



Wireless Telecommunications Facilities

A. How To File.

Please submit the application package with payment to the Planning Division at the Planning public counter, located at:

Corona City Hall
Planning & Development Department
400 S. Vicentia Avenue, Suite 120
Corona, CA 92882

B. Filing Requirements.

- Go to **Section C** for facilities that qualify as a Major Telecommunications Facilities requiring a Conditional Use Permit per [CMC § 17.65.060](#) , and for *major* modifications to an existing facility originally approved under a Conditional Use Permit (subject to review by the Planning & Housing Commission).
- Go to **Section D** for facilities that qualify as a Minor Telecommunications Facilities requiring a Minor Conditional Use Permit per [CMC § 17.65.055](#) (subject to review by the Board of Zoning Adjustment).
- Go to **Section E** for modifications to an existing telecommunications facility per [CMC § 17.65.065](#), also known as modifications under Section 6409(a) of the Spectrum Act of 2012 (subject to review by the Zoning Administrator).
- For wireless telecommunications facilities that require Zoning Administrator review per [CMC § 17.65.050](#), please file a [Zoning Administrator](#) application. These types of facilities include small cells, amateur radio facilities, temporary telecommunications facilities, and receive-only antennas and satellite antennas.

C. For facilities that qualify as a Major Telecommunications Facilities requiring a Conditional Use Permit per CMC § 17.65.060, and for major modifications to an existing facility originally approved under a Conditional Use Permit (subject to review by the Planning & Housing Commission).

The following items shall be included in the application package:

- 1. Completed Application Form (attached).
- 2. Processing fees of:
 - a. **\$8,655.00** – Processing Fee for a New Major Telecommunications Facility.
 - b. **\$5,030** – Processing fee for Modifications of an existing Telecommunications Facility.
 - c. **\$67.00** – Scanning Fee.
 - d. **\$158.00** – Public Notice Fee.
 - e. **\$85.00** – Legal Publication Fee if set for City Council hearing.
 - f. **\$51.14** – County Recordation Fee.
- 3. Environmental Review fees (to be determined by the Planning Division):
 - a. **\$9,036.00** – Preparation of a Negative Declaration or Mitigated Negative Declaration.



- b. **\$336.00** – Preparation of a Notice of Exemption (applicable to Projects that are exempt from CEQA).
 - c. **Full Cost (Deposit Required)** – Preparation of an Environmental Impact Report.
 - d. **\$2,916.75** – CDFW CEQA Filing Fee for a Negative Declaration or Mitigated Negative Declaration.
 - e. **\$4,051.25** – CDFW CEQA Filing Fee for an EIR.
(Notice: The CDFW CEQA filing fees are set by the California Department of Fish and Wildlife and are subject to change annually. The applicant shall pay the fee that is in effect at the time the City files this fee with the county.)
- 4. Completed Environmental Information Form (attached).
 - 5. Twenty (20) full size (24"x36" folded to 8.5" x 14") copies of each of the following plans, drawn to scale and signed and stamped by a licensed professional engineer (placed in sets with the plans described in Item #5), which must clearly demonstrate that the proposed telecommunications facility complies with [Chapter 17.65 of the Corona Municipal Code](#) and the City's [Location, Development, and Design Guidelines and Standards for Telecommunications Facilities](#):
 - a. Site Plan.
 - b. Preliminary Grading Plan (if applicable).
 - c. Preliminary Utility Plan, showing existing and proposed wet and dry utilities (if applicable).
 - d. All four elevations of the proposed telecommunications facility, including the location and a depiction, with height and width measurements explicitly stated, of the support structure or tower, as applicable, and all antennas, transmission equipment, and base stations.
 - e. Elevations of any mechanical equipment or equipment shelter details, with height and width measurements explicitly stated.
 - 6. Two (2) copies of the plans under item #5 reduced to 11"x17" and folded in half.
 - 7. Detailed photo simulations depicting before and after conditions and identifying the potential visual impacts of the proposed telecommunications facility, with views from both public areas and private residences.
 - 8. RF Propagation Maps for the proposed telecommunications facility.
 - 9. Radiofrequency emissions study showing compliance with the Federal Communications Commissions (FCC) limits for human exposure to radiofrequency (RF), and/or FCC checklist (Attachment 4) that determines that the facility is categorically excluded from having to do an RF study.
 - 10. Map and list of all existing telecommunications facilities owned or operated by the applicant company in the City of Corona (List to include APN, facility type, and height).
 - 11. A letter signed and dated by the applicant addressing the scope of work, co-location opportunities and telecommunications facilities in the vicinity which were considered for co-location opportunities if applicable. The letter should include narrative of feasibility of co-locating additional telecommunications on the tops of buildings, existing structures, and/or clustering facilities. If co-locations or clustering is not possible for a particular proposal, the applicant shall include in the submittal package evidence of such inability.



- 12. Analysis and verification that the proposed telecommunications facility will not interfere with other adjacent or neighboring transmission or reception functions.
- 13. Verification of compliance with the American National Standards Institute (ANSI) under their FCC license agreement.
- 14. Photographs of the site and surrounding area.
- 15. Notice package which includes:
 - a. Separate lists of property owners' names, addresses and assessors parcel numbers within 500 feet of the project site, prepared and certified by a licensed Title Company or mapping company, prepared from the latest tax roll.
 - b. List of property occupants' addresses (when owner mailing address is different than the property address) and assessors parcel numbers for properties contiguous to the project site.
 - c. Assessor's maps (reduced to 8.5"x11") showing the project site and indicating the properties listed in the 500-foot radius.
 - d. Two sets of gummed mailing labels for 500-foot property owner list and property occupants addresses list (when owner-mailing address is different than property address).
- 16. Proof of ownership (i.e. grant deed or title report) for the property where the telecommunications facility is proposed to be located. If the property is city-owned, then the applicant must obtain written authorization from the applicable City of Corona department that manages the subject property.
- 17. Letter of authorization from the property owner if different than applicant.
- 18. Lease agreement (tentative or final) indicating that no exclusive agreements have been made to prevent future carriers from locating on the same site or facility, as well as a design plan which does not preclude potential additional carriers.
- 19. Submit (1) USB flash drive containing the items required for filing this application in PDF format.

D. For facilities that qualify as a Minor Telecommunications Facilities requiring a Minor Conditional Use Permit per CMC § 17.65.055 (subject to review by the Board of Zoning Adjustment).

The following items shall be included in the application package:

- 1. Completed Application Form (attached).
- 2. Processing fees of:
 - a. **\$3,652.00** – Processing Fee.
 - b. **\$67.00** – Scanning Fee.
 - c. **\$158.00** – Public Notice Fee.
 - d. **\$51.14** – County Recordation Fee.
- 3. Environmental Review fees (to be determined by the Planning Division):
 - a. **\$9,036.00** – Preparation of a Negative Declaration or Mitigated Negative Declaration.



- b. **\$336.00** – Preparation of a Notice of Exemption (applicable to Projects that are exempt from CEQA).
 - c. **Full Cost (Deposit Required)** – Preparation of an Environmental Impact Report.
 - d. **\$2,916.75** – CDFW CEQA Filing Fee for a Negative Declaration or Mitigated Negative Declaration.
 - e. **\$4,051.25** – CDFW CEQA Filing Fee for an EIR.
(Notice: The CDFW CEQA filing fees are set by the California Department of Fish and Wildlife and are subject to change annually. The applicant shall pay the fee that is in effect at the time the City files this fee with the county.)
- 4. Completed Environmental Information Form (attached).
 - 5. Twenty (20) full size (24"x36" folded to 8.5" x 14") copies of each of the following plans, drawn to scale and signed and stamped by a licensed professional engineer (placed in sets with the plans described in Item #5), which must clearly demonstrate that the proposed telecommunications facility complies with [Chapter 17.65 of the Corona Municipal Code](#) and the City's [Location, Development, and Design Guidelines and Standards for Telecommunications Facilities](#):
 - a. Site Plan.
 - b. Preliminary Grading Plan (if applicable).
 - c. Preliminary Utility Plan, showing existing and proposed wet and dry utilities (if applicable).
 - d. All four elevations of the proposed telecommunications facility, including the location and a depiction, with height and width measurements explicitly stated, of the support structure or tower, as applicable, and all antennas, transmission equipment, and base stations.
 - e. Elevations of any mechanical equipment or equipment shelter details, with height and width measurements explicitly stated.
 - 6. Two (2) copies of the plans under item #5 reduced to 11"x17" and folded in half.
 - 7. Detailed photo simulations depicting before and after conditions and identifying the potential visual impacts of the proposed telecommunications facility, with views from both public areas and private residences.
 - 8. RF Propagation Maps for the proposed telecommunications facility.
 - 9. Radiofrequency emissions study showing compliance with the Federal Communications Commissions (FCC) limits for human exposure to radiofrequency (RF), and/or FCC checklist (Attachment 4) that determines that the facility is categorically excluded from having to do an RF study.
 - 10. A letter signed and dated by the applicant addressing the scope of work, co-location opportunities and telecommunications facilities in the vicinity which were considered for co-location opportunities if applicable. The letter should include narrative of feasibility of co-locating additional telecommunications on the tops of buildings, existing structures, and/or clustering facilities. If co-locations or clustering is not possible for a particular proposal, the applicant shall include in the submittal package evidence of such inability.
 - 11. Analysis and verification that the proposed telecommunications facility will not interfere with other adjacent or neighboring transmission or reception functions.



- 12. Verification of compliance with the American National Standards Institute (ANSI) under their FCC license agreement.
- 13. Photographs of the site and surrounding area.
- 14. Notice package which includes:
 - e. Separate lists of property owners' names, addresses and assessors parcel numbers within 500 feet of the project site, prepared and certified by a licensed Title Company or mapping company, prepared from the latest tax roll.
 - f. List of property occupants' addresses (when owner mailing address is different than the property address) and assessors parcel numbers for properties contiguous to the project site.
 - g. Assessor's maps (reduced to 8.5"x11") showing the project site and indicating the properties listed in the 500-foot radius.
 - h. Two sets of gummed mailing labels for 500-foot property owner list and property occupants addresses list (when owner-mailing address is different than property address).
- 15. Proof of ownership (i.e. grant deed or title report) for the property where the telecommunications facility is proposed to be located. If the property is city-owned, then the applicant must obtain written authorization from the applicable City of Corona department that manages the subject property.
- 16. Letter of authorization from the property owner if different than applicant.
- 17. Lease agreement (tentative or final) indicating that no exclusive agreements have been made to prevent future carriers from locating on the same site or facility, as well as a design plan which does not preclude potential additional carriers.
- 18. Submit (1) USB flash drive containing the items required for filing this application in PDF format.

E. For modifications to an existing telecommunications facility per CMC § 17.65.065, also known as modifications under Section 6409(a) of the Spectrum Act of 2012 (subject to review by the Zoning Administrator).

The following items shall be included in the application package:

- 1. Completed Application Form (attached).
- 2. Processing fees of:
 - a. **\$863.00** – Processing Fee.
 - b. **\$67.00** – Scanning Fee.
- 3. Twenty (20) full size (24"x36" folded to 8.5" x 14") copies of each of the following plans, drawn to scale and signed and stamped by a licensed professional engineer (placed in sets with the plans described in Item #5), which must clearly demonstrate that the proposed telecommunications facility complies with [Chapter 17.65 of the Corona Municipal Code](#) and the City's [Location, Development, and Design Guidelines and Standards for Telecommunications Facilities](#):
 - a. Site Plan.
 - b. Preliminary Grading Plan (if applicable).



- c. Preliminary Utility Plan, showing existing and proposed wet and dry utilities (if applicable).
 - d. All four elevations of the proposed telecommunications facility, including the location and a depiction, with height and width measurements explicitly stated, of the support structure or tower, as applicable, and all antennas, transmission equipment, and base stations.
 - e. Elevations of any mechanical equipment or equipment shelter details, with height and width measurements explicitly stated.
- 4. Two (2) copies of the plans under item #5 reduced to 11"x17" and folded in half.
 - 5. Detailed photo simulations depicting before and after conditions and identifying the potential visual impacts of the proposed telecommunications facility, with views from both public areas and private residences.
 - 6. Radiofrequency emissions study showing compliance with the Federal Communications Commissions (FCC) limits for human exposure to radiofrequency (RF), and/or FCC checklist (Attachment 4) that determines that the facility is categorically excluded from having to do an RF study.
 - 7. A letter signed and dated by the applicant addressing the scope of work. The letter shall also explain how the proposed modification to the existing telecommunications facility does not constitute a substantial change in the physical dimensions of the existing telecommunications facility pursuant to the criteria under § 17.65.065(C) of the Corona Municipal Code.
 - 8. Analysis and verification that the proposed telecommunications facility will not interfere with other adjacent or neighboring transmission or reception functions.
 - 9. Photographs of the site and surrounding area.
 - 10. Proof of ownership (i.e. grant deed or title report) for the property where the telecommunications facility is proposed to be located. If the property is city-owned, then the applicant must obtain written authorization from the applicable City of Corona department that manages the subject property.
 - 11. Letter of authorization from the property owner if different than applicant.
 - 12. Submit (1) USB flash drive containing the items required for filing this application in PDF format.

F. Notice To Applicants:

1. Acceptance of application at the public counter **does not** represent a complete application. California Government Code Section 65943 provides for 30 days in which the City can review the application and determine its completeness. The applicant will be sent a letter during this time period stating whether the application is complete or that additional items are necessary.
2. It is recommended that the applicant, representative, or property owner(s) should be present at all hearings, if your application type requires a hearing.
3. All correspondence and reports will be mailed to the applicant as listed on the application form only.



G. Attachments:

1. Application Form
2. Environmental Information Form
3. Via link: [CMC Chapter 17.65 \(Telecommunications Facilities\)](#)
4. Via link: [CMC Chapter 17.92 \(Conditional Use Permit\)](#)
5. Via link: [Location, Development, and Design Guidelines and Standards for Telecommunications Facilities](#)

Revised: 7/2024



PLANNING & DEVELOPMENT DEPARTMENT

PLANNING DIVISION MASTER APPLICATION FORM

1. General Project Description:

Project Location (General) _____

Project Address or APN: _____

General Description of Proposed Project: _____

2. Applicant Information:

Firm/Company Name: _____

Contact Name: _____

Address: _____

City, State, Zip Code: _____

Phone Number: _____ Email: _____

Applicant's interest in property: Own Rent Other: _____

Staff Use Only	Date Stamp Received:
Counter Planner Initials:	
Case Number:	

<input type="checkbox"/> Agricultural Preserve Cancellation <input type="checkbox"/> Alcohol Beverage Permit <input type="checkbox"/> Amended Final Map <input type="checkbox"/> Ancillary Smoking Lounge Permit <input type="checkbox"/> Annexation <input type="checkbox"/> Architectural Review <input type="checkbox"/> Building Relocation <input type="checkbox"/> Certificate of Compliance <input type="checkbox"/> Change of Zone <input type="checkbox"/> Community Facilities Plan <input type="checkbox"/> Amendment <input type="checkbox"/> Conditional Use Permit: (select one) <input type="checkbox"/> Major CUP <input type="checkbox"/> Minor CUP <input type="checkbox"/> Major Modification to CUP <input type="checkbox"/> Minor Modification to CUP <input type="checkbox"/> Extension of Time for CUP Existing CUP Number: _____ <input type="checkbox"/> Cul-de-sac Waiver <input type="checkbox"/> Density Bonus Agreement <input type="checkbox"/> Development Agreement <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Low Barrier Navigation Center <input type="checkbox"/> Medical Office in a Residential Zone <input type="checkbox"/> Model Home Permit <input type="checkbox"/> Noise Variance	<input type="checkbox"/> Non-Conforming Building Uses <input type="checkbox"/> Parcel Map: (Select one) <input type="checkbox"/> New – PM <input type="checkbox"/> Resubmitted – PM <input type="checkbox"/> Waiver <input type="checkbox"/> Extension of Time – PM Existing Parcel Map Number: _____ <input type="checkbox"/> Parking Determination <input type="checkbox"/> Precise Plan Review: (Select one) <input type="checkbox"/> New <input type="checkbox"/> Major Modification to PP <input type="checkbox"/> Minor Modification to PP <input type="checkbox"/> Extension of Time for PP Existing Precise Plan Number: _____ <input type="checkbox"/> Similar Use Finding <input type="checkbox"/> Specific Plan: (select one) <input type="checkbox"/> New <input type="checkbox"/> Major Amendment <input type="checkbox"/> Minor Amendment <input type="checkbox"/> Sphere of Influence Amendment <input type="checkbox"/> Substantial Conformance <input type="checkbox"/> Surface Mine: (Select one) <input type="checkbox"/> Permit <input type="checkbox"/> Annual Inspection	<input type="checkbox"/> Telecommunications Facility: (select one) <input type="checkbox"/> Major Telecomm. Facility <input type="checkbox"/> Minor Telecomm. Facility <input type="checkbox"/> Zoning Administrator Facility <input type="checkbox"/> Small Cell Facility <input type="checkbox"/> Modification to existing Facility <input type="checkbox"/> Tentative Tract Map: (select one) <input type="checkbox"/> New – TTM <input type="checkbox"/> Rephasing – TTM <input type="checkbox"/> Resubmitted – TTM <input type="checkbox"/> Extension of Time – TTM Existing TTM Number: _____ <input type="checkbox"/> Variance: (Select one from below) <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> Waiver or Modification of Subdivision Standards <input type="checkbox"/> Zoning Administrator Review <input type="checkbox"/> Other _____
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3. Owner Information (if different from above):

Owner Name: _____

Contact name: _____

Address/City/State/Zip Code: _____

Phone Number: _____ Email: _____

4. Architect Information:

Architecture Firm: _____

Contact Name: _____

Address/City/State/Zip Code: _____

Phone Number: _____ Email: _____

5. Engineer Information:

Engineering Firm: _____

Contact Name: _____

Address/City/State/Zip Code: _____

Phone Number: _____ Email: _____

6. Subject Property Information (all types):

Assessor's Parcel #: _____ Total Acreage: _____

Assessor's Parcel #: _____ Total Acreage: _____

Assessor's Parcel #: _____ Total Acreage: _____

Assessor's Parcel #: _____ Total Acreage: _____

General Plan Designation: _____ Zone Designation: _____

Specific Plan Designation (if applicable): _____

Master Planned Community/Development Agreement (if applicable):

WQMP Required? Yes No Annex into CFD or LMD? Yes No

Current Land Use: _____ Proposed Land Use: _____

Grading Requirements (CYD's): Cut: _____ Fill: _____ Overex: _____



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7. Proposed Project

Type of use proposed: Residential Commercial Industrial Other: _____

8. Non-residential Project Summary

Gross floor area: _____ Proposed: _____ Existing: _____ Building Height: _____

Type of construction per California Building Code: _____

Occupancy: _____

Bldg	Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5	Bldg 6	Bldg 7	Bldg 8	Bldg 9	Bldg 10
GFA										
FA										

GFA = Gross Floor Area FA = Footprint Area

students/children (if applicable): _____ Seating capacity (if applicable): _____

Fueling Stations (if applicable): _____

Landscape Coverage (% of Lot): _____ Building Coverage (% of Lot): _____ F.A.R.: _____

9. Residential Project

Name of Project: _____

Type of dwelling unit (SFR, MFR, etc): _____

<u>Dwelling Units:</u>	<u>Proposed</u>	<u>Existing</u>	Density (DU/acre): _____
1 Bedroom	_____	_____	Maximum building height: _____
2 Bedroom	_____	_____	Minimum lot size: _____
3 Bedroom	_____	_____	Average lot size: _____
4 or more Bedroom	_____	_____	Landscape Coverage (% of Lot): _____
Total	_____	_____	Building Coverage (% of Lot): _____

Open Space Description:

Private: _____ Common: _____ Other: _____

Total square footage of:

Common Open Space _____ Private Open Space _____

Affordable Housing Incentives, Waivers, Concessions and Parking Reductions – Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

Yes

No

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Residential Dwelling Unit Count: Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	Number of Units
Market Rate	
Managers Unit(s) – Market Rate	
Extremely Low Income	
Very Low Income	
Low Income	
Moderate Income	
Total No. of Units	
Total No. of Affordable Units	
Total No. of Density Bonus Units	

Existing Site Conditions – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing			
To Be Demolished			

Existing Site Conditions – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	Units Occupied Residential	Unoccupied Residential Units	Total Residential Units
Existing			
To Be Demolished			

10. Parking (all projects)

	# of Spaces Required By CMC § 17.73.030	Provided # of Spaces
Open Spaces:	_____	_____
Carpools:	_____	_____
Garages:	_____	_____
Parking Structure Stalls:	_____	_____
Total:	_____	_____



11. Notice of Complete/Incomplete Applications

The approval of a development proposal requires the review of plans and technical documents. By signing below the applicant is acknowledging that a development application will be deemed incomplete if it does not include all required plans and technical documents, or includes plans and technical documents that are inaccurate or insufficient. By signing below the applicant also acknowledges that incomplete development applications will not be scheduled for public hearing until which time City staff has received and reviewed all required documents.

12. Authorization & Indemnification

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. 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.

Print Applicant name: _____

Applicant Signature: _____ Date: _____

Print Property Owner name: _____

Property Owner Signature: _____ Date: _____

Notice to all applicants: Separate written authorization from property owner shall be submitted if this form is not signed by the property owner.



CITY OF CORONA ENVIRONMENTAL INFORMATION FORM (TO BE COMPLETED BY APPLICANT)

Date Filed: _____

GENERAL INFORMATION

1.	a. Case number and type of application submitted for:		
	b. Address of project:		
	c. Assessor's Number:		
2.	Name and address of developer or project sponsor:	Name:	
		Address:	
		Telephone:	
3.	Name, address, and telephone number of person to be contacted concerning the environmental aspects of this project:	Name:	
		Address:	
		Telephone:	
4.	Proposed use of site:		
5.	Is this project a portion or phase of a larger project. If so, project name?		
6.	List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:		
7.	Is the project location listed by the California Environmental Protection Agency (CAL-EPA) as a hazardous waste or other specified site? If so, state which list and extent of involvement.		



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<p>8. Does this project include property for which a previous Environmental review has been completed? If so, state the type of environmental determination, the name of the project for which it was prepared and attach a copy of the Department of Fish and Game receipt:</p>	
<p>9. If an EIR was noted in Question 8, may this project cause significant effects on the environment that were not examined in the prior EIR? Explain:</p>	
<p>10. a. Existing zone, site: b. Existing zone, surrounding: North: East: South: West:</p>	
<p>11. a. Existing General Plan, site: b. Existing General Plan, surrounding: North: East: South: West:</p>	

Project Description

Please answer all that may be applicable to your project. Use an attached sheet if necessary.

<p>12. Site acreage:</p>	
<p>13. Square footage of proposed buildings:</p>	
<p>14. Square footage of existing buildings:</p>	
<p>15. Number of floors of construction:</p>	



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16.	Amount of off-street parking provided:		
17.	Amount of off-street parking required:		
18.	Maximum height and grade of manufactured slopes:		
19.	Percentage range of natural slopes:		
20.	Average natural slope:		
21.	Associated project(s):		
22.	Proposed construction scheduling:		
23.	Anticipated phasing of development:		
24.	Estimated cubic yards of grading involved:		
25.	a. If residential:	Number of units:	
		Range of unit sizes:	
		Range of sale prices or rents:	
b.	If commercial:	Indicate the type:	
		Neighborhood, city or regionally oriented:	
		Square footage of sales area:	
		Loading facilities:	
		Anticipated number of employees:	
		Estimated number of vehicle trips generated per day:	
c.	If industrial:	Indicate the type:	
		Estimated employees per shift and total:	
		Loading facilities:	

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	<p>Are any hazardous or toxic wastes used or produced in the process:</p> <p>If yes, type and amount:</p>	
	<p>Estimated number of vehicle trips generated per day:</p>	
<p>d. If institutional:</p>	<p>Indicate the major function:</p>	
	<p>Estimated employees per shift and total:</p>	
	<p>Estimated occupancy:</p>	
	<p>Loading facilities:</p>	
	<p>Community benefits to be derived from the project:</p>	
	<p>Estimated number of vehicle trips generated per day:</p>	
<p>26. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required:</p>		



ENVIRONMENTAL SETTING

Please answer Nos. 27 & 28 on a separate attachment.

27.	Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the current use of the structures.
28.	Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.).
29.	Attach photographs of the site and vicinity (either aerial or photo in each direction) labeled for location.
30.	Attach any report of studies that may help in the environmental evaluation of your project.

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date:

Signature: _____

For: _____

Check attachments included:

- Geologic/Soils Report
- Seismic Report
- Traffic Report
- Hydrology/Drainage Study
- Noise Analysis
- Biological Study
- Preliminary Grading Plans
- Cultural Resource Report
- Department of Fish and Game Receipt
- Signed statement on CAL-EPA lists



CHARACTERISTICS OF THE NATURAL ENVIRONMENT

	YES	NO	MAYBE
1. <u>LAND USE:</u> Will the proposal result in:			
a. A change in the land use as designated on the General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Relocation of residents?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Increase in density over existing General Plan and Zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Development within 1 mile of the Corona Municipal Airport or within the flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Development within "Ag Preserve" (Williamson Act) land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Development within a wildland fire hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Development located within 1/4 mile of a school site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Development located within a mineral resource area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Disturbance of any known or potential historical structures or archaeological sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Does the project require a permit from any other county, state or federal agency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. <u>GEOLOGY:</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Does the project site involve a unique landform or biological area, such as floodplains, riparian areas, prominent rock out croppings or ridgelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will the project involve development or grading on natural slopes of 10% or greater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Will the project substantially alter the natural contours?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Is the project to be located in an area of soil instability (subsidence, landslide or severe erosion)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Will the project involve grading of more than 100 cubic yards or create fill over 1 foot in depth?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Is the project site located on, or adjacent to a known earthquake fault or within an Alquist/Priolo Study Area or within an area subject to liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Alteration of any scenic views or vistas from existing residential areas or public lands or roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	YES	NO	MAYBE
h. Will the project involve removal of natural resources for commercial purposes as rock, sand, gravel, oil, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. <u>WATER:</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Is the project located within an identified flood plain or area of shallow flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project involve modification to any existing channels, creeks or streams?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project or flood basins encompass any drainage channels, debris basins or retention basin or agricultural reservoir?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Will the project change the ground water quality or quantity or discharge into surface water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. <u>GREENHOUSE GASES:</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. <u>AIR QUALITY:</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Will the project emit any hazardous air pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will the project create any objectionable odors, fumes or dust?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Will the project contribute potentially significant mobile or stationary emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. <u>TRAFFIC/CIRCULATION:</u> Will the project result in:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. An increase in traffic that is greater than the land use designated on the General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Alteration of present patterns of circulation or transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A disjointed pattern of roadway improvements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. An affect on any existing streets and/or intersections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Affect access to adjoining properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. <u>BIOLOGICAL RESOURCES:</u> Could the proposal result in:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	YES	NO	MAYBE
a. Change in the number of any unique, rare or endangered species of plants or their habitat including stands of trees (includes Oak woodlands, riparian areas and wetland habitants)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Change in the number of any unique, rare or endangered animals or their habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. The potential to impact any fish, animal or plant life?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Development within an area known to have intrusive plant life?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <u>ENERGY/MINERAL RESOURCES:</u> Would the proposal result in:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Conflict with energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Develop in or result in loss of availability of a known mineral resource area as designated by the State or City General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. <u>NOISE:</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Will the project result in an increase of existing noise levels or ground vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will the project expose people to noise levels exceeding 65 CNEL outside and 45 CNEL inside a building?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. <u>SERVICES/PUBLIC UTILITIES:</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Will the proposal impact the following beyond the capability to provide adequate levels of service or require the construction of new facilities for:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Sewer?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will the project entail use of septic systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Will the project result in substantial change of demand for municipal services or require service from an agency or utility that is operating at or near capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



- | | YES | NO | MAYBE |
|--|--------------------------|--------------------------|--------------------------|
| d. Will the project result in a disjointed pattern of utility extensions? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. <u>HAZARDS:</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. Will the project involve the use, storage or disposal of potentially hazardous materials as toxic substances, pesticides, herbicides, flammables or explosives? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. May the project involve construction on possible contaminated soil from fuels, pesticides or petroleum products. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



LOCATION, DEVELOPMENT, AND DESIGN GUIDELINES AND STANDARDS FOR TELECOMMUNICATIONS FACILITIES

1. Location Guidelines & Standards. All applications for telecommunications facilities filed under Chapter 17.65 of the Corona Municipal Code are subject to the following location guidelines:
 - a. The preferred order of location of telecommunications facilities is as follows: (1) industrial zones, and then (2) commercial zones.
 - b. Telecommunications facilities, other than satellite antennas, amateur radio facilities, or receiver-only antennas, may be approved within a residential zone only if the property is not developed with a single family dwelling unit. Consideration of the potential impacts on any adjacent residential property shall be evaluated. The location of such a telecommunications facility shall be conditioned on the utilization of stealth design technology and/or building or roof mounted design.
 - c. Telecommunications facilities should be, where appropriate, (1) co-located with another telecommunications facility; (2) on existing structures, such as building (roof or wall mounted as an integral architectural element on an existing structure), light standards, utility poles, sign structures and water towers; (3) in locations where existing topography, vegetation, buildings or other structures provide the greatest amount of screening; and (4) on bare ground only in certain areas where adequate visual buffers are available (i.e. property adjacent to freeway structures or a flood control channel).
 - d. Telecommunications facilities shall (1) utilize designs intended to make the telecommunications facility indistinguishable from the surrounding environment, and (2) utilize state-of-the-art technology.
 - e. The applicant shall investigate the feasibility of co-locating additional telecommunications on the tops of buildings, on existing structures, and/or clustering facilities. If co-locations or clustering is not possible for a particular proposal, the applicant shall submit evidence of such inability at the time of application. The applicant is to submit a copy of the appropriate portions of the tentative lease agreement indicating that no exclusive agreements have been made to prevent future carriers to locate on the same site or facility, as well as submit a design plan, which does not preclude potential additional users.
 - f. Upon submittal of a telecommunications facility Conditional Use Permit application, the applicant will be required, to the extent known, to submit a map of all their existing and proposed facilities within the City and its surrounding cities indicating the assessors parcel number, type and design of the facility, its height above ground level, and its cell coverage.
2. Development and Design Guidelines & Standards. All applications for telecommunications facilities submitted under Chapter 17.65 of the Corona Municipal Code are subject to the following development and designs guidelines:
 - a. Support structures shall be screened from view by sitting them next to tall buildings or structures, or placed near existing tall trees. Where applicable the support structures are to be screened from public view with dense landscaping.



- b. Telecommunications facilities should meet all applicable zoning setback and height regulations of the underlying zone. All telecommunications facilities proposed to exceed the maximum height allowed in the underlying zone are subject to FAA approval.
- c. Telecommunications facilities may be designed as, or designed within, a piece of public art such as a clock tower or historical monument. A proposal to install a telecommunication facility within or on top of a historical building shall coordinate with the City of Corona Historical Preservation Society and Community Development Department to preserve the historical integrity of the structure.
- d. The height of the support structures must be the minimum necessary to provide the required coverage, but telecommunications facilities and support structures should not exceed the maximum height allowed in the underlying zone, unless otherwise approved by a major conditional use permit.
- e. Safety lighting or colors, if prescribed by the city or other approving agency (i.e. FAA), may be required for support structures. The applicant shall also be required to supply verification of compliance with the American National Standards Institute (ANSI) by providing a copy of their FCC License Agreement for review by the Planning Commission.
- f. Support structures shall be either galvanized steel or painted an unobtrusive and neutral color to blend with the area surrounding the telecommunications facility. Where an equipment building accompanies the support structure, the building shall be designed, colored, and textured to match the adjacent architecture and blend with the area surrounding telecommunications facility.
- g. All utilities associated with telecommunications facilities should be placed underground.
- h. Chain link fencing is not permitted for containment of telecommunications support facilities unless such fencing is located in the rear portion of the property, not visible from a public right-of-way, and installed with tennis screen material on all facades of the fence. Telecommunication facilities proposed in public view shall be screened with decorative block or as approved by the Community Development Director.
- i. Telecommunication Facilities are to be installed and maintained in compliance with the requirements of the City Building Code, Electrical Code, Noise Standards, etc.
- j. In the event that a telecommunication facility is identified as causing interference or disturbance with radio or television reception of residents, or is in conflict with the City's communications, the applicant is to cease its operation until repairs correcting the situation are completed.