



NOTICE OF DETERMINATION

TO:	<input type="checkbox"/>	Clerk of the Board of Supervisors	FROM:	City of Corona
		or		400 S. Vicentia Avenue
	<input checked="" type="checkbox"/>	County Clerk, County of Riverside		Corona, CA 92882
		4080 Lemon Street		Contact: Rafael Torres, Assistant Planner
		Riverside, CA 92501		Phone: (951)739-4973

TO:	<input type="checkbox"/>	Office of Planning and Research	Lead Agency (if different from above)
		P. O. Box 3044	Address:
		Sacramento, CA 95812-3044	
		(Sent via state.clearinghouse@opr.ca.gov)	
	<input type="checkbox"/>	1400 Tenth Street, Rm. 113	Contact:
		Sacramento, CA 95814	Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH):
Project Title: Conditional Use Permit 2021-0002 (CUP2021-0002)
Project Applicant: Will Kazimi of Smartlink, LLC. on behalf of AT&T 3300 Irvine Ave, Suite 300 Newport Beach, CA 92660
Specific Project Location – Northeast corner of Chase Drive and Mangular Avenue (APN 112-310-002)
General Project Location (City and/or County): City of Corona, County of Riverside
Project Description: CUP2021-0002: Conditional Use Permit to establish a wireless telecommunications facility designed as a 60-foot high faux eucalyptus tree within the Riverside County Oak Street Basin located at the northeast corner of Chase Drive and Mangular Avenue, on property zoned Primary Flood Plain Combining (FP-1). Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project. Will Kazimi of Smartlink, LLC on behalf of AT&T 3300 Irvine Ave, Suite 300, Newport Beach, CA 92660

This is to advise that the (Lead Agency or Responsible Agency) has approved the above described project on January 18, 2023 and has made the following determinations regarding the above described project:

1.	<input type="checkbox"/>	The project will have a significant effect on the environment.
	<input checked="" type="checkbox"/>	The project will NOT have a significant effect on the environment
2.	<input type="checkbox"/>	A Supplemental Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input checked="" type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	<input checked="" type="checkbox"/>	Mitigation measures were made a condition of the approval of the project.
	<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the project.
4.	<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this project.
	<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	<input type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.
	<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project
6.	<input checked="" type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.
	<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.
This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:		
Custodian: Sylvia Edwards, City Clerk		Location: Corona City Hall, City Clerk's Office 400 S. Vicentia Avenue, Corona, CA 92882 And at: https://www.coronaca.gov/government/departments-divisions/building/projects

Date: <u>1/5/2023</u>	<u>Sylvia Edwards</u> Signature Name: Sylvia Edwards, City Clerk
Date Received for Filing: <u>1/5/2023</u>	

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.



CITY OF CORONA
MITIGATED NEGATIVE DECLARATION

NAME, DESCRIPTION AND LOCATION OF PROJECT:

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

ENTITY OR PERSON UNDERTAKING PROJECT:

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

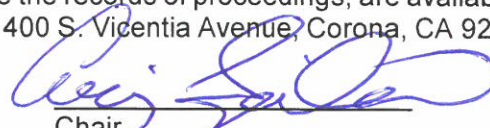
Bob Sturtevant
AT&T
3075 Adams Street
Riverside, CA 92504

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

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

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

Date: 12/12/22


Chair
City of Corona

Date filed with County Clerk:

1/5/23



CITY OF CORONA INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

PROJECT TITLE:

CUP2021-0002

PROJECT LOCATION:

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

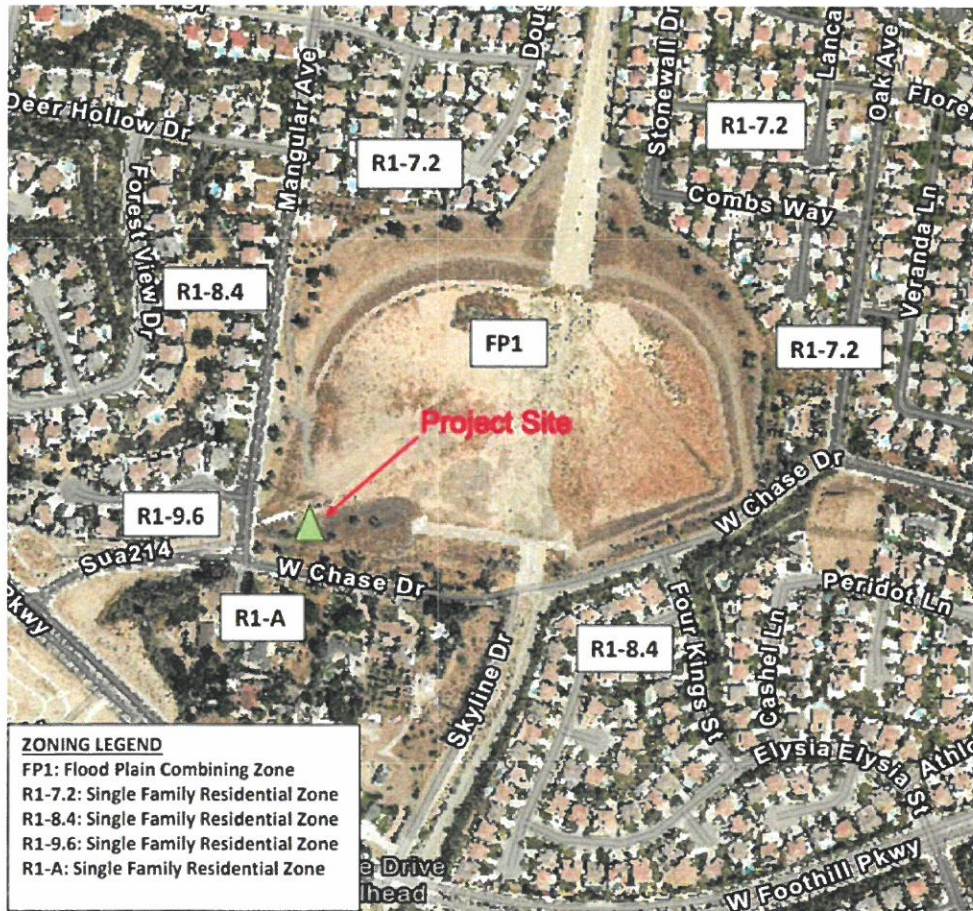
PROJECT PROPONENT:

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

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

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

PROJECT MAP



PROJECT DESCRIPTION:

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

ENVIRONMENTAL SETTING:

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

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

GENERAL PLAN \ ZONING:

The subject property has a zoning of Primary Flood Combining (FP-1) zone and a General Plan designation of OS (Open Space). Wireless telecommunications facilities are permitted in any zone in the City of Corona with approval of a conditional use permit. As such, the present zoning and General Plan designation of the subject property will remain unaffected by the proposed wireless telecommunications facility.

STAFF RECOMMENDATION:

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

- The proposed project could not have a significant effect on the environment. **Therefore, a NEGATIVE DECLARATION will be prepared.**
- The proposed project could have a significant effect on the environment, however, the potentially significant effects have been analyzed and mitigated to below a level of significance pursuant to a previous EIR as identified in the Environmental Checklist attached. **Therefore, a NEGATIVE DECLARATION WILL BE PREPARED.**
- The Initial Study identified potentially significant effects on the environment but revisions in the project plans or proposals made by or agreed to by the applicant would avoid or mitigate the effects to below a level of significance. **Therefore, a MITIGATED NEGATIVE DECLARATION will be prepared.**
- The proposed project may have a significant effect on the environment. **Therefore, an ENVIRONMENTAL IMPACT REPORT is required.**
- The proposed project may have a significant effect on the environment, however, a previous EIR has addressed only a portion of the effects identified as described in the Environmental Checklist discussion. As there are potentially significant effects that have not been mitigated to below significant

levels, a **FOCUSED EIR will be prepared to evaluate only these effects.**

X There is no evidence that the proposed project will have the potential for adverse effect on fish and wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

Date Prepared: November 21, 2022

Prepared By: Rafael Torres, Assistant Planner

Contact Person: Rafael Torres

Phone: (951) 736-2262

AGENCY DISTRIBUTION

(check all that apply)

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

AGENCY DISTRIBUTION

X Southern California Edison

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

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

1. LAND USE AND PLANNING:

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

Discussion:

The project site is zoned FP1 (Primary Flood Plain Combining) per the city's Zoning Map and designated as OS (Open Space) on the city's General Plan Land Use Map. The wireless telecommunications facility does not conflict with either zoning or General Plan designation because wireless telecommunications facilities are allowed in any zone in the city by approval of a conditional use permit (CUP). As part of the CUP process, City staff will review the design, location, and the proposed use to ensure that the proposed project does not conflict with surrounding uses and complies with the city's Telecommunications Ordinance in Chapter 17.65 of the Corona Municipal Code. Therefore, no mitigation is required.

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

2. POPULATION AND HOUSING:

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

Discussion:

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

3. GEOLOGIC PROBLEMS:

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

Discussion:

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

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

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

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

4. HYDROLOGY AND WATER QUALITY:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than significant Impact	No Impact
a. Violate water quality standards/waste discharge requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Deplete groundwater supplies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Alter existing drainage pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Increase flooding hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Degrade surface or ground water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Within 100-year flood hazard area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase exposure to flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Exceed capacity of storm water drainage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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

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

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

5. AIR QUALITY:

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

Discussion:

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

6. TRANSPORTATION/TRAFFIC:

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

Discussion:

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

The proposed project is an unmanned telecommunication facility, that will be serviced less than twice a month. The attendance of one vehicle at the site is significantly less than the established thresholds established by Office of Planning and Research's (OPR) Technical Advisory on Evaluating Transportation Impacts, and the maintenance of the facility is likely to be incorporated into AT&T's existing service routes. As a result, the project will not generate any significant impact due to generated VMT. Therefore, the project is not anticipated to impact the roadways and intersections surrounding the project site, and mitigation is not warranted.

7. BIOLOGICAL RESOURCES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Endangered or threatened species/habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Riparian habitat or sensitive natural community	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Adversely affects federally protected wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interferes with wildlife corridors or migratory species	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| e. Conflicts with local biological resource policies or ordinances | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Conflicts with any habitat conservation plan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion:

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

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

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

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

Mitigation Measures

- MM 7-A:** Within 30 days prior to the issuance of a building or grading permit, a pre-construction survey for burrowing owls is required prior to ground disturbance to ensure potential impacts are less than significant.
- MM 7-B:** Within 14 days prior to the issuance of a building or grading permit, a pre-construction survey for bird and raptor species is required prior to ground disturbance to ensure potential impacts are less than significant.

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

Discussion:

Per Figure 4-2 of the General Plan Technical Background Report (2020-2040), the project site is not located in an oil, gas or mineral resource site. Therefore, mitigation is not required.

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

g. Increase risk of wildland fires



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 (panel antennas) measured from ground level to the top of the antennas. The lowest point of the panel antennas is 47 feet. Since the proposed facility is not mounted on a building and the lowest point of the antennas is mounted above 10 meters (about 33 feet), the facility is considered to be categorically excluded by the FCC, which means that further environmental evaluation to demonstrate compliance with the FCC's RF exposure guidelines is not warranted. However, the conditions of approval for the proposed project will require that the applicant maintain compliance with all FCC standards, including those pertaining to human exposure to RF emissions.

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

10. NOISE:

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

Discussion:

There may be short-term noise impacts in the immediate area during the construction phase of the project. This may temporarily affect the nearest existing residential developments located to the south and west of the telecommunications facility site, but the impacts will be reduced to a level of less than significant by compliance with city regulations prohibiting construction noise between the hours of 8:00 p.m. to 7:00 a.m., Monday through Saturday and 6:00 p.m. to 10:00 a.m., Sundays and federal holidays. This will prevent nuisance noise impacts during sensitive time periods of early morning and nighttime. Also, as the disturbance area associated with the project is only approximately 836 square feet, impacts related to construction noise will be minimal. Therefore, noise impacts are considered less than significant, and no mitigation is warranted.

11. PUBLIC SERVICES:

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

Discussion:

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

12. UTILITIES:

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

Discussion:

Southern California Edison will provide power for the wireless telecommunications facility. Utility services such as gas and waste collection and disposal services are not necessary. The amount of power generated by the wireless telecommunications facility is not expected to impact these services. The project does not warrant the construction or expansion of storm drains or wastewater treatment facilities. Therefore, mitigation is not warranted.

13. AESTHETICS:

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

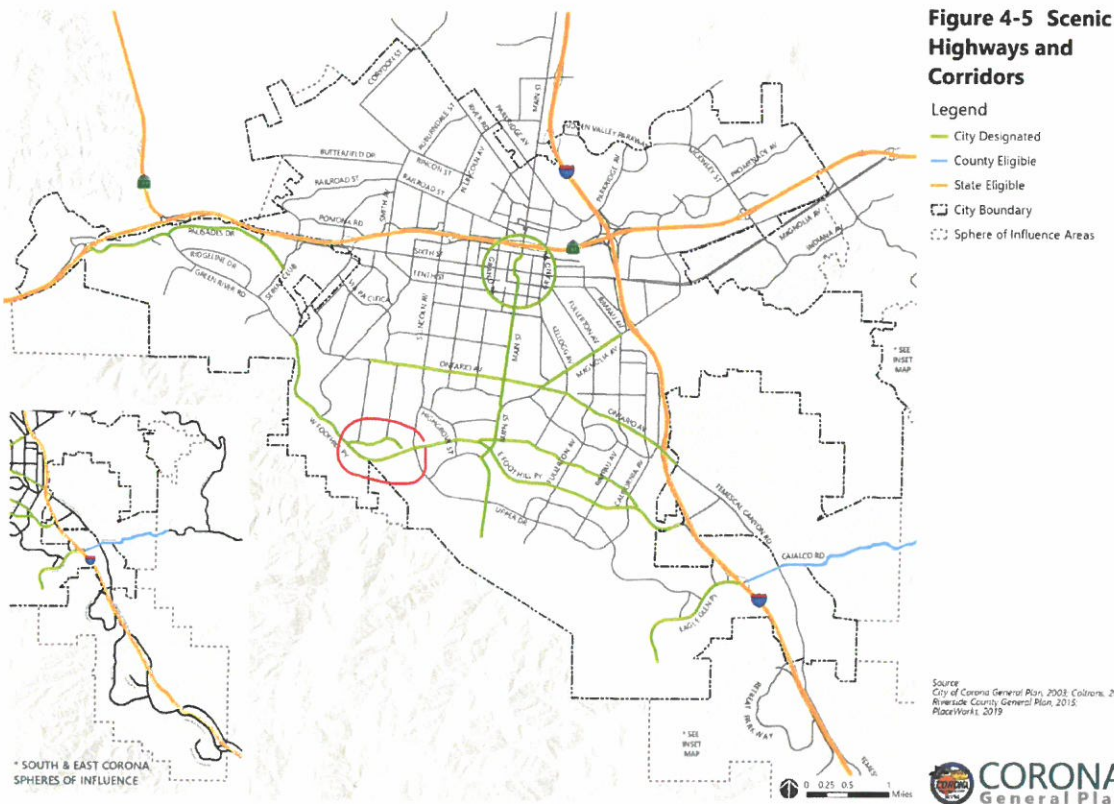
Discussion:

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

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

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

Figure 4-5 Scenic Highways and Corridors



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

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

Discussion:

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

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

Discussion:

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

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

Discussion:

Gases that trap heat in the Earth's atmosphere are called greenhouse gases (GHGs) believed to lead to global warming or climate change. These gases include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (CFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF₆). Emissions of these gases are attributable to human activities associated with industrial/manufacturing, utilities, transportation, residential, and agricultural sectors. Per the Southern California Air Quality Management District (SCAQMD), if a project generates GHG emissions below 3,000 tCO_{2e} (tonnes of carbon dioxide equivalent), it could be concluded that the project's GHG contribution is not "cumulatively considerable" and is therefore less than significant under CEQA. If the project generates GHG emissions above the threshold, the analysis must identify mitigation measures to reduce GHG emissions. A greenhouse gas analysis was not required for this project as the

project's total potential GHG emissions are below the threshold. Based on consistent historic data the city has on record for these types of installations the emission amount is below the GHG threshold of 3,000 tCO₂e established by the SCAQMD, and the project's potential GHG emissions would be considered a less than significant impact. Furthermore, given that the project's long-term operational GHG emissions would be minimal and the construction GHG emissions would be short-term, the project would not conflict with any applicable plan, policy, or regulation adopted for reducing the emissions of GHGs. Therefore, no mitigation is warranted.

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

Discussion:

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

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

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

Discussion:

The proposed project will not have a negative impact on fish or wildlife as the property contains no bodies of water that can support fish or wildlife habitat. Also, since the property contains a flood control basin it does not contain any important historic resources. Therefore, there is no evidence before the city that the project will have an adverse effect on fish and wildlife, historical sites, or cumulative considerable impacts.

19. WILDFIRE:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a.	Substantially impair an adopted emergency response plan or emergency evacuation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Due to slope, prevailing wind, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion

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

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

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

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

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

Discussion:

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

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

21. PREVIOUS ENVIRONMENTAL ANALYSIS:

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

DOCUMENTS INCORPORATED BY REFERENCE:

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



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

CUP2021-0002

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