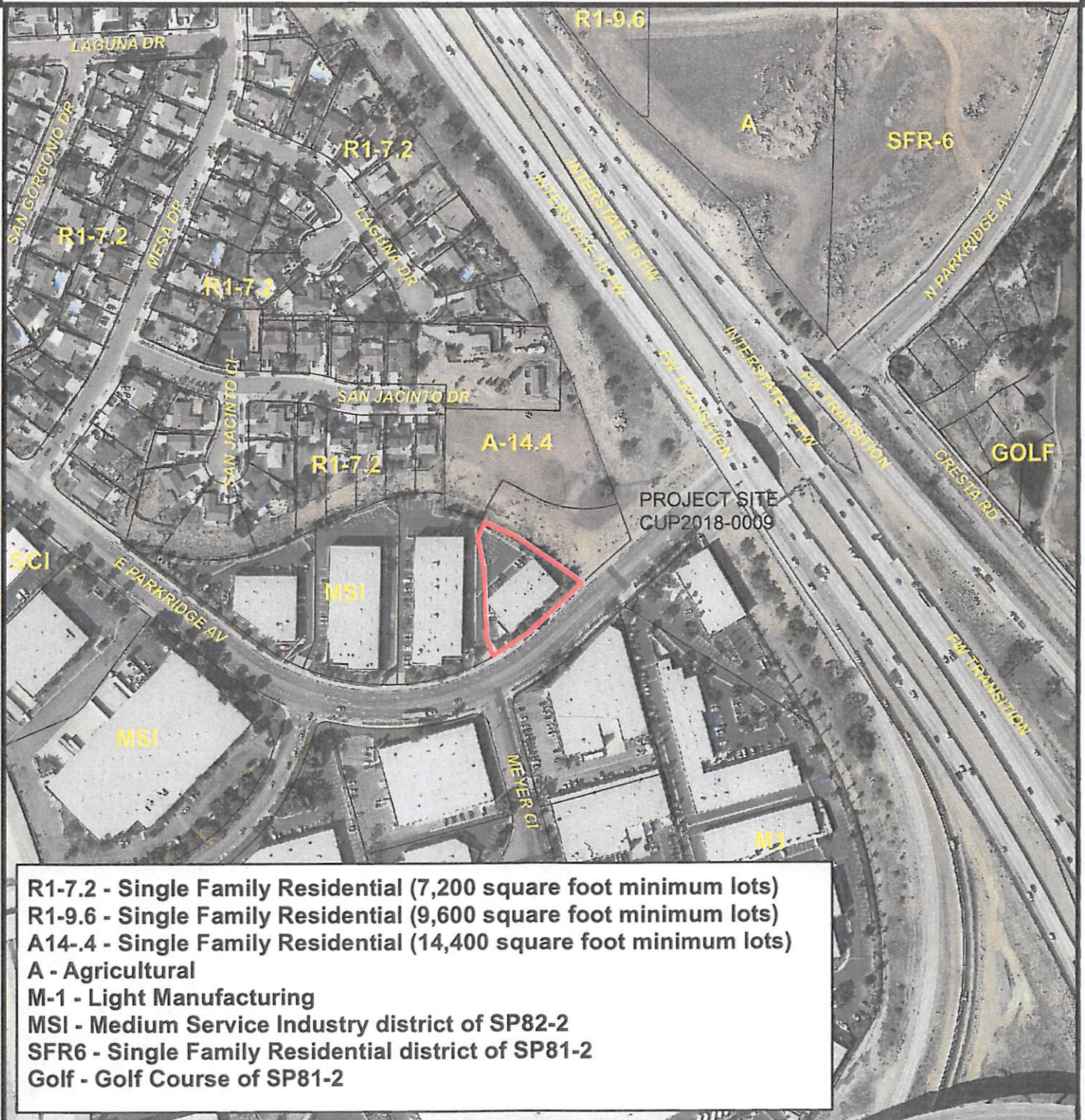
REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

SUBMITTED BY: MICHELE NISSEN, ACTING CITY MANAGER

Attachments:

1. Exhibit 1 - Locational and Zoning Map.
2. Exhibit 2 - Site Plan for CUP2018-0009.
3. Exhibit 3 - Photosimulation of monopine.
4. Exhibit 4 - Planning and Housing Commission Staff Report.
5. Exhibit 5 - Draft Minutes of the Planning and Housing Commission meeting of 02/11/19.

AERIAL & ZONING MAP

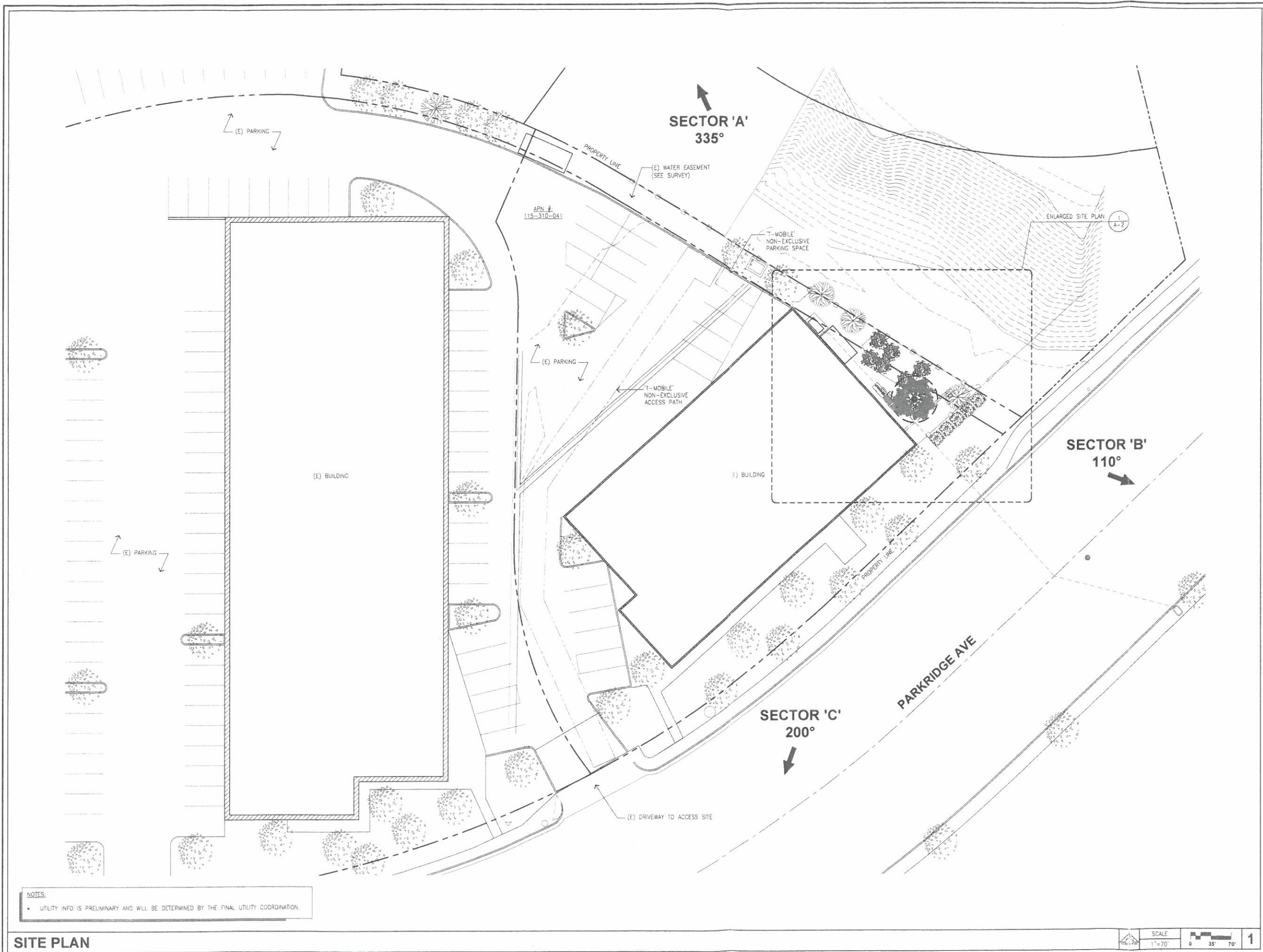


Date: 01/30/2019

**809 E. PARKRIDGE AVENUE
CUP2018-0009**



EXHIBIT



NOTES:

- UTILITY INFO IS PRELIMINARY AND WILL BE DETERMINED BY THE FINAL UTILITY COORDINATION.

SITE PLAN

SCALE
1"=70'
0 35' 70' 1

T-Mobile
2008 MCDAW AVENUE
IRVINE, CA. 92617

PROJECT INFORMATION:
IE94897C
DUONETICS
809 E PARKRIDGE AVE. SUITE 102
CORONA, CALIFORNIA 92879
RIVERSIDE COUNTY

CURRENT ISSUE DATE:
09-20-2018

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
4	09-20-18	REVISED PER CITY	LHC
3	09-04-18	REVISED PER FINAL SURVEY	LHC
2	08-13-18	100% ZDs FOR REVIEW	LHC
1	07-27-18	90% ZDs FOR REVIEW	LHC

PLANS PREPARED BY:
ASA INDUSTRIES
10650 REAGAN ST. #482
LOS ALAMITOS, CALIFORNIA 90720

CONSULTANT:
GREENGLASS ENGINEERING GROUP, INC.
24310 MOULTON PKWY.
SUITE 0 #1009
LAGUNA HILLS, CA. 92653

DRAWN BY: CHK.: APV.:
ADA LHC LHC

LICENSURE:
NOT TO BE USED FOR CONSTRUCTION

SHEET TITLE:
SITE PLAN

SHEET NUMBER: REVISION:
A1 **4**
NSB



ENLARGED SITE PLAN

SCALE
1/8"=1'-0"

T-Mobile
 2008 McGAW AVENUE
 IRVINE, CA. 92617

PROJECT INFORMATION:
IE94897C
DUONETICS
 809 E PARKRIDGE AVE, SUITE 102
 CORONA, CALIFORNIA 92879
 RIVERSIDE COUNTY

CURRENT ISSUE DATE:
 09-20-2018

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
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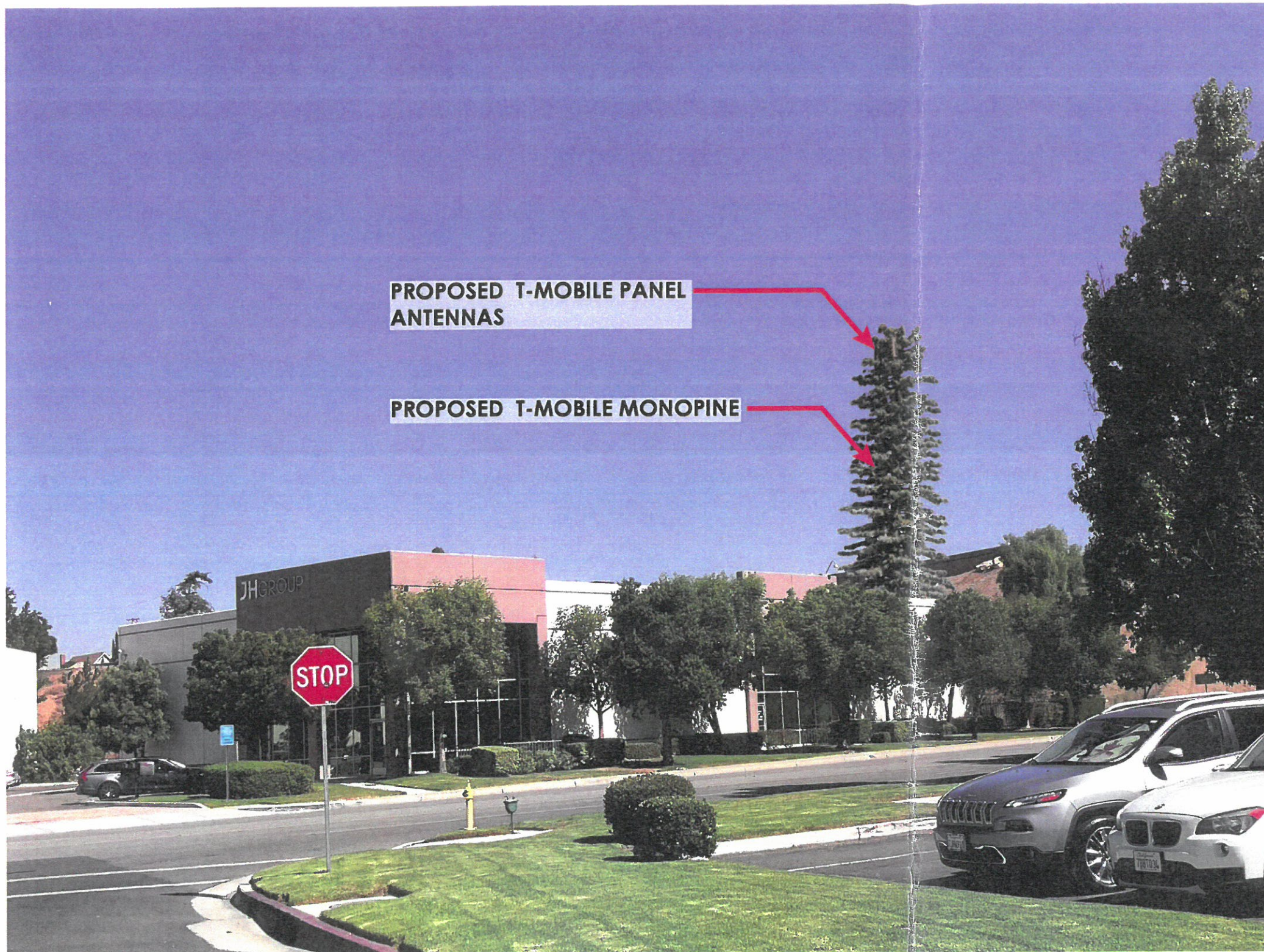
CONSULTANT:
CONCRETE BUILDING GROUP, INC.
 24310 MOUTON PKWY.
 SUITE 0 #1009
 LAGUNA HILLS, CA. 92657

DRAWN BY: CHK.: APV.:
 ADA LHC LHC

LICENSURE:
NOT TO BE USED FOR CONSTRUCTION

SHEET TITLE:
ENLARGED SITE PLAN

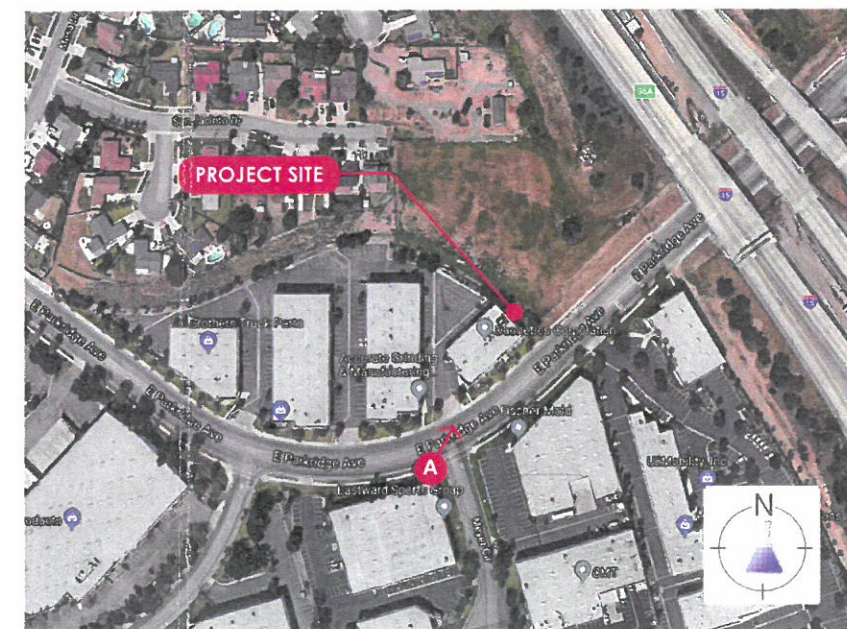
SHEET NUMBER: REVISION:
A2 **4**
 NSB



"Proposed View A"



"Existing View A"



"Vicinity Map" Copyright: Google Maps, 2018

IE94897C

809 E. PARKRIDGE AVE., CORONA, CA 92879

PixelLab
Engineered Art
admin@pixellabdesign.com
(714) 606-6439

T-Mobile



24310 MOULTON PARKWAY, SUITE O #1009
LAGUNA HILLS, CA 92637-3306
PHONE: (949) 336-1550

EXHIBIT 3

Revised 10/1/18



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Agenda Report

File #: 18-2238

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 2/11/2019

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

CUP2018-0009: A Conditional Use Permit application to establish an 80-foot high wireless telecommunications facility designed as a monopine located at 809 E. Parkridge Avenue in the MSI (Medium Service Industry) designation of the Birtcher Business Center Specific Plan (SP82-2). (Applicant: Frank Ortega with Coastal Business Group, 24310 Moulton Parkway, Suite O #1009, Laguna Hills, CA 92637).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Negative Declaration and Resolution No. 2528 **GRANTING CUP2018-0009**, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 0.74 acres

Existing Zoning: MSI (Medium Service Industry) designation of the Birtcher Business Center Specific Plan (SP82-2)

Existing General Plan: LI (Light Industry)

Existing Land Use: Industrial Building

Proposed Land Use: An 80-foot high wireless telecommunications facility designed as a mono-pine tree.

Surrounding Zoning/Land Uses:

N: A-14.4 (Single-Family Residential, minimum lot size 14,400 square feet)/Vacant residential

E: A-14.4 (Single Family Residential, minimum lot size 14,400 square feet)/Vacant residential

S: MSI (Medium Service Industry) designation of the Birtcher Business Center Specific Plan (SP82-2)/Industrial buildings

W: MSI (Medium Service Industry) designation of the Birtcher Business Center Specific Plan (SP82-2)/Industrial buildings

BACKGROUND

The proposal is to construct an 80-foot high wireless telecommunications facility on a 0.74-acre industrial property located at 809 E. Parkridge Avenue. The telecommunications facility is designed to resemble a pine tree, also known as a monopine. The wireless carrier associated with the proposal is T-Mobile. The subject property is within the boundaries of the Birtcher Business Center Specific Plan and has a zoning of MSI (Medium Service Industry) which allows wireless telecommunications facilities by a conditional use permit.

As shown in Exhibit A, the project site contains a single-story industrial building, parking lot, and landscaping. The majority of the site's landscaping is located on the easterly corner of the site near Parkridge Avenue which is where the monopine is proposed. When the proposal was initially reviewed by staff at the Project and Environmental Review Committee meeting on September 13, 2018, staff inquired with the applicant about placing the monopine at the rear of the property behind the building to allow the tree to be "tucked away" from the street. The applicant informed staff that the rear portion of the property was not a viable location for the monopine because the rear portion contains existing parking spaces which the property owner did not want to eliminate. Also, the parking lot contains small landscape planters which are unable to accommodate the proposed monopine and its associated equipment enclosure.

Since the easterly corner is the only location that could accommodate the monopine, staff requested that the applicant have additional live pine trees installed between the street and monopine to help screen the faux tree from street view and create a more natural setting for the monopine. The existing on-site trees are only approximately 25 to 30 feet tall, including the existing pine trees that currently line the east side of the building. However, placing additional live trees on the site was not feasible due to existing underground pipes, electrical lines, and a water easement that are located on the easterly corner of the site which could be disturbed by the additional trees. Additionally, the owner indicated the existing landscaping in this area of the site serves the same purpose as being requested by staff.

The city's wireless 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 T-Mobile as there are no existing buildings or structures in the target area that could provide the needed height for the carrier. The 80-foot height is needed for the tower due to the height of the nearby SR-91/I-15 freeway interchange structure that is located approximately 1,500 feet to the southeast and the inclined ground height north of the project site.

The applicant, however, did analyze several alternative sites prior to selecting the subject site. None of the alternative sites was feasible due to various reasons including insufficient space, site design issues, or no interest from the property owner. These included several industrial properties south of the project site on Parkridge Avenue and Meyer Circle, a vacant residential property northeast of the project site on Corona Avenue, and Creste Verde Golf Course located on the east side of Interstate 15. The alternative sites are described by the applicant in Exhibit H.

PROJECT DESCRIPTION

The purpose of the conditional use permit is to increase the capacity, speed, and reliability of T-Mobile's existing cellular phone coverage and data network in an area that is currently experiencing a coverage gap in 4G-LTE network coverage. Propagation maps were submitted to staff showing the

coverage in the area with and without the proposed monopine. Exhibit C1 shows the current coverage area *without* the monopine, and Exhibit C2 shows the anticipated coverage area *with* the monopine. Currently, *without* the monopine, the project area has mostly coverage inside commercial buildings (dark green), but insufficient coverage inside residential buildings (light green) and inside vehicles (yellow). *With* the monopine, the coverage for inside residential buildings and vehicles would improve along Interstate 15 and minimize dropped calls in the area.

Site plan

The project site is a 0.74-acre parcel located north of Parkridge Avenue and west of Interstate 15. The site is completely developed with an industrial building, parking lot and landscaping and is accessible from Parkridge Avenue. The monopine is proposed at the southeasterly corner of the site approximately 15 feet behind an existing six-foot high perimeter wrought iron fence and shrubs. Per the MSI development standards, the minimum front building setback for the property is 25 feet of which the first 20 feet must be fully landscaped. The minimum side and rear yard setbacks is 10 feet each. As shown by the applicant's site plan, the placement of the monopine on the property exceeds the minimum setback requirements as the monopine has a front yard setback of 36 feet from Parkridge Avenue, a rear yard setback of 185 feet from the north property line, and a side yard setback of 20 feet from the east property line. The nearest sensitive receptors are existing residences which are located beyond the vacant properties to the north and northwest of the project site. The nearest residential structure is approximately 350 feet to the northwest of the proposed monopine.

Antenna Layout Plan

The panel antennas will be mounted on a three-sector array with three antennas per sector, for a total of nine panel antennas. Three of the antennas will be 51 inches in length, three will be 58 inches in length, and three will be 95 inches in length. The antennas will be mounted onto the monopine at a height of 70 feet measured to the center of the antennas. The project's conditions of approval attached as Exhibit B requires the antennas to be painted green to match the color of the tree foliage and covered by antenna "socks" that are textured with tree foliage to help screen the antennas from view. There will also be two RRUs (Radio Remote Units) mounted behind the two of the antennas per sector for a total of six RRUs, and a two-foot wide microwave antenna will be mounted on the mono-pine at 56 feet high.

Equipment Plan

The equipment associated with the wireless telecommunications facility will be placed next to the monopine on the north side. T-Mobile's lease area is 192 square feet and will contain two equipment cabinets, a fiber cabinet, a telco cabinet, an AC panel cabinet, and a GPS antenna (Exhibit D). The equipment will not be visible from street view as it will be screened by an existing six foot high wrought iron fence with existing shrubs and hedges.

Elevations

The MSI designation prescribes a maximum height limit of 45 feet for buildings or structures. The monopine can exceed this height limit per the Corona Municipal Code with a conditional use permit. As shown by the applicant's elevation plan, Exhibit E, the monopine is 80 feet in height measured to the top and the antennas are mounted at 70 feet in height. Photosimulations of the monopine are shown in Exhibits F1-F3 which provide three different views of the tower from street level. All views are taken from Parkridge Avenue since the monopine would be most visible from this street. While there are no trees located on the project site that are of a similar height as the 80-foot high monopine, the property has several trees that are approximately 25 to 30 feet tall that line the south

and east property lines of the project site. There are also several trees that are similar in height to the proposed monopine that are located sporadically throughout the area. This is more apparent when viewed from the nearby I-15 bridge over Parkridge Avenue (Exhibit G). Therefore, it is staff's view that the 80-foot high monopine would not be inconsistent with the visual characteristics of the surrounding area. Also, while the monopine would be visible from Interstate 15, the property is at a lower elevation and the bottom half of the monopine would be shielded behind an existing sloped mound that is part of the freeway right-of-way.

Access and Parking

Access to the site is obtained via a driveway located at the southwesterly corner of the parcel from Parkridge Avenue. The proposed wireless telecommunications facility will be placed within a landscape area on the southeasterly portion of the parcel. Therefore, parking will not be affected by the proposed facility. Additionally, the proposed telecommunications facility is not anticipated to impact the surrounding roadways in terms of traffic because a service technician for T-Mobile is anticipated to visit the site periodically throughout the year for routine maintenance and will utilize a parking space within the parking lot.

ENVIRONMENTAL ANALYSIS

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.01 of the City's Local Guidelines, a negative declaration was prepared for the project because the initial study showed that there is no substantial evidence in light of the whole record before the City that the project may have a significant or potentially significant adverse effect on the environment. Therefore, a negative declaration is recommended for adoption (Exhibit I).

FISCAL IMPACT

The applicant paid \$12,891.75 in application processing fees for the conditional use permit.

PUBLIC NOTICE AND COMMENTS

A 20-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the *Sentinel Weekly News* and posted at the project site. As of the preparation of this report, the Community Development Department has not received any inquiries from the public in response to the notice.

STAFF ANALYSIS

CUP2018-0009 is necessary to enhance wireless communication for T-Mobile to better serve its patrons and residents within the City of Corona. The monopine is capable of meeting all the minimum setback requirements prescribed by the development standards for the MSI designation. The applicant has taken steps to minimize the visual impacts the facility may have on the surrounding area by designing the wireless facility to resemble a pine tree to be consistent with the existing pine trees that line the east property line of the project site. The antennas will be painted green and covered by antenna "socks" to further reduce the antennas' visibility from public view. Furthermore, the monopine is located in an area that has trees that will serve to help mask the installation. Therefore, the monopine would not be inconsistent with the visual characteristics of the area.

CUP2018-0009 will implement General Plan Policy 7.13.2, which provides for the continued development and expansion of telecommunications systems for access data, information, and communication purposes. Therefore, CUP2018-0009 is recommended for approval based on the findings below and the conditions of approval.

FINDINGS OF APPROVAL FOR CUP2018-0009

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 initial study shows there is no substantial evidence in light of the whole record that the project may have a significant or potentially significant adverse effect to the environment. Therefore, pursuant to Section 15070 of the State CEQA guidelines and Section 6.01 of the city's Local CEQA Guidelines a negative declaration was prepared for the project.
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2018-0009 for the following reasons:
 - a. *The proposal will not be detrimental to the public health, safety convenience and general welfare, because any radiofrequency emissions from such installations are governed by limits placed by the Federal Communications Commission for human exposure. The proposed telecommunications facility is also required to adhere to FCC regulations and prior to construction the applicant shall obtain all required permits from local and federal agencies.*
 - b. *The proposed use is not detrimental to the other existing and permitted uses in the general area of the project site and relates properly to the surrounding roadways because the wireless telecommunications facility meets the building setback criteria of the zone, was designed as a mono-pine to be indistinguishable from the surrounding environment and is in a location where existing buildings, vegetation and other structures provide the greatest amount of screening.*
 - c. *Reasonable conditions as necessary are being imposed to the project to protect public health, safety, and welfare and to establish full compliance with the applicable development standards of the MSI (Medium Service Industry) designation of the Birtcher Business Center Specific Plan (SP82-2).*
 - d. *CUP2018-0009 will not impact the existing circulation system because a service technician will visit the site periodically throughout the year for routine maintenance and will utilize a parking space within the parking lot and sufficient parking is provided at the project site 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 General Plan Goal 7.13 which promotes having an adequate, safe, and orderly supply of telecommunication infrastructure to support existing and future land uses within the City because it will allow the telecommunications carrier to fill a service gap currently experienced in this area of the*

city.

- b. The proposed project will fulfill General Plan Policy 7.13.2 which provides for the continued development and expansion of telecommunications systems for access of data and information and communication purposes because it will improve and provide convenient access to wireless service.*
4. The proposal is consistent with the MSI designation of the Birtcher Business Center Specific Plan (SP82-2) for the following reasons:
- a. The proposed wireless telecommunications facility is consistent with the development standards of the MSI (Medium Service Industry) designation of the Birtcher Business Center Specific Plan (SP82-2) as the proposed facility meets the required setbacks of the MSI designation. The maximum height of 45 feet can be exceeded per the municipal code with a conditional use permit.*

PREPARED BY: LUPITA GARCIA, ASSISTANT PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: TERRI MANUEL, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Resolution No. 2528
2. Aerial and Zoning Map
3. Exhibit A1-A2 - Site Plan and Enlarged Site Plan
4. Exhibit B - Conditions of Approval
5. Exhibit C1-C2 - Propagation Maps for T-Mobile coverage
6. Exhibit D - Equipment and Antenna Layout
7. Exhibit E - Elevations
8. Exhibit F1-F3 - Photosimulations
9. Exhibit G - View of project site from Interstate 15 bridge
10. Exhibit H - Applicant's letter dated November 15, 2018
11. Exhibit I - Environmental Documentation

Case Planner: Lupita Garcia (951) 736-2293



RESOLUTION NO. 2528

APPLICATION NUMBER: CUP2018-0009

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ESTABLISH AN 80-FOOT HIGH WIRELESS TELECOMMUNICATIONS FACILITY DESIGNED AS A MONOPINE LOCATED AT 809 E. PARKRIDGE AVENUE IN THE MSI (MEDIUM SERVICE INDUSTRY) DESIGNATION OF THE BIRTCHER BUSINESS CENTER SPECIFIC PLAN (SP82-2). (APPLICANT: FRANK ORTEGA WITH COASTAL BUSINESS GROUP).

WHEREAS, the application to the City of Corona, California, for a conditional use permit under the provisions of Chapter 17.92, Title 17, of the Corona Municipal Code, to establish an 80 foot high wireless telecommunications facility designed as a monopine located at 809 E. Parkridge Avenue in the Medium Service Industry designation of the Birtcher Business Center Specific Plan (SP82-2), has been duly submitted to said City's Planning and Housing Commission;

WHEREAS, on February 11, 2019, the Planning and Housing Commission conducted a duly noticed public hearing regarding the Project, at which all persons wishing to testify in connection with the Conditional Use Permit were heard and the Conditional Use Permit was comprehensively reviewed.

WHEREAS, after close of said hearing, the Planning and Housing Commission by formal action, found that all the conditions necessary to grant a conditional use permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP2018-0009 based on the evidence presented to the Commission during said hearing; and

WHEREAS, at the conclusion of the hearing the Planning and Housing Commission approved a Negative Declaration (ND) which was prepared pursuant to California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"), the State CEQA Guidelines and the City of Corona Local CEQA Guidelines and which included an analysis of the environmental impacts of this Conditional Use Permit (CUP). The ND indicated that all potential environmental impacts from this CUP either had no impacts or are less than significant.

WHEREAS, the Planning Commission based its recommendation to approve the Conditional Use Permit on certain conditions of approval, the findings set forth below and adoption of the ND.

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

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

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

1. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The initial study shows there is no substantial evidence in light of the whole record that the project may have a significant or potentially significant adverse effect to the environment. Therefore, pursuant to Section 15070 of the State CEQA guidelines and Section 6.01 of the city’s Local CEQA Guidelines a negative declaration was prepared for the project.
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2018-0009 for the following reasons:
 - a. *The proposal will not be detrimental to the public health, safety convenience and general welfare, because any radiofrequency emissions from such installations are governed by limits placed by the Federal Communications Commission for human exposure. The proposed telecommunications facility is also required to adhere to FCC regulations and prior to construction the applicant shall obtain all required permits from local and federal agencies.*
 - b. *The proposed use is not detrimental to the other existing and permitted uses in the general area of the project site and relates properly to the surrounding roadways because the wireless telecommunications facility meets the building setback criteria of the zone, was designed as a mono-pine to be indistinguishable from the*

surrounding environment and is in a location where existing buildings, vegetation and other structures provide the greatest amount of screening.

- c. Reasonable conditions as necessary are being imposed to the project to protect public health, safety, and welfare and to establish full compliance with the applicable development standards of the MSI (Medium Service Industry) designation of the Birtcher Business Center Specific Plan (SP82-2).*
- d. CUP2018-0009 will not impact the existing circulation system because a service technician will visit the site periodically throughout the year for routine maintenance and will utilize a parking space within the parking lot and sufficient parking is provided at the project site 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 General Plan Goal 7.13 which promotes having an adequate, safe, and orderly supply of telecommunication infrastructure to support existing and future land uses within the City because it will allow the telecommunications carrier to fill a service gap currently experienced in this area of the city.*
- b. The proposed project will fulfill General Plan Policy 7.13.2 which provides for the continued development and expansion of telecommunications systems for access of data and information and communication purposes because it will improve and provide convenient access to wireless service.*

4. The proposal is consistent with the MSI designation of the Birtcher Business Center Specific Plan (SP82-2) for the following reasons:

- a. The proposed wireless telecommunications facility is consistent with the development standards of the MSI (Medium Service Industry) designation of the Birtcher Business Center Specific Plan (SP82-2) as the proposed facility meets the required setbacks of the MSI designation. The maximum height of 45 feet can be exceeded per the municipal code with a conditional use permit.*

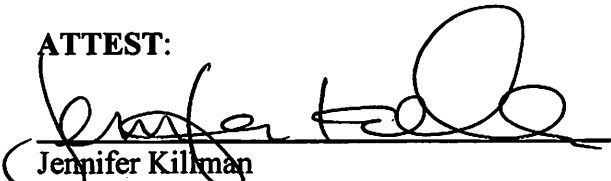
BE IT FURTHER RESOLVED that a copy of this resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said conditional use permit.

Adopted this 11th day of February, 2019.



Mitchell Norton, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:



Jennifer Killman
Administrative Assistant, Planning and Housing Commission
City of Corona, California

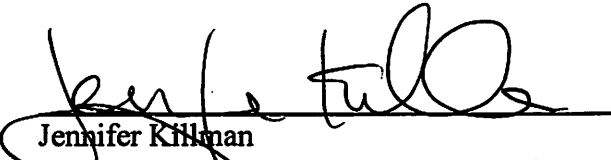
I, Jennifer Killman, Administrative Assistant to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing resolution was regularly introduced and adopted in an adjourned regular session of said Planning and Housing Commission duly called and held on the 11th day of February, 2019, and was duly passed and adopted by the following vote, to wit:

AYES: Norton, Jones, Alexander and Shah

NOES: None

ABSENT: None

ABSTAINED: None



Jennifer Killman
Administrative Assistant, Planning and Housing Commission
City of Corona, California

AERIAL & ZONING MAP



Date: 01/30/2019

809 E. PARKRIDGE AVENUE
CUP2018-0009



PROJECT INFORMATION:

**IE94897C
DUONETICS**

809 E PARKRIDGE AVE, SUITE 102
CORONA, CALIFORNIA 92879
RIVERSIDE COUNTY

CURRENT ISSUE DATE:

09-20-2018

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY

REV.	DATE	DESCRIPTION	BY
4	09-20-18	REVISED PER CITY	LHC
3	09-04-18	REVISED PER FINAL SURVEY	LHC
2	08-13-18	100% ZDs FOR REVIEW	LHC
1	07-27-18	90% ZDs FOR REVIEW	LHC

PLANS PREPARED BY:



10650 REAGAN ST. #482
LOS ALAMITOS, CALIFORNIA 90720

CONSULTANT:



DRAWN BY: CHK.: APV.:

ADA LHC LHC

LICENSURE:

**NOT TO BE USED
FOR CONSTRUCTION**

SHEET TITLE:

SITE PLAN

SHEET NUMBER: REVISION:

A1

4

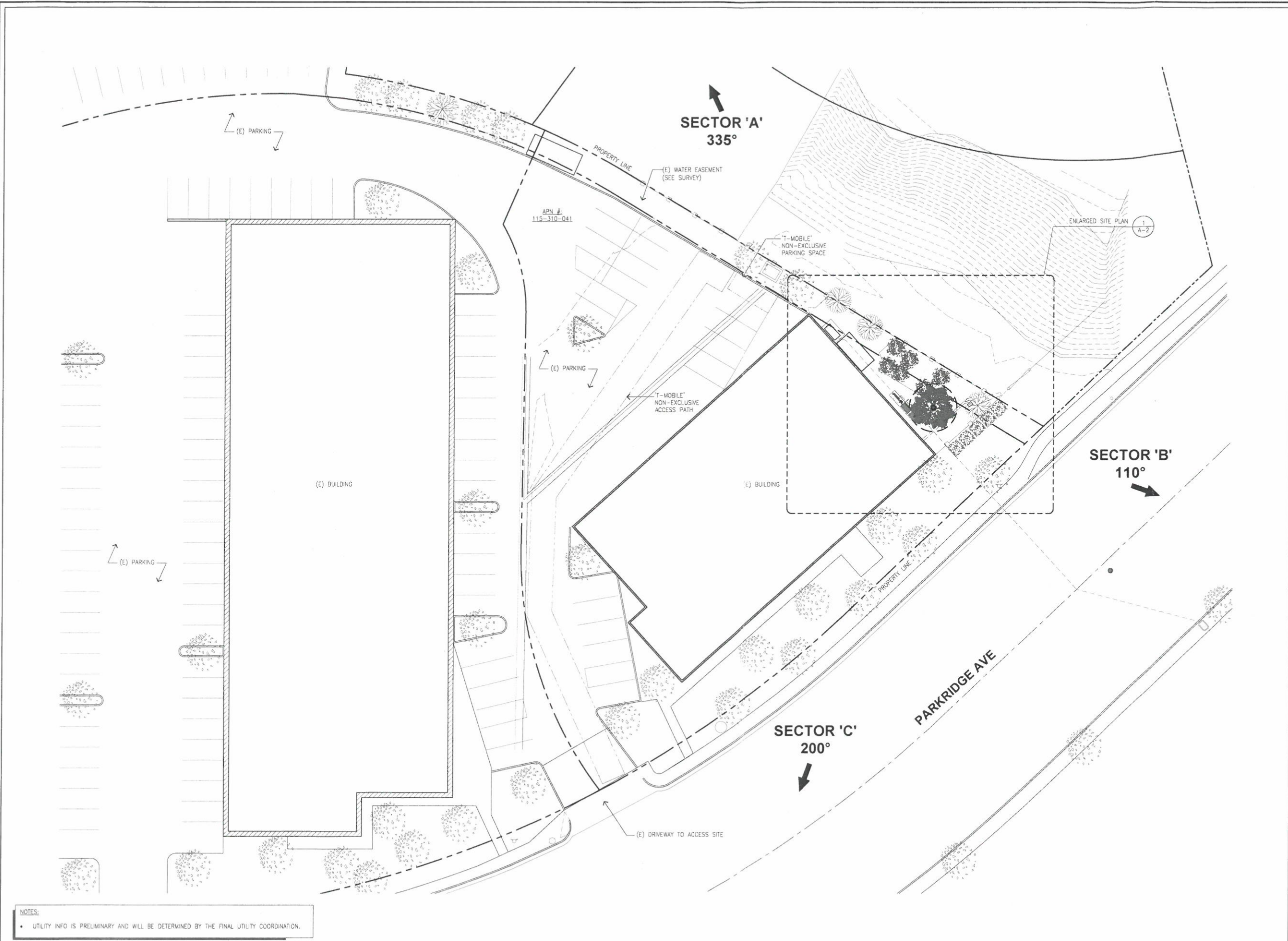
NSB

SITE PLAN

NOTES:

- UTILITY INFO IS PRELIMINARY AND WILL BE DETERMINED BY THE FINAL UTILITY COORDINATION.

SCALE
1"=70'
0 35' 70' 1





PROJECT INFORMATION:
IE94897C
DUONETICS
809 E PARKRIDGE AVE, SUITE 102
CORONA, CALIFORNIA 92879
RIVERSIDE COUNTY

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PLANS PREPARED BY:
ASA INDUSTRIES
10650 REAGAN ST. #482
LOS ALAMITOS, CALIFORNIA 90720

CONSULTANT:
coastal business group, inc.
24310 MOULTON PKWY.
SUITE 0 #1009
LAGUNA HILLS, CA. 92657

DRAWN BY: **ADA** CHK.: **LHC** APV.: **LHC**

LICENSURE:
NOT TO BE USED FOR CONSTRUCTION

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: **A2** REVISION: **4**
NSB



Project Conditions City of Corona

Project Number: CUP2018-0009

Description: 75' HIGH MONOPINE

Applied: 8/16/2018

Approved:

Site Address: 809 E PARKRIDGE AV CORONA, CA 92879

Closed:

Expired:

Status: RECEIVED

Applicant: T-MOBILE WEST LLC, C/O COASTAL BUSINESS GROUP
16441 SCIENTIFIC, SUITE 200 IRVINE CA, 92618

Parent Project:

Details: 75 FOOT HIGH MONOPINE FOR T-MOBILE

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	
<ol style="list-style-type: none">BUILDING DEPARTMENT CONDITIONSConstruction 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.Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Elevations and applicable details * 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. *Submit two (2) sets of structural calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check.Separate permits are required for all fences, walls and paving.All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O IssuanceAll Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance	
FIRE	
<ol style="list-style-type: none">A specific address, assigned by the City of Corona, shall be provided for each building as specified by the fire department address standard which can be obtained at the fire department counter at City Hall. Address must be illuminated during all hours of darkness.Fire extinguishers shall be provided prior to occupancy. Fire extinguishers shall bear a California State Fire Marshal's service tag; it shall be appropriately rated for the hazard; it shall be mounted so that the top of the extinguisher is no higher than five (5) feet above floor level; and shall be located such that the travel distance to an extinguisher does not exceed seventy-five (75) feet.Hazardous Materials Disclosure and Business Emergency Plan required to be submitted and approved prior to occupancy or use.	



Project Conditions City of Corona

PLANNING

1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.
2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.
3. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, within two (2) years after the effective date thereof, and if they are not utilized, or construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed.
4. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.
5. The applicant shall comply with any additional permit or license issued by a local, state, or federal agency which has jurisdiction over the wireless telecommunication facility.
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 809 E. Parkridge Avenue, the wireless telecommunication facility or any use or activities in connection with the use authorized by CUP2018-0009, including, without limitation, any Laws applicable to human exposure to RF emissions and any Laws of the Federal Communications Commission (FCC), the Riverside County Airport Land Use Commission (RCALUC), the Federal Aviation Administration (FAA), and the California Public Utilities Commission (CPUC).
7. The applicant shall comply with the California Uniform Building Code, Fire Code, Mechanical Code, and Electrical Code, as amended by state or local law or regulation.
8. The wireless telecommunication facility shall be maintained in a manner consistent with the original intent and approval of CUP2018-0009.
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 photo simulations.
12. The approved CUP2018-0009 shall only apply to the property located at 809 E. Parkridge Avenue and in the designated lease area shown in Exhibit A.
13. The antennas, antenna arrays, and all support structures for the antennas shall be painted green to match the monopine foliage. Additionally, the monopine is required to have the antennas covered by "socks" that are textured to mimic pine foliage.



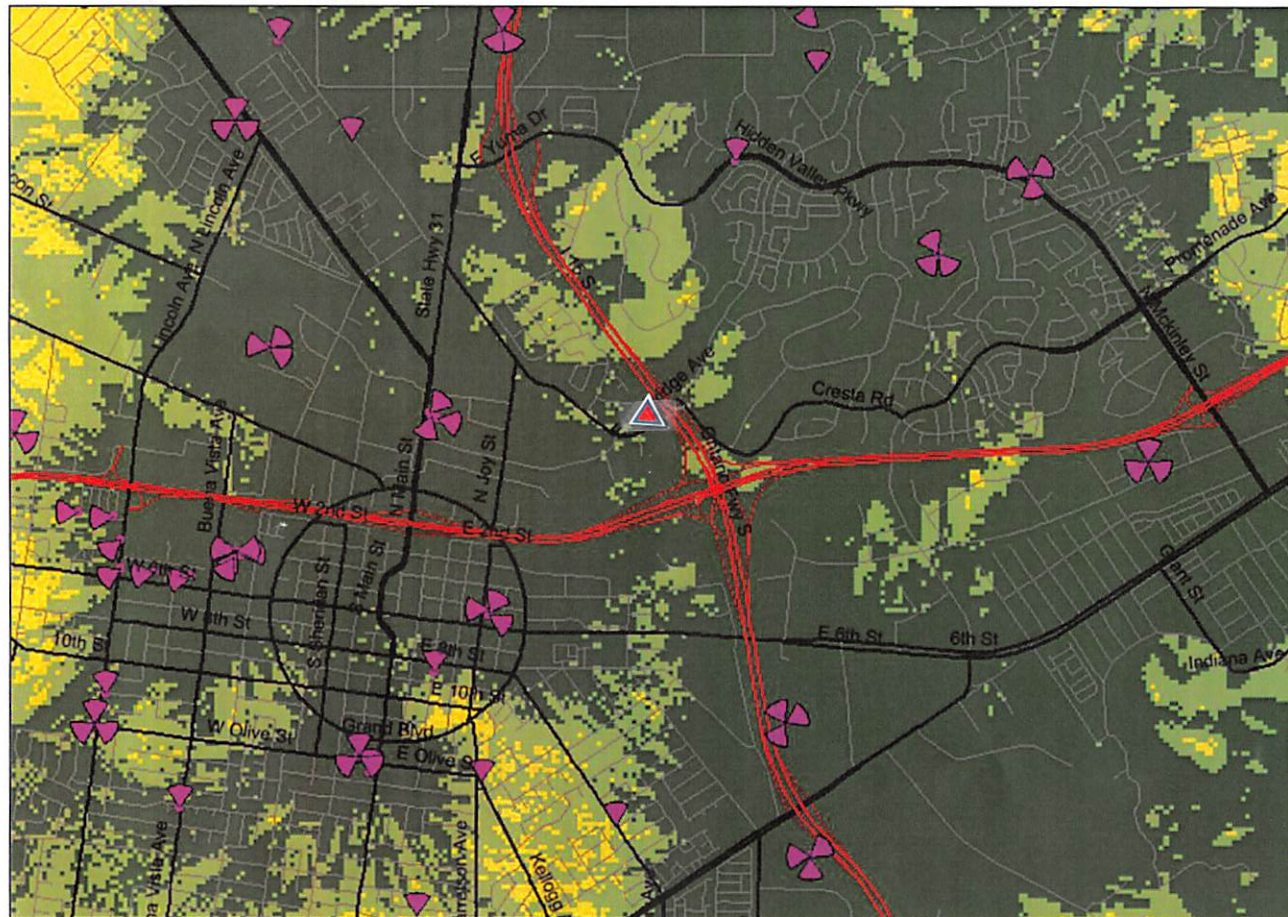
Project Conditions

City of Corona

PLANNING	
<p>14. The applicant shall provide after hours contact information on the equipment cabinets in case of vandalism.</p> <p>15. The applicant shall comply with any easements, covenants, conditions, or restrictions on the underlying real property located at 809 E. Parkridge Avenue.</p>	
PUBLIC WORKS	
<p>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.</p> <p>2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.</p> <p>3. The submitted site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said site plan to be resubmitted for further consideration.</p> <p>4. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.</p> <p>5. At final design, show on the site plan the approximate earthwork quantities – cut & fill (how much dirt is being moved), even if the quantities are zero.</p> <p>6. 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>7. Excavations and fills in excess of 100 CY total will require the issuance of a grading permit, through approval of a grading plan, by the Public Works Department.</p> <p>8. Any construction work or staging in the public right of way shall require an encroachment permit from the Public Works Department.</p> <p>9. 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 15.04.060, 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>10. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.</p> <p>11. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.</p> <p>12. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.</p> <p>13. Prior to the issuance of a Certificate of Occupancy, any damage to existing landscape easement areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.</p>	

Existing LTE 2100 Coverage without IE94897C

T-Mobile



ON AIR :

Macro

Proposed Project Site

Legend

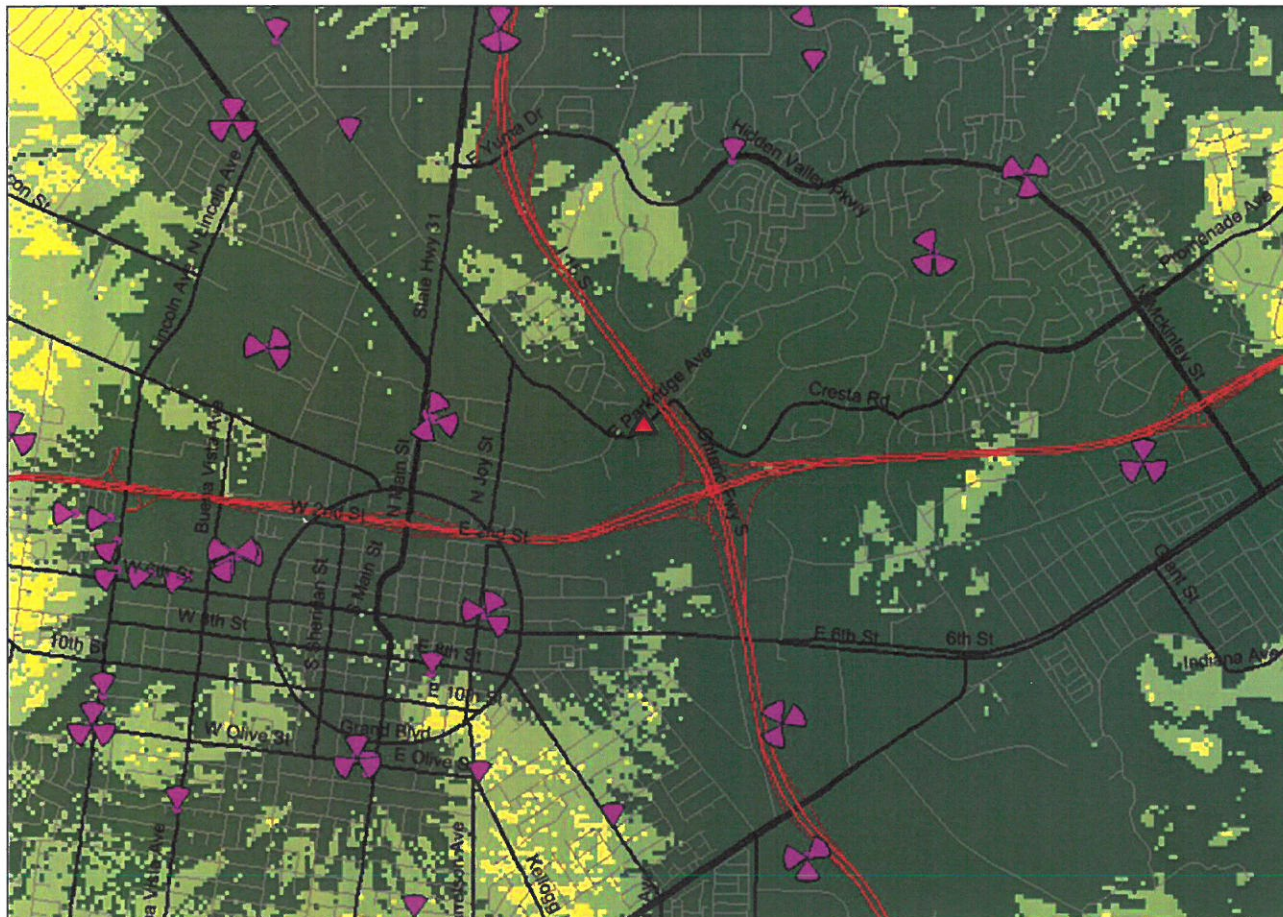
- In-building Commercial
- In-building *residential*
- In-Vehicle
- Outdoor

Prediction of LTE 2100 Coverage with IE94897C

RAD = 70 ft , ET = 2

Azimuth : 335/110/200

T-Mobile



New Site :



IE94897C

ON AIR :



Macro

Legend

- In-building Commercial
- In-building *residential*
- In-Vehicle
- Outdoor

ANTENNA & CABLE SCHEDULE									
SECTOR	MANUFACTURER	MODEL	TECHNOLOGY	HEIGHT	WEIGHT	AZIMUTH	RAD CENTER	TMA / RRU	CABLE TYPE
A1	ERICSSON	AIR 3246 B66	L2100	58.1"	180 lbs	335°	70'-0"	-	(4) FIBER JUMPERS
A2	RFS	APXVAARR24 43-U-NA20	L700 L600	95.9"	128 lbs	335°	70'-0"	(1) RRUS4449 B71+B12	(4) COAX JUMPERS (2) FIBER JUMPERS
A3	ANDREW	HBXX-6516DS-A2M	G1900 L1900	51.1"	13.9 lbs	335°	70'-0"	(1) RRUS4415 B25	-
B1	ERICSSON	AIR 3246 B66	L2100	58.1"	180 lbs	110°	70'-0"	-	(4) FIBER JUMPERS
B2	RFS	APXVAARR24 43-U-NA20	L700 L600	95.9"	128 lbs	110°	70'-0"	(1) RRUS4449 B71+B12	(4) COAX JUMPERS (2) FIBER JUMPERS
B3	ANDREW	HBXX-6516DS-A2M	G1900 L1900	51.1"	13.9 lbs	335°	70'-0"	(1) RRUS4415 B25	-
C1	ERICSSON	AIR 3246 B66	L2100	58.1"	180 lbs	200°	70'-0"	-	(4) FIBER JUMPERS
C2	RFS	APXVAARR24 43-U-NA20	L700 L600	95.9"	128 lbs	200°	70'-0"	(1) RRUS4449 B71+B12	(4) COAX JUMPERS (2) FIBER JUMPERS
C3	ANDREW	HBXX-6516DS-A2M	G1900 L1900	51.1"	13.9 lbs	308°	70'-0"	(1) RRUS4415 B25	-
MW	GENERIC	-	-	2'-0"	-	TBD	60'-0"	-	(1) 7/8" COAX CABLE

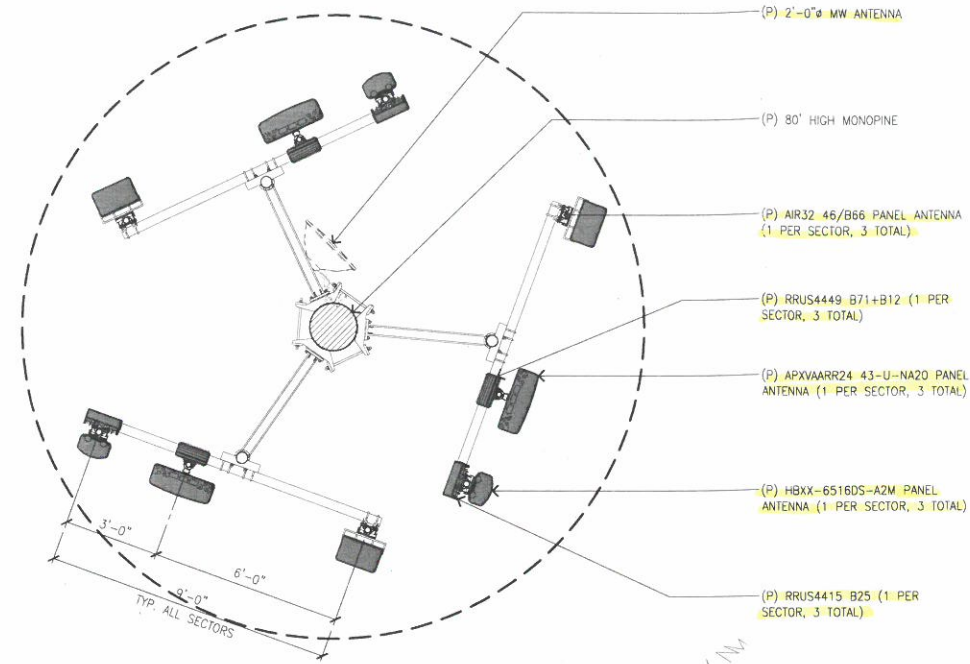
* COAX CABLE LENGTH IS APPROXIMATE

SECTOR 'A'
335°

SECTOR 'C'
200°

SECTOR 'B'
110°

NOTE:
ANTENNAS/ASSOCIATED EQUIPMENT SHALL BE
PAINTED GREEN TO MATCH THE MONOPINE NEEDLES.



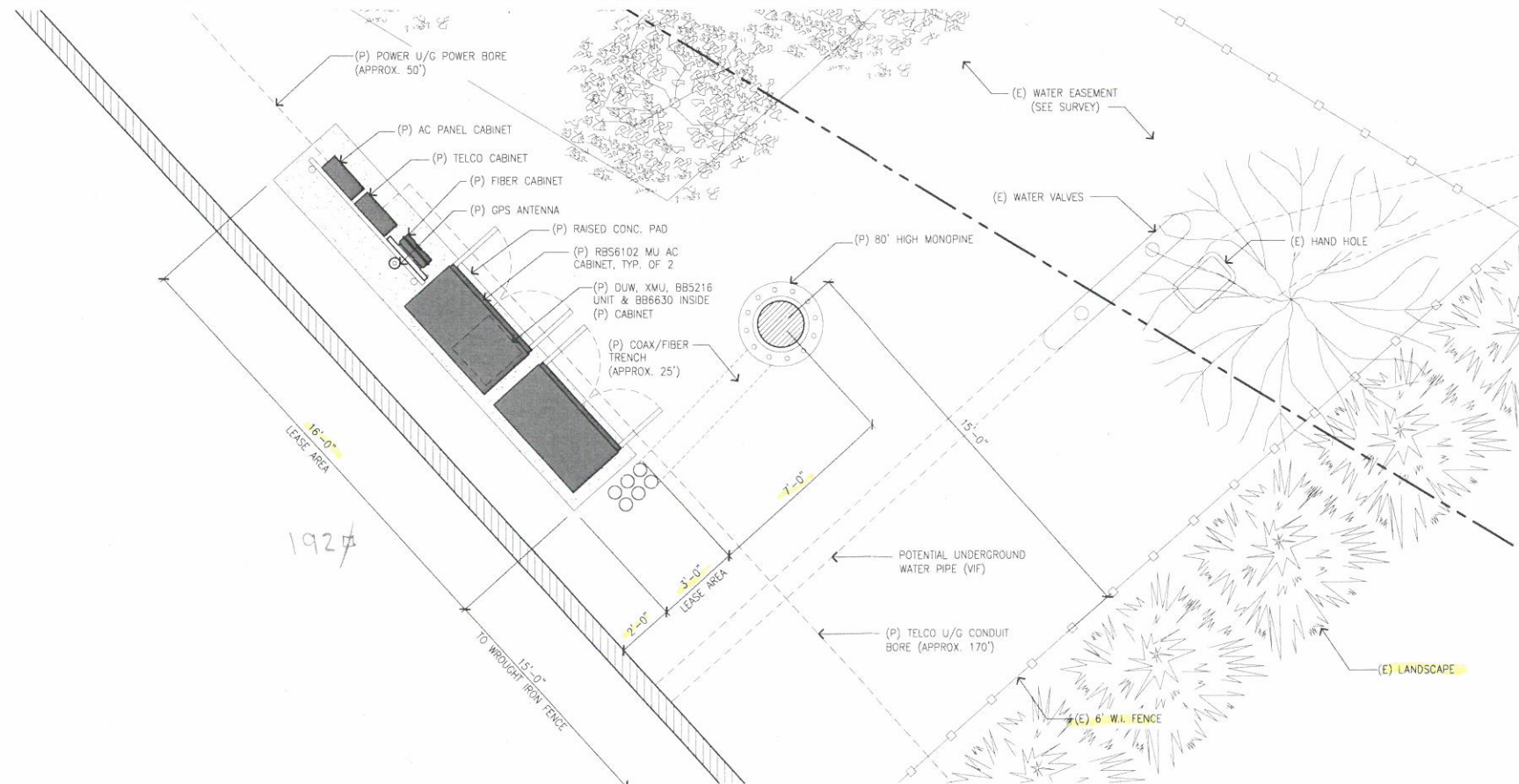
antennas (9)
RRU (6)

ANTENNA SCHEDULE

3 ANTENNA PLAN

SCALE
3/8"=1'-0"

1



EQUIPMENT PLAN

SCALE
3/8"=1'-0"

2

T-Mobile
2008 MCGAW AVENUE
IRVINE, CA. 92617

PROJECT INFORMATION:

IE94897C
DUONETICS

809 E PARKRIDGE AVE, SUITE 102
CORONA, CALIFORNIA 92879
RIVERSIDE COUNTY

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PLANS PREPARED BY:

INDUSTRIES
10650 REAGAN ST. #482
LOS ALAMITOS, CALIFORNIA 90720

CONSULTANT:

posatal business group, inc.
24310 MOULTON PKWY.
SUITE 0 #1009
LAGUNA HILLS, CA. 92653

DRAWN BY: CHK.: APV.:

ADA LHC LHC

LICENSURE:

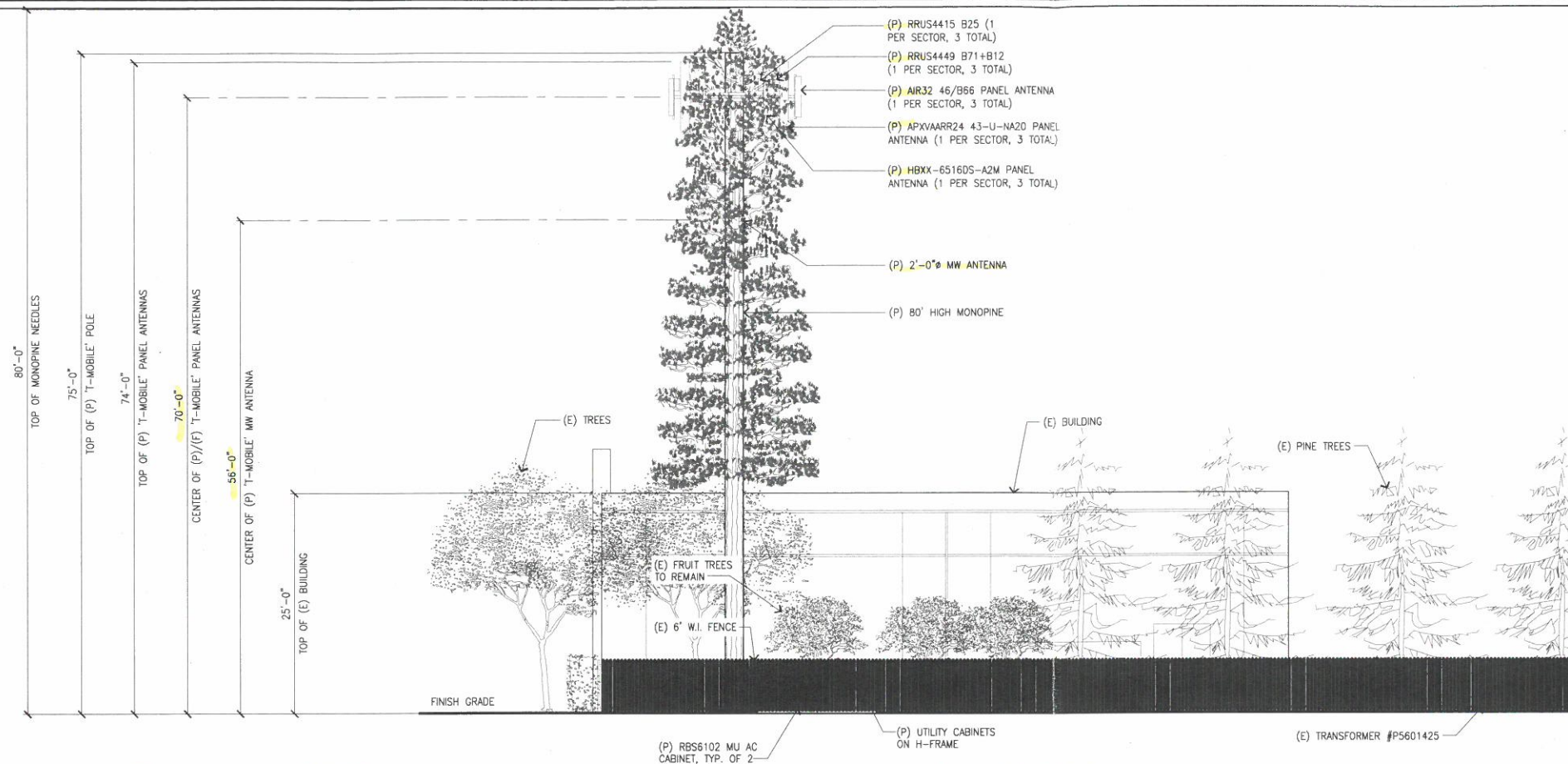
NOT TO BE USED FOR CONSTRUCTION

SHEET TITLE:

EQUIPMENT/ANTENNA PLAN AND ANTENNA/RRU SCHEDULE

SHEET NUMBER: REVISION:

A3 4
NSB

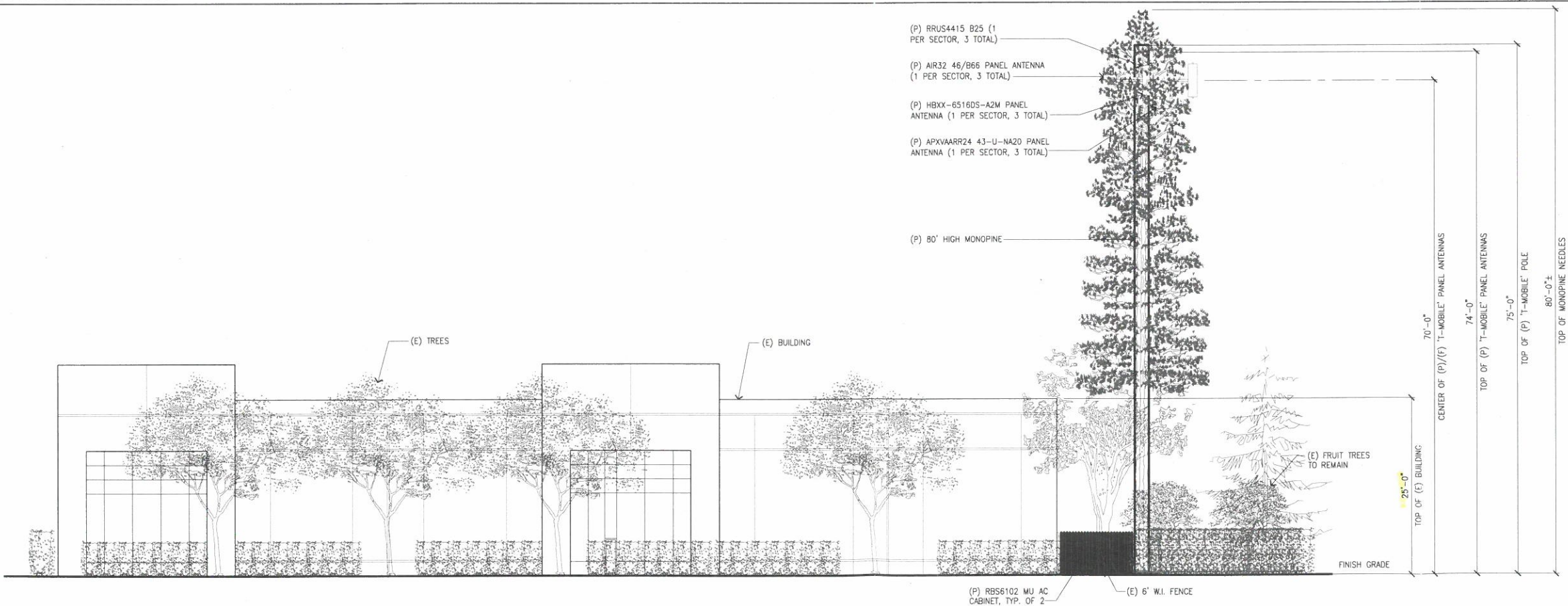


NOTE:
ANTENNAS/ASSOCIATED EQUIPMENT SHALL BE PAINTED GREEN TO MATCH THE MONOPINE NEEDLES.

(P) NORTHEAST ELEVATION

SCALE
1/8"=1'-0"

1



(P) SOUTHEAST ELEVATION

SCALE
1/8"=1'-0"

2

T-Mobile
2008 McGAW AVENUE
IRVINE, CA. 92617

PROJECT INFORMATION:

IE94897C
DUONETICS

809 E PARKRIDGE AVE, SUITE 102
CORONA, CALIFORNIA 92879
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INDUSTRIAS
10650 REAGAN ST. #482
LOS ALAMITOS, CALIFORNIA 90720

CONSULTANT:

coastal business group, inc.
24310 MOULTON PKWY.
SUITE 0 #1009
LAGUNA HILLS, CA. 92657

DRAWN BY: CHK: APV:

ADA LHC LHC

LICENSURE:

NOT TO BE USED FOR CONSTRUCTION

SHEET TITLE:

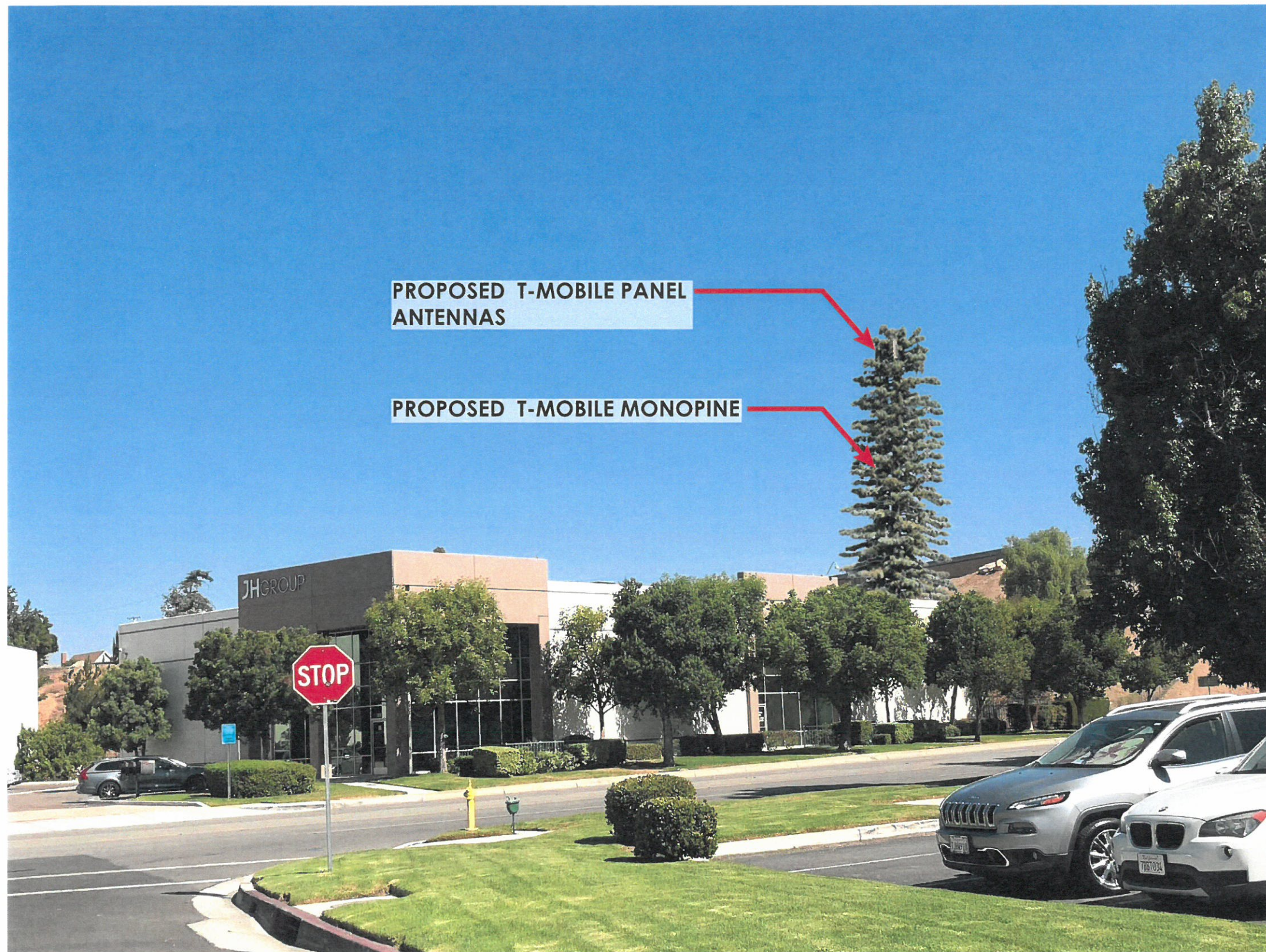
ELEVATIONS

SHEET NUMBER: REVISION:

A4

4

NSB



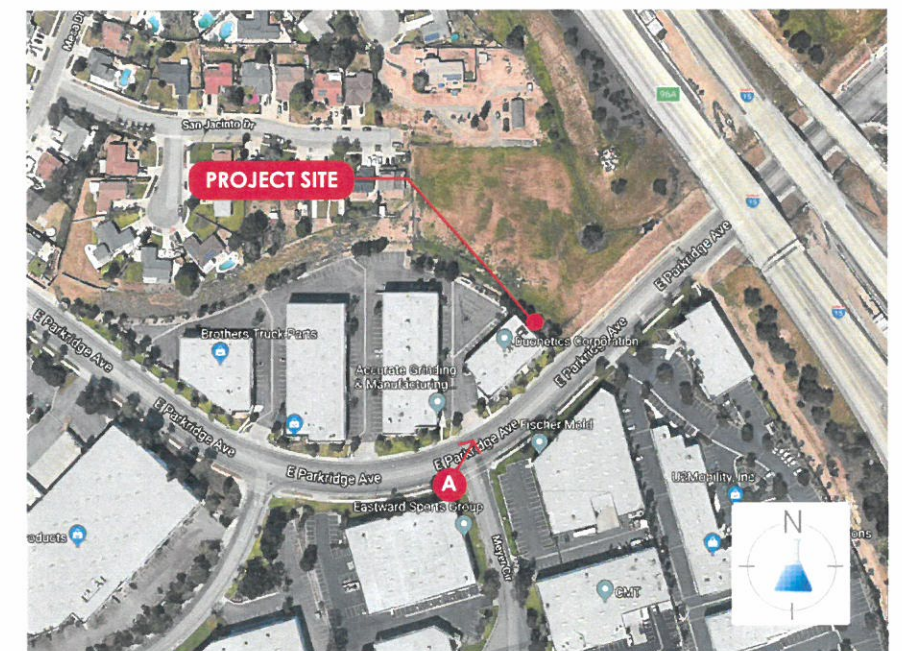
PROPOSED T-MOBILE PANEL ANTENNAS

PROPOSED T-MOBILE MONOPINE

"Proposed View A"



"Existing View A"



"Vicinity Map" Copyright: Google Maps, 2018

IE94897C

809 E. PARKRIDGE AVE., CORONA, CA 92879

PixelLab
Engineered Art
admin@pixellabdesign.com
(714) 606-6439

T-Mobile



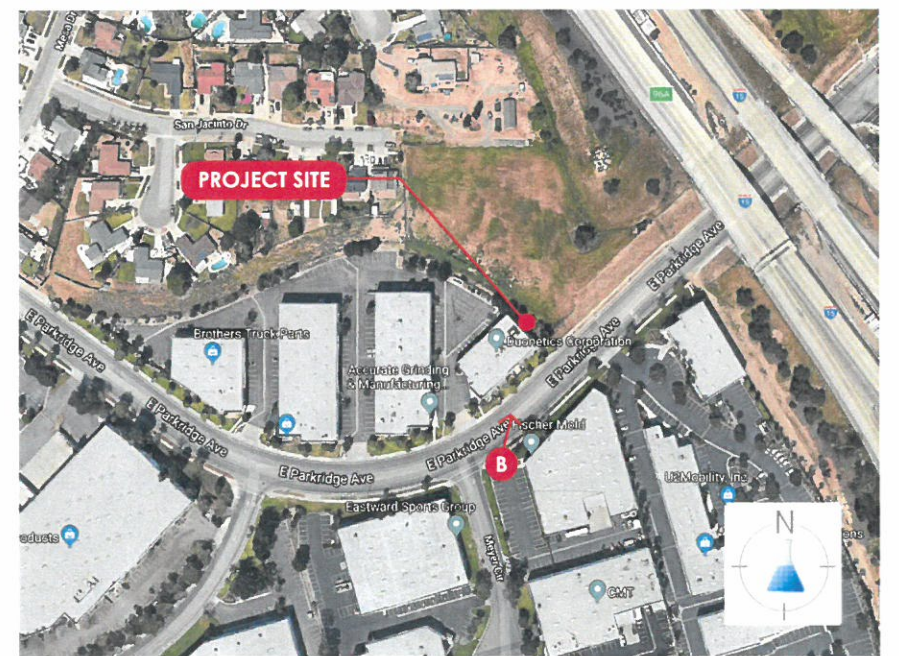
24310 MOULTON PARKWAY, SUITE O #1009
LAGUNA HILLS, CA 92637-3306
PHONE: (949) 336-1550



"Proposed View B"



"Existing View B"



"Vicinity Map" Copyright: Google Maps, 2018

IE94897C

809 E. PARKRIDGE AVE., CORONA, CA 92879

PixelLab
Engineered Art
admin@pixellabdesign.com
(714) 606-6439

T-Mobile

coastal business group inc.
24310 MOULTON PARKWAY, SUITE O #1009
LAGUNA HILLS, CA 92637-3306
PHONE: (949) 336-1550



"Proposed View C"



"Existing View C"



"Vicinity Map" Copyright: Google Maps, 2018

IE94897C

809 E. PARKRIDGE AVE., CORONA, CA 92879



View from Interstate 15 bridge over Parkridge Avenue.



CBG

November 15, 2018

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

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

To: Lupita Garcia:

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

Site justification:

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

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

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

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

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

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

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

Sought out sites:

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

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

Regards,



COASTAL BUSINESS GROUP

Frank Ortega

(949) 336-1550

fortega@coastalbusinessgroup.net



CITY OF CORONA NEGATIVE DECLARATION

NAME, DESCRIPTION AND LOCATION OF PROJECT:

CUP2018-0009: A conditional use permit application to establish an 80-foot high wireless telecommunications facility designed as a monopine located at 809 E. Parkridge Avenue in the MSI (Medium Service Industry) designation of the Birtcher Business Center Specific Plan (SP82-2).

ENTITY OR PERSON UNDERTAKING PROJECT:

Frank Ortega
Coastal Business Group
24310 Moulton Parkway, Suite O #1009
Laguna Hills, CA 92637

T-Mobile West LLC
16441 Scientific, Suite 200
Irvine, CA 92618

Robert Pernice
809 E. Parkridge Avenue, Suite 102
Corona, CA 92879

The Planning and Housing Commission, having reviewed the initial study of this proposed project and the written comments received prior to the public meeting of the Planning and Housing Commission, and having heard, at a public meeting of the Commission, the comments of any and all concerned persons or entities, including the recommendation of the City's staff, does hereby find that the proposed project may have potentially significant effects on the environment, but mitigation measures or revisions in the project plans or proposals made by or agreed to by the applicant would avoid or mitigate the effects to a point where clearly no significant effects will occur. **Therefore, the Planning and Housing Commission hereby finds that the Negative Declaration reflects its independent judgment and shall be adopted.**

The Initial Study and other materials which constitute the records of proceedings, are available at the office of the City Clerk, City of Corona City Hall, 400 S. Vicentia Avenue, Corona, CA 92882.

Date: _____

Chair
City of Corona

Date filed with County Clerk: _____



CITY OF CORONA INITIAL STUDY / ENVIRONMENTAL CHECKLIST

PROJECT TITLE:

CUP2018-0009

PROJECT LOCATION:

809 E. Parkridge Avenue in the City of Corona, County of Riverside (APN: 115-310-041).

PROJECT PROPONENT:

Frank Ortega
Coastal Business Group
24310 Moulton Pkwy, Suite O #1009
Laguna Hills, CA 92637

T-Mobile West LLC
16441 Scientific, Suite 200
Irvine, CA 92618

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PROJECT DESCRIPTION:

CUP2018-0009 is a conditional use permit application submitted by Coastal Business Group on behalf of T-Mobile to construct an 80-foot high wireless telecommunications facility on an industrial property located at 809 E. Parkridge Avenue. The subject site is in the MSI (Medium Service Industry) designation of the Birtcher Business Center Specific Plan (SP82-2). The proposed telecommunications facility is designed to resemble a pine tree, also known as a monopine. Nine antennas will be mounted on the monopine at 70 feet high and a microwave antenna mounted at 56 feet high. The project includes the installation of approximately two equipment cabinets within a 16' x 3' equipment lease area located at the base of the monopine. Equipment cabinets, utility cabinets, baseband unit, GPS antenna and other equipment associated with the facility will be housed within the equipment lease area.

ENVIRONMENTAL SETTING:

The 0.74-acre property is currently developed with a single-story industrial building. The area is predominantly industrial. The property is bounded by vacant property to the north, industrial developments to the west, Parkridge Avenue to the south with industrial developments located beyond, and a vacant lot with I-15 beyond to the east. The monopine and equipment lease area will be constructed along the property's southeasterly perimeter.

GENERAL PLAN \ ZONING:

The subject property has a zoning of MSI (Medium Service Industry) of the Birtcher Business Center Specific Plan (SP82-2) and a General Plan designation of LI (Light Industry). The vacant properties to the north are zoned A-14.4 (Single Family Residential) and have a General Plan designation of LDR (Low Density Residential). The properties to the south and west are zoned MSI (Medium Service Industry) of the Birtcher Business Center Specific Plan (SP82-2) and have a General Plan designation of LI (Light Industry). The property to the east is zoned A-14.4 (Single Family Residential) and has a General Plan designation of LDR (Low Density Residential). Wireless telecommunications facilities are permitted in any zone in the City of Corona with a conditional use permit. As such, the present zoning and General Plan designation of the subject property will remain unaffected by the proposed wireless telecommunications facility.

STAFF RECOMMENDATION:

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

Date Prepared: December 04, 2018

Prepared By: Lupita Garcia, Assistant Planner

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Phone: (951) 736-2262

AGENCY DISTRIBUTION

(check all that apply)

☐ Responsible Agencies
☐ Trustee Agencies (CDFG, SLC, CDPR, UC)
☐ State Clearinghouse (CDFG, USFWS, Redevelopment Projects)
☐ AQMD
☐ WQCB
☒ Other: Pechanga Band of Luiseno, Soboba Band of Luiseno Indians
Joseph and Luebben, Santa Rosa Band of Cahuilla Mission Indians,
Gabrieleno/Tongva San Gabriel Band of Mission Indians.

AGENCY DISTRIBUTION

☒ Southern California Edison

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

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

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

Discussion:

The project site is zoned MSI (Medium Service Industry) of the Birtcher Business Center Specific Plan (SP82-2) and designated Light Industry (LI) on the City's General Plan Land Use Map. The wireless telecommunications facility does not conflict with either zoning or General Plan designation because wireless telecommunications facilities are allowed in any zone in the city by a conditional use permit. Furthermore, the site will remain unaffected by the wireless telecommunications facility as it will be designed to resemble an 80-foot high pine tree. Therefore, no mitigation is required.

The project does not conflict or physically divide the surrounding land uses or community. The monopine and all associated equipment will be contained entirely within the project site. Also, the monopine will be constructed along the property's southeasterly perimeter approximately 36 feet from the south property line and 350 feet from the nearest residence to the northwest. The proposed faux tree design will help the structure blend into the environment. Therefore, no mitigation is necessary.

2. POPULATION AND HOUSING:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial growth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing or people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The proposed project will not induce substantial growth or displace substantial numbers of existing housing or people as the project site is fully developed with an industrial building and the project involves constructing an 80-foot high wireless telecommunications facility designed to resemble a pine tree. Therefore, no mitigation is warranted as the proposed project will not impact population and housing within the city.

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

Discussion:

The project site is not located within the Alquist-Priolo fault zone. The telecommunications facility is proposed on relatively flat land where landslides or other forms of natural slope instability are not expected to be a significant hazard to the project site and

no mitigation is warranted.

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

Discussion:

The proposal to establish a telecommunications facility on a developed property will not result in significant impacts to hydrology and water quality, and the project site is not located within the 100-year flood hazard area. Construction of the monopine will not result in a flooding hazard nor will it expose the site and surrounding area to flooding. Therefore, no impacts are anticipated, and no mitigation is required.

5. AIR QUALITY:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with air quality plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate air quality standard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Net increase of any criteria pollutant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to pollutants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed telecommunications facility will not generate smoke, dust, fumes, or gas into the air. Additionally, the project will not produce dust as the site is fully developed with an industrial building, parking lot and landscaping. Therefore, there is no impact to air quality and mitigation is not warranted.

6. TRANSPORTATION/TRAFFIC:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Change in air traffic patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Traffic hazards from design features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Emergency access | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Conflict with alternative transportation policies (adopted policies, plans or programs for public transit, bicycle or pedestrian facilities) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

The telecommunications facility likely requires maintenance approximately once a month with vehicular access obtained from Parkridge Avenue. Therefore, the project is not anticipated to impact the roadways and intersections surrounding the project site, and mitigation is not warranted.

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

Discussion:

CUP2018-0009 proposes to establish a wireless telecommunications facility on property that is developed with an industrial building, parking lot and landscaping. As such, the site is unsuitable for harboring or sustaining any endangered or threatened species or habitat. Additionally, the site does not contain any wetlands as it is fully developed. Therefore, the project will not result in significant impacts to biological resources and no mitigation measures are warranted.

8. MINERAL RESOURCES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a.	Loss of mineral resource or recovery site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Per Figure 4.5-7 of the General Plan Technical Background Report, the project site is not located in an oil, gas or mineral resource site. Therefore, mitigation is not required.

9. HAZARDS AND HAZARDOUS MATERIALS:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a.	Transport, use or disposal of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Risk of accidental release of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Hazardous materials/emissions within ¼ mile of existing or proposed school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Located on hazardous materials site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Conflict with Airport land use plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Impair emergency response plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

g. Increase risk of wildland fires

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Discussion:

Radio frequency (RF) is one form of electromagnetic energy that is used in many types of wireless technologies, such as cordless phones, radar, ham radio, GPS devices, cell phones, and radio and television broadcasts. At a cell site, RF radiation emanates from the antennas on the cell tower and is generated by the movement of electrical charges in the antenna. The total RF power that can be transmitted from each antenna depends on the number of radio channels (transmitters) that have been authorized by the Federal Communications Commission (FCC) and the power of each transmitter.

The FCC is the government agency responsible for the authorization and licensing of facilities that generate RF radiation, such as cell towers. The FCC has adopted guidelines for evaluating human exposure to RF radiation using exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP), the American National Standards Institute (ANSI), and the Institute of Electrical and Radiation Engineers (IEEE). According to the FCC, the exposure guidelines are based on thresholds for known adverse effects, and they incorporate wide safety margins. When an application is submitted to the FCC for a telecommunication facility, the FCC evaluates it for compliance with the FCC's RF exposure guidelines. Failure to demonstrate compliance with the FCC's RF exposure guidelines in the application process could lead to additional environmental review and/or rejection of the application.

The FCC's environmental rules regarding RF exposure identify particular categories of telecommunication facilities that the FCC has determined will have little potential for causing RF exposure in excess of the FCC's guidelines. Therefore, the FCC has "categorically excluded" such facilities from the requirement to prepare routine, initial environmental evaluations to demonstrate compliance with the FCC's guidelines. The FCC's categorical exclusion criteria are based on such factors as type of service, antenna height, and operating power. The FCC still retains the authority to request that an applicant conduct an environmental evaluation and, if appropriate, file environmental information pertaining to an otherwise categorically excluded facility if it is determined that there is a possibility for significant environmental impact due to RF exposure. It is important to emphasize that the categorical exclusions are not exclusions from compliance but, rather, exclusions from performing routine evaluations to demonstrate compliance.

The FCC has determined that tower-mounted installations (i.e., not mounted on a building) are categorically excluded if the antennas are mounted higher than 10 meters (about 33 feet) above ground and the total power of all channels being used is less than 1000 watts effective radiated power (ERP), or 2000 W ERP for broadband Personal Communications Services. In addition, a cellular facility is categorically excluded, regardless of its power if it is not mounted on a building and the lowest point of the antenna is at least 10 meters above ground level. The FCC's rationale for this categorical exclusion is that the measurement data for cellular facilities with antennas mounted higher than 10 meters have indicated that ground-level power densities are typically hundreds to thousands of times below the FCC's Maximum Permissible Exposure limits.

The proposed project consists of an unmanned wireless telecommunications facility with antennas to be installed at a height of 56 feet (microwave antenna) and 70 feet (panel antennas) measured from ground level to the center of the antennas. The lowest points of the microwave and panel antennas are at 55 and 68 feet, respectively. Since the proposed facility is not mounted on a building and the lowest points of the antennas are mounted above 10 meters (about 33 feet), the facility is considered to be categorically excluded by the FCC, which means that further environmental evaluation to demonstrate compliance with the FCC's RF exposure guidelines is not warranted. However, the conditions of approval for the proposed project will require that the applicant maintain compliance with all FCC standards, including those pertaining to human exposure to RF emissions.

Finally, it should be noted that Section 704 of the Telecommunication Act of 1996 states that "No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." Because the proposed facility is presumed to operate within the FCC's limits for RF radiation exposure and is regulated by the FCC in this respect, the City may not regulate the placement or construction of this facility based on the RF emissions. The proposal is capable of complying with the criteria and are therefore excluded from environmental review per the National Environmental Policy Act of 1969 (NEPA). Based on the information above, no impacts with respect to hazards and hazardous materials are anticipated with the development of the project and, therefore, no mitigation measures would be required.

10. NOISE:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exceed noise level standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure to excessive noise levels/vibrations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Permanent increase in ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Temporary increase in ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with Airport Land Use Plan noise contours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

There may be short-term noise impacts in the immediate area during the construction phase of the project. This may temporarily affect the existing residential developments located to the northwest of the project site, and the industrial developments located to the south and west of the project site, but the impacts will be reduced to a level of less than significant by compliance with City regulations prohibiting construction noise between the hours of 8:00 p.m. to 7:00 a.m., Monday through Saturday and 6:00 p.m. to 10:00 a.m., Sundays and Federal holidays. This will prevent nuisance noise impacts during sensitive time periods of early morning and nighttime.

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

Discussion:

The telecommunications facility will have minimal impact on existing City services, such as water, sewer and streets, as the infrastructure is already constructed. Also, the applicant is only constructing a new wireless telecommunications facility designed as a pine tree which is not subject to school fees. Therefore, the impacts will be less than significant and mitigation measures are not necessary.

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

f. Adequate landfill capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with solid waste regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Southern California Edison will provide power for the wireless telecommunications facility. Utility services such as gas and waste collection and disposal services are not necessary. The amount of power generated by the wireless telecommunications facility is not expected to impact these services; therefore, mitigation is not warranted.

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

Discussion:

Per the City's General Plan (2004), the project site does not border any scenic highways or corridors. The monopine will be located approximately 36 feet north of Parkridge Avenue and 350 feet from the nearest residence to the northwest.

The monopine will not produce any light or glare. The structure is a stealth tree designed to resemble a pine tree which will blend in with the existing trees in the area. There are currently existing trees of various species with varying heights including palm trees over 100 feet tall in the surrounding area. Therefore, having an 80-foot high faux pine tree on the property would not be inconsistent with or degrade the visual character of the project site and surrounding area. Although the overall height of the monopine is 80 feet from grade to the highest tip of the tree, the antennas will be installed at 70 feet high and painted green to match the monopine needles to help the antennas blend into the branches and foliage of the tree. A microwave antenna will be installed at a height of 56 feet high. The conditions of approval for CUP2018-009 require the applicant to cover the antennas with "socks" that are textured to mimic pine foliage. Therefore, no additional mitigation is required.

14. CULTURAL RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Historical resource	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Archaeological resource	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Paleontological resource or unique geologic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disturb human remains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is currently developed with an industrial building, parking lot and landscaping; therefore, it is unlikely that the site would contain historical, cultural or paleontological resources.

The project is subject to tribal consultation under AB 52. The Community Development Department initiated the process by notifying seven local Native American tribes of the proposed project through the City's Letter of Transmittal dated August 31, 2018. To date, staff has not received any specific request for consultation. Therefore, no mitigation is warranted.

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

Discussion:

The project site is not designated as an Agricultural Preserve under the Williamson Act. Additionally, the site is fully developed, as it contains an industrial building. As such, the project will not result in adverse impacts to agricultural operations in the city. Therefore, no mitigation is required pertaining to agricultural resources.

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

Discussion:

Gases that trap heat in the Earth's atmosphere are called greenhouse gases (GHGs) believed to lead to global warming or climate change. These gases include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (CFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF₆). Emissions of these gases are attributable to human activities associated with industrial/manufacturing, utilities, transportation, residential, and agricultural sectors. Per the Southern California Air Quality Management District (SCAQMD), if a project generates GHG emissions below 3,000 tCO₂e (tonnes of carbon dioxide equivalent), it could be concluded that the project's GHG contribution is not "cumulatively considerable" and is therefore less than significant under CEQA. If the project generates GHG emissions above the threshold, the analysis must identify mitigation measures to reduce GHG emissions. A greenhouse gas analysis was not required for this project as the project's total potential GHG emissions are below the threshold. Based on consistent historic data the City has on record for these types of installations the emission amount is below the GHG threshold of 3,000 tCO₂e established by the SCAQMD, and the project's potential GHG emissions would be considered a less than significant impact. Furthermore, given that the project's long-term operational GHG emissions would be minimal and the construction GHG emissions would be short-term, the project would not conflict with any applicable plan, policy, or regulation adopted for reducing the emissions of GHGs. Therefore, no mitigation is warranted.

17. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is currently developed with an industrial building, parking lot and landscaping; therefore, it is unlikely that the site would contain tribal cultural resources.

The project is subject to tribal consultation under AB 52. The Community Development Department initiated the process by notifying seven local Native American tribes of the proposed project through the city's Letter of Transmittal dated August 31, 2018. To date, staff has not received any specific request for consultation. Therefore, no mitigation is warranted.

18. MANDATORY FINDING OF SIGNIFICANCE:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fish/ wildlife population or habitat or important historical sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cumulatively considerable impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantial adverse effects on humans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Short-term vs. long-term goals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed project will not have a negative impact on fish or wildlife as the property contains no bodies of water or known wildlife habitat and is surrounded by streets and developed properties to the north, east, south and west. Also, since the property is developed with an industrial building, it can be determined that the property does not contain important historical resources. Therefore, there is no evidence before the City that the project will have an adverse effect on fish and wildlife, historical sites, or cumulative considerable impacts.

19. PREVIOUS ENVIRONMENTAL ANALYSIS:

Earlier analysis may be used when one or more of the environmental effects have been adequately analyzed in an earlier EIR or Negative Declaration (Section 15063).

DOCUMENTS INCORPORATED BY REFERENCE:

1. City of Corona General Plan, March 17, 2004
2. http://wireless.fcc.gov/siting/FCC_LSGAC_RF_Guide.pdf

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Monday, February 11, 2019

6:00 PM

Council Chambers

Planning and Housing Commission

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

ROLLCALL

Present 4 - Viren Shah, Mitchell Norton, Tim Jones, and Karen Alexander

Present 4 - Viren Shah, Mitchell Norton, Tim Jones, and Karen Alexander

1. CALL TO ORDER

Chair Norton called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Chair Norton welcomed the new Commissioners, Karen Alexander and Viren Shah.

Commissioner Shah led the Pledge of Allegiance.

**3. ELECTION OF CHAIR (position effective February 25, 2019) -
conducted by Planning and Housing Commission Secretary**

Motion was made by Shah, seconded by Jones, to elect Karen Alexander as Chair.

**4. ELECTION OF VICE CHAIR (position effective February 25, 2019) -
conducted by Chair**

Motion was made by Alexander, seconded by Shah, to continue with Tim Jones as Vice Chair.

5. ORAL COMMUNICATIONS FROM THE PUBLIC

JOE MORGAN, RESIDENT, welcomed the new Commissioners and congratulated Karen Alexander and Tim Jones for their appointments as Chair and Vice Chair to the Planning and Housing Commission.

6. MEETING MINUTES

[19-0082](#)

Approval of minutes for the Planning and Housing Commission meeting of November 13, 2018.

Attachments: [20181113-P&H Minutes - DRAFT](#)

A motion was made by Jones, seconded by Alexander, that the Planning and Housing Commission approve the meeting minutes of November 13, 2018. The motion carried by the following vote:

Aye: 4 - Shah, Norton, Jones, and Alexander

Aye: 4 - Shah, Norton, Jones, and Alexander

[19-0083](#)

Approval of minutes for the Planning and Housing Commission meeting of

November 26, 2018.

Attachments: [20181126-P&H Minutes - DRAFT](#)

A motion was made by Jones, seconded by Alexander, that the Planning and Housing Commission approve the meeting minutes of November 26, 2018. The motion carried by the following vote:

Aye: 4 - Shah, Norton, Jones, and Alexander

Aye: 4 - Shah, Norton, Jones, and Alexander

7. CONSENT ITEMS

None.

8. PUBLIC HEARINGS

[18-2217](#)

CZ2017-0101: An application to change the zone on approximately 0.61 acres from A (Agricultural) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) located on the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue. (Applicant: Tim East with the Evangelical Free Church of Corona).

Attachments: [Staff Report](#)

[Aerial and Zoning Map](#)

[Exhibit A - Existing and Proposed zoning map amendment](#)

[Exhibit B - Existing General Plan and South Corona CFP exhibit](#)

[Exhibit C - Parcel Map 37357](#)

[Exhibit D - Applicant's letter dated July 12, 2017](#)

[Exhibit E - Legal Description and plat map of the change of zone project site](#)

[Exhibit F - Environmental Documentation](#)

At the request of Chair Norton, Sandra Yang, Associate Planner, reviewed the staff report and exhibits for the related public hearing items CZ2017-0101 and PM 37357. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Vice Chair Jones asked for clarification regarding if and when the Native American tribes contact staff regarding these types of projects.

Discussion ensued between staff and the Commissioners regarding the revisions that were made to the environmental document and the communication staff is having with the Native American tribes.

Commissioner Shah asked when the staff had found out that the site was already graded.

Ms. Yang stated that information was disclosed in January of this year.

Discussion ensued between staff and the Commissioners regarding the biological studies that were conducted, surveys that were conducted before grading began, and the results of the studies that were performed before the grading.

Discussion continued between staff and the Commissioners regarding an existing wall, the abandonment of the right-of-way near Othello Lane, and local street standards.

Commissioner Shah stated he is not comfortable approving this item until certain issues are clarified.

Commissioner Alexander asked if there are plans for, or could there be plans for, a secondary structure at the project site.

Ms. Yang stated yes that is a possibility. The developer would have to comply with the setbacks under the zone.

Chair Norton stated he is not rejecting this project, however; he is not comfortable approving this proposal when the applicant is not present to address some of the questions and concerns. Chair Norton recommended continuing the items until the applicant can be present.

A motion was made by Norton, seconded by Alexander, that the Planning and Housing Commission CONTINUE items C22017-0101 and PM 37357 to the Planning and Housing Commission meeting of February 25, 2019. The motion carried by the following vote:

Aye: 4 - Shah, Norton, Jones, and Alexander

Aye: 4 - Shah, Norton, Jones, and Alexander

[18-2237](#)

PM 37357: A parcel map application to subdivide 6.8 acres into two parcels located on the south side of Ontario Avenue and west of Buena Vista Avenue at 988 W. Ontario Avenue in the A (Agricultural) Zone and proposed R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) Zone. (PM2017-0103) (Applicant: Tim East with the Evangelical Free Church of Corona).

Attachments: [Staff Report](#)[Aerial and Zoning Map.pdf](#)[Exhibit A - Parcel Map 37357 \(PM2017-0103\)](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - South Corona Community Facilities Plan - Policy 6](#)[Exhibit D - Applicant's letter dated July 13, 2018](#)[Exhibit E - Environmental Documentation](#)[18-2239](#)

CUP2017-0106: A Conditional Use Permit application to establish a 75-foot high wireless telecommunications facility designed as a mono-eucalyptus tree at the city's Lester Water Treatment Facility located at 2970 Rimpau Avenue in the A (Agricultural) Zone. (Applicant: JD Fox with Wireless Development Resources, LLC, PO Box 8823, Newport Beach, CA 92660).

Attachments: [Staff Report](#)[Resolution No. 2527](#)[Aerial and Zoning Map](#)[Exhibit A1-A2 - Site Plan and Enlarged Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C1-C3 - Propagation Maps for AT&T coverage](#)[Exhibit D - Equipment and Antenna Layout](#)[Exhibit E - Elevation Plan](#)[Exhibit F1-F4 - Photosimulations](#)[Exhibit G - Applicant's letter dated November 19, 2018](#)[Exhibit H - Environmental Documentation](#)[CUP2017-0106 Presentation](#)

At the request of Chair Norton, Sandra Yang, Senior Planner, reviewed the staff report for CUP2017-0106. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Commissioner Alexander thanked the applicant for his efforts in reaching out to the neighboring residents to provide some information on the project.

Commissioner Alexander inquired regarding the use of the generator.

Chair Norton opened the public hearing.

J.D. FOX, REPRESENTING WIRELESS DEVELOPMENT RESOURCES, LLC., confirmed that the generator would be used during emergencies.

JOE MORGAN, RESIDENT, expressed his concerns regarding the type of telecommunication pole that is being proposed he said because it does not match the existing surrounding trees and asked if other carriers will be able to use the proposed pole.

Ms. Yang stated that the telecommunicaiton pole appears to be close to the existing trees according to the photosimulations, but the proposed location is actually 91 feet from the nearest tree. Ms. Yang stated that this particular mono-eucalyptus tree, because of its design, is unable to accommodate a second set of antennas; however, the newly designed eucalyptus telecommunication poles are designed to accommodate a second set of antennas.

Chair Norton closed the public hearing.

Vice Chair Jones stated he prefers the look of the mono-eucalyptus over the mono-palm. He asked what the long-term goal of AT & T is for area coverage.

Mr. Fox stated that, realistically because of all the advancements of modern technology, there may not be a need for more facilities. But in the meantime, AT & T will strive to provide service.

Ms. Coletta asked if there might be small cell sites too in order to fill in gap coverage of the larger cell towers.

Mr. Fox stated that is correct.

A motion was made by Alexander, seconded by Shah, that the Planning and Housing Commission recommend adoption of the Negative Declaration and Resolution No. 2527 GRANTING CUP2017-0106, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Shah, Norton, Jones, and Alexander

Aye: 4 - Shah, Norton, Jones, and Alexander

[18-2238](#)

CUP2018-0009: A Conditional Use Permit application to establish an 80-foot high wireless telecommunications facility designed as a monopine located at 809 E. Parkridge Avenue in the MSI (Medium Service Industry) designation of the Birtcher Business Center Specific Plan (SP82-2). (Applicant: Frank Ortega with Coastal Business Group, 24310 Moulton Parkway, Suite O #1009, Laguna Hills, CA 92637).

Attachments: [Staff Report](#)[Resolution No. 2528](#)[Aerial and Zoning Map.pdf](#)[Exhibit A1-A2 - Site Plan and Enlarged Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C1-C2 - Propagation Maps for T-Mobile coverage](#)[Exhibit D - Equipment and Antenna Layout](#)[Exhibit E - Elevations](#)[Exhibit F1-F3 - Photosimulations](#)[Exhibit G - View of project site from Interstate 15 bridge](#)[Exhibit H - Applicant's letter dated November 15, 2018](#)[Exhibit I - Environmental Documentation](#)[CUP2018-0009 Presentation](#)

At the request of Chair Norton, Sandra Yang, Senior Planner, reviewed the staff report for CUP2018-0009. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Commissioner Shah asked how the city will ensure that the structure will look the same as intended 15 years from now.

Ms. Yang stated there is a condition of approval that states the applicant must maintain the look of the tree.

Ms. Coletta added that in the past the city has had to contact carriers for maintenance, and there have not been any issues.

Vice Chair Jones asked about the maturity level of the existing smaller pines on the back side of the building and if they would grow to reflect the size of the proposed facility.

Ms. Yang stated the species of the pine trees will determine the maturity height. Typically carriers do not want trees to block the carrier signal so they would end up trimming the trees if they grew too tall.

Commissioner Alexander stated that she drove to the proposed site and to the residential street located to the north of the site, and she concluded that she did not see any major issues in regards to the proposed monopine and its location.

Chair Norton opened the public hearing.

With there being no speakers, Chair Norton closed the public hearing.

A motion was made by Jones, seconded by Alexander, that the Planning and

Housing Commission recommend adoption of the Negative Declaration and Resolution No. 2528 GRANTING CUP2018-0009, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Shah, Norton, Jones, and Alexander

Aye: 4 - Shah, Norton, Jones, and Alexander

9. WRITTEN COMMUNICATIONS

None.

10. ADMINISTRATIVE REPORTS

None.

11. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

12. APPOINTMENT OF TWO ADVISORY MEMBERS AND ALTERNATES TO INFRASTRUCTURE COMMITTEE

Commissioners Alexander and Jones expressed interest in serving and were appointed as the Infrastructure Committee Advisory Members, with no alternate identified as yet.

13. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

[19-0084](#)

Report on the January 9, 2019 Infrastructure Committee meeting.

Attachments: [01092019 Infrastructure Committee Minutes - Final](#)

Ms. Coletta stated the January 9, 2019 Infrastructure Committee meeting minutes were included as part of tonight's agenda packet.

14. ADJOURNMENT

Chair Norton adjourned the meeting at 7:03 p.m. to the Planning and Housing Commission meeting of Monday, February 25, 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.