



Agenda Report

File #: 19-0804

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 9/23/2019

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

CUP2018-0001: A conditional use permit application to establish a 60-foot high wireless telecommunications facility designed as a eucalyptus tree located at 1380 W. Sixth Street in the C-3 (General Community Commercial) Zone. (Applicant: Alexander Lew with Core Development Services for Verizon Wireless, 210 W. Birch Street, Suite 201, Brea, CA 92821).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Negative Declaration and Resolution No. 2541 **GRANTING CUP2018-0001**, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 3.47 acres

Existing Zoning: C-3 (General Community Commercial)

Existing General Plan: GC (General Commercial)

Existing Land Use: Commercial Center

Proposed Land Use: A 60-foot high wireless telecommunications facility designed as a mono-eucalyptus tree within a commercial center.

Surrounding Zoning/Land Uses:

N: C-3 (General Community Commercial)/Vacant land and commercial developments

E: C-3 (General Community Commercial)/Recreational vehicle storage

S: R-3 (Multiple Family Residential) and FS (Fire Station)/Multiple family residential developments and a fire station

W: C-3 (General Community Commercial)/Vacant land and commercial developments

BACKGROUND

The proposal to construct a 60-foot high wireless telecommunications facility on a 3.47-acre commercial property located at 1380 W. Sixth Street. The telecommunications facility is designed to resemble a eucalyptus tree, also known as a mono-eucalyptus. The wireless carrier associated with

the proposal is Verizon Wireless. The subject property has a zoning of C-3 (General Community Commercial) which allows new wireless telecommunications facilities that exceed the height of the zone by a conditional use permit.

As shown in Exhibit A, the project site contains three single-story commercial buildings, parking lot, and landscaping. The majority of the site's landscaping is located along the northerly, southerly and westerly perimeters. The applicant formally submitted the Conditional Use Permit application to the city in March 2018. The application was reviewed by city staff at the Project and Environmental Review Committee meeting on April 5, 2018. The proposal originally showed the tower on the south side of the Rally's drive-through restaurant by a trash enclosure. The tower's proposed location was highly visible from Sixth Street and lacked sufficient landscaping that would help the tower blend into the environment. As such, staff requested that the applicant seek alternative stealth designs for the tower that would be a better fit for the site. The applicant considered alternate options such as installing the antennas on two light poles within the center's parking lot; however, Verizon's engineers ruled this option out as they needed the height of the facilities to be a minimum of 55 feet high. The applicant revised the plans by moving the mono-eucalyptus tree farther south on the property to a landscape planter, but kept the equipment enclosure in its original proposed location adjacent to the existing trash enclosure for the restaurant and provided revised photosimulations from multiple angles for staff to review. Staff was comfortable with the revised plans and photosimulations and deemed the application complete in August 2019, which allowed the project to move forward to the September 23, 2019 Planning & Housing Commission meeting.

Verizon's engineers have certain criteria that must be met including leasing interest, zoning, construction costs, and topography before selecting a site for the establishment of a wireless facility. The project site was selected because it meets all the criteria. The applicant, however, did analyze several alternate sites prior to selecting the subject site. None of the alternative sites were feasible due to various reasons including buildings with insufficient height to accommodate the proposed facility, properties with insufficient space, site design issues, no interest from property owner, no existing wireless facilities to accommodate a co-location, and properties located outside of the Verizon Wireless search ring. These included several commercial properties north, east, south and west of the project site. The alternative sites are described by the applicant in Exhibit G. The applicant also analyzed the possibility of co-locating onto existing telecommunication facilities and structures or buildings; however, there are no telecommunication facilities in the search area and there are no structures or buildings with sufficient height for the proposed facility.

PROJECT DESCRIPTION

The purpose of the conditional use permit is to establish a telecommunications facility to increase the capacity, speed, and reliability of Verizon'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 mono-eucalyptus. Exhibit C1 shows the current coverage *without* the mono-eucalyptus, and Exhibit C2 shows the anticipated coverage area *with* the mono-eucalyptus. Currently, *without* the mono-eucalyptus, the project area has mostly bad to fair coverage (gray and yellow colors respectively). *With* the mono-eucalyptus, the coverage in the area would improve to good (green color) and minimize dropped calls in the area.

Site plan

The project site is a 3.47-acre commercial shopping center located on the south side of West Sixth

Street, west of Sherman Avenue, and on the north side of Smith Avenue. The site is completely developed with a commercial center, parking lot and landscaping and is accessible from West Sixth Street and Smith Avenue. The mono-eucalyptus is proposed in a landscape planter located on the westerly perimeter of the site. Per the C-3 zone's development standards, the minimum front yard setback for the property is 10 feet. The minimum side yard setbacks are zero for interior lots, and the minimum rear yard setback is zero. All setbacks must be fully landscaped. As shown by the applicant's site plan, the placement of the mono-eucalyptus on the property exceeds the minimum setback requirements as the mono-eucalyptus has a front yard setback of 106 feet from West Sixth Street, a rear yard setback of 338 feet from Smith Avenue, and a side yard setback of 229 feet and 5 feet from the east and west property lines, respectively. All setbacks are measured from the antennas which extend from the trunk of the mono-eucalyptus.

Antenna Layout Plan

The panel antennas will be mounted on a three-sector array with four antennas per sector, for a total of twelve panel antennas. The antennas will be six feet in length and mounted onto the mono-eucalyptus at a height of 52 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 six RRUs (Radio Remote Units) mounted behind the antenna per sector for a total of 18 RRUs.

Equipment Plan

The equipment associated with the wireless telecommunications facility will be placed 64.5 feet north of the mono-eucalyptus adjacent to an existing trash enclosure. Verizon's lease area is 192 square feet and will contain two equipment cabinets, a generator, three raycaps and a GPS antenna (Exhibit D). The equipment will not be visible from the street as it will be screened by a six-foot high block wall with live vine planting to match the existing trash enclosure. The block wall is required to be constructed of decorative masonry, which is reflected in the Conditions of Approval in Exhibit B.

Elevations

The C-3 zone prescribes a maximum height limit of 40 feet for buildings or structures. The mono-eucalyptus can exceed this height limit per the Corona Municipal Code with a conditional use permit. As shown by the applicant's elevation plan, Exhibits E1-E2, the mono-eucalyptus is 60 feet in height measured to the top and the antennas are mounted at 55 feet high. Photosimulations of the mono-eucalyptus are shown in Exhibits F1-F6 which provide six different views of the tower from grade level. Exhibits F1-F3 are taken from West Sixth Street since the mono-eucalyptus would be most visible from this street. Exhibits F4-F5 are taken from Smith Avenue, and Exhibit F6 is taken from within a mobile home park located southeast of the project site. The property has several trees that are approximately 25 to 55 feet tall that line the north, south, and west property lines of the project site. There are also several trees that are similar in height to the proposed mono-eucalyptus that are located along West Sixth Street. Therefore, it is staff's view that the 60-foot high mono-eucalyptus would not be inconsistent with the visual characteristics of the surrounding area.

Access and Parking

Access to the site is obtain via a driveway located at the northerly property line from West Sixth Street and a driveway located at the southerly property line from Smith Avenue. The proposed wireless telecommunications facility will be placed within a landscape finger on the westerly 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 Verizon Wireless is anticipated to visit the site periodically throughout the year for routine maintenance and will utilize a parking space with the center's parking lot. Lastly, the proposed telecommunications facility will not impair the corner cut-off areas for vehicle visibility as the tree's trunk and equipment lease area will not be located within any corner cut-off area adjacent to the nearest parking space and drive aisle. This will be verified during the plan check process.

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 H).

FISCAL IMPACT

The applicant paid \$12,976.75 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 received two calls from the recreational vehicle storage facility located east of the project site inquiring about the project. No additional inquiries from the public have been received in response to the notice.

STAFF ANALYSIS

CUP2018-0001 is necessary to enhance wireless communication for Verizon Wireless to better serve its patrons and residents within the City of Corona. The mono-eucalyptus is capable of meeting all the minimum setback requirements prescribed by the development standards for the C-3 zone. The applicant has taken steps to minimize the visual impacts the facility may have on the surrounding area by placing the tree near the middle section of the site and away from Sixth Street and Smith Avenue. Also, the tower is being designed to resemble a tree. As demonstrated by the photosimulations, the tree's stealth design would blend into the area which contains various types of trees with varying heights, including eucalyptus trees that line Sixth Street in front of the project site. The photosimulations also demonstrate that the tree's visibility from the nearest residential developments to the south would be minimal due to the tree's distance from these areas. Furthermore, the antennas will be painted green and covered by antenna "socks" to further reduce the antennas' visibility from public view.

CUP2018-0001 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, CUP2018-0001 is recommended for approval based on the findings below and the conditions of approval.

FINDINGS OF APPROVAL FOR CUP2018-0001

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 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 effect on 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 CUP2018-0001 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 yard setback criteria of the zone, was designed as a mono-eucalyptus tree to be indistinguishable for 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 C-3 (General Community Commercial) zone.
 - d. CUP2018-0001 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 with 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 of 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 information and communication purposes because it will improve and provide convenient access to wireless service.

4. The proposal is consistent with the C-3 zone for the following reason:

- a. The proposed wireless telecommunications facility is consistent with the development standards of the C-3 (General Community Commercial) zone as the proposed facility meets the required setbacks for the zone. The maximum height of 40 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

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Resolution No. 2541
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 Verizon Wireless coverage
6. Exhibit D - Equipment and Antenna Layout
7. Exhibit E1-E2 - Elevations
8. Exhibit F1-F6 - Photosimulations
9. Exhibit G - Applicant's letter
10. Exhibit H - Environmental Documentation

Case Planner: Lupita Garcia (951) 736-2293



RESOLUTION NO. 2541

APPLICATION NUMBER: CUP2018-0001

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ESTABLISH A 60-FOOT HIGH WIRELESS TELECOMMUNICATIONS FACILITY DESIGNED AS A EUCALYPTUS TREE LOCATED AT 1380 W. SIXTH STREET IN THE C-3 (GENERAL COMMUNITY COMMERCIAL) ZONE (APPLICANT: ALEXANDER LEW WITH CORE DEVELOPMENT SERVICES FOR VERIZON WIRELESS).

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 a 60-foot high wireless telecommunications facility designed as a eucalyptus tree in the C-3 (General Community Commercial) Zone located at 1380 W. Sixth Street, has been duly submitted to said City's Planning and Housing Commission;

WHEREAS, on September 23, 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 CUP2018-0001 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 were 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 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 effect on 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 CUP2018-0001 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 yard setback criteria of the zone, was designed as a mono-eucalyptus tree to be indistinguishable for 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 C-3 (General Community Commercial) zone.

- d. CUP2018-0001 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 with 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 of 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 information and communication purposes because it will improve and provide convenient access to wireless service.*

4. The proposal is consistent with the C-3 zone for the following reason:

- a. The proposed wireless telecommunications facility is consistent with the development standards of the C-3 (General Community Commercial) zone as the proposed facility meets the required setbacks for the zone. The maximum height of 40 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 23rd day of September, 2019.

Tim Jones, Vice Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Jennifer Killman
Secretary, Planning and Housing Commission
City of Corona, California

I, Jennifer Killman, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing resolution was regularly introduced and adopted in an adjourned regular session of said Planning and Housing Commission duly called and held on the 23rd day of September, 2019, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

Jennifer Killman
Secretary, Planning and Housing Commission
City of Corona, California

AERIAL & ZONING MAP



Date: 09/06/2019

1380 W. SIXTH STREET
CUP2018-0001



ABBREVIATIONS:

A/C	AIR CONDITIONING	LBS	POUNDS
AGL	ABOVE GRADE LEVEL		
APPROX	APPROXIMATELY		
BLDG	BUILDING	MECH	MECHANICAL
BLK	BLOCKING	MTL	METAL
		MFR	MANUFACTURER
		MGR	MANAGER
CLG	CEILING	MIN	MINIMUM
CLR	CLEAR	MISC	MISCELLANEOUS
CONC	CONCRETE		
CONST	CONSTRUCTION	NA	NOT APPLICABLE
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
DBL	DOUBLE	OC	ON CENTER
DIA	DIAMETER	OD	OUTSIDE DIAMETER
DIAG	DIAGONAL		
DN	DOWN	PLYWD	PLYWOOD
DET	DETAIL	PROJ	PROJECT
DWG	DRAWING	PROP	PROPERTY
		PT	PRESSURE TREATED
EA	EACH		
ELEV	ELEVATION	REQ	REQUIRED
ELEC	ELECTRICAL	RM	ROOM
EQ	EQUAL	RO	ROUGH OPENING
EQUIP	EQUIPMENT	RRH	RADIO REMOTE HEAD
EXT	EXTERIOR		
FIN	FINISH	SHT	SHEET
FLUOR	FLUORESCENT	SIM	SIMILAR
FLR	FLOOR	SPEC	SPECIFICATION
FT	FOOT	SF	SQUARE FOOT
		SS	STAINLESS STEEL
		STL	STEEL
GA	GAUGE	STRUCT	STRUCTURAL
GALV	GALVANIZED	STD	STANDARD
GC	GENERAL CONTRACTOR	SUSP	SUSPENDED
GRND	GROUND		
GYP BD	GYP SUM WALL BOARD	THRU	THROUGH
		TMA	TOWER MOUNT
HORZ	HORIZONTAL		
HR	HOUR	TNND	TINNED
HT	HEIGHT	TYP	TYPICAL
HVAC	HEATING		
	VENTILATION	UNO	UNLESS NOTED OTHERWISE
	AIR CONDITIONING		
ID	INSIDE DIAMETER	VERT	VERTICAL
IN	INCH	VIF	VERIFY IN FIELD
INFO	INFORMATION		
INSUL	INSULATION	W/	WITH
INT	INTERIOR	W/O	WITHOUT
IBC	INTERNATIONAL BUILDING CODE	WP	WATER PROOF

LEGEND

---	SUBJECT BOUNDARY LINE
---	RIGHT-OF-WAY CENTERLINE
---	RIGHT-OF-WAY LINE
---	ADJACENT BOUNDARY LINE
—□/H —□/H —□/H —□/H —	OVERHEAD LINE
— U/E — U/E — U/E —	UNDERGROUND ELECTRICAL LINE
— U/T — U/T — U/T —	UNDERGROUND TELCO LINE
— U/F — U/F — U/F —	UNDERGROUND FIBER LINE
— G — G — G —	BURIED GAS LINE
— DHT — DHT — DHT —	OVERHEAD TELEPHONE LINE
— T — T —	BURIED TELEPHONE LINE
— W — W — W — W —	BURIED WATER LINE
— SS — SS — SS — SS —	BURIED SANITARY SEWER
— SD — SD — SD — SD —	BURIED STORM DRAIN
— X — X — X — X — X —	CHAIN LINK FENCE
— □ — □ — □ — □ —	WROUGHT IRON FENCE

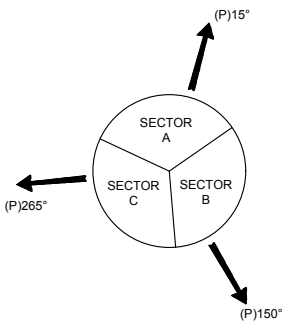
△	TRANSFORMER	⊙	FIRE HYDRANT
⊗	LIGHT STANDARD	⊗	GATE VALVE
□	POWER VAULT	⊞	WATER METER
⊞	UTILITY BOX	□	CATCH BASIN, TYPE I
⊙	UTILITY POLE	⊞	CATCH BASIN, TYPE II

NOTE:
CONTRACTOR TO INSTALL A 17"x30" PULL BOX FOR POWER & TELCO AFTER EVERY 300' OR AFTER EVERY TWO 90° BENDS

NOTE:
REFERENCE SURVEY BY DIAMONDBACK LAND SURVEYING, ON AUGUST 29, 2017, FOR ALL PROPERTY LINES AND EXISTING EASEMENT INFORMATION.

W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND HARDWARE, SHALL BE PERFORMED.

PROPOSED AZIMUTHS



ABBREVIATIONS & SYMBOLS

OVERALL SITE PLAN

SCALE: 1" = 60'-0"

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	09/21/17	90% ZONING	GC
2	09/29/17	CLIENT COMMENTS	GC
3	10/20/17	100% ZONING	GC
4	11/06/17	AZIMUTH CHANGE	GC
5	04/13/18	PRC STAFF COMMENTS	DYP
6	09/19/18	NEW LOCATION	DYP
7	05/07/19	NEW LOCATION	DYP

W-T

W-T COMMUNICATION
DESIGN GROUP, LLC.

WIRELESS INFRASTRUCTURE
8560 S. Eastern Avenue
Las Vegas, Nevada 89123
PH: (702) 998-1000 FAX: (702) 998-1010
www.wtengineering.com

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PROJECT#: T1600029

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

verizon

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

NOT TO BE USED
FOR CONSTRUCTION

SHERMAN

1380 W. 6TH STREET
CORONA, CA 92882

SHEET TITLE:

OVERALL SITE PLAN

A-1

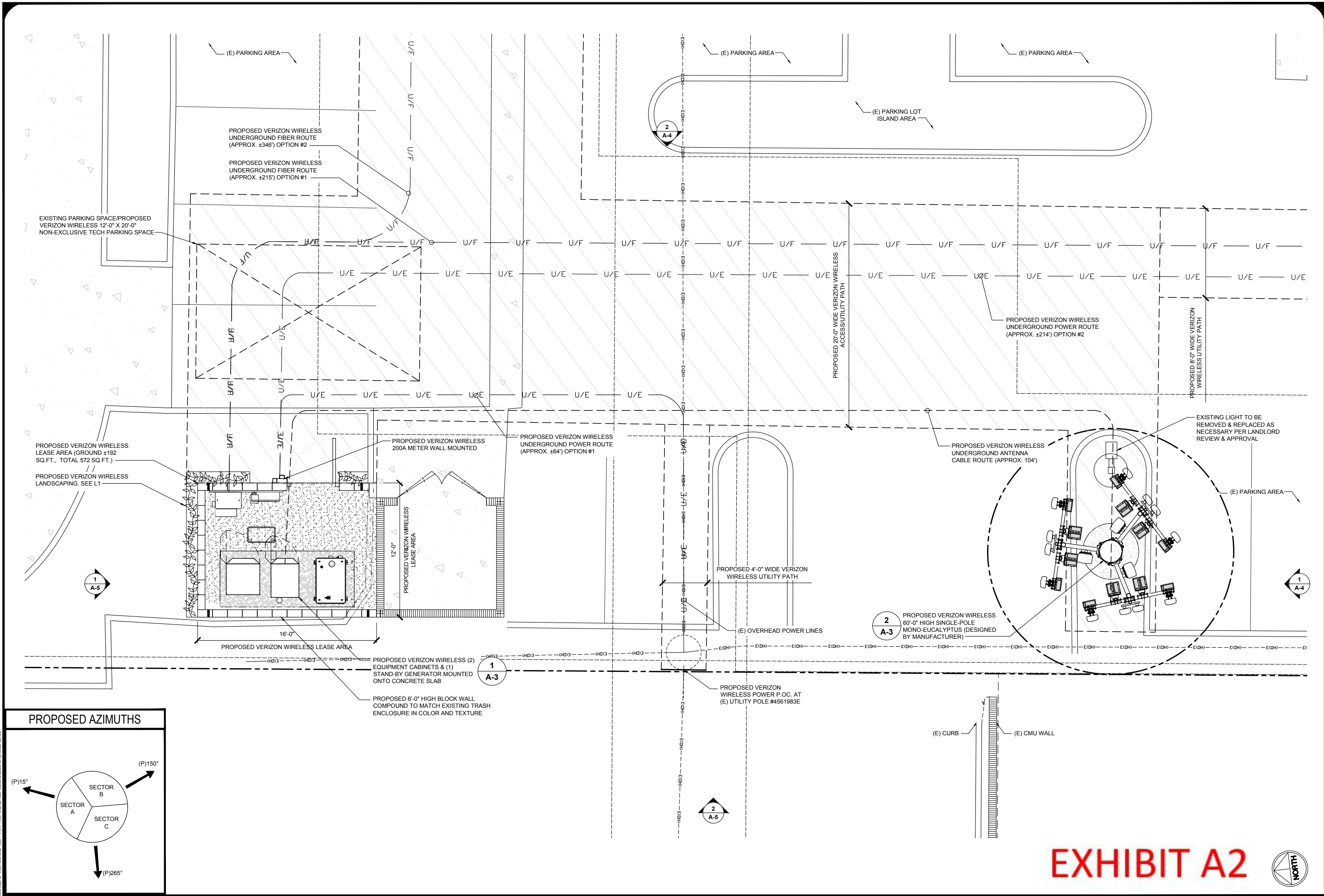
EXHIBIT A1



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 24". THIS PRINT WILL BE HALF SCALE UNLESS OTHERWISE NOTED.

T1600029 VERIZON SHERMAN.dwg

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 24". THIS PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED.



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	09/21/17	90% ZONING	GC
2	09/29/17	CLIENT COMMENTS	GC
3	10/20/17	100% ZONING	GC
4	11/06/17	AZIMUTH CHANGE	GC
5	04/13/18	PRC STAFF COMMENTS	DYP
6	09/19/18	NEW LOCATION	DYP
7	05/07/19	NEW LOCATION	DYP

WT

W-T COMMUNICATION
DESIGN GROUP, LLC.

WIRELESS INFRASTRUCTURE
8560 S. Eastern Avenue
Las Vegas, Nevada 89123
PH: (702) 998-1000 FAX: (702) 998-1010
www.wtengineering.com

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PROJECT#: T1600029

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

verizon

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

NOT TO BE USED
FOR CONSTRUCTION

SHERMAN

1380 W. 6TH STREET
CORONA, CA 92882

SHEET TITLE:
ENLARGED SITE PLAN

A-2

ENLARGED SITE PLAN

SCALE: 1/4" = 1'-0"



Project Conditions

City of Corona

Project Number: CUP2018-0001

Description: CUP FOR A 60' HIGH MONO-EUCALYPTUS CELL CITE

Applied: 3/9/2018

Approved:

Site Address: 1380 W SIXTH ST CORONA, CA 92882

Closed:

Expired:

Status: RECEIVED

Applicant: VERIZON WIRELESS

15505 Sand Canyon Avenue, Bldg D Irvine CA, 90681

Parent Project:

Details: Application has not come in yet. CUP2018-0001 was created only for the purpose of generating an invoice for the applicant as his request. The APPLIED date must be changed once the application actually gets submitted to accurately reflect the true submittal date.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	Oscar Davalos
1. Construction Documents need to be prepared in accordance to current applicable codes. 2. Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays. 3. Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * 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. * Elevations, applicable details etc. 4. Submit two (2) sets of structural calculations, and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check. 5. Separate permits are required for all fences, walls and paving. 6. Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter. 7. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.	
FIRE	
1. 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. 2. 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. 3. Hazardous Materials Disclosure and Business Emergency Plan required to be submitted and approved prior to occupancy or use.	



Project Conditions

City of Corona

PLANNING	Lupita Garcia
	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 1380 W. Sixth Street, the wireless telecommunication facility or any use or activities in connection with the use authorized by CUP2018-0001, 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 CUP2018-0001. 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 CUP2018-0001 shall only apply to the property located at 1380 W. Sixth Street 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 mono-eucalyptus foliage. Additionally, the mono-eucalyptus is required to have the antennas covered by "socks" that are textured to mimic the eucalyptus foliage.



Project Conditions

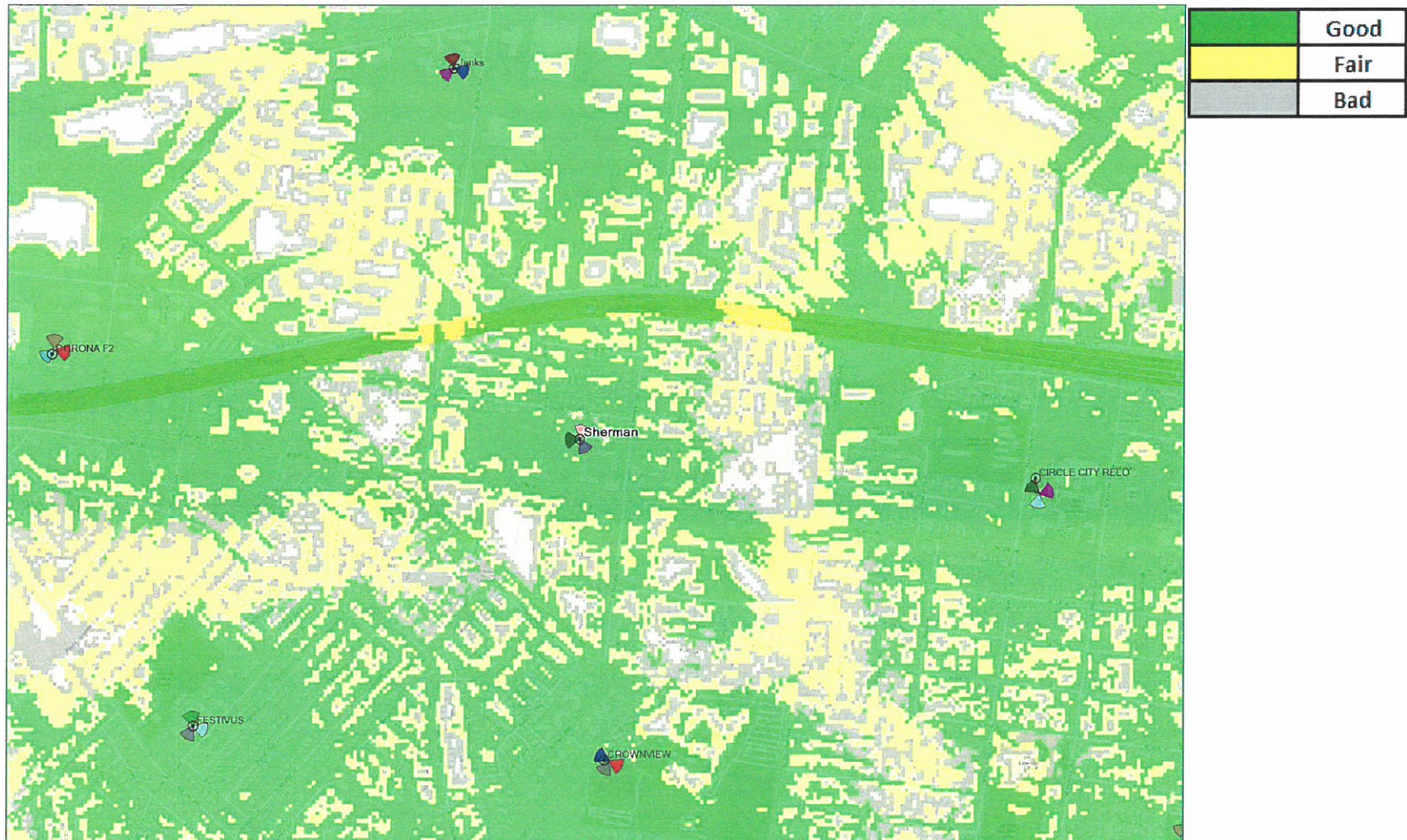
City of Corona

PLANNING	Lupita Garcia
14. The applicant shall provide after hours contact information on the equipment cabinets in case of vandalism. 15. The applicant shall comply with any easements, covenants, conditions, or restrictions on the underlying real property located at 1380 W. Sixth Street. 16. The equipment enclosure shall be constructed of decorative block. 17. The mono-eucalyptus tree shall observe the corner cut-off areas as prescribed by CMC 17.70.050.	
PUBLIC WORKS	Jessica Kang
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. 2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions. 3. The submitted site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said site plan to be resubmitted for further consideration. 4. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances. 5. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following: (a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day. (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official. (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions. 6. 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. 7. 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. 8. 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. 9. 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. 10. 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. 11. 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. 12. 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. 13. Any construction work or staging in the public right of way shall require an encroachment permit from the Public Works Department.	

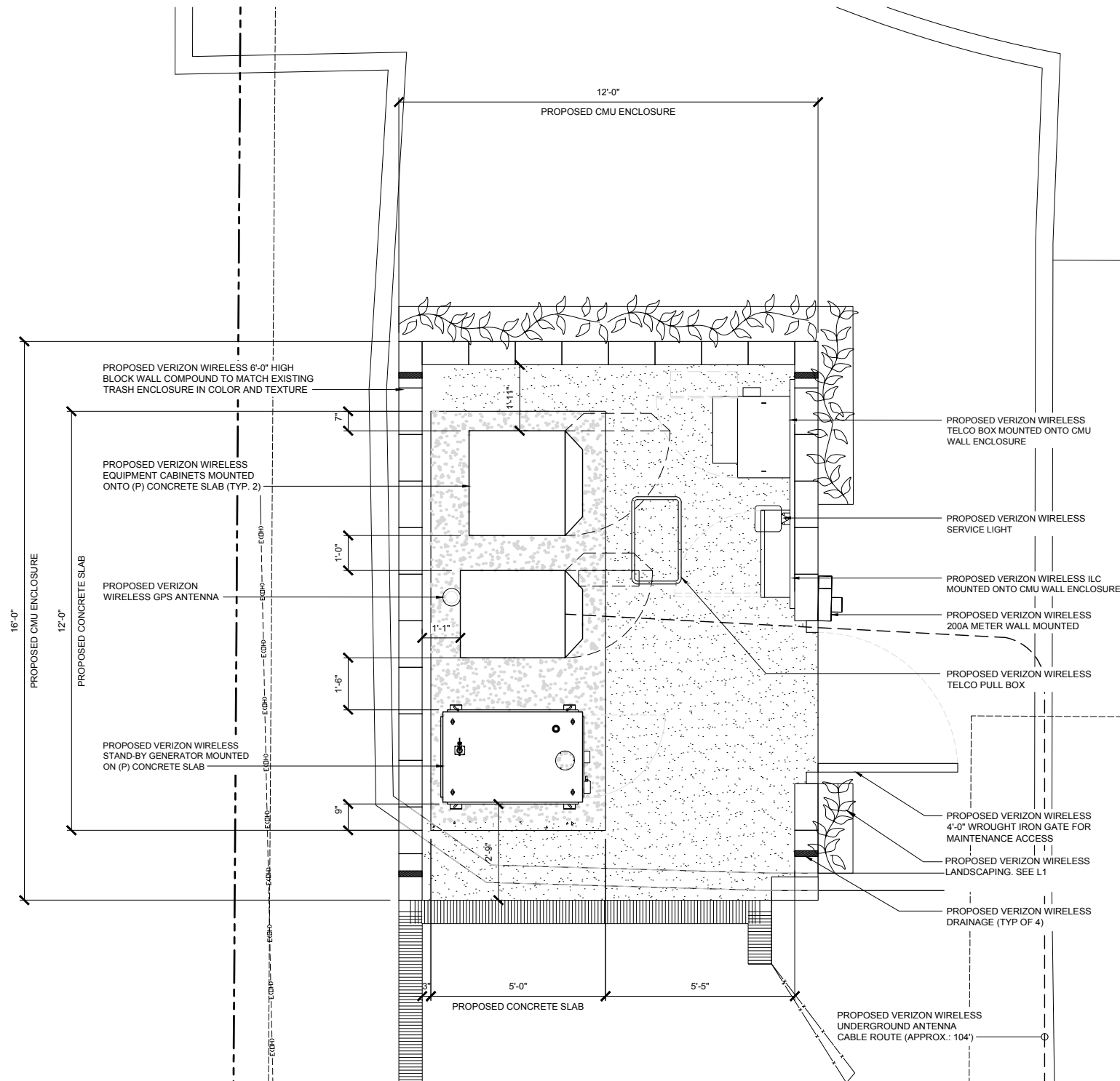
Sherman – Without



Sherman– With



NOTE:
REFERENCE SURVEY BY DIAMONDBACK LAND SURVEYING,
ON AUGUST 29, 2017, FOR ALL PROPERTY LINES AND
EXISTING EASEMENT INFORMATION.



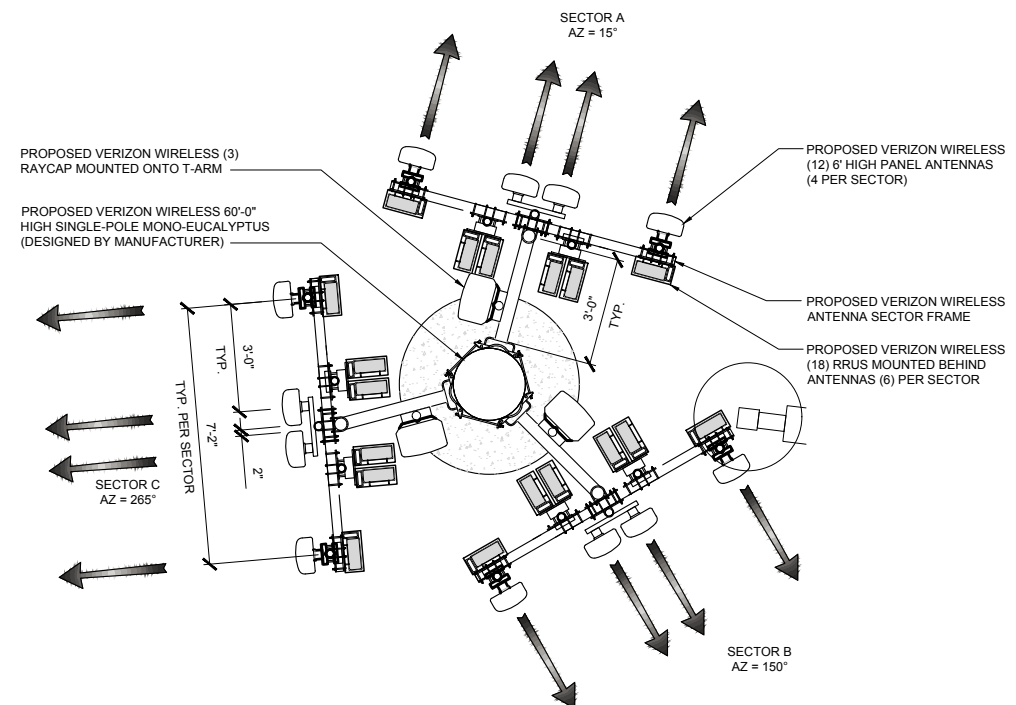
EQUIPMENT PLAN

SCALE: 1/2" = 1'-0"

1

W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND HARDWARE, SHALL BE PERFORMED.

NOTE:
ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO
THE PROPOSED MONOEUCALYPTUS SHALL BE PAINTED TO
MATCH BRANCHES



CABLE/ANTENNA SCHEDULE					
ANTENNA SECTOR	AZIMUTH	# OF ANT	# OF RRU's	CENTER LINE	CABLE SIZE
ALPHA	15°	4	6	52'-0"	7/8"
BETA	150°	4	6	52'-0"	7/8"
GAMMA	265°	4	6	52'-0"	7/8"
-	-	-	-	-	-
GPS	N/A	1		N/A	TBD

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO OPENING, FABRICATION, OR INSTALLATION OF CABLES CHECK RF DATA SHEET.

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO
OPENING, FABRICATION, OR INSTALLATION OF CABLES CHECK RF DATA SHEET

EXHIBIT D



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	09/21/17	90% ZONING	GC
2	09/29/17	CLIENT COMMENTS	GC
3	10/20/17	100% ZONING	GC
4	11/06/17	AZIMUTH CHANGE	GC
5	04/13/18	PRC STAFF COMMENTS	DYP
6	09/19/18	NEW LOCATION	DYP
7	05/07/19	NEW LOCATION	DYP

W-T
W-T COMMUNICATION
DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
8560 S. Eastern Avenue
Las Vegas, Nevada 89123
PH: (702) 998-1000 FAX: (702) 998-1010
www.wtengineering.com

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PROJECT#: T1600029

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

NOT TO BE USED
FOR CONSTRUCTION

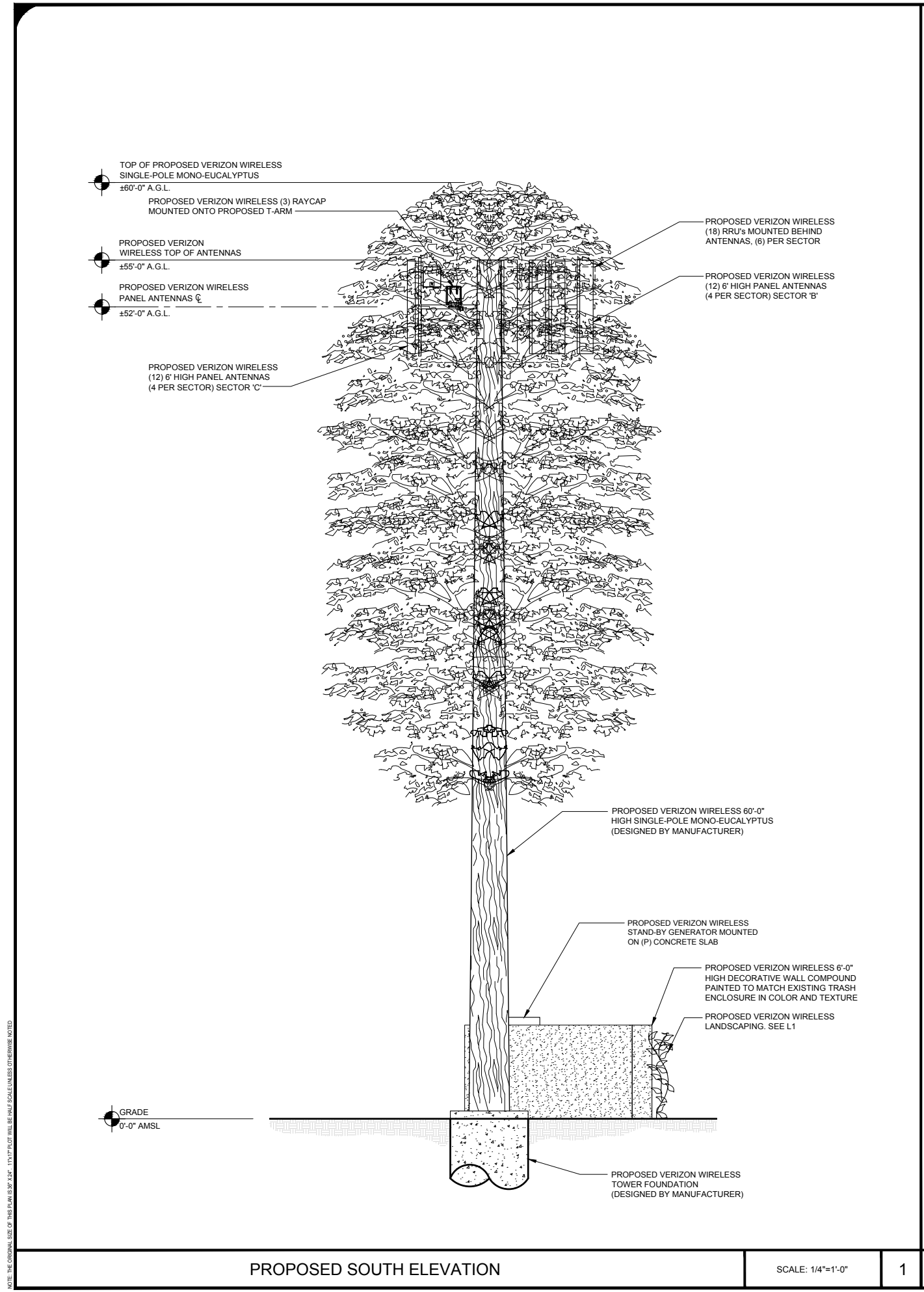
SHERMAN

1380 W. 6TH STREET
CORONA, CA 92882

SHEET TITLE:
EQUIPMENT PLAN
ANTENNA PLAN

A-3

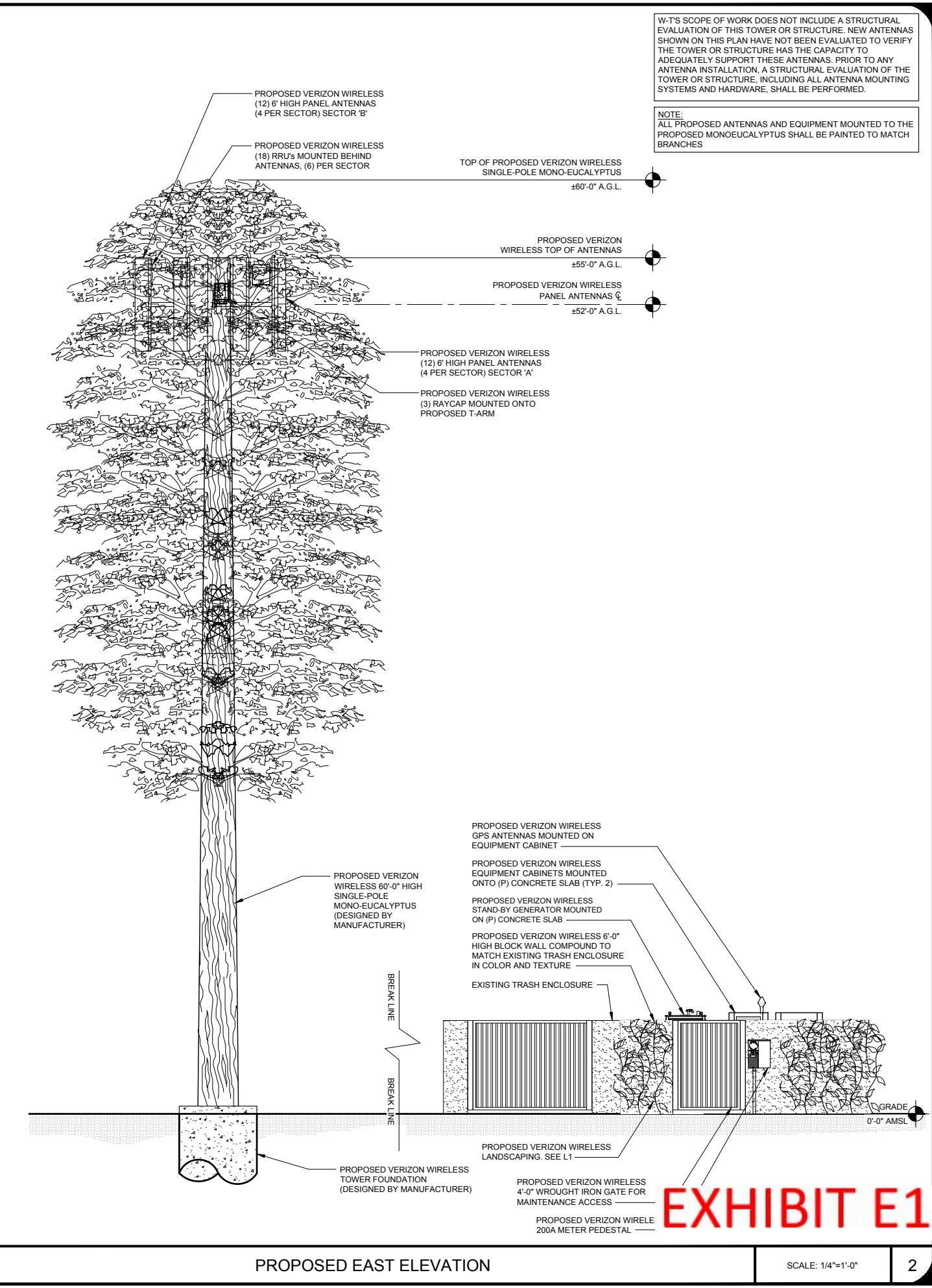
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 24". THIS PLAN WILL BE SCALE UNLESS OTHERWISE NOTED.



PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"

1



PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"

2

W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND HARDWARE, SHALL BE PERFORMED.

NOTE:
ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO THE PROPOSED MONO-EUCALYPTUS SHALL BE PAINTED TO MATCH BRANCHES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	09/21/17	90% ZONING	GC
2	09/29/17	CLIENT COMMENTS	GC
3	10/20/17	100% ZONING	GC
4	11/06/17	AZIMUTH CHANGE	GC
5	04/13/18	PRC STAFF COMMENTS	DYP
6	09/19/18	NEW LOCATION	DYP
7	05/07/19	NEW LOCATION	DYP

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
8560 S. Eastern Avenue
Las Vegas, Nevada 89123
PH: (702) 998-1000 FAX: (702) 998-1010
www.wtengineering.com

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PROJECT#: T1600029

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

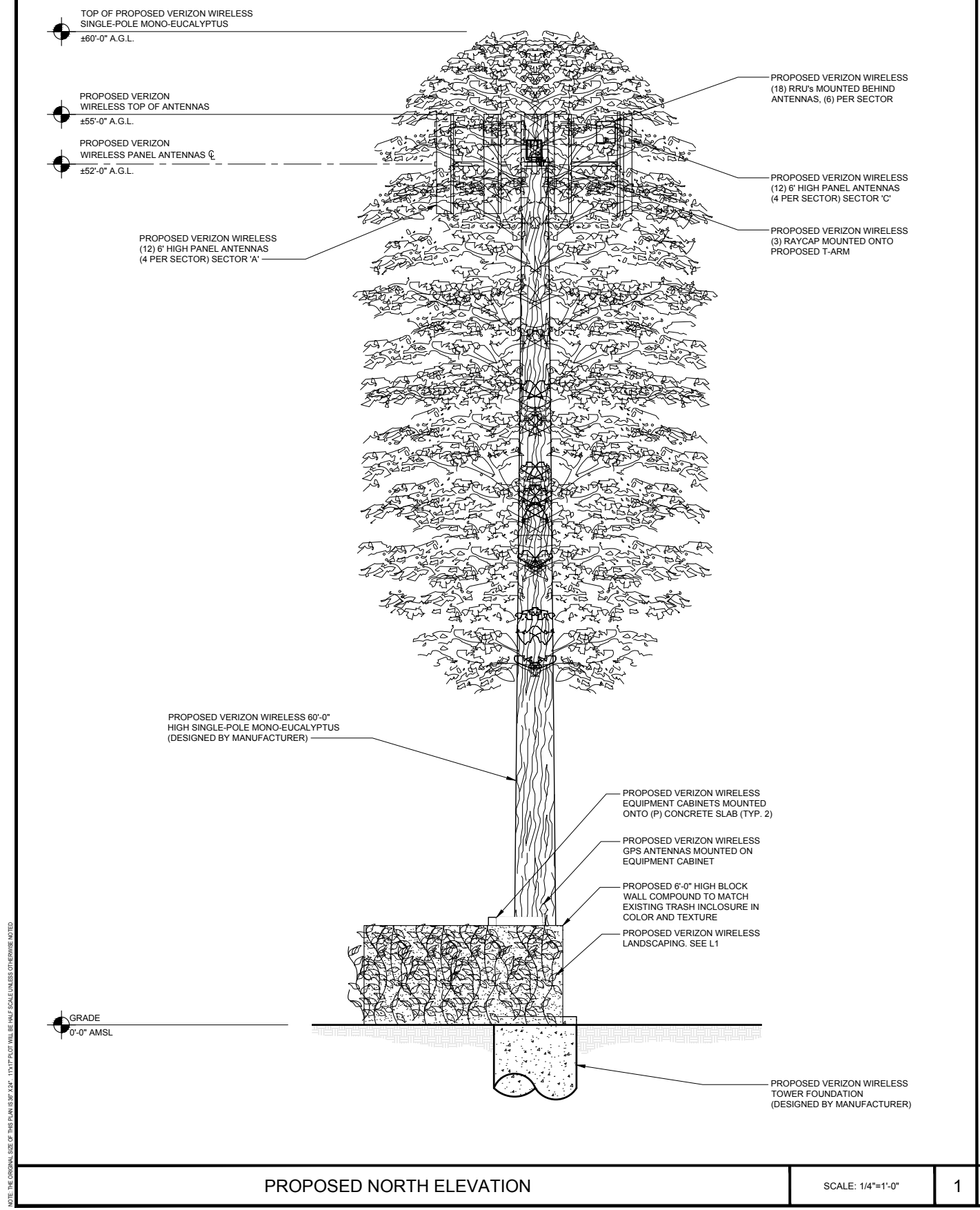
NOT TO BE USED FOR CONSTRUCTION

SHERMAN
1380 W. 6TH STREET
CORONA, CA 92882

SHEET TITLE:
ELEVATIONS

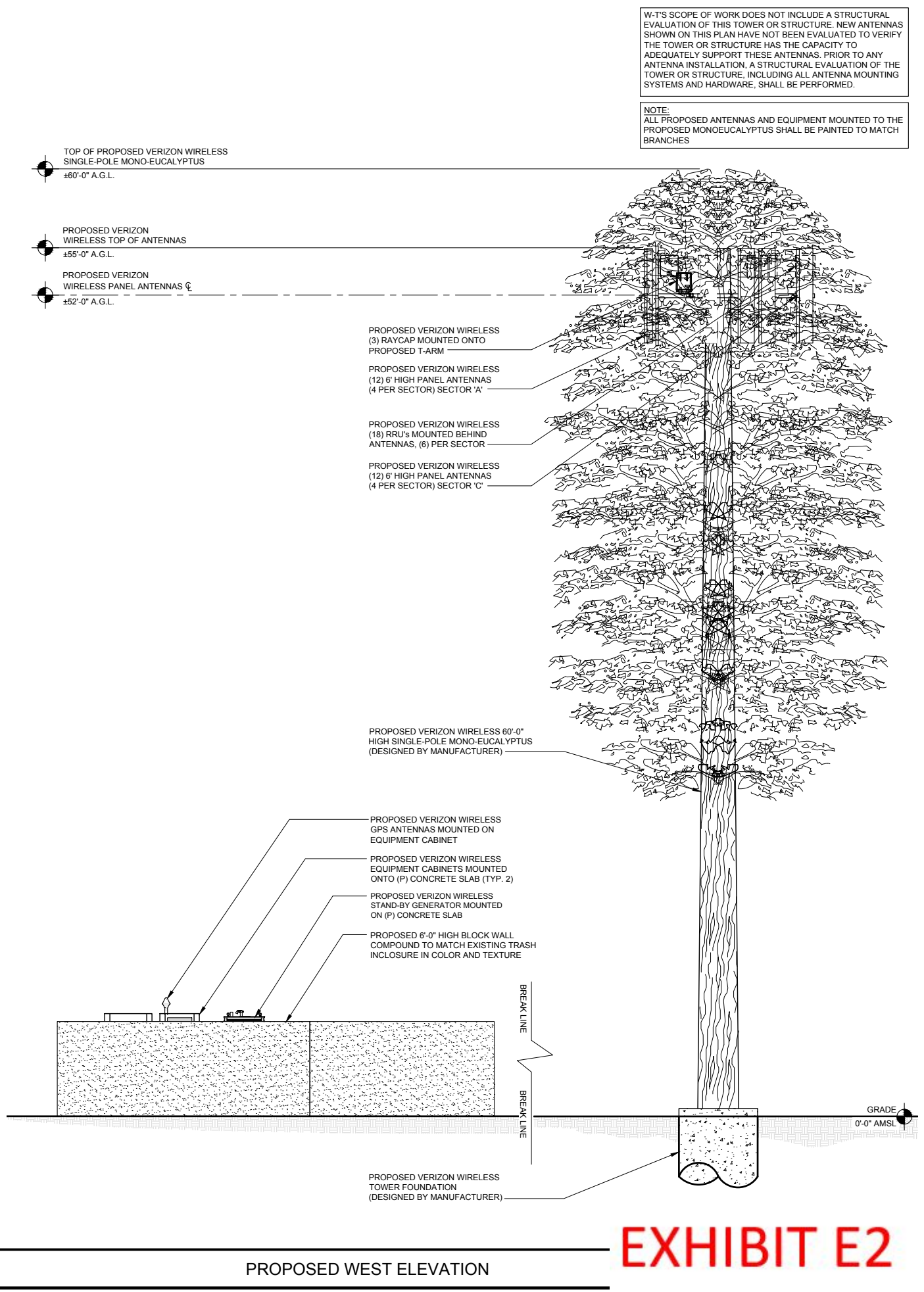
A-5

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 24". THIS PRINT WILL BE HALF SCALE UNLESS OTHERWISE NOTED.



SCALE: 1/4"=1'-0"

1



W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND HARDWARE, SHALL BE PERFORMED.

NOTE:
ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO THE PROPOSED MONOEUCALYPTUS SHALL BE PAINTED TO MATCH BRANCHES

EXHIBIT E2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	09/21/17	90% ZONING	GC
2	09/29/17	CLIENT COMMENTS	GC
3	10/20/17	100% ZONING	GC
4	11/06/17	AZIMUTH CHANGE	GC
5	04/13/18	PRC STAFF COMMENTS	DYP
6	09/19/18	NEW LOCATION	DYP
7	05/07/19	NEW LOCATION	DYP

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
8560 S. Eastern Avenue
Las Vegas, Nevada 89123
PH: (702) 998-1000 FAX: (702) 998-1010
www.wtengineering.com
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PROJECT#: T1600029

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ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

NOT TO BE USED FOR CONSTRUCTION

SHERMAN
1380 W. 6TH STREET
CORONA, CA 92882

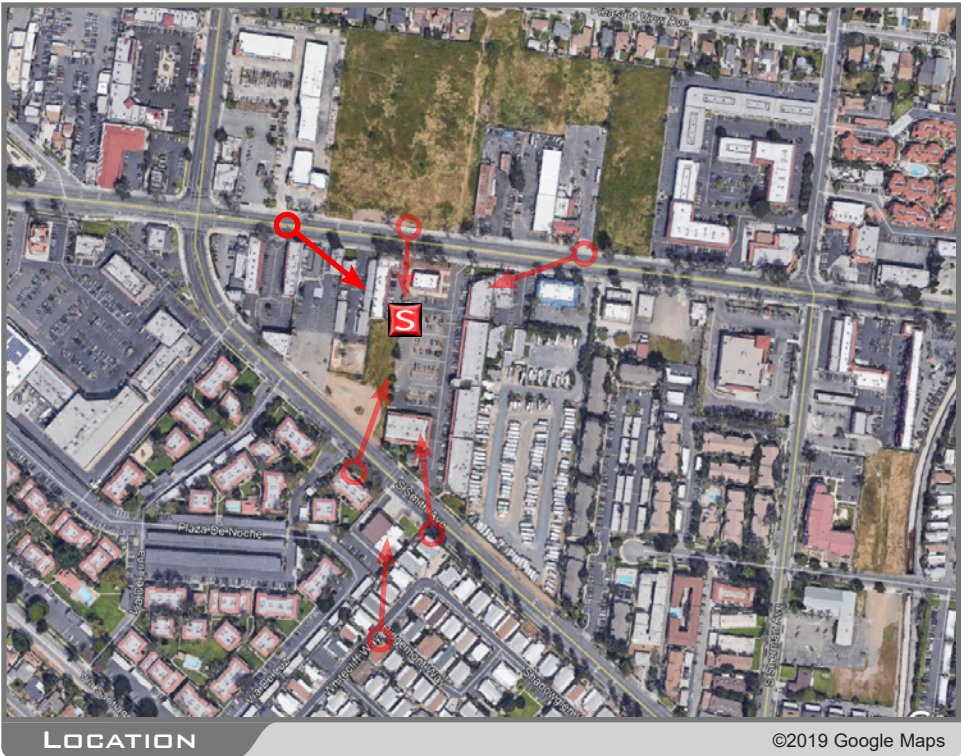
SHEET TITLE:
ELEVATIONS

A-6



SHERMAN

1380 W 6TH STREET CORONA CA 92882



LOCATION

©2019 Google Maps



EXISTING

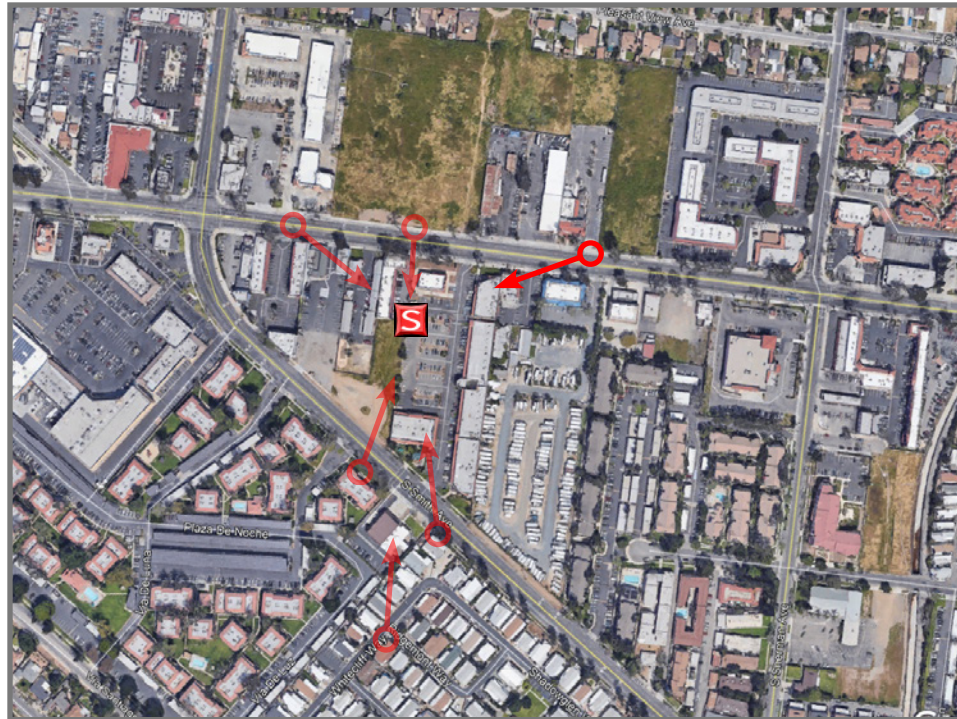


PROPOSED

LOOKING SOUTHEAST FROM 6TH STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED

EXHIBIT F1



LOCATION

©2019 Google Maps

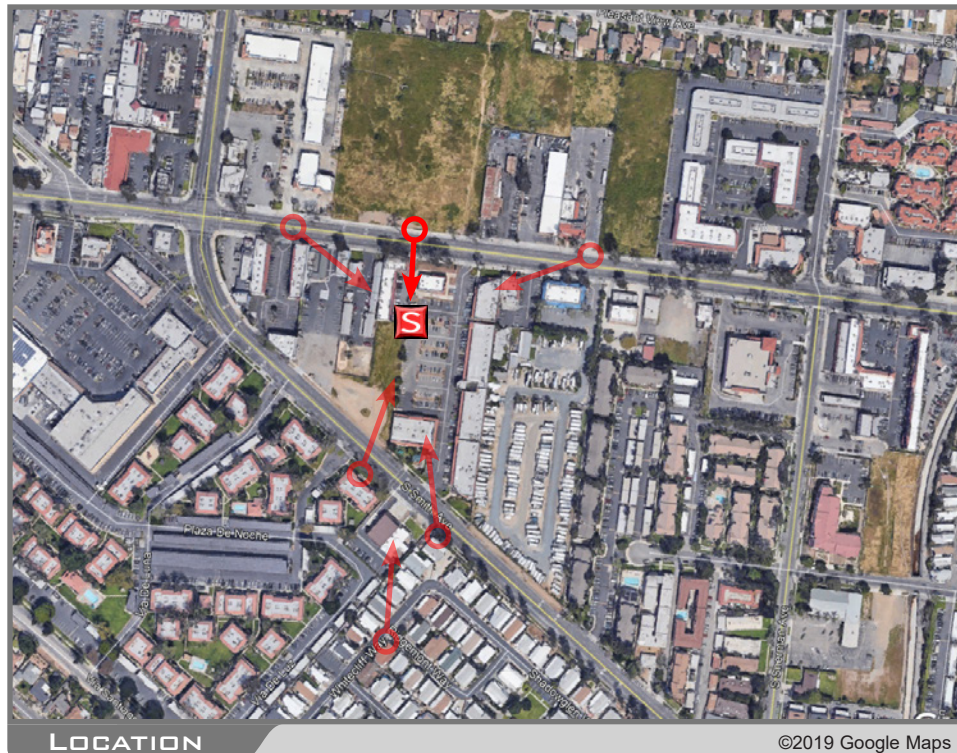


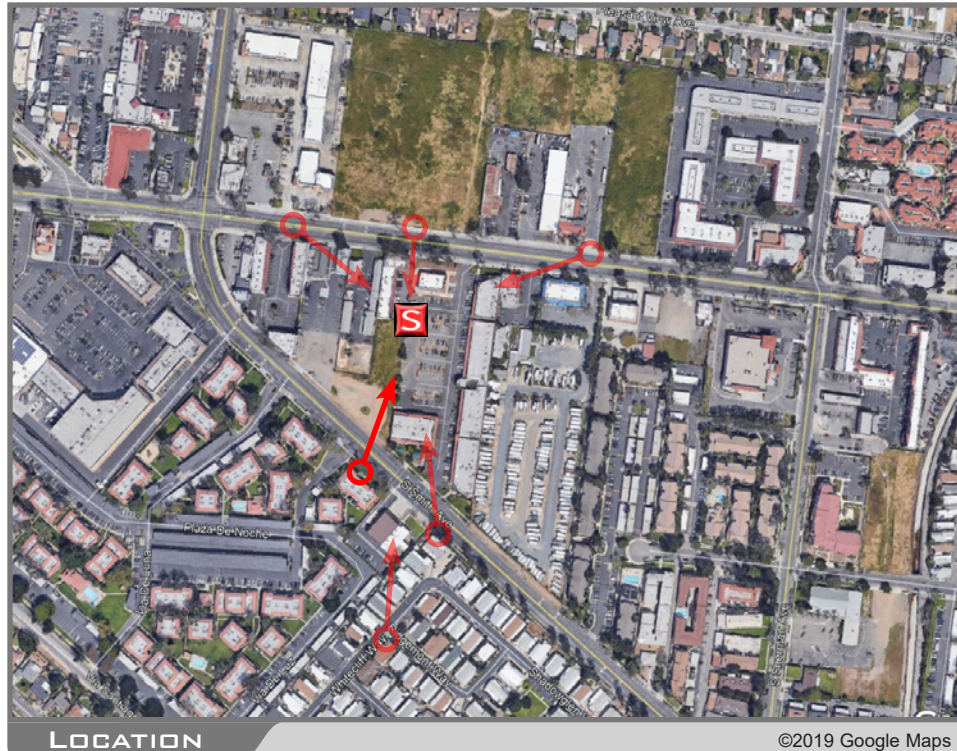
EXISTING



PROPOSED

LOOKING SOUTHWEST FROM 6TH STREET





LOCATION

©2019 Google Maps



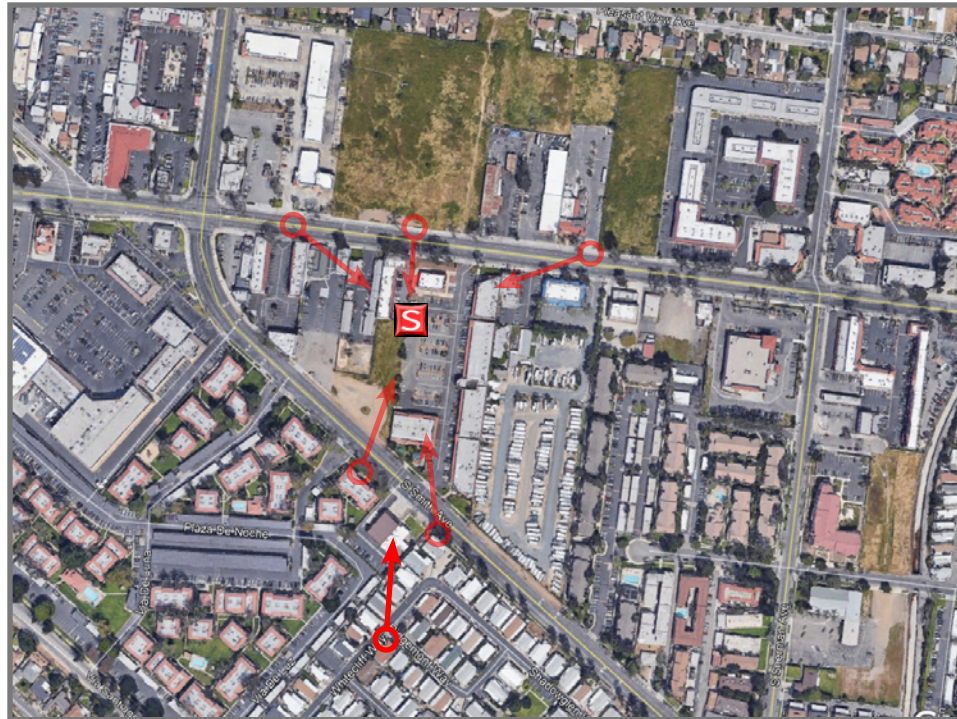
EXISTING



PROPOSED MONOEUCALYPTUS

PROPOSED

LOOKING NORTHEAST ACROSS SMITH AVENUE FROM COUNTRY HILLS APARTMENTS



LOCATION

©2019 Google Maps

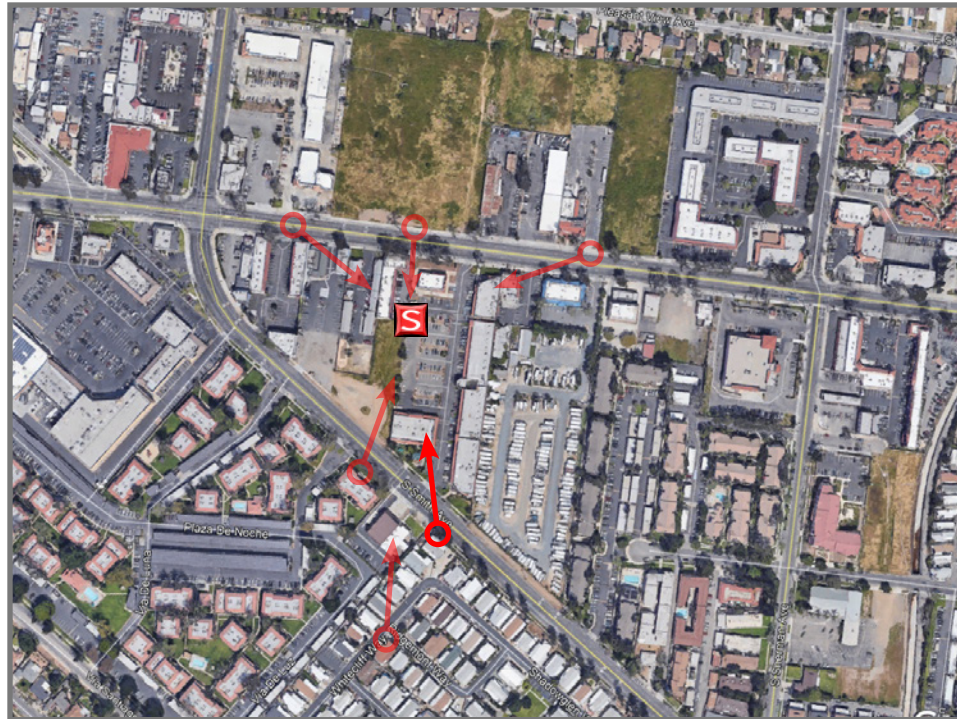


EXISTING



PROPOSED

LOOKING NORTH FROM WHITECLIFF WAY



LOCATION

©2019 Google Maps



EXISTING



PROPOSED MONDEUCALYPTUS

PROPOSED

LOOKING NORTHWEST FROM 6TH STREET



DEVELOPMENT SERVICES

Authorized Agent for Verizon Wireless

Setting the new standard

Core Development Services

210 W. Birch Street, Suite 201

Brea, CA 92821

Main: (714) 729-8404

Fax: (714) 333-4441

Web: www.core.us.com

City of Corona

Application for a Conditional Use Permit

Project Information Alternative Site Analysis

With current efforts underway to establish the required infrastructure for its network in the City of Corona, Verizon Wireless has retained the services of Core Development Services to facilitate the land use entitlement process. On behalf of Verizon, Core is submitting an application to the County, and requesting approval of a Conditional Use Permit application for the construction and operation of an unmanned wireless telecommunications facility, and presents the following project information for your consideration:

Site ID: Sherman
Address: 1380 W. 6th Street
APN: 110-020-021
Zoning: C-3 (General Commercial)

Project Representative-Main Point of Contact

Alexander Lew, Lead Land Development Manager
Core Development Services
210 W. Birch Street, #201
Brea, CA 92821
714-729-8404 x115
alew@core.us.com

Project Description

Verizon Wireless proposes to install, operate, and maintain an unmanned wireless communications facility consisting of a new 60 foot tall mono-eucalyptus and a 12' x 16' x 6' tall CMU wall equipment enclosure with perimeter landscaping. The proposed facility will be located in an unutilized portion of the Sun Plaza shopping center, behind the Rally's restaurant along the western property line in an existing tree well; the equipment enclosure will be immediately adjacent to the existing trash enclosure. A total of twelve (12) 6' tall panel antennas, eighteen (18) RRUs, and three (3) Raycaps will be installed on the single-pole mono-eucalyptus, and two (2) equipment cabinets, one (1) stand-by generator, one (1) GPS antenna, and associated utility cabinets will be installed inside the equipment enclosure. In accordance with the city's wireless development standards, a landscaped planter will be installed around the enclosure.

Maintenance and Monitoring

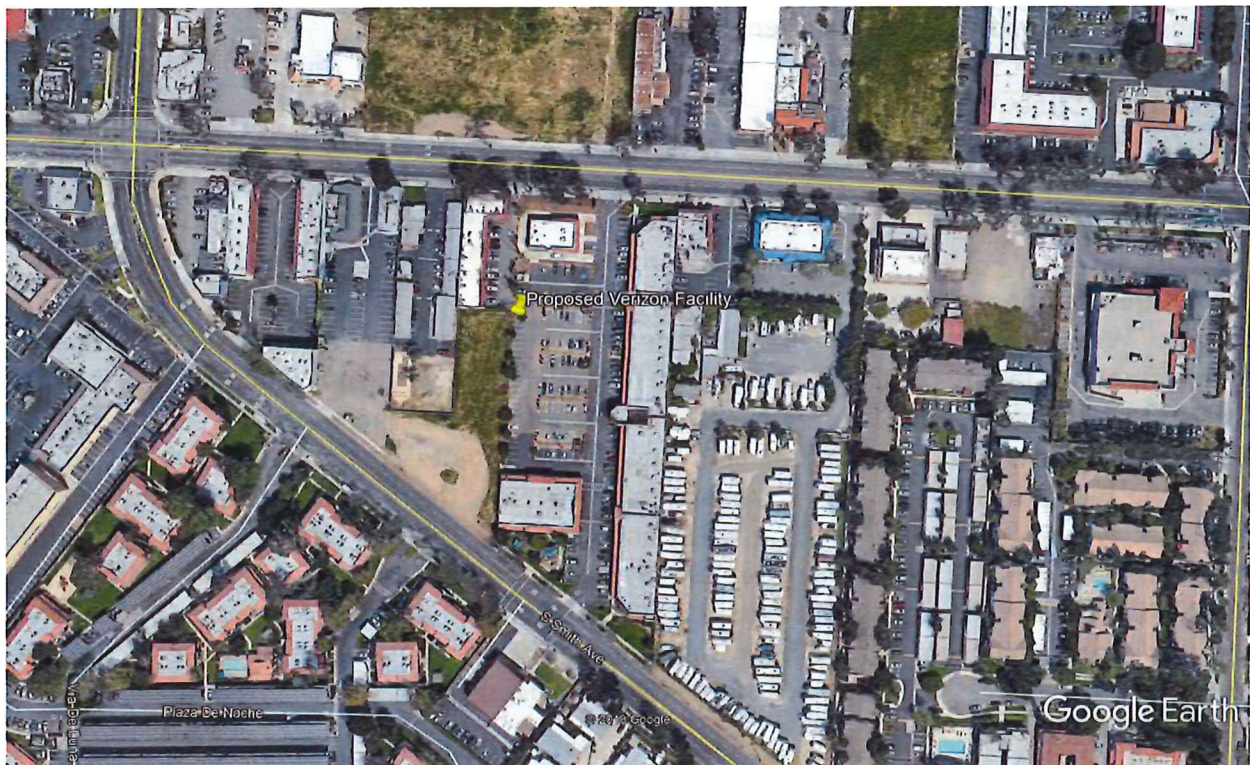
The facility is unmanned and operates 24 hours a day, 7 days a week. Since the facility is unmanned, it will not generate any traffic or impact traffic circulation. The facility is connected to a central network operations center that monitors the facility's status. Routine maintenance

EXHIBIT G

occurs once every 4-6 weeks to ensure the equipment is operating within normal specifications. Should an emergency arise maintenance crews are dispatched as necessary to correct the situation. The equipment will not create significant additional noise as outdoor equipment cabinets are being utilized, rather than an equipment shelter which requires the installation of air conditioning units to cool the cabinets located inside the shelter. The proposed generator is only used in the event of an emergency and is tested once a week for approximately 10-15 minutes to ensure it is properly functioning.

Property Characteristics

The property is zoned C-3 and is developed with a one-story shopping center, fast food restaurant, and day care center fronting on both W. 6th Street and S. Smith Avenue. Verizon's facility will be located along the western property line behind the Rally's restaurant, approximately 200 feet from W. 6th Street. The site is surrounded by a mix of commercial, multi-family, and undeveloped commercially zoned properties. There are no existing structures in the search ring to accommodate a co-location so Verizon must install a new stand-alone facility.



The project has been designed as a mono-eucalyptus to both screen the facility as well as blend in with the surrounding environment as W. 6th Street is lined with mature eucalyptus trees. No parking spaces will be removed to accommodate the project. Further, the facility has been designed in accordance with the development standards for the C-3 zone as well as the

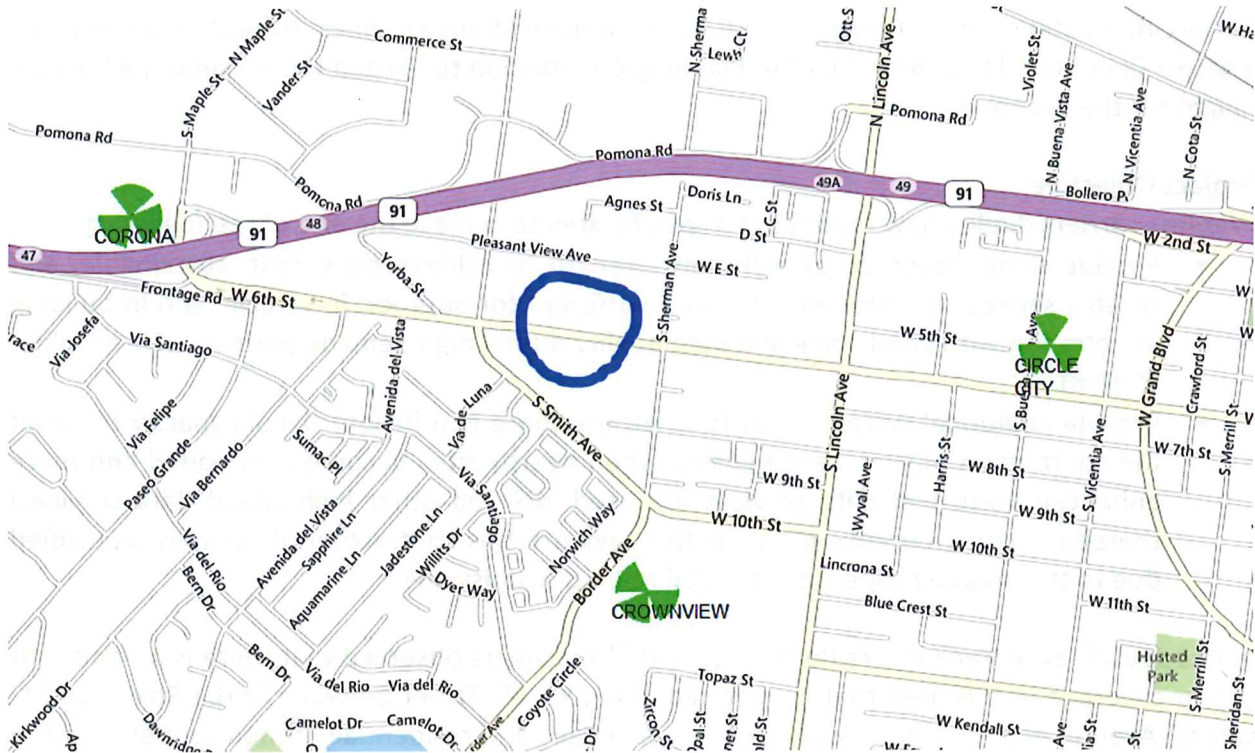
development standards in Chapter 17.65 Telecommunications Facilities, subject to approval of a Major Conditional Use Permit by the Planning Commission to exceed the maximum allowable height for the C-3 zone.

Project Objective

Wireless carriers deploy new facilities in a specific area to achieve the one of the following:

- Provide signal coverage of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a level sufficient for outdoor, in-vehicle, and in-building penetration with good voice and data quality during high demand periods. (Threshold, -85dBm).
- Provide additional system capacity to ensure there is sufficient signal capacity to offset the contraction of signal experienced when nearby sites become overloaded and more enhanced voice and data services are used (4G and other high speed data services) thereby creating periodic gaps. With heavy use this contraction of signal is intensified due to the unique properties of digital radio transmissions.

In this specific case Verizon's radio frequency (RF) engineers observed that there is a significant gap in coverage in this area that is centered along W. 6th Street between Yorba Street and S. Lincoln Avenue and developed with both commercially and residentially zoned properties. The Sherman Search Area Ring is shown on the map below. This site will provide improved coverage, enhanced services, and capacity improvements to W. 6th Street and surrounding commercial and residential properties. Further, Verizon's existing adjacent sites, "Crownview" is at or nearing capacity and needs to be offloaded with a new facility at the proposed location. The site is a necessity to the general welfare and public safety of the community by providing reliable wireless coverage, including E911 services.



Radio frequency coverage maps have been provided to illustrate the existing and predicted coverage levels in this community. Existing coverage levels in the vicinity of “Sherman” have Marginal to Poor Signal Levels for In-Vehicle, Pedestrian, and In-Building Levels. The deployment of the proposed site will provide a significant improvement over the existing conditions. The proposed facility will provide an integral link in Verizon’s Wireless’ proposed network and is designed to provide improved coverage and reliable wireless telecommunications services to Verizon customers in this portion of the City of Corona.

Siting Analysis

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target/search ring on a map is provided to a real estate professional to begin a search for a suitable location.

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

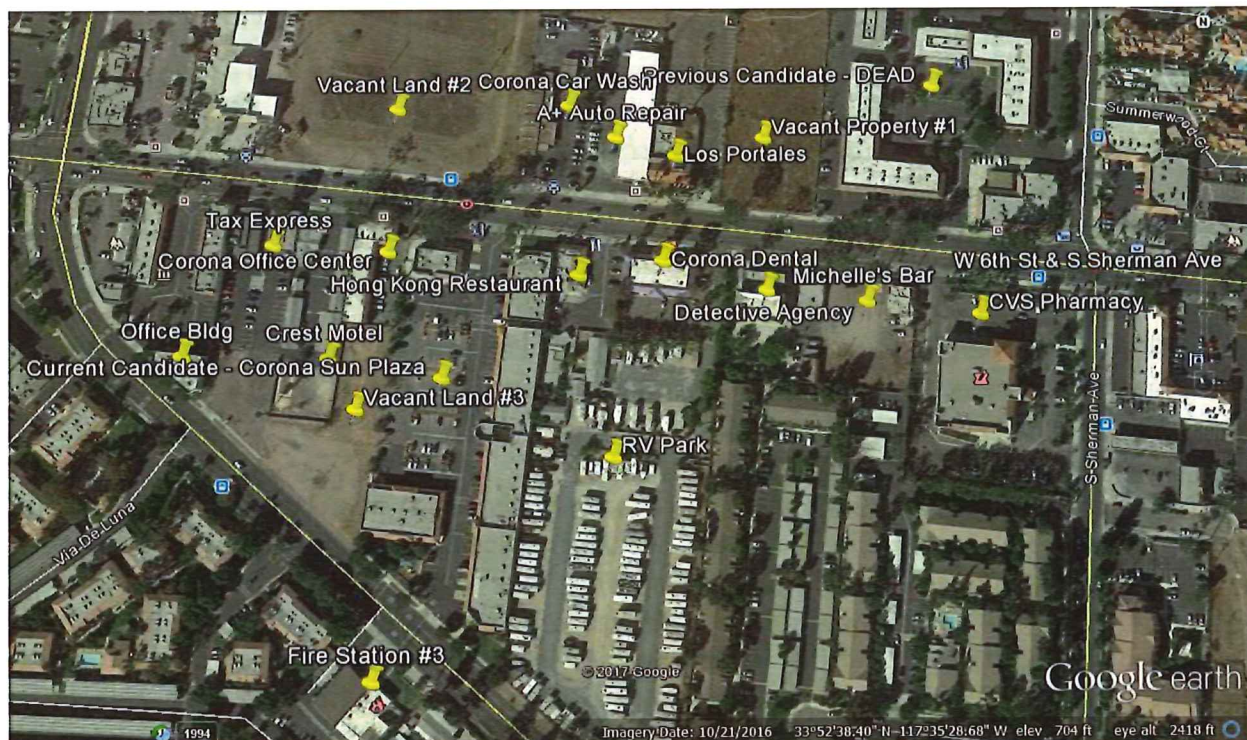
Four key elements are considered in the selection process:

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

The search area to address the coverage gap described above is a mixture of commercially and residentially zoned properties. There are no existing buildings or structures with sufficient height to accommodate the proposed facility and there are no existing wireless communications facilities within the search ring to accommodate co-location. In order to be as close as possible to the center of the search ring, Verizon needs to find a location that is the least obtrusive to the community while still meeting coverage, design and construction objectives. The proposed facility is stealth in design and compatible with the surrounding environment as there are numerous mature eucalyptus trees in the immediate vicinity of the project site.

ALTERNATIVE SITE ANALYSIS:

Verizon Wireless explores candidates very thoroughly during the site selection process and ranks them or rules them out based on their ability or inability to meet the coverage or capacity needs of the search ring, as well as other factors including construction feasibility, leasing feasibility, zoning feasibility, etc. As a result of the infeasibility of the alternative sites shown and listed below, Verizon Wireless' network deployment personnel selected the proposed site in order to meet the technical objectives of RF engineering, and which concurrently provides the best option with regard to other key criteria that include, but are not limited to accessibility, utility connections, zoning compatibility, liability and risk assessment, site acquisition, maintenance and construction costs.



Vacant Land #2 – The Planning Dept. indicated a new tower will not be allowed on undeveloped properties.

Corona Car Wash - There is no available space for a new tower and there is no surplus parking to use for a tower installation. The building is one-story and will not provide sufficient height to meet the coverage objective. Further, this property is owned by a living trust; the original owner is deceased. The current tenant has a 15 year land lease with the living trust trustee. The tenant will not guarantee a long term lease with Verizon.

A+ Auto Repair - There is no available space for a ground build and there is no surplus parking to use for a tower installation. The building is one-story and will not provide sufficient height to meet the coverage objective.

Los Portales Restaurant – The building is one-story and will not provide sufficient height to meet the coverage objective. There is no available space for a new tower in the parking lot as the site is already at a deficit per the zoning code

Vacant Land #1 - The Planning Dept. indicated a new tower will not be allowed on undeveloped properties.

Previous Candidate Approved by the City of Corona - 1306 W. 6th – The property owner decided against pursuing a lease agreement with Verizon so the facility cannot be located here.

CVS – The property is outside of the search ring. Further, the building is not tall enough to meet the coverage objective and there is no available ground space for a new tower installation without removing required parking spaces.

Michelle's Bar – Verizon's RF rejected this location as it is at the edge of the search ring. Also, per discussions with Planning Department staff the property is legal non-conforming due to a number of missing site improvements, i.e. paved and striped parking lot, no trash enclosure, landscaping, etc. and Verizon would be required to make these improvements should a facility be proposed here.

Detective Agency – A rooftop installation was proposed to the Planning Department and was rejected by Senior Planner Jason Moquin due to aesthetic concerns. There is no available space for a new tower at this location.

RV Park – Property owner is not interested in allowing a wireless facility at this location. Further, due to the R-3 zoning designation there will not be sufficient height for Verizon's RF engineer to approve a facility here.

Corona Dental – There is no available space for a new tower here and the building is only one-story so a rooftop facility is not an option.

Hong Kong Restaurant – There is no available space for a new tower here and the building is only one-story so a rooftop facility is not an option.

Corona Office Center – There is no available space for a new tower here and the building is only one-story so a rooftop facility is not an option.

Crest Motel – There is no available space for a new tower other than at the back where there is a vacated pool. Per discussions with city staff Verizon would be required to make significant site improvements to bring the property into compliance, i.e. remove or restore pool, significant paving, and landscape installation.

Vacant Land #3 - The Planning Dept. indicated a new tower will not be allowed on undeveloped properties.

Tax Express – There is no available space for a tower and lease area without removing required parking spaces and the building is only one-story which is not sufficient to meet the coverage objective.

Office Bldg. – Verizon RF rejected this site as it is outside of the search ring. Further, there is no available space for a new facility without removing required parking.

Fire Station #3 – Verizon RF rejected this site as it is significantly outside of the search ring and cannot meet the coverage objective.

Verizon Wireless has exhausted all possible alternative locations and the proposed location is the best and most viable location available. The project has been designed as a mono-eucalyptus to both screen the facility as well as blend in with the surrounding environment as W. 6th Street is lined with mature eucalyptus trees. No parking spaces will be removed to accommodate the project. Further, the facility has been designed in accordance with the development standards for the C-3 zone as well as the development standards in Chapter 17.65 Telecommunications Facilities, subject to approval of a Major Conditional Use Permit. The proposed facility will provide an integral link in Verizon Wireless' proposed network and is designed to provide essential coverage to this portion of the Corona.

Project Benefits:

The proposed project will provide the following community benefits:

- Telephone, data transmission, paging, short message functions, and voicemail services and reliable services for emergency purposes.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide their children with cell phones. Currently over 25% of preteens, 9 to 12, and over 75% of all teens, 13 to 19, have cell phones.
- Enhanced emergency response communications for police, fire, paramedics and other emergency services.
- Enhanced 911 Services (E911)- The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites (over half of all 911 calls are made using mobile phones).
- Better voice and reception quality.
- Higher security and privacy for telephone users.

Regulating Agencies:

Verizon Wireless is a registered public utility, licensed and regulated by the Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As a public utility, Verizon Wireless is licensed by the FCC, is authorized to operate, and must provide wireless communication services throughout the nation.

Verizon Wireless' telecommunications facilities operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proven safe by the American National Standards Institute and the Institute of Electrical and Electronics Engineers (IEEE). The ANSI was developed by the committee composed of 125 scientists from universities, non-profit laboratories and Federal Health Laboratories (FDA, NIOSH and EPA). In 1992 the ANSI established, as a public safety standard, a maximum exposure level to radio frequency emissions of 1000 microwatts per centimeter squared (1,000 uW/cm²). The proposed communications facility will operate in full compliance with the U.S. standards for radio frequency emissions as published by the ANSI.

The development of this facility will further enhance Verizon's Southern California wireless network by allowing its customers reliable access to Verizon's nationwide network of services. This specific site will become an integral part of Verizon's City of Corona wireless network.

Respectfully submitted,



9-4-2019

Alexander Lew
Authorized Agent for Verizon Wireless



CITY OF CORONA NEGATIVE DECLARATION

NAME, DESCRIPTION AND LOCATION OF PROJECT:

CUP2018-0001: A conditional use permit application to establish a 60-foot high wireless telecommunications facility designed as a eucalyptus tree located at 1380 W. Sixth Street in the C-3 (General Community Commercial) Zone.

ENTITY OR PERSON UNDERTAKING PROJECT:

Alexander Lew
Core Development Services, for Verizon Wireless
210 W. Birch Street, Suite 201
Brea, CA 92821

Corona Sun Square, LLC
5300 Beach Boulevard, Suite 110-303
Buena Park, CA 90621

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: _____

EXHIBIT H



CITY OF CORONA INITIAL STUDY / ENVIRONMENTAL CHECKLIST

PROJECT TITLE:

CUP2018-0001

PROJECT LOCATION:

1380 W. Sixth Street in the City of Corona, County of Riverside (APN: 110-020-021).

PROJECT PROPONENT:

Alexander Lew
Core Development Services, for Verizon Wireless
210 W. Birch Street, Suite 201
Brea, CA 92821

Corona Sun Square, LLC
5300 Beach Boulevard, Suite 110-303
Buena Park, CA 90621

PROJECT DESCRIPTION:

CUP2018-0001 is a conditional use permit application submitted by Core Development Services on behalf of Verizon Wireless to construct a 60-foot high wireless telecommunications facility on a commercial center located at 1380 W. Sixth Street. The subject site is in the C-3 (General Community Commercial) Zone. The proposed telecommunications facility is designed to resemble a eucalyptus tree, also known as a mono-eucalyptus. Twelve antennas will be mounted on the mono-eucalyptus at 55 feet high. The project includes the installation of two equipment cabinets and one generator within a 16' x 12' equipment lease area located north of the mono-eucalyptus adjacent to an existing trash enclosure. Equipment cabinets, a generator, three raycaps, a GPS antenna and other equipment associated with the facility will be housed within the equipment lease area.

ENVIRONMENTAL SETTING:

The 3.47-acre property is currently developed as a commercial shopping center with three buildings, a parking lot and landscaping. The area is predominantly commercial. The property is bounded by West Sixth Street to the north with vacant land and commercial developments located beyond, recreational vehicle storage to the east, Smith Avenue to the south with multiple family residential developments and a fire station beyond, vacant commercial land to the west, and commercial development to the northwest. The mono-eucalyptus and equipment lease area will be constructed along the property's westerly perimeter.

GENERAL PLAN \ ZONING:

The subject property has a zoning of C-3 (General Community Commercial) and a General Plan designation of GC (General Commercial). The commercial properties to the north and west are zoned C-3 (General Community Commercial) and have a General Plan designation of GC (General Commercial). The property to the west is zoned C-3 (General Community Commercial) and have a General Plan designation of GC (General Commercial). The properties to the south are zoned R-3 (Multiple Family Residential) and FS (Fire Station) and have a General Plan designation of FS (Fire Station). 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 | ☐ Transportation / Traffic | ☐ Aesthetics |
| ☐ Population and Housing | ☐ Biological Resources | ☐ Cultural Resources |
| ☐ Geologic Problems | ☐ Mineral Resources | ☐ Agricultural Resources |
| ☐ Hydrology and Water Quality | ☐ Hazards / Hazardous Materials | ☐ Greenhouse Gases |
| ☐ Air Quality | ☐ Noise | ☐ Mandatory Findings of Significance |
| | ☐ Public Services | |
| | ☐ Utilities | |

Date Prepared: September 3, 2019

Prepared By: Lupita Garcia, Assistant Planner

Contact Person: Lupita Garcia

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) | ☐ | ☐ | ☐ | ☒ |
| b. Conflict with surrounding land uses | ☐ | ☐ | ☐ | ☒ |
| c. Physically divide established community | ☐ | ☐ | ☐ | ☒ |

Discussion:

The project site is zoned C-3 (General Community Commercial) and designated as GC (General Commercial) 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 a 60-foot high eucalyptus tree. Therefore, no mitigation is required.

The project does not conflict or physically divide the surrounding land uses or community. The mono-eucalyptus and all associated equipment will be contained entirely within the project site. Also, the mono-eucalyptus will be constructed along the property's westerly perimeter approximately 106 feet from the north property line adjacent to Sixth Street and 338 feet from the south property line adjacent to Smith Avenue. 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 | ☐ | ☐ | ☐ | ☒ |
| b. Displace substantial numbers of existing housing or people | ☐ | ☐ | ☐ | ☒ |

Discussion:

The proposed project will not induce substantial growth or displace substantial numbers of existing housing or people as the project site is fully developed with a commercial shopping center and the project involves constructing a 60-foot high wireless telecommunications facility designed to resemble a eucalyptus tree. Therefore, no mitigation is warranted as the proposed project will not impact population and housing within the city.

3. GEOLOGIC PROBLEMS:

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Fault /seismic failures (Alquist-Priolo zone) /Landslide/Liquefaction | ☐ | ☐ | ☐ | ☒ |
| b. Grading of more than 100 cubic yards | ☐ | ☐ | ☐ | ☒ |
| c. Grading in areas over 10% slope | ☐ | ☐ | ☐ | ☒ |
| d. Substantial erosion or loss of topsoil | ☐ | ☐ | ☐ | ☒ |
| e. Unstable soil conditions from grading | ☐ | ☐ | ☐ | ☒ |
| f. Expansive soils | ☐ | ☐ | ☐ | ☒ |

Discussion:

The project site is not located within the Alquist-Priolo fault zone. The telecommunications facility is proposed on 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	☐	☐	☐	☒
b. Deplete groundwater supplies	☐	☐	☐	☒
c. Alter existing drainage pattern	☐	☐	☐	☒
d. Increase flooding hazard	☐	☐	☐	☒
e. Degrade surface or ground water quality	☐	☐	☐	☒
f. Within 100-year flood hazard area	☐	☐	☐	☒
g. Increase exposure to flooding	☐	☐	☐	☒
h. Exceed capacity of storm water drainage system	☐	☐	☐	☒

Discussion:

The proposal to establish a telecommunications facility 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 monoeucalyptus 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	☐	☐	☐	☒
b. Violate air quality standard	☐	☐	☐	☒
c. Net increase of any criteria pollutant	☐	☐	☐	☒
d. Expose sensitive receptors to pollutants	☐	☐	☐	☒
e. Create objectionable odors	☐	☐	☐	☒

Discussion:

The proposed telecommunications facility will not generate smoke, dust, fumes, or gas into the air. Additionally, the project will not produce dust as the site is fully developed with a commercial shopping center, 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	☐	☐	☐	☒
b. Conflict or be consistent with CEQA Guidelines section 15064.3, subdivision (b)	☐	☐	☐	☒
c. Increase the total daily vehicle miles traveled per service population (population plus employment) (VMT/SP) above the baseline level for the jurisdiction	☐	☐	☐	☒
d. Cause total daily VMT within the study area to be higher than the <i>No Project</i> alternative under cumulative conditions	☐	☐	☐	☒
e. Change in air traffic patterns	☐	☐	☐	☒
f. Traffic hazards from design features	☐	☐	☐	☒
g. Emergency access	☐	☐	☐	☒
h. Conflict with alternative transportation policies	☐	☐	☐	☒

Discussion:

The telecommunications facility likely requires maintenance approximately once a month with vehicular access obtained from Sixth Street or Smith 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	☐	☐	☐	☒
b. Riparian habitat or sensitive natural community	☐	☐	☐	☒
c. Wetland habitat	☐	☐	☐	☒
d. Wildlife corridors or migratory species	☐	☐	☐	☒
e. Conflicts with local biological resource policies/ordinances	☐	☐	☐	☒
f. Conflicts with any habitat conservation plan	☐	☐	☐	☒

Discussion:

CUP2018-0001 proposes to establish a wireless telecommunications facility on property that is developed with a commercial shopping center, 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	☐	☐	☐	☒

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	☐	☐	☐	☒
b. Risk of accidental release of hazardous materials	☐	☐	☐	☒
c. Hazardous materials/emissions within ¼ mile of existing or proposed school	☐	☐	☐	☒
d. Located on hazardous materials site	☐	☐	☐	☒
e. Conflict with Airport land use plan	☐	☐	☐	☒
f. Impair emergency response plans	☐	☐	☐	☒
g. Increase risk of wildland fires	☐	☐	☐	☒

Discussion:

Radio frequency (RF) is one form of electromagnetic energy that is used in many types of wireless technologies, such as cordless phones, radar, ham radio, GPS devices, cell phones, and radio and television broadcasts. At a cell site, RF radiation emanates from the antennas on the cell tower and is generated by the movement of electrical charges in the antenna. The total RF power 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 55 feet measured from ground level to the top of the antennas. The center point of the antennas is at 52 feet and the lowest point of the antennas is at 49 feet. Since the proposed facility is not mounted on a building and the lowest point of the antennas is mounted above 10 meters (about 33 feet), the facility is considered to be categorically excluded by the FCC, which means that further environmental evaluation to demonstrate compliance with the FCC's RF exposure guidelines is not warranted. However, the conditions of approval for the proposed project will require that the applicant maintain compliance with all FCC standards, including those pertaining to human exposure to RF emissions.

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

10. NOISE:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
☐	☐	☐	☒
☐	☐	☐	☒
☐	☐	☐	☒
☐	☐	☐	☒
☐	☐	☐	☒

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 south of the project site, and the commercial developments located to the north, east 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
☐	☐	☐	☒
☐	☐	☐	☒
☐	☐	☐	☒
☐	☐	☐	☒
☐	☐	☐	☒

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 eucalyptus 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	☐	☐	☐	☒
b. Involve construction/expansion of water or wastewater treatment facilities	☐	☐	☐	☒
c. Involve construction/expansion of storm drains	☐	☐	☐	☒
d. Sufficient water supplies	☐	☐	☐	☒
e. Adequate wastewater treatment capacity	☐	☐	☐	☒
f. Adequate landfill capacity	☐	☐	☐	☒
g. Comply with solid waste regulations	☐	☐	☐	☒

Discussion:

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

13. AESTHETICS:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Scenic vista or highway	☐	☐	☐	☒
b. Degrade visual character of site & surroundings	☐	☐	☐	☒
c. Light or glare	☐	☐	☐	☒
d. Scenic resources (forest land, historic buildings within state scenic highway)	☐	☐	☐	☒

Discussion:

Per the City's General Plan (2004), the project site does not border any scenic highways or corridors. The mono-eucalyptus will be located approximately 106 feet from the north property line adjacent to Sixth Street and 338 feet from the south property line adjacent to Smith Avenue.

The mono-eucalyptus will not produce any light or glare. The structure is a stealth tree designed to resemble a eucalyptus 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 and eucalyptus trees in the surrounding area. Therefore, having a 60-foot high faux eucalyptus 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 mono-eucalyptus is 60 feet from grade to the highest tip of the tree, the antennas will be installed at 55 feet high and painted green to match the mono-eucalyptus, which will help the antennas blend into the branches and foliage of the tree. The conditions of approval for CUP2018-0001 require the applicant to cover the antennas with "socks" that are textured to mimic eucalyptus 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	☐	☐	☐	☒
b. Archaeological resource	☐	☐	☐	☒
c. Paleontological resource or unique geologic feature	☐	☐	☐	☒
d. Disturb human remains	☐	☐	☐	☒

Discussion:

The project site is currently developed with a commercial shopping center, 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 six local Native American tribes of the proposed project through the City's Letter of Transmittal dated March 13, 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

b. Conversion of farmland to nonagricultural use

Discussion:

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

16. GREENHOUSE GAS:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
☐	☐	☐	☒
☐	☐	☐	☒

a. Generate greenhouse gases

b. Conflict with a plan, policy or regulation

Discussion:

Gases that trap heat in the Earth's atmosphere are called greenhouse gases (GHGs) believed to lead to global warming or climate change. These gases include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFC), 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	☐	☐	☐	☒
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

Discussion:

The project site is currently developed with a commercial shopping center, 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 six local Native American tribes of the proposed project through the city's Letter of Transmittal dated March 13, 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	☐	☐	☐	☒
b. Cumulatively considerable impacts	☐	☐	☐	☒
c. Substantial adverse effects on humans	☐	☐	☐	☒
d. Short-term vs. long-term goals	☐	☐	☐	☒

Discussion:

The proposed project will not have a negative impact on fish or wildlife as the property contains no bodies of water 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 a commercial shopping center, 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. WILDFIRE:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes	☐	☐	☐	☒

Discussion:

According to the California Department of Forest and Fire Protection (Cal Fire), the proposed project is not located within a Local Responsibility Area (LRA), State Responsibility Area (SRA), Federal Responsibility Area (FRA), or classified as a Very High Fire Hazard Severity Zone (VHFHSZ) (<https://www.egis.fire.ca.gov/FHSZ/>). In addition, the proposed wireless telecommunications facility meets the Corona Fire Department's Standard of Cover. Therefore, there would be no impacts to an adopted emergency response plan or emergency evacuation plan and no mitigation is required.

The project site is relatively flat land with an elevation about 697 feet above mean sea level. The proposed mono-eucalyptus tree will not contribute to the spread of wildfire since the project site is in compliance with the current California Building Codes which include fire construction standards. In addition, the project site is not located in a Very High Fire Hazard Severity Zone (VHFHSZ), undeveloped forest-covered, brush-covered, or grass-covered land. Therefore, the mono-eucalyptus tree will not exacerbate wildfire risks, expose occupants to pollutant concentrations from a wildfire or cause uncontrolled spread of a wildfire. Therefore, no mitigation is required.

The mono-eucalyptus tree does not require the installation or maintenance of roads, fuel breaks, emergency water sources, power lines or other utilities. The site is not located in a Very High Fire Hazard Severity Zone (VHFHSZ). Therefore, the mono-eucalyptus tree will not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Therefore, no mitigation is required.

The project site is relatively flat land and is not part of any of the fire history maps; therefore, development of the mono-eucalyptus tree will not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of run-off, post-fire slope instability, or drainage changes. Therefore, no mitigation is required.

20. ENERGY:

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

Discussion:

CUP2018-0001 consists of establishing a 60-foot high wireless telecommunications facility designed to resemble a eucalyptus tree on property that is currently developed with a commercial center, parking lot and landscaping. The proposed mono-eucalyptus will not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. In addition, the proposed mono-eucalyptus will not conflict or obstruct a state or local plan for renewable energy or energy efficiency as there are no policies at the local level applicable to energy conservation specific to the construction phase. Thus, it is anticipated that construction of the mono-eucalyptus would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Therefore, no mitigation is required.

21. PREVIOUS ENVIRONMENTAL ANALYSIS:

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

DOCUMENTS INCORPORATED BY REFERENCE:

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