

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. 220003 – Exempt from the California Environmental Quality Act (CEQA), per State CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures) and 15061 (b)(3) (Common Sense Exemption) – CEQ220064 – Applicant: Tyne Allaman/Smartlink Group, LLC. – Engineer/Representative: Sev Francisco/CellSite Concepts Inc. – Second Supervisorial District – Edgemont-Sunnymead Zoning District – Highgrove Area Plan: Open Space: Recreation: Public Facilities (OS-R-PF) – Location: 7268 Sage Scrub Road in unincorporated Riverside County, approximately 850 ft. northeast of the corner of Sage Scrub Road and Grazing Lane – 3.0 Acres – Zoning: Specific Plan (SP No. 323, Area 3) – **REQUEST:** AT&T proposes to install a new unmanned disguised (camouflaged – painted to blend in with background) wireless telecommunication colocation facility within a 588 sq. ft. lease area. The facility will include one (1) 40' tall disguised monopole, seven (7) 8' antennas, two (2) 6' antennas, and two (2) 4' antennas. All antennas will be mounted on the monopole. Facility components also include an 8X8 (64 sq. ft.) concrete shelter, transformer, 97-gallon fuel tank generator, and all other appurtenant ground/supporting equipment. APN: 255-240-039.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **NOVEMBER 7, 2022**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

This meeting will be conducted by teleconference and at the place of hearing, as listed above. Information on how to request to speak remotely is available on the Planning Department website at: <https://planning.rctlma.org/Public-Hearings/Directors-Hearing/2022-Directors-Hearing-Meeting>. For further information regarding this project, please contact Project Planner Jose Merlan at (951) 955-0314 or email at jmerlan@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <https://planning.rctlma.org/Public-Hearings/Directors-Hearing/2022-Directors-Hearing-Meeting>.

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 at <https://planning.rctlma.org/Public-Hearings/Directors-Hearing/2022-Directors-Hearing-Meeting>.

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: Jose Merlan
P.O. Box 1409, Riverside, CA 92502-1409