AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR’S HEARING
County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
Riverside, CA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a “SPEAKER IDENTIFICATION FORM” and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR

1.1 EXTENSION OF TIME FOR PLOT PLAN NO. 19731 – Applicant: SBA 2012 TC Assets, LLC – Engineer: Jake Hamilton – Third Supervisorial District – Idyllwild Zoning District – Light Industrial (LI) (0.25 – 0.60 FAR) – Location: Easterly of Johnson St., northerly of Lowe Pinecrest, westerly of Highway 243, and southerly of Highway 243 – 0.94 Acres Gross – Zoning: Manufacturing Medium (M-M) – REQUEST: The extension of time proposes to extend the life for the already-constructed wireless telecommunication facility and equipment shelter an additional ten (10) years, located at 54160 Maranatha Dr., Idyllwild, CA. No changes to existing structures are proposed. – Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

2.0 PUBLIC HEARING – CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter:

2.1 NONE

3.0 PUBLIC HEARING – NEW ITEMS: 1:30 p.m. or as soon as possible thereafter:

3.1 PLOT PLAN NO. 25774 – Intent to Adopt a Negative Declaration – Engineer/Representative: Psomas, Andrew Walker – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – Community Development-Light Industrial (CD-LI) – Location: North of Highway 15, south of Temescal Canyon Road, east of Indian Truck Trail, and west of Horsethief
Canyon Rd. – 12.48 gross acres – Zoning: Manufacturing-Service Commercial (M-SC) –
REQUEST: A plot plan is to establish a contractor storage yard with a portable office trailer.
Project Planner: Judy Eguez at (951) 955-6892 or email jeguez@rctlma.org.

STAFF IS RECOMMENDING A CONTINUANCE

4.0 PUBLIC COMMENTS:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This Extension of Time for Plot Plan No. 19731 proposes to extend the approval period (life) of the plot plan an additional ten (10) years for an existing 62 foot tall wireless communication facility disguised as a pine tree and a 230 square foot equipment shelter.

The project is located north of Lower Pinecrest Avenue, east of Highway 243, and west of Johnson Road.

ISSUES OF POTENTIAL CONCERN:

Background: Plot Plan No. 19731 was approved by the Planning Director on October 17, 2005 and Substantial Conformance No. 1 to Plot Plan No. 19731 was approved on March 4, 2013. Pursuant to Ordinance No. 348 Section 19.409.c, a wireless communication facility shall have an initial approval period (life) of ten years that may be extended by the original approving officer or body. Such extension shall be in increments of ten years. Additionally, the determination as to the appropriateness of granting the extension shall be made on the adherence to the original conditions of approval and the number of complaints. The applicant has adhered to the existing conditions and no complaints have been made since the original approval.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Community Development: Light Industrial (CD: LI).

2. Surrounding General Plan Land Use: Rural Community: Very Low Density Residential (RC: VLDR) and Opens Space: Conservation Habitat (OS: CH) to the north, Opens Space: Conservation Habitat (OS: CH) to the east, Community Development: Commercial Retail (CD: CR) to the south, and Community Development: Light Industrial (CD: LI) to the west.


4. Surrounding Zoning: Natural Assets (N-A) and Controlled Development Areas (W-2) to the north, Natural Assets (N-A) and Scenic Highway Commercial (C-P-S) to the east, Scenic Highway Commercial (C-P-S) to the south,
5. Existing Land Use: The project site is the location of the Idyllwild Fire Department.

6. Surrounding Land Use: The project site is surrounded by commercial and industrial uses to the south, east and west and vacant land and scattered single-family residences to the north.

7. Project Data: 1,000 square foot lease area.

8. Environmental Concerns: CEQA Exempt pursuant to State CEQA Guidelines Section 15301 (existing facilities).

RECOMMENDATIONS:

FIND the EXTENSION OF TIME for PLOT PLAN NO. 19731 exempt from CEQA pursuant to State CEQA Guidelines Section 15301 based on the findings set forth in this staff report; and

APPROVE the Extension of Time for PLOT PLAN NO. 19731, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings.

1. The project site is designated Community Development: Light Industrial (CD: LI) on the REMAP Area Plan.

2. The existing wireless communication facility is consistent with the Community Development: Light Industrial (CD: LI) designation.

3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) and Opens Space: Conservation Habitat (OS: CH) to the north, Open Space: Conservation Habitat (OS: CH) to the east, Community Development: Commercial Retail (CD: CR) to the south, and Community Development: Light Industrial (CD: LI) to the west.

4. The zoning for the subject site is Manufacturing-Medium (M-M) which allows wireless communication facilities with an approved plot plan.

5. The existing wireless communication facility is permitted under Plot Plan No. 19731 which was approved on October 17, 2005 and modified by Substantial Conformance No. 1 approved on March 4, 2013.

6. Section 19.409.c. allows an extension of time in 10 year increments for the existing wireless communication facility. The extension of time application for Plot Plan No. 19731 was filed on September 15, 2015. The applicant has adhered to the conditions of approval for Plot Plan No. 19731 and no complaints have been made since the original approval.

7. The existing wireless communication facility is consistent with the development standards set forth in the zone.
8. The project site is surrounded by properties which are zoned Natural Assets (N-A) and Controlled Development Areas (W-2) to the north, Natural Assets (N-A) and Scenic Highway Commercial (C-P-S) to the east, Scenic Highway Commercial (C-P-S) to the south, and Manufacturing-Medium (M-M).

9. This project is not located within Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan.

10. The project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures or facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The extension of time is for an existing wireless communication facility that was approved in 2005 and is only extending the life of the permit for 10 years. There are no changes or alterations proposed for the existing facility.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. A 100-year flood plain, an area drainage plan, or dam inundation area.
   b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
   c. In an area where liquefaction exists.
   d. A WRMSHCP criterion area.

3. The project site is located within:
   a. The boundaries of the REMAP Area Plan.
   b. A very high fire area.
   c. Idyllwild #36 County Service Area

4. The subject site is currently designated as Assessor’s Parcel Number 563-322-001
Extension of Time for PP19731
Development Opportunity

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.
Extension of Time for PP19731
Land Use

Legend
- City Boundaries
- Cities
  - roads
  - highways
    - HWY
    - INTERCHANGE
    - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - US HWY
- counties
- cities
- hydrography lines
- waterbodies
  - Lakes
  - Rivers

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON: 7/6/2018 12:38:45 PM © Riverside County RCIT GIS
Extension of Time for PP19731
Existing Zoning

Legend
Zoning
<all other values>
A-1
A-1-1
A-1-1 1/2
A-1-1/2
A-1-10
A-1-15
A-1-2
A-1-2 1/2
A-1-2 1/4
A-1-20
A-1-30000
A-1-4
A-1-40
A-1-5
A-2
A-2-1
A-2-10
A-2-2
A-2-2 1/2
A-2-30
A-2-6
A-D
A-P
A-P-10
A-P-2 1/2

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Extension of Time for PP19731
General Plan

Legend

Landuse
- Rural Community - Estate Density
- Rural Community - Very Low Density
- Rural Community - Low Density
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Planning Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat

Notes

*IMPORTANT* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.
10. GENERAL CONDITIONS

10. EVERY. 1

USE - PROJECT DESCRIPTION

The use hereby permitted is to extend the use of the existing cell site at this location an additional ten (10) years.

No changes or modifications are approved by this revised plot plan application for the existing project.

10. EVERY. 2

USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the [PLOT PLAN][CONDITIONAL USE PERMIT][PUBLIC USE PERMIT]; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the [PLOT PLAN][CONDITIONAL USE PERMIT][PUBLIC USE PERMIT], including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.
10. GENERAL CONDITIONS

10. EVERY. 3   USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 19731R1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 19731R1, Exhibit A, dated February 24, 2016.

E HEALTH DEPARTMENT

10.E HEALTH. 1   USE - RESTROOMS

If permanent restroom facilities are required, the Department of Environmental Health is to be contacted for specific recommendations regarding water and sewerage.

FIRE DEPARTMENT

10.FIRE. 1   USE - FIRE CONDITIONS

1. Extinguishers (Light Hazard)- Install a portable fire extinguisher, with a minimum rating of 4A-40BC, for every 3,000 sq. ft. and/or 75 feet of travel distance. Fire extinguishers shall be mounted no higher than 5 ft. above finished floor, as measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed; or within one year of the date of month and year of manufacture. (NOTE: If only a year of manufacture is indicated, maintenance shall be due January 1st of the year following.)

2. Knox Box- A Knox Box shall be installed on the outside of the wall. Key(s) shall have durable and legible tags affixed for identification of the address. Special forms are available from this office for ordering the Knox Box.

3. Display Address- Display street numbers in a prominent location on the address side of the wall. Numbers and letters shall be a minimum of 128 in height. All addressing must be legible, of a contrasting color with the background and adequately illuminated to be visible from the street at all hours. All lettering shall be to Architectural Standards.

4. Placard- Need 704 placard on the outside of the wall,
10. GENERAL CONDITIONS

10. FIRE. 1 USE - FIRE CONDITIONS (cont.)

visible from the street.

5. Final Inspection - Prior to final fire approval you must be cleared by the Fire Department. Business is not allowed to be conducted in the building prior to final approval. Call our office to request a Fire Department inspection when you have approved plans and have installed items as required.

Final approval is subject to field inspection.

FLOOD RI DEPARTMENT

10. FLOOD RI. 1 USE - FLOOD HAZARD REPORT

Plot Plan 19731 is a proposal to renew the original permit for an unmanned wireless telecommunications facility. The facility is built and no changes to the facility are proposed. The site is located north of Lower Pinecrest Avenue, southeast of Highway 243 and west of Johnson Road in the Idyllwild area. The District reviewed the original proposal for PP 19731 in October 2004.

If the facility was constructed as originally proposed, then the project site is located outside of the floodway and watercourse traversing the property as delineated in PM 4723. Therefore, except for nuisance nature local runoff, the proposed project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

The District does not object to this proposal.

PLANNING DEPARTMENT

10. PLANNING. 1 USE - COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.
10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMEND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMEND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMEND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 5 USE - MAX HEIGHT RECOMMEND

The monopole located within the property shall not exceed a height of 60 feet.

10.PLANNING. 6 USE - CO-LOCATION RECOMMEND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMEND

If the operation of the facilities authorized by this approved plot plan revision (PP19731R1) generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of
10. GENERAL CONDITIONS

10.PLANNING. 7    USE - FUTURE INTERFERENCE (cont.)

Information Technology.

10.PLANNING. 10    USE - NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 563-322-001 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 11    USE - EQUIPMENT/BLDG COLOR CT

The equipment cabinet color shall be in earthtones, which will blend with the surrounding setting.

For monopines, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 12    USE - SITE MAINTENANCE CT

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 13    USE - BUSINESS LICENSING

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org/buslic.
10. GENERAL CONDITIONS

10.PLANNING. 14 USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 15 USE - BRNCH HGT CNT ANT SOCK

The branches for the monopine shall start 18 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas shall have "socks".

10.PLANNING. 16 USE - MAINTAIN SOCKS/BRANCHES

The proposed monopine shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

10.PLANNING. 17 USE - NOISE REDUCTION

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF PERMIT

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and
20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT (cont.) RECOMMEND

the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires. This revised plot plan (PP19731R1) will extend the life of the wireless facility to October 17, 2025.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS RECOMMEND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 2 USE - NPDES COMPLIANCE (2) RECOMMEND

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until ther district or the Department of Building and Safety has determined that the project has complied with the current County
60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - NPDES COMPLIANCE (2) (cont.) RECOMMEND

requirements regarding the NPDES Construction General Permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMEND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated February 24, 2016.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMEND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN RECOMMEND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that he branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 18 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated FEBRUARY 24, 2016.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMEND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMEND

If further review of the site indicates additional environmental health issues, the Hazardous Materials
90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT REVIEW (cont.) RECOMMEND

Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMEND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMEND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS RECOMMEND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT RECOMMEND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information,
90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT (cont.)

shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.
APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

☐ PLOT PLAN  ☐ CONDITIONAL USE PERMIT  ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT  ☐ PUBLIC USE PERMIT  ☐ VARIANCE

PROPOSED LAND USE: Renewal of Plot Plan for Cellular Tower authorized under PP19731 from 10/17/2005

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: ____________________________

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP19731R1 DATE SUBMITTED: ____________________________

APPLICATION INFORMATION

Applicant's Name: SBA 2012 TC Assets, LLC (Diane Borchardt)  E-Mail: DBorchardt@sbasite.com

Mailing Address: 8051 Congress Ave.  Boca Raton, FL 33487  City  Street  ZIP

Daytime Phone No: (561) 226-9486  Fax No: (561) 989-2975

Engineer/Representative's Name: Jake Hamilton  E-Mail: Jake@virtualshewalk.com

Mailing Address: 2215 SE 37th Ave.  Portland, OR 97214  City  Street  ZIP

Daytime Phone No: (561) 341-9208  Fax No: (561) N/A

Property Owner's Name: Idyllwild Fire Protection District  E-Mail: sta621@idyllwildfire.com

Mailing Address: P.O. Box 656  Idyllwild, CA 92549-0656  City  Street  ZIP

Daytime Phone No: (951) 659-2153  Fax No: (951) 659-5571

Riverside Office - 4080 Lemon Street, 12th Floor  P.O. Box 1409, Riverside, California 92502-1409  (951) 955-3200 • Fax (951) 955-1811

Desert Office - 77-588 El Duna Court, Suite H  Palm Desert, California 92261  (760) 863-8277 • Fax (760) 863-7555

"Planning Our Future… Preserving Our Past"
APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

SBA 2012 TC Assets, LLC

______________________________
Printed Name of Applicant

______________________________
Signature of Applicant

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Idyllwild Fire Protection District

______________________________
Printed Name of Property Owner(s)

______________________________
Signature of Property Owner(s)

______________________________
Printed Name of Property Owner(s)

______________________________
Signature of Property Owner(s)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 563-322-001-0

Section: 7 Township: 5S Range: 3E
August 4, 2015

Idyllwild Fire Protection District
PO BOX 656
Idyllwild, CA 92549

RE: Letter of Authorization (LOA) for Riverside County Revised Permit to Approved Plot Plan
Previous Land Use Approval: Riverside County- Plot Plan No. 19731, EA No. 39776, CEQA Exempt
SBA Telecommunications Facility
SBA Site Name/ID: Idyllwild/CA40049-T
Situs: No address/Tax Parcel No: 563-322-001

Dear Riverside County Planning Department,

On behalf of Idyllwild Fire Protection District, I give SBA’s representative, Jake Hamilton, authority to submit a zoning application for the project and address referenced above. Thank You.

Signature:

Printed Name: [Signature]

Title: [Signature]

Date: 08/07/2015
APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

[Signature]

[Printed Name]

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

[Signature]

[Printed Name]

[Signature]

[Printed Name]

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

X See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 563-322-001

Section: See Attached Township: __________________ Range: __________________
APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 0.9532

General location (nearby or cross streets): North of Lower Pinecrest Ave, South of CA Hwy 243, East of Johnson Rd, West of CA Hwy 243

Thomas Brothers map, edition year, page number, and coordinates: 2003, P. 814, A-6

Project Description: (describe the proposed project in detail)
Renewal of original permit PP19731, dated October 17, 2005, for an already-constructed wireless telecommunication facility and equipment shelter located at 54160 Maranatha Dr., Idyllwild, CA. No changes to existing structures proposed.

Related cases filed in conjunction with this application:
N/A

Is there a previous application filed on the same site: Yes ☑ No ☐

If yes, provide Case No(s). PP19731 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 39776 E.I.R. No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☑

If yes, indicate the type of report(s) and provide a copy: N/A

Is water service available at the project site: Yes ☑ No ☐

If “No,” how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☑

Is sewer service available at the site? Yes ☐ No ☑

If “No,” how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☑

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Form 295-1010 (09/01/13)
APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A

Does the project need to import or export dirt? Yes □ No ☑
Import N/A Export N/A Neither N/A

What is the anticipated source/destination of the import/export?
N/A

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 1,000 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes □ No ☑

If yes, will any structure exceed fifty-feet (50’) in height (above ground level)? Yes □ No □

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: http://cmluca.projects.atlas.ca.gov/) Yes □ No ☑

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes □ No ☑

Does the project area exceed one acre in area? Yes □ No ☑

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (http://www3.tima.co.riverside.ca.us/pa/rclis/index.html) for watershed location)?

☑ Santa Ana River ☐ Santa Margarita River ☐ Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.
NOTICE OF EXEMPTION

TO: □ Office of Planning and Research (OPR)  □ 38686 El Cerrito Road
    P.O. Box 3044                                        Palm Desert, CA 92261
    Sacramento, CA 95812-3044                                □ 4080 Lemon Street, 12th Floor
    □ County of Riverside County Clerk                             P.O. Box 1409
                                                                 Riverside, CA 92502-1409

FROM: Riverside County Planning Department

Project Title/Case No.: Extension of Time for Plot Plan No. 19731
Project Location: In the unincorporated area of Riverside County, more specifically located 54200 Marantha Dr, Idyllwild, CA
Project Description: To extend the approval period (life) of the plot plan an additional ten (10) years for an existing 62 foot tall wireless communication facility disguised as a pine tree and a 230 square foot equipment shelter.

Name of Public Agency Approving Project: Riverside County Planning Department
Project Applicant & Address: SRA 2012 TC Assents, LLC 8051 Congress Ave, Boca Raton, FL 33437

Exempt Status: (Check one)
□ Ministerial (Sec. 21080(b)(1); 15268)          □ Categorical Exemption
□ Declared Emergency (Sec. 21080(b)(3); 15269(a))  □ Statutory Exemption
□ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) □ Other:

Reasons why project is exempt: The project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures or facilities involving realignable or no expansion of use beyond that existing at the time of the lead agency's determination. The extension of time is for an existing wireless communication facility that was approved in 2006 and is only extending the life of the permit for 10 years. There are no changes or alterations proposed for the existing facility.

Tim Wheeler, Project Planner

County Code Inspector

Signature

951-855-6060

Urban Regional Planner III

Title

July 6, 2016

Date

Date Received for Filing and Posting at OPR:

Revised: 07/08/2016: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA

ZCFG No.  - **SELECT**

FOR COUNTY CLERK'S USE ONLY