

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**CONDITIONAL USE PERMIT NO. 3762 and VARIANCE NO. 1904** – Intent to Adopt a Negative Declaration – EA42964 – Applicant: Eukon Group c/o Colleen Khouri & John Pappas – Engineer/Representative: Eukon Group – Fifth Supervisorial District – Pass & Desert Zoning District – Reche Canyon/Badlands Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Location: Easterly of Redlands Boulevard, southwesterly of San Timoteo Canyon Road, and northerly of Viper Road – 9.94 acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The project proposes to construct a 105 foot lattice tower wireless communication facility. The project also proposes the installation of two (2) wireless communication carrier's and their equipment. Sprint will install nine (9) six (6) foot high panel antennas, three (3) two (2) foot diameter microwave dishes, 12 remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install 12 eight (8) foot high panel antennas, two (2) two (2) foot diameter microwave dishes, 12 remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall. Variance No. 1904 is a request to allow for a reduced setback requirement. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings 1000 ft. If approved, Variance No. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling.

TIME OF HEARING:	9:00 am or as soon as possible thereafter
DATE OF HEARING:	<b>JANUARY 17, 2018</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission 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: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409