

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN WIRELESS NO. 210106 (PPW210106) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Structures) – Applicant: Alisha Strasheim/Smartlink – Engineer/Representative: Julius Santiago – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S). Location: north of Seminole Drive, east of Malki Road, southern of Martin Road, and west of Millard Pass. **REQUEST: PLOT PLAN WIRELESS NO. 210106** is a request for the construction, operation, and maintenance of a new unmanned wireless telecommunication facility concealed as a signage monument tower/monolith. The tower is proposed to be 70 ft. tall with twelve (12) panel antennas, fifteen (15) LTE RRUS, one (1) 2 ft. MW antenna, four (4) DC-9 surge suppressors, one (1) DC power plant, two (2) FIF racks, and one (1) GPS antenna, all concealed within the tower. At the base of the tower will be ground equipment including utility cabinets, telco board, two (2) A/C units, and one (1) 30KW diesel generator, all concealed by an 8 ft. CMU wall. APN: 519-110-044.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **FEBRUARY 28, 2022**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project, please contact Project Planner Jason Allin at (951) 955-3107 or email at jasallin@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/PublicHearings>.

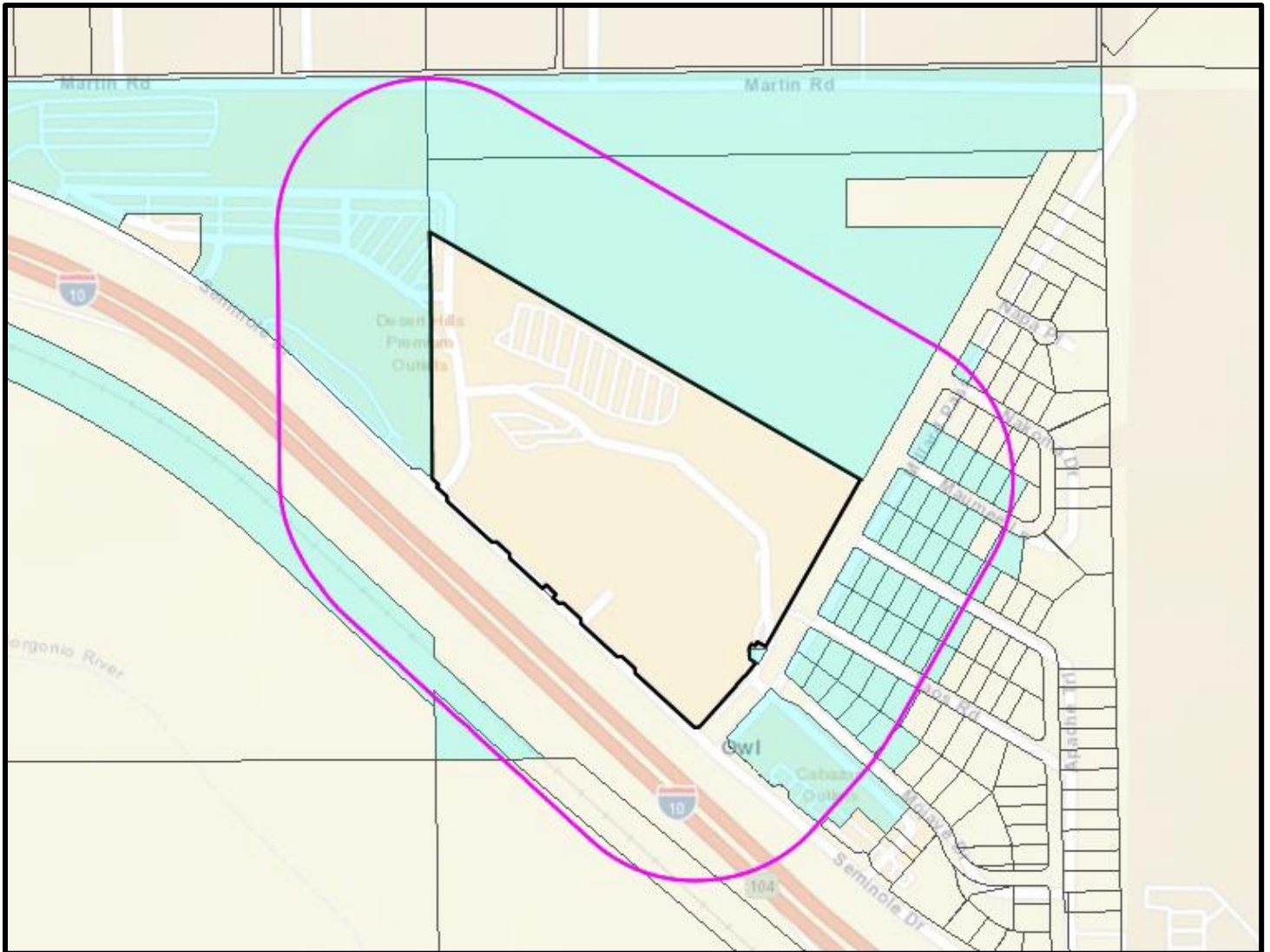
Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jason Allin
P.O. Box 1409, Riverside, CA 92502-1409



PROJECT: PLOT PLAN WIRELESS NO. 210106



Maps and data are for reference purposes only. Map features are approximate.
El mapa y los datos son para referencia solamente. La información del mapa es aproximada.