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.