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

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 the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.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 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23096 – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Yucca Avenue, easterly of Hanson Avenue, southerly of Lakeview Avenue E. and westerly of Citrus Street – 6.15 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: An unmanned disguised 75’ high palm tree for T-Mobile within a 775 sq. ft. equipment enclosure – REQUEST: First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.2 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23193 – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 acre min.) – Location: Northerly of Orange Avenue, easterly of Murrieta Road, southerly of Water Avenue, and westerly of Center Street – 12.88 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: An unmanned T-Mobile wireless telecommunications facility. The project shall consist of a 50’ high monopole disguised as a monopine with 12 antenna panels mounted onto 3 sectors and located 47’ high above grade level. Additionally the project shall include 6 equipment cabinets and 1 GPS antenna within a 7’ high wrought iron fence enclosure on a 581 sq. ft. lease area – REQUEST: First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.3 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22954 – Applicant: SBA Monarch Towers, LLC – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Location: Easterly of Rancho Road, southerly of Aurora Road and westerly of Long Canyon Road – 10.16 Acres – Zoning: Controlled Development Areas (W-2) – Approved Project Description: The Plot Plan is a proposal for the construction of an unmanned T-Mobile wireless telecommunication facility disguised as a 70’ high broadleaf tree. The project will consist of 12 antennas mounted 65’ high above grade level, six (6) equipment cabinets, and one (1) parabolic dish within a 600 sq. ft. net lease area – REQUEST: First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

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

NONE

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

NONE

4.0 SCOPING SESSION: 1:30 p.m. or as soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS:
Director's Hearing: March 25, 2019

PROPOSED PROJECT

<table>
<thead>
<tr>
<th>Case Number(s):</th>
<th>PP23096E01</th>
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<tbody>
<tr>
<td>Applicant(s):</td>
<td>SBA Monarch Towers, LLC</td>
</tr>
<tr>
<td></td>
<td>c/o Danielle Tsuschcke</td>
</tr>
<tr>
<td>Area Plan:</td>
<td>Lakeview/Nuevo</td>
</tr>
<tr>
<td>Zoning Area/District:</td>
<td>Lakeview Area</td>
</tr>
<tr>
<td>Supervisory District:</td>
<td>Fifth District</td>
</tr>
<tr>
<td>Project Planner:</td>
<td>Gabriel Villalobos</td>
</tr>
<tr>
<td>APN:</td>
<td>426-140-023</td>
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</tbody>
</table>

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 23096 which is a 75-foot high unmanned telecommunications facility disguised as a palm tree with 12 antenna panels.

The project is located north of Orange Ave, east of Murrieta Rd, south of Water Ave, and west of Center St.

PROJECT RECOMMENDATION

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23096, extending the expiration date to December 15, 2028, subject to all the previously approved and amended Conditions of Approval, with the applicant’s consent.

PROJECT LOCATION MAP

Figure 1: Project Location Map
PROJECT BACKGROUND AND ANALYSIS

Background
Plot Plan No. 23096 was originally approved at the Director's Hearing on January 15, 2009. It proceeded to the Planning Commission where it was received and filed on February 4, 2009.

The First Extension of Time was received November 30, 2018, ahead of the expiration date of January 15, 2019. The applicant and the County discussed conditions of approval and reached consensus on December 12, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of this recommended condition and has agreed to accept it. Included in this staff report package is the new recommended condition of approval, and the correspondence from the Extension of Time applicant (December 12, 2018) indicating the acceptance of the one (1) recommended condition.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1st extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan’s expiration date will become January 15, 2029. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings
1. This Plot Plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.

2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.
3. No changes to the approved Plot Plan are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.
## Extension of Time
### Environmental Determination

<table>
<thead>
<tr>
<th>Project Case Number:</th>
<th>PP23096</th>
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<tbody>
<tr>
<td>Original E.A. Number:</td>
<td>N/A</td>
</tr>
<tr>
<td>Extension of Time No.:</td>
<td>1st EOT</td>
</tr>
<tr>
<td>Original Approval Date:</td>
<td>January 15, 2009</td>
</tr>
<tr>
<td>Project Location:</td>
<td>North of Yucca Ave, East of Hanson Ave, South of Lakeview Ave E, West of Citrus St</td>
</tr>
<tr>
<td>Project Description:</td>
<td>an unmanned disguised 75' high palm tree (height includes 5' of tree foliage) for T-Mobile. The project consists of a 4' high parabolic dish, 12 panel antennas mounted onto 3 sectors located 69'-5&quot; high above grade level. Additionally, the project will include six (6) equipment cabinets and one (1) GPS antenna within a 775 square foot lease area enclosed by a 6'-6&quot; tall concrete masonry wall.</td>
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On January 15, 2009, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

- [ ] I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project’s original conditions of approval.

- [x] I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project’s original conditions of approval which have been made and agreed to by the project proponent.

- [ ] I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project’s original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.

- [ ] I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

**Signature:** Gabriel Villalobos, Project Planner  
**Date:** 12/13/18  
**For:** Charissa Leach, Assistant TLMA Director
Good morning Gabriel,

On behalf of SBA Monarch Towers, LLC, the Extension of Time Applicant, I, Danielle Tschuschke, accept the following conditions of approval of the First Extension of Time, PP23096E01:

- Planning.1  Telecom - Entitlement Life

Please let us know once the Planning Director’s Hearing has been scheduled for our EOT request.

Please let us know if there is anything else we can do to assist.

Kind Regards,

Danielle Tschuschke
Zoning Compliance Specialist

561.981.9913 + T
561.226.0883 + F

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Tuesday, December 11, 2018 6:39 PM
To: Danielle Tschuschke <DTschuschke@sbasite.com>
Subject: [External] Recommended Conditions for PP23096 1st EOT

Attn: SBA Monarch Towers, LLC
c/o Danielle Tschuschke
8051 Congress Avenue
Boca Raton, FL 33487

RE: EXTENSION OF TIME REQUEST for No. 23096.

The County Planning Department has determined it necessary to recommend the addition of new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.
Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6154

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County of Riverside California
ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP23096E01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade 1

0010-BS-Grade-USE - DISTURBS NEED G/PMT

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

Comments: INEFFECT VACALDE2 20090220
RECOMMND SGONZALE 20071107
DRAFT SGONZALE 20071107
PP23096

BS-Grade 2

0010-BS-Grade-USE - GENERAL INTRODUCTION

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

Comments: INEFFECT VACALDE2 20090220
RECOMMND SGONZALE 20071107
DRAFT SGONZALE 20071107
PP23096

BS-Grade 3

0010-BS-Grade-USE - OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

Comments: INEFFECT VACALDE2 20090220
RECOMMND SGONZALE 20071107
DRAFT SGONZALE 20071107
PP23096

BS-Grade 4

0010-BS-Grade-USE-G1.4 NPDES/SWPPP
BS-Grade

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

Comments: INEFFECT VACALDE2 20090220
RECOMMND SGONZALE 20071107
DRAFT SGONZALE 20071107
PP23096

E Health

Based on the information provided to the Department of Environmental Health (DEH), no further information is required at this time. However, DEH reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

Comments: INEFFECT VACALDE2 20090220
RECOMMND MMISTICA 20081028
PP23096

Flood

To protect the electronic equipment, electronic equipment shall be floodproofed a minimum of 12-inches above highest adjacent ground.
ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-USE ELEVATE ELECTRONIC EQUIP (cont.)

Comments: INEFFECT VACALDE2 20090220
RECOMMND JGALE  20071025
PP23096

Flood. 2 0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan 23096 is a proposal to construct a telecommunications monopole in the Lakeview/Nuevo area. The site is located south of Lakeview Avenue approximately 300 feet east of Hansen Avenue.

This site is located within the 100 year Zone B floodplain limits as delineated on Panel No. 060245-1455C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

This site receives sheet type flows from the northeast. To protect the electronic equipment, electronic equipment shall be floodproofed a minimum of 12-inches above highest adjacent ground.

Comments: INEFFECT VACALDE2 20090220
RECOMMND JGALE  20071025
PP23096

Planning

Planning. 1 0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.
Planning

Planning. 1

0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

Comments: INEFFECT VACALDE2 20090220
RECOMMND LMOURIQU 20071105
DRAFT LMOURIQU 20071105
PP23096

Planning. 2

0010-Planning-MAP - INADVERTENT ARCHAEO FIND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

Comments: INEFFECT VACALDE2 20090220
RECOMMND LMOURIQU 20071105
DRAFT LMOURIQU 20071105
PP23096

Planning. 3

0010-Planning-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
ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-USE - BUSINESS LICENSING (cont.)

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.

Comments: INEFFECT VACALDE 20090220
RECOMMND KHESTERL 20090113
DRAFT KHESTERL 20081107
PP23096

Planning. 4 0010-Planning-USE - CEASED OPERATIONS

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.

Comments: INEFFECT VACALDE 20090220
RECOMMND KHESTERL 20090113
DRAFT KHESTERL 20081107
PP23096

Planning. 5 0010-Planning-USE - CO-LOCATION

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.

(continued)

Comments: INEFFECT VACALDE 20090220
RECOMMND KHESTERL 20090113
DRAFT KHESTERL 20081107
PP23096

Planning. 6 0010-Planning-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.
The equipment cabinet color shall be grey or in earthen tones, which will blend with the surrounding setting.

The color of the monopalm shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Palm fronds shall be wide enough and thick enough to cover the width and length of antennas.

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.

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.

If the operation of the facilities authorized by this
Planning

Planning. 9 0010-Planning-USE - FUTURE INTERFERENCE (cont.)
approved plot plan 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 Information Technology.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20090113
DRAFT KHESTERL 20081107
PP23096

Planning. 10 0010-Planning-USE - GEO 2011

County Geologic Report (GEO) No. 2011, submitted for this
project (PP23096) was prepared by AESCO Technologies, Inc.
and is entitled: "Geotechnical Report, Proposed T-Mobile
Wireless Communications Facility, Site Number: IE05314A,
Site Name: American Dock Box, 19940 Hansen Avenue, Nuevo,
CA, AESCO Project No. 20073365-A2397" dated November 27,
2007. In addition the following report was submitted for
this project:

"Geotechnical Report, Proposed T-Mobile Wireless
Communication Facility, Site No. IE5314A, Site Name:
"American Dock Box, 19940 Hansen Avenue, Nuevo, CA, AESCO

This additional report is now included as part of GEO No.
2011.

GEO No 2011 concluded:

1. The report and response concluded that the closest active
fault (San Jacinto-San Jacinto Valley segment) is located
about 6.1 kilometers from the site.

2. The geotechnical consultant determined that a peak site
acceleration of 0.65g is expected at the project site from
an earthquake on the San Jacinto fault with a 10%
probability of exceedence in 50 years.

3. The geotechnical consultant concluded that the potential
for surface fault rupture at the site is negligible, based
upon their research, review of aerial photos and geologic
mapping of the site.

4. There is a low potential for liquefaction at the site
ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 0010-Planning-USE - GEO 2011 (cont.)
based on the depth to groundwater and the relatively high
density of the subsurface soils.

5. Aside from the potential for this site to be affected by
strong seismic shaking, there is a low potential for this
site to be affected by other secondary seismic hazards such
as seiche/tsunami, seismically induced flooding or
landsliding or seismically induced dynamic settlement.

6. Although this site is located within a County methane
potential zone, a Phase I Environmental site assessment and
the data collected in this investigation revealed no
evidence for past dairy or poultry operations on this site
and no evidence of manure or highly organic soils were
encountered in the boring advanced for this project study.

GEO No 2011 recommended:

1. The seismic design of structures shall adhere to the
seismic design parameters in the report and the seismic
design requirements in the recently adopted California
Building Code (CBC 2007).

2. The surficial soils on this site should be removed to a
depth sufficient to expose firm native soil exhibiting an
in-place relative compaction of at least 90% as determined
by ASTM D 1557. After approval of the removal bottoms, the
areas to receive fill should be scarified, moisture
conditioned and compacted prior to fill placement.

3. The excavated on-site soils are acceptable for re-use as
compacted fill provided they are cleaned of organics and
other deleterious materials. All fill should be placed in
loose lifts of 8 inches or less, moisture conditioned to
optimum to 4% above optimum moisture content and compacted
to a minimum of 90%. Where engineered fill underlies
structural elements such as slabs or footings, it should be
compacted to a minimum of 95% relative compaction as
determined by ASTM D 1557 and verified by field density
testing.

GEO No. 2011 satisfies the requirement for a
Geologic/Seismic Study for Planning /CEQA purposes. GEO
No. 2011 is hereby accepted for Planning purposes. This
approval is not intended, and should not be misconstrued as
ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10

0010-Planning-USE - GEO 2011 (cont.)

approval for grading permit. Engineering and other
building code parameters will be reviewed and additional
comments and/or conditions may be imposed by the Building
and Safety Department upon application for grading and/or
building permits.

Comments: INEFFECT VACALDE2 20090220
RECOMMND DGADDIE 20080801
DRAFT DGADDIE 20080801
PP23096

Planning. 11

0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20090113
DRAFT KHESTERL 20081107
PP23096

Planning. 12

0010-Planning-USE - NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 426-140-023
(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.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20090113
DRAFT KHESTERL 20081107
PP23096

Planning. 13

0010-Planning-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.
This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

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 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.
ADVISORY NOTIFICATION DOCUMENT

Planning
Planning. 15 0020-Planning-USE - LIFE OF PERMIT (cont.)

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHEST ERL 20090113
DRAFT KHEST ERL 20081107
PP23096

Planning. 16 Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by 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 the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use) or subsequent replacement ordinance, this condition of approval shall become null and void.

Planning-All
Planning-All. 1 0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23096 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 23096, Exhibit A,B &L, (Sheets 1-20), dated December 22, 2008.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHEST ERL 20090115
DRAFT KHEST ERL 20081107
PP23096

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP23096. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails
ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS (cont.)
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.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20090113
DRAFT KHESTERL 20081107
PP23096

Planning-All. 3 0010-Planning-All-USE - PROJECT DESCRIPTION

This is a proposal for a wireless telecommunication
facility disguised as a 70' high palm tree (with
additional 5' of tree foliage) for T-Mobile. The project
consists of a 4' high parabolic dish, twelve (12) panel
antennas mounted onto three (3) sectors located 69'-5"
high above grade level. Additionally, the project will
include six (6) equipment cabinets and one (1) GPS antenna
within a 775 square foot lease area enclosed by a 6'- 6"
high block wall.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20090115
DRAFT KHESTERL 20081107
PP23096

Transportation

Transportation. 1 0010-Transportation-USE - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on
Hansen Road since adequate right-of-way exists, per MB
2/16.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KTSANG 20071205
DRAFT BDUNMIRE 20071115
PP23096

Transportation. 2 0010-Transportation-USE - NO ADD'L ROAD IMPRVMNTS

No additional road improvements will be required at this
time along Hansen Road due to existing improvements.
Transportation

Transportation. 2 0010-Transportation-USE - NO ADD'L ROAD IMPRVMTS (cont.)

Comments: INEFFECT VACALDE2 20090220
RECOMMND KTSANG  20071205
DRAFT    BDUNMIRE 20071115
PP23096

Transportation. 3 0010-Transportation-USE - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with ordinance 460 and Riverside County Road Improvement standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KTSANG  20071205
DRAFT    BDUNMIRE 20071115
PP23096

Transportation. 4 0010-Transportation-USE - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KTSANG  20071205
DRAFT    BDUNMIRE 20071115
PP23096
60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade.  1  0060-BS-Grade-USE-G1.4 NPDES/SWPPP  Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

Planning

060 - Planning.  1  0060-Planning-USE - GRADING PLANS  Not Satisfied

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.

060 - Planning.  2  0060-Planning-USE - SKR FEE CONDITION  Not Satisfied
60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - SKR FEE CONDITION (cont.) Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.01 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - SITE EVALUATION Not Satisfied

The information provided does not indicate whether any grading has taken place or will take place on this lot. Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the cell tower and equipment site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department's Grading Division. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial
80. Prior To Building Permit Issuance

Planning

080 - Planning. 1  0080-Planning-USE - ELEVATIONS & MATERIALS (cont.)  Not Satisfied
conformance with that shown on the APPROVED EXHIBIT A, dated 12/22/08.

080 - Planning. 2  0080-Planning-USE - LANDSCAPING SECURITIES  Not Satisfied
Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is $2,500.00 or less.

080 - Planning. 3  0080-Planning-USE - LIGHTING PLANS CT  Not Satisfied
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.

Transportation

080 - Transportation. 1  0080-Transportation-USE - EVIDENCE/LEGAL ACCESS  Not Satisfied
Provide evidence of legal access.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1  0090-E Health-USE - HAZMAT BUS PLAN  Not Satisfied
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.

090 - E Health. 2  0090-E Health-USE - HAZMAT CONTACT  Not Satisfied
Contact the Hazardous Materials Management Division at (951) 358-5055 for any additional requirements.

090 - E Health. 3  0090-E Health-USE - HAZMAT REVIEW  Not Satisfied
If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.
Plan: PP23096E01

90. Prior to Building Final Inspection

Planning

090 - Planning. 1  0090-Planning-USE - CERTIFY LANDSCAPE COMPLY
The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

090 - Planning. 2  0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN
All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The Transportation and Land Management Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

090 - Planning. 3  0090-Planning-USE - ORD NO. 659 (DIF)
Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 23096 has been calculated to be 0.01 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be
90. Prior to Building Final Inspection

Planning

090 - Planning. 3  0090-Planning-USE - ORD NO. 659 (DIF) (cont.)  Not Satisfied
rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 4  0090-Planning-USE - SIGNAGE REQUIREMENT  Not Satisfied
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, and no greater than 18 inches by 18 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, 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.

090 - Planning. 5  0090-Planning-USE - SKR FEE CONDITION  Not Satisfied
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.01 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded,
90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-USE - SKR FEE CONDITION (cont.) Not Satisfied
this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 6 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied
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.

090 - Planning. 7 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1 0090-Transportation-USE - UTILITY INSTALL Not Satisfied
Proposed electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 2 0090-Transportation-USE - UTILITY PLAN Not Satisfied
Proposed electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A
Plan: PP23096E01  Parcel: 4261400023

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2  0090-Transportation-USE - UTILITY PLAN (cont.)  Not Satisfied
written proof for initiating the design and/or application
of the relocation issued by the utility company shall be
submitted to the Transportation Department for verification
purposes.

090 - Transportation. 3  0090-Transportation-USE - WRCOG TUMF  Not Satisfied
Prior to the issuance of an occupancy permit, the project
proponent shall pay the Transportation Uniform Mitigation
Fee (TUMF) in accordance with the fee schedule in effect at
the time of issuance, pursuant to Ordinance No. 824.
Director's Hearing: March 25, 2019

PROPOSED PROJECT

Case Number(s): PP23193E01
Area Plan: Lakeview/Nuevo
Zoning Area/District: Nuevo Area
Supervisioral District: Fifth District
Project Planner: Gabriel Villalobos
APN: 300-120-002

Applicant(s):
SBA Monarch Towers, LLC
c/o Danielle Tschuscke

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 23242 which is a 50-foot high unmanned telecommunications facility disguised as a monopine with 12 antenna panels.

The project is located north of Orange Ave, east of Murrieta Rd, south of Water Ave, and west of Center St.

PROJECT RECOMMENDATION

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23193, extending the expiration date to December 15, 2028, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

Figure 1: Project Location Map
PROJECT BACKGROUND AND ANALYSIS

Background
Plot Plan No. 23193 was originally approved at the Director’s Hearing on December 15, 2008. It proceeded to the Planning Commission where it was received and filed on February 4, 2009.

The First Extension of Time was received November 20, 2018, ahead of the expiration date of December 15, 2018. The applicant and the County discussed conditions of approval and reached consensus on December 4, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (December 4, 2018) indicating the acceptance of the one (1) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1st extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan’s expiration date will become December 15, 2028. However, the added COA could eliminate this 10 year life span provision (AND Planning 1) if this requirement is removed from Ordinance No. 348.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act (“CEQA”), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Plot Plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.

2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.
3. No changes to the approved Plot Plan are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.
GENERAL REQUIREMENTS

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL LAWS, REGULATIONS, AND RULES SET FORTH BY FEDERAL, STATE, AND LOCAL AUTHORITIES WITH JURISDICTION OVER THE PROJECT. THE CONTRACTOR IS TO STUDY AND UNDERSTAND THE REQUIREMENTS OF THE LAWS, REGULATIONS, OR RULES MENTIONED IN THESE SPECIFICATIONS.

2. ALL WORK SHALL BE COMPLETED IN Accordance with the DRAWINGS AND SPECIFICATIONS.

3. CONTRACTOR SHALL HAVE AND MAINTAIN A VALID CONTRACTOR’S LICENSE FOR THE LOCATION WHERE THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL LICENSE INDUSTRIAL TRUCKS, THE OPERATOR OF SUCH TRUCKS PURSUANT TO THE REQUIREMENTS OF THE LOCAL LAWS, REGULATIONS, OR RULES MENTIONED IN THESE SPECIFICATIONS.

4. FOLLOW ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE FEDERAL LAWS AND REGULATIONS. CONTRACTOR SHALL COMPLY WITH ALL OCCUPATIONAL SAFETY AND HEALTH ACT REGULATIONS IN THEIR PRESENT AND FUTURE MANNER. ALL CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MACHINES, METHODS, TECHNIQUES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

5. DRAWING PLANS SHALL NOT BE SCOLLED.

6. CONTRACTOR SHALL SUBMIT DRAWINGS OF THE SITE AND ANY SPECIFICATIONS TO THE REQUIREMENTS OF THE DRAWING PLAN.

7. CONTRACTOR SHALL RECEIVE AN INITIAL AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY NEW OR NOT CLEARLY IDENTIFIED BY THE CONTRACT DOCUMENTS.

8. THE CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE NOTED.


10. DRAWING PLANS SHALL NOT BE SCOLLED.

11. THE CONTRACTOR SHALL VARY THE MATERIALS AND CONDITIONS OF THE SITE AND ANY SPECIFICATIONS AS PERMITTED BY THE CONTRACT DOCUMENTS.

12. CONTRACTOR SHALL PROVIDE A COORDINATE SITE ACCESS AND SECURITY WITH THE PROPERTY OWNER AND THE VINCULUMS PROJECT MANAGER PRIOR TO CONSTRUCTION.

13. THE CONTRACTOR SHALL MAKE NECESSARY REVISIONS TO PROTECT CONSTRUCTION SITE CONDITIONS AND UPON COMPLETION OF WORK, ANY ALTERATION THAT OCCURRED DURING CONSTRUCTION.

14. THE CONTRACTOR SHALL NOTIFY THE LOCAL PUBLIC UTILITY LOCATION PROVIDER (LOL) A MINIMUM OF THREE BUSINESS DAYS PRIOR TO EXCAVATING IN THE FUTURE MIGHT OF ANY ALLOWS TO OWNER UTILITIES TO LOCATE THEIR EASEMENTS.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF PRIVATE UTILITIES ON PROPERTY OWNER’S PROPERTY.

16. WHEN EXCAVATING IN THE AREA OF EXISTING UTILITIES, THE CONTRACTOR SHALL USE REASONABLE CARE IN PROTECTING SUCH UTILITIES. CONSTRUCTION SHALL NOT DISTURB THE VINCULUMS PROJECT MANAGER’S REMARKS OF ANY UTILITIES BETWEEN EXISTING UTILITIES AND THE FUTURE UTILITY LOCATION.

17. DAMAGES TO PUBLIC OR PRIVATE UTILITIES SHALL BE REPORTED TO THE VINCULUMS PROJECT MANAGER AND THE OWNER OR THE ENTITY RESPONSIBLE FOR THE DAMAGE RESULTS FROM CONSTRUCTION OR EXCAVATION. ANY DAMAGE TO UTILITIES SHALL NOT BE REPAIRED AT CONTRACTOR’S EXPENSE.

18. ANY DAMAGES TO PUBLIC OR PRIVATE UTILITIES SHALL BE REPORTED TO THE VINCULUMS PROJECT MANAGER AND THE OWNER OR THE ENTITY RESPONSIBLE FOR THE DAMAGE TO THE VINCULUMS PROJECT MANAGER.

19. KEEP THE CONSTRUCTION SITE CLEAN, HAZARDOUS FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBAGE AND TRASH EQUIPMENT NOT EXPOSED OR BEING REMOVED. RUBBAGE,行銷 ONCE CAN BE DUMPED IN shameful CONDITION AND SHALL BE SUBJECT TO ACTION BY THE VINCULUMS PROJECT MANAGER.

20. THE CONSTRUCTION SITE SHALL PROVIDE THE SITES RECOGNIZATIONS FOR COLLECTION OF NON-TOXIC DETERGENTS. ALL TRASH SHALL BE COLLECTED ON A DAILY BASIS.

21. ALL TOOLS AND ENVIRONMENTALLY HAZARDOUS SUBSTITUTES SHALL BE USED AND DISPOSED OF IN ACCORDANCE WITH MANUFACTURER’S SPECIFICATIONS. UNDER NO CIRCUMSTANCES SHALL MACHINES OR SPAWNEE OF THESE SUBSTITUTES OCCUR ON-SITE.

22. THE CONTRACTOR SHALL MAINTAIN AND SUPPLY THE VINCULUMS PROJECT MANAGER WITH AS-BUILT PLANS UPON COMPLETION OF THE PROJECT.

23. METHODS AND MATERIALS OF CONSTRUCTION INCLUDED, BUT NOT LIMITED TO, CONSTRUCTION MACHINES, METHODS, TECHNIQUES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

24. SCAFFOLDS, MACHINES, FORMWORK, AND STEEL ERECTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.

25. THE CONTRACTOR SHALL COORDINATE/ASSIST DIFFERENT TRADE CONTRACTORS IN TERMS OF COORDINATION AND SITE ACCESS.

26. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PROVIDING FOR ALL TRADES NECESSARY FOR CONSTRUCTION.

27. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITIES.

28. THE VINCULUMS PROJECT MANAGER MAY REJECT THE SCAFFOLDS OF A TESTING LABORATORY TO PERFORM QUALITY ASSURANCE TESTING ON VARIOUS PORTIONS OF THE CONSTRUCTION PROJECT.

29. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES OR FACILITIES IF ITEMS NECESSARY TO COMPLETE THE WORK, THIS INCLUDES, BUT IS NOT LIMITED TO WATER, SEWER, TELEPHONE, HOT, COLD, AND SEWER.

GENERAL ELECTRIC PROVISION

1. SUBSTANTIAL OF BI INCONUCTIONS CONTRACTOR IS COOPERATIVE OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.

2. CONTRACTOR SHALL PROVIDE ALL NECESSARY PLANS AND PATIENTS OF CONSTRUCTION AND COMPLETION WORK PRIOR TO THE COMPLETION OF THE ELECTRICAL INSTALLATION AND TESTING OF THE ELECTRICAL EQUIPMENT AND THE PROPER UTILITIES. EXPERIENCE OF THE CONTRACTOR SHALL BE IN MATURE OF ALL FURNISHINGS TO THE VINCULUMS PROJECT MANAGER LAYING ALL MANUFACTURED PRODUCTS, MACHINES OR EQUIPMENT, TO THE RELEVANT AUTHORITIES.

3. EACH CONTRACTOR OF THE VINCULUMS PROJECT MANAGER SHALL BE PERMANENTLY BASED IN EACH FLOOR, ROOM, TRUE, OR SUBSYSTEM SITE, IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

4. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION COSTS, TRANSPORTATION, ETC., FOR THE INSTALLATION AND INSTALLATION OF THE ELECTRICAL EQUIPMENT AND THE ELECTRICAL WORK. WORKS OF ALL TRADES SHALL BE PERFORMED IN ACCORDANCE WITH DRAWING, AS SPECIFIED HEREIN OR ANY OTHER AS REQUIRED.

5. ALL MATERIALS AND EQUIPMENT SHALL BE MILD AND IN PERFECT CONDITION WHEN INSTALLED AND SHALT BE USED TO THE BEST RESULTS AND OF THE SAME MANUFACTURER’S TRADESMANSHIP FOR EACH TRADE OR GROUP OF ELECTRICAL MATERIALS. MATERIALS OR EQUIPMENT SHALL BE USED OF THE BEST QUALITY AND OF THE SAME MANUFACTURER, MATERIALS, OR EQUIPMENT, AS SPECIFIED OR DIRECTED IN THE DRAWING, AS DECIDED AND SPECIFIED.

6. ALL WORK PERFORMED ON THE PROJECT SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY THE VINCULUMS PROJECT MANAGER.

7. CONTRACTOR SHALL SEVERLY POST INSTALLATION REPORTS AND CONTRACTS IN ACCORDANCE WITH ALL GOVERNING LAWS, RULES, AND REGULATIONS.

8. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL OBTAIN ALL PERMITS, PAYMENT TERMS, AND BE RESPONSIBLE FOR Scheduling PERMITS.

9. POST INSTALLATION, ANY WORK, MATERIALS OR EQUIPMENT FOUND TO BE INSUFFICIENT SHALL BE QUEUED AT THE LOCATION OF THE CONTRACTOR.

10. ALL CONTRACTORS SHALL HAVE A FULL WIRE AND ELECTRICAL CONTRACTORS SHALL WIRE AND ELECTRICAL CONTRACTORS SHALL HAVE A FULL WIRING CONTRACT CURRENT TO WHICH THEY MAY BE SUBMITTED, AND A LIEN ON ALL WIRING.

11. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.

12. FLOOR, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.

13. ALL RATED WALLS SHALL BE FIRE PROOF IN ACCORDANCE WITH THE AREAS."
Extension of Time
Environmental Determination

Project Case Number: PP23193
Original E.A. Number: 41653
Extension of Time No.: 1st EOT
Original Approval Date: December 15, 2008
Project Location: North of Orange Ave, East of Murrieta Rd, South of Water Ave, West of Center St
Project Description: An unmanned T-Mobile wireless telecommunications facility. The project shall consist of a 50' high monopole disguised as a monopine with 12 antenna panels mounted onto 3 sectors and located 47' high above grade level. Additionally the project shall include 6 equipment cabinets and 1 GPS antenna within a 7' high wrought iron fence enclosure on a 581 square foot lease area.

On December 15, 2008, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

☐ I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.

☒ I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.

☐ I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.

☐ I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: Gabriel Villalobos, Project Planner
Date: 12/13/18
For Charissa Leach, Assistant TLMA Director

Revised 6/23/10 - Y:\Planning Case Files-Riverside office\PP23193\1st EOT PP23193\EOT CEQA.doc
Villalobos, Gabriel

From: Danielle Tschuschke <DTschuschke@sbasite.com>
Sent: Tuesday, December 04, 2018 9:08 AM
To: Villalobos, Gabriel
Subject: Recommended Conditions for PP23193 1st EOT

Good morning Gabriel,

On behalf of SBA Monarch Towers, LLC, the Extension of Time Applicant, I, Danielle Tschuschke, accept the following conditions of approval of the First Extension of Time, PP23193E01:

- Planning
- Telecom - Entitlement

Please let us know once the Planning Director’s Hearing has been scheduled for our EOT request.

Thank you for all of your help with our extension requests; we really appreciate it!

Kind Regards,

Danielle Tschuschke
Zoning Compliance Specialist

561.981.9913 + T
561.226.0883 + F

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Tuesday, November 27, 2018 5:13 PM
To: Danielle Tschuschke <DTschuschke@sbasite.com>
Subject: [External] Recommended Conditions for PP23193 1st EOT

Attn: SBA Monarch Towers, LLC
c/o Danielle Tschuschke
8051 Congress Avenue
Boca Raton, FL 33487

RE: EXTENSION OF TIME REQUEST for No. 23193.

The County Planning Department has determined it necessary to recommend the addition of new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.
If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184

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County of Riverside California
ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP23193E01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

0010-BS-Grade-USE - DISTURBS NEED G/PMT

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

Comments: INEFFECT VACALDE2 20090220
RECOMMND Sgonzale 20080110
DRAFT Sgonzale 20080110
PP23193

BS-Grade. 2

0010-BS-Grade-USE - GENERAL INTRODUCTION

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

Comments: INEFFECT VACALDE2 20090220
RECOMMND Sgonzale 20080110
DRAFT Sgonzale 20080110
PP23193

BS-Grade. 3

0010-BS-Grade-USE - OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

Comments: INEFFECT VACALDE2 20090220
RECOMMND Sgonzale 20080110
DRAFT Sgonzale 20080110
PP23193

BS-Grade. 4

0010-BS-Grade-USE-G1.4 NPDES/SWPPP
ADVISORY NOTIFICATION DOCUMENT

BS-Grade

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

Comments: INEFFECT VACALDE2 20090220
RECOMMND SYGONZALE 20080110
DRAFT SYGONZALE 20080110
PP23193

Flood

Flood. 1

0010-Flood-USE - ELEVATE FINISH FLOOR

The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

Comments: INEFFECT VACALDE2 20090220
RECOMMND CDECHAMB 20080616
DRAFT CDECHAMB 20080616
PP23193

Flood. 2

0010-Flood-USE - FLOOD HAZARD REPORT

Plot Plan 23193 proposes to construct and install an unmanned wireless communications facility on a 12.88 acre site. The site is located in the Lakeview/Nuevo Area Plan area northerly of Orange Avenue, southerly of Water Avenue, westerly of Evans Road and easterly of Murrieta Road.
ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 0010-Flood-USE - FLOOD HAZARD REPORT (cont.)

The project involves District Master Plan facilities, namely Perris Valley Channel which is directly adjacent to the site. As such, this project is subject to major flooding from the north. The proposed right of way width for the ultimate Perris Valley Channel is 520 feet. An alternative study currently in review proposes to widen Perris Valley Channel to an overall width of 645 feet. The telecommunications facility shall be located at least 135 feet easterly of the westerly property boundary.

In addition, the site is located within the 100-year Zone A floodplain limits as delineated on Panel No. 060245 1450D of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). All new structures should be floodproofed a minimum of 24 inches above FEMA's floodplain elevation of 1430 (NGVD 1929).

The District has reviewed the amended exhibits as submitted on May 28, 2008 and does not object to this proposal.

Comments: INEFFECT VACALDE2 20090220
RECOMMND CDECHAMB 20080616
DRAFT CDECHAMB 20080616
PP23193

Planning

Planning. 1 0010-Planning-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.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20080918
DRAFT KHESTERL 20080917
PP23193

Planning. 2 0010-Planning-USE - CEASED OPERATIONS

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall
ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2  0010-Planning-USE - CEASED OPERATIONS (cont.)
become null and void.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20080918
DRAFT KHESTERL 20080917
PP23193

Planning. 3  0010-Planning-USE - CO-LOCATION

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.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20080918
DRAFT KHESTERL 20080917
PP23193

Planning. 4  0010-Planning-USE - FEES FOR REVIEW

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.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20080918
DRAFT KHESTERL 20080917
PP23193

Planning. 5  0010-Planning-USE - GEO02044

County Geologic Report (GEO) No. 2044, submitted for this
project (PP23193) was prepared by AESCO Technologies, Inc.
and is entitled: "Geotechnical Report, Proposed T-Mobile
Wireless Communications Facility, Site Number: IE25426A,
Site Name: Orange Nursery, 2600 Block of Orange Avenue,
Perris, California, AESCO Project No. 20073395-A3161", dated April 7, 2008. In addition, AESCO Technologies, Inc.
ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 submitted the following:

"Addendum 1, Response to County of Riverside, Proposed T-Mobile Wireless Communications Facility, Site Number: IE25426A, Site Name: Orange Nursery, 2600 Block of Orange Avenue, Perris, CA, AESCO Project No. 20073395-A4697" dated August 8, 2008.

This report is now included as part of GEO 2044.

GEO No. 2044 concluded:

1. No active or potentially active faults are known to project through or toward the subject site, nor does the site lie within the boundaries of an Earthquake Fault Zone. Review of aerial photos and site mapping revealed no indication of active faults crossing or trending toward this site and therefore the potential for this site to be affected by surface fault rupture is considered low.

2. Based on the relatively dense nature of the subsurface soils and the fact that groundwater beneath the site is in excess of 50 feet below the ground surface, the potential for this site to be affected by seismically induced liquefaction is considered low.

3. With the exception of strong seismic shaking, the potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced landsliding or seismically induced rockfall is considered low.

4. Although this site lies within a County subsidence potential hazard zone, the relatively dense nature of the subsurface soils encountered in this investigation indicates that there is a low potential for this site to be affected by seismically induced settlement.

GEO No. 2044 recommended:

1. The site should be cleared of vegetation, debris, concrete, organic matter or any other unsuitable materials. These materials should be disposed of offsite in an approved facility to prevent their incorporation into the proposed fills.
ADVISORY NOTIFICATION DOCUMENT

Planning

2. Prior to placing compacted fill, all existing fill and low density surficial soils should be removed to expose competent native soils defined as soils exhibiting an in-place relative compaction of at least 90 percent per ASTM D 1557.

3. The removed surficial soils may be re-used as compacted fill soils provided they are cleaned of organics or other deleterious materials. All fill soils should be placed in loose lifts not exceeding 8 inches in thickness, moisture conditioned to optimum to 4 percent above optimum moisture content and compacted to a minimum of 90 percent of the maximum dry density as determined by ASTM D 1557 and verified by field density testing. All fill which will underlie structural elements such as slabs or footings should be compacted to a minimum of 95 percent of the maximum dry density.

4. Due to the potential for this site to be affected by strong seismic shaking, all structures should be designed in accordance with the latest provisions of the recently adopted California Building Code (CBC 2007).

GEO No. 2044 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2044 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Comments: INEFFECT VACALDE2 20090220
RECOMMEND KEARLY 20080829 C000662508
PP23193

Planning

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

Comments: INEFFECT VACALDE2 20090220
RECOMMEND KHESTERL 20080918
DRAFT KHESTERL 20080917
PP23193
ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-USE - SITE MAINTENANCE CT (cont.)
Planning. 7 0010-Planning-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.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20080918
DRAFT KHESTERL 20080917
PP23193

Planning. 8 0010-Planning-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 EXHIBITS; unless otherwise amended by these conditions of approval.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20080918
DRAFT KHESTERL 20080918
DRAFT KHESTERL 20080917
PP23193

Planning. 9 0010-Planning-USE- EQUIPMENT/BLDG COLOR CT

The equipment cabinet color shall be grey or in earthen tones, which will blend with the surrounding setting.

For monopalsms or 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.
ADVISORY NOTIFICATION DOCUMENT

Planning

Planning.  9  0010-Planning-USE- EQUIPMENT/BLDG COLOR CT (cont.)

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20080918
DRAFT     KHESTERL 20080917
PP23193

Planning. 10  0010-Planning-USE- FUTURE INTERFERENCE

If the operation of the facilities authorized by this
approved plot plan 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 Information Technology.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20080918
DRAFT     KHESTERL 20080917
PP23193

Planning. 11  0010-Planning-USE- MAX HEIGHT

The monopine structure and antenna array located within the
property shall not exceed a height of 52 feet.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20081215
DRAFT     KHESTERL 20081215
RECOMMND KHESTERL 20080918
DRAFT     KHESTERL 20080917
PP23193

Planning. 12  0010-Planning-USE- NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 300-120-002
(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.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20080918
DRAFT     KHESTERL 20080917
PP23193

Planning. 13  0020-Planning-USE - EXPIRATION DATE-PP
This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20080918
DRAFT    KHESTERL 20080917
PP23193

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 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.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20080918
DRAFT    KHESTERL 20080917
PP23193

Telcom – Entitlement Life
ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 Telcom – Entitlement Life (cont.)
Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by 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-the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use) or subsequent replacement ordinance, this condition of approval shall become null and void.

Planning-All

Planning-All. 1 0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23193 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 23193, Exhibit A, B & L (Sheets 1-9), Amended No. 2, dated October 7, 2008.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20081031
DRAFT KHESTERL 20080917
PP23193

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP23193. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will 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.
ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2  0010-Planning-All-USE - HOLD HARMLESS (cont.)

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20080918
DRAFT KHESTERL 20080917
PP23193

Planning-All. 3  0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for the construction of a 52' high T-Mobile wireless telecommunications facility disguised as a pine tree, or monopine (this height includes 5' of tree foliage). The monopine will have 12 antenna panels mounted onto 3 sectors, located at 47' high above grade. The project shall include 6 equipment cabinets and 1 GPS antenna within a 7' high wrought iron fence enclosure in a 581 square foot lease area.

Comments: INEFFECT VACALDE2 20090220
RECOMMND KHESTERL 20081215
DRAFT KHESTERL 20081215
RECOMMND KHESTERL 20081031
DRAFT KHESTERL 20080917
PP23193

Transportation

Transportation. 1  0010-Transportation-USE - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with ordinance 460 and Riverside County Road Improvement standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
Transportation

Transportation. 1 0010-Transportation-USE - STD INTRO 3(ORD 460/461)
(cont.)

Comments: INEFFECT VACALDE2 20090220
RECOMMND REGRAMLI 20080109
DRAFT REGRAMLI 20080108
PP23193

Transportation. 2 0010-Transportation-USE - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Comments: INEFFECT VACALDE2 20090220
RECOMMND REGRAMLI 20080109
DRAFT REGRAMLI 20080108
PP23193
Plan: PP23193E01  Parcel: 300120002

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1  0060-BS-Grade-USE-G1.4 NPDES/SWPPP  Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

Planning

060 - Planning. 1  0060-Planning-USE - ARCHAEOLOGIST RETAINED  Not Satisfied

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no
60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1  0060-Planning-USE - ARCHAEOLOGIST RETAINED (cont.)  Not Satisfied
potential for impacts to unique archaeological resources, a
letter shall be submitted to the Planning Department
certifying this finding by the retained qualified
archaeologist.

060 - Planning. 2  0060-Planning-USE - GRADING PLANS  Not Satisfied
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.

060 - Planning. 3  0060-Planning-USE - IF HUMAN REMAINS FOUND  Not Satisfied
If human remains are encountered, State Health and Safety
Code Section 7050.5 states that no further disturbance
shall occur until the County Coroner has made a
determination of origin and disposition pursuant to Public
Resource Code section 5097.98. The County Coroner shall be
notified of the find immediately. If the remains are
determined to be prehistoric, the coroner shall notify the
Native American Heritage Commission, which will determine
and notify the appropriate NATIVE AMERICAN TRIBE who is the
most likely descendent. The descendent shall inspect the
site of the discovery and make a recommendation as to the
appropriate mitigation. After the recommendations have
been made, the property owner, a Native American Tribe
representative, and a County representative shall meet to
determine the appropriate mitigation measures and
corrective actions to be implemented.
60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-USE- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 12.88 acres (gross) in accordance with APPROVED EXHIBITS. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.
60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - SITE EVALUATION Not Satisfied

The information provided does not indicate whether any grading has taken place or will take place on this lot. Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the cell tower and equipment site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department's Grading Division. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBITS of PP23193.

080 - Planning. 2 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied

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.

080 - Planning. 3 0080-Planning-USE- MARCH AIR RESERVE BASE Not Satisfied

The March Air Reserve Base (MARB) requests the band frequencies, that will be used with this communications facility, to be reviewed by the MARB communications squadron before construction begins. The developer/permit holder shall contact MARB communications squadron member Mr. Donald Combs at donald.combs@march.af.mil.
80. Prior To Building Permit Issuance

Planning

080 - Planning. 3  0080-Planning-USE- MARCH AIR RESERVE BASE (cont.)  Not Satisfied
In addition, the developer/permit holder may also contact
Mr. Jack Porter Jr. at (951) 655-2115 with questions.

Transportation

080 - Transportation. 1  0080-Transportation-USE - EVIDENCE/LEGAL ACCESS  Not Satisfied
Provide evidence of legal access.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1  0090-E Health-USE - HAZMAT BUS PLAN  Not Satisfied
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.

090 - E Health. 2  0090-E Health-USE - HAZMAT CONTACT  Not Satisfied
Contact a Hazardous Materials Specialist, Hazardous
Materials Management Division, at (951) 358-5055 for any
additional requirements.

090 - E Health. 3  0090-E Health-USE - HAZMAT REVIEW  Not Satisfied
If further review of the site indicates additional
environmental health issues, the Hazardous Materials
Management Division reserves the right to regulate the
business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1  0090-Planning-USE - CERTIFY LANDSCAPE COMPLY  Not Satisfied
The permit holder's landscape architect or other state
licensed party responsible for preparing landscaping and
irrigation plans shall provide a Compliance Letter to the
Planning Department and the Department of Building and
Safety stating that the landscape and irrigation system
has been installed in compliance with the approved
landscaping and irrigation plans. The Compliance letter
shall be submitted at least three (3) working days prior to
final inspection of the structure or issuance of occupancy
permit, whichever occurs first.

090 - Planning. 2  0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN  Not Satisfied
All required landscape planting and irrigation shall have
been installed in accordance with approved Landscaping,
Irrigation, and Shading Plans and be in a condition
90. Prior to Building Final Inspection

Planning

090 - Planning. 2  0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN (cont)  Not Satisfied
acceptable to The Land Management Agency - Land Use
Division. The plants shall be healthy and free of weeds,
disease or pests. The irrigation system shall be properly
constructed and determined to be in good working order.

090 - Planning. 3  0090-Planning-USE - ORD NO. 659 (DIF)  Not Satisfied
Prior to the issuance of either a certificate of occupancy
or prior to building permit final inspection, the applicant
shall comply with the provisions of Riverside County
Ordinance No. 659, which requires the payment of the
appropriate fee set forth in the Ordinance. Riverside
County Ordinance No. 659 has been established to set forth
policies, regulations and fees related to the funding and
installation of facilities and the acquisition of open
space and habitat necessary to address the direct and
cumulative environmental effects generated by new
development project described and defined in this
Ordinance, and it establishes the authorized uses of the
fees collected.

The amount of the fee for commercial or industrial
development shall be calculated on the basis of the
"Project Area," as defined in the Ordinance, which shall
mean the net area, measured in acres, from the adjacent
road right-of-way to the limits of the project
development. The Project Area for Plot Plan No. 23193 has
been calculated to be 0.01 net acres.

In the event Riverside County Ordinance No. 659 is
rescinded, this condition will no longer be applicable.
However, should Riverside County Ordinance No. 659 be
rescinded and superseded by a subsequent mitigation fee
ordinance, payment of the appropriate fee set forth in that
ordinance shall be required.

090 - Planning. 4  0090-Planning-USE - SIGNAGE REQUIREMENT  Not Satisfied
Prior to final inspection of any building permit, the
applicant, developer or successor-in-interest shall install
a sign no smaller than 12 inches by 12 inches, and no
greater than 18 inches by 18 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;
90. Prior to Building Final Inspection

Planning

090 - Planning. 4  0090-Planning-USE - SIGNAGE REQUIREMENT (cont.)  Not Satisfied
-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 (additional antennas and/or
 equipment shelters or cabinets) are added to an existing
 facility, an additional sign, including the above described
 information 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.

090 - Planning. 5  0090-Planning-USE - UTILITIES UNDERGROUND  Not Satisfied

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.

090 - Planning. 6  0090-Planning-USE- CELL TOWER REQUIREMENTS  Not Satisfied

CELL TOWER REQUIREMENTS:

1) The facility shall be designed as a 50’ high monopine
   tree. However, an additional 5 feet of tree foliage
   shall be provided above the antenna panels creating an
   overall height appearance of 55’ high.

2) Antenna panels shall be covered with leave foliage (pine
   needles) and colored dark green.

3) The tree branches shall extend as far as the antennas
   protrude in order to minimize the visual impact of the
   facility.

4) The tower structure (or trunk) shall be brown and
   of a bark-like material.

090 - Planning. 7  0090-Planning-USE- SKR FEE CONDITION  Not Satisfied

Prior to the issuance of a certificate of occupancy, or
upon building permit final inspection, whichever comes
first, the applicant shall comply with the provisions of
Riverside County Ordinance No. 663, which generally
requires the payment of the appropriate fee set forth in
90. Prior to Building Final Inspection

Planning

090 - Planning. 7  0090-Planning-USE- SKR FEE CONDITION (cont.)  Not Satisfied
that ordinance.
The amount of the fee required to be paid may vary,
depending upon a variety of factors, including the type of
development application submitted and the applicability of
any fee reduction or exemption provisions contained in
Riverside County Ordinance No. 663. Said fee shall be
calculated on the approved development project which is
anticipated to be 12.88 acres (gross) in accordance with
APPROVED EXHIBITS. If the development is subsequently
revised, this acreage amount may be modified in order to
reflect the revised development project acreage amount. In
the event Riverside County Ordinance No. 663 is rescinded,
this condition will no longer be applicable. However,
should Riverside County Ordinance No. 663 be rescinded and
superseded by a subsequent mitigation fee ordinance,
payment of the appropriate fee set forth in that ordinance
shall be required.

090 - Planning. 8  0090-Planning-USE- WALL & FENCE LOCATIONS  Not Satisfied
Wall and/or fence locations shall be in conformance with
APPROVED EXHIBITS showing the approved fencing plan.

Transportation

090 - Transportation. 1  0090-Transportation-USE - UTILITY PLAN CELL TOWER  Not Satisfied
Proposed electrical power lines below 33.6 KV within public
right-of-way for this cell tower site shall be designed to
be placed underground in accordance with Ordinance 460 and
461, or as approved by the Transportation Department. The
applicant is responsible for coordinating the work with the
serving utility company. A disposition note describing the
above shall be reflected on the site plan. A written proof
for initiating the design and/or application of the
relocation issued by the utility company shall be submitted
to the Transportation Department for verification purposes.

090 - Transportation. 2  0090-Transportation-USE - WRCOG TUMF  Not Satisfied
Prior to the issuance of an occupancy permit, the project
proponent shall pay the Transportation Uniform Mitigation
Fee (TUMF) in accordance with the fee schedule in effect at
the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 3  0090-Transportation-USE-UTILITY INSTALL CELL TOWER  Not Satisfied
Proposed electrical power lines below 33.6 KV within public
right-of-way for this cell tower site shall be underground
in accordance with Ordinance 460 and 461, or as approved by
Plan: PP23193E01
Parcel: 300120002

90. Prior to Building Final Inspection

Transportation

090 - Transportation, 3 0090-Transportation-USE-UTILITY INSTALL CELL TOWER (Not Satisfied
the Transportation Department.

A certificate should be obtained from the pertinent utility
company and submitted to the Department of Transportation
as proof of completion.
Director's Hearing: March 25, 2019

PROPOSED PROJECT

Case Number(s): PP22954E01
Area Plan: Western Coachella Valley
Zoning Area/District: Pass and Desert District
Supervisiorial District: Fourth District
Project Planner: Gabriel Villalobos
APN: 656-390-008

Applicant(s):
SBA Monarch Towers, LLC
c/o Danielle Tschuscke

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 22954 which is a 70-foot high unmanned telecommunications facility disguised as a broadleaf tree with 12 antenna panels.

The project is located east of Rancho Rd, south of Aurora Rd and west of Long Canyon Rd.

PROJECT RECOMMENDATION

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22954, extending the expiration date to December 30, 2028, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

Figure 1: Project Location Map
PROJECT BACKGROUND AND ANALYSIS

Background
Plot Plan No. 22954 was originally approved at the Director's Hearing on December 30, 2008. It proceeded to the Planning Commission where it was received and filed on February 4, 2009.

The First Extension of Time was received November 16, 2018, ahead of the expiration date of December 30, 2018. The applicant and the County discussed conditions of approval and reached consensus on December 4, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of this recommended condition and has agreed to accept it. Included in this staff report package is the new recommended condition of approval, and the correspondence from the Extension of Time applicant (December 4, 2018) indicating the acceptance of the one (1) recommended condition.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1st extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become December 30, 2028. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Plot Plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.

2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.
3. No changes to the approved Plot Plan are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.
Extension of Time
Environmental Determination

Project Case Number: PP22954
Original E.A. Number: 41492
Extension of Time No.: 1st EOT
Original Approval Date: December 30, 2008
Project Location: East of Rancho Rd and West of Long Canyon Rd
Project Description: The Plot Plan is a proposal for the construction of an unmanned T-Mobile wireless telecommunication facility disguised as a 70’ high broadleaf tree. The project will consist of twelve (12) antennas mounted 65’ high above grade level, six (6) equipment cabinets, and one (1) parabolic dish within a 600 square foot net lease area.

On December 30, 2008, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

☐ I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project’s original conditions of approval.

☒ I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project’s original conditions of approval which have been made and agreed to by the project proponent.

☐ I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project’s original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.

☐ I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: Gabriel Villalobos, Project Planner
Date: 12/13/18
For Charissa Leach, Assistant TLMA Director
Villalobos, Gabriel

From: Danielle Tschuschke <DTschuschke@sbasite.com>
Sent: Tuesday, December 04, 2018 9:25 AM
To: Villalobos, Gabriel
Subject: Recommended Conditions for PP22954 1st EOT

Gabriel,

On behalf of SBA Monarch Towers, LLC, the Extension of Time Applicant, I, Danielle Tschuschke, accept the following conditions of approval of the First Extension of Time, PP22954E01:

- Planning.1 Telecom - Entitlement Life

Please let us know once the Planning Director’s Hearing has been scheduled for our EOT request.

Happy Holidays!

Kind Regards,

Danielle Tschuschke
Zoning Compliance Specialist
561.981.9913 + T
561.226.0883 + F

From: Villalobos, Gabriel [mailto:GVillalol@rivco.org]
Sent: Tuesday, November 27, 2018 5:18 PM
To: Danielle Tschuschke <DTschuschke@sbasite.com>
Subject: [External] Recommended Conditions for PP22954 1st EOT

Attn: SBA Monarch Towers, LLC
c/o Danielle Tschuschke
8051 Congress Avenue
Boca Raton, FL 33487

RE: EXTENSION OF TIME REQUEST for No. 22954.

The County Planning Department has determined it necessary to recommend the addition of new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.
Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,

2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184

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County of Riverside California
ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP22954E01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - DISTURBS NEED G/PMT

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND SGONZALE 20070905
DRAFT SGONZALE 20070905
PP22954

BS-Grade. 2 0010-BS-Grade-USE - GIN INTRODUCTION

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND SGONZALE 20070905
DRAFT SGONZALE 20070905
PP22954

BS-Grade. 3 0010-BS-Grade-USE - OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND SGONZALE 20070905
DRAFT SGONZALE 20070905
PP22954

BS-Grade. 4 0010-BS-Grade-USE-G1.4 NPDES/SWPPP
ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4 0010-BS-Grade-USE-G1.4 NPDES/SWPPP (cont.)

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

Comments:
INEFFECT CARMUNO1 20090313
RECOMMND SGONZALE 20070905
DRAFT SGONZALE 20070905
PP22954

Fire

Fire. 1 0010-Fire-USE-#25-GATE ENTRANCES

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

Comments:
INEFFECT CARMUNO1 20090313
RECOMMND TWILLIAM 20070823
DRAFT TWILLIAM 20070823
PP22954

Fire. 2 0010-Fire-USE-#89-RAPID HAZMAT BOX

Rapid entry key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to
ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 2 0010-Fire-USE-#89-RAPID HAZMAT BOX (cont.)
installation.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND TWILLIAM 20070823
DRAFT TWILLIAM 20070823
PP22954

Flood

Flood. 1 0010-Flood-USE ELEVATE ELECTRONIC EQ

The electronic equipment, the equipment/shelter shall either be elevated a minimum of 18 inches above the highest adjacent ground or the building shall be dry floodproofed to a height of 18 inches.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND JGALE 20070910
PP22954

Flood. 2 0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan 22954 proposes to install and maintain a wireless communication facility in the Desert Hot Springs area. The site is located on the west side of Long Canyon Road between 18th Avenue and Dillon Road.

This site receives sheet type flows from the northeast. To protect the electronic equipment, the equipment/shelter shall either be elevated a minimum of 18 inches above the highest adjacent ground or the building shall be dry floodproofed to a height of 18 inches.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND JGALE 20070910
PP22954

Planning

Planning. 1 0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition
Planning

Planning. 1

0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

has been made. If the Riverside County Coroner
determines the remains to be Native American, the
Native American Heritage Commission shall be contacted
within a reasonable timeframe. Subsequently, the Native
American Heritage Commission shall identify the "most
likely descendant." The most likely descendant shall then
make recommendations and engage in consultation concerning
the treatment of the remains as provided in Public Resources
Code Section 5097.98.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND LMOURIQU 20070829
DRAFT LMOURIQU 20070829
PP22954

Planning. 2

0010-Planning-MAP - INADVERTENT ARCHAEO FIND

If during ground disturbance activities, unique cultural
resources are discovered that were not assessed by the
archaeological report(s) and/or environmental assessment
conducted prior to project approval, the following
procedures shall be followed. Unique cultural resources are
defined, for this condition, as being multiple artifacts in
close association with each other, but may include fewer
artifacts if the area of the find is determined to be of
significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the
discovered cultural resources shall be halted until a
meeting is convened between the developer, the
archaeologist, the Native American tribal representative
and the Planning Director to discuss the significance of
the find.

2. At the meeting, the significance of the discoveries
shall be discussed and after consultation with the Native
American tribal representative and the archaeologist, a
decision shall be made, with the concurrence of the
Planning Director, as to the appropriate mitigation
(documentation, recovery, avoidance, etc.) for the cultural
resources.

3. Grading of further ground disturbance shall not resume
within the area of the discovery until an agreement has
been reached by all parties as to the appropriate
mitigation.
Planning

Planning 2 0010-Planning-MAP - INADVERTENT ARCHAEO FIND (cont.)

Comments: INEFFECT CARMUNO1 20090313
RECOMMND LMOURIQU 20070829
DRAFT  LMOURIQU 20070829
PP22954

Planning 3 0010-Planning-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.rclima.org.buslic.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND JEQUINA 20071214
DRAFT  JEQUINA 20071214
PP22954

Planning 4 0010-Planning-USE - CEASED OPERATIONS

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.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND JEQUINA 20071214
DRAFT  JEQUINA 20071214
PP22954

Planning 5 0010-Planning-USE - CO-LOCATION

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.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND JEQUINA 20071214
DRAFT  JEQUINA 20071214
PP22954

Planning 6 0010-Planning-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.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND JEQUINA 20071214
DRAFT JEQUINA 20071214
PP22954

Due to the location of this site, building permits and inspections may occur in Riverside County's Desert Permit Assistance Center (DPAC) and/or the City of Blythe. Please contact the DPAC office to determine which office will do the processing of the permits and inspections. The County of Riverside's DPAC office main line phone number is (760) 863-8271.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND PCLARK 20081204
PP22954

The equipment cabinet color shall be grey or in earthen tones, which will blend with the surrounding setting.

The color of the palm tree trunk shall be light to dark brown and the color of the antenna array shall be dark green in order to minimize visual impacts.

The antenna panels shall be required to be colored a shade of green to match tree frond colors to better disguise and blend within the monopalm.

The palm tree shall have a minimum of 80 fronds and all fronds shall extend as far as the antenna arrays. Additionally, the antenna panels shall be required to be colored green to match tree fronds to better disguise and blend within the monopalm wireless telecommunications facility. No antenna "leave socks" shall be installed.
ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-USE - EQUIPMENT/BLDG COLOR CT (cont.)
The project shall provide an additional 5 foot of tree foliage above the antennas panels for better disguise. As such, the extra embellishment shall create an overall height of 70', as shown on APPROVED EXHIBIT A.

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.

AMENDED BY THE PLANNING DIRECTOR ON DECEMBER 30, 2008.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND MBORROWS 20090115
DRAFT MBORROWS 20090115
RECOMMND PCLARK 20081224
DRAFT PCLARK 20081224
RECOMMND MBORROWS 20081223
DRAFT MBORROWS 20081223
RECOMMND CARRIETA 20081022
DRAFT PCLARK 20080918
RECOMMND JEQUINA 20071214
DRAFT JEQUINA 20071214
PP22954

Planning. 9 0010-Planning-USE - FEES FOR REVIEW

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.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND JEQUINA 20071214
DRAFT JEQUINA 20071214
PP22954

Planning. 10 0010-Planning-USE - FUTURE INTERFERENCE

If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County
Planning

Planning. 10  0010-Planning-USE - FUTURE INTERFERENCE (cont.)
communication facilities, the applicant shall consult with
County Information Technology staff and implement
mitigation measures acceptable to the Department of
Information Technology.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND CARRIETA 20081022
DRAFT  CARRIETA 20081008
RECOMMND JEQUINA 20071214
DRAFT  JEQUINA 20071214
PP22954
Planning. 11  0010-Planning-USE - GEO01923

County Geologic Report (GEO) No. 1923, submitted for this
project (PP22954), was prepared by AESCO Technologies, Inc.
and is entitled: "Geotechnical Report, Proposed
T-Mobile Wireless Communication Facility, Site No.
IE04734G, Site Name: Long Canyon Nursery, 17505 Long Canyon
In addition, the following documents were submitted for
this project:

"Response to the County of Riverside, Proposed T-Mobile
Wireless Communications Facility, Site No. IE04734G, Site
Name: Long Canyon Nursery, 17505 Long Canyon Road, Desert

These documents are herein incorporated as part of GEO No.
1923.

GEO No. 1923 concluded:

1. The consultant concluded that the nearest active fault to
the site is the San Andreas Fault Zone, located about 0.4
kilometers to the northeast of the site.

2. No faulting has been mapped on the site or noted during
the consultant's geologic investigation of the site.

3. The potential for surface fault rupture on the site is
considered low.

4. The potential for liquefaction is considered low due to
the lack of shallow groundwater.

GEO No. 1923 recommended:
Planning

Planning 11 0010-Planning-USE - GEO01923 (cont.)

1. The seismic shaking parameters presented in the report should be applied to the proposed structures on the site.

GEO No. 1923 satisfies the requirement for a Geologic/Seismic Study for Planning/CEQA purposes. GEO No. 1923 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND KEARLY 20080505
PP22954

Planning 12 0010-Planning-USE - LANDSCAPING REVIEW/COMPL

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the preliminary landscaping plans.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND MBORROWS 20081203
PP22954

Planning 13 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Comments: INEFFECT CARMUNO1 20090313
RECOMMND JEQUINA 20071214
DRAFT JEQUINA 20071214
PP22954

Planning 14 0010-Planning-USE - MAX HEIGHT

The monopole located within the property shall not exceed a height of 65 feet. However, the project shall be given an additional 5 feet for tree branches and foliage.
ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14  0010-Planning-USE - MAX HEIGHT (cont.)

Comments: INEFFECT CARMUNO1 20090313
RECOMMND JEQUINA 20071214
DRAFT JEQUINA 20071214
PP22954

Planning. 15  0010-Planning-USE - NO USE PROPOSED LIMIT CT

The balance of the subject property, APN:656-390-008 (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.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND JEQUINA 20071214
DRAFT JEQUINA 20071214
PP22954

Planning. 16  0010-Planning-USE - ORD 875 CVMSHCP FEE (1)

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND CARRIETA 20081022
PP22954

Planning. 17  0010-Planning-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.
All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department’s conditions of approval 90 PLANNING 10 - Landscape/Irrigation Install.

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

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
ADVISORY NOTIFICATION DOCUMENT

Planning
Planning. 20 0020-Planning-USE - LIFE OF PERMIT (cont.)
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
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.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND JEQUINA 20071214
DRAFT JEQUINA 20071214
PP22954

Planning. 21 Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication
facility shall have an initial approval period (life) of ten (10) years, which may be
extended if a revised permit application is made and approved by 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 the number of complaints, if
any, received by the County. In the case of colocated facilities, the permits of all
colocaters shall be automatically extended until the last colocater's permit expires. In
the event that this ten (10) year maximum life span provision is removed from Riverside
County Ordinance No. 348 (Land Use) or subsequent replacement ordinance, this
condition of approval shall become null and void.

Planning-All
Planning-All. 1 0010-Planning-All-USE - 90 DAYS TO PROTEST

The project developer has 90 days from the date of approval
of these conditions to protest, in accordance with the
procedures set forth in Government Code Section 66020, the
imposition of any and all fees, dedications, reservations
and/or other exactions imposed on this project as a result
of this approval or conditional approval of this project.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND PCLARK 20081204
PP22954

Planning-All. 2 0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in
ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-USE - DEFINITIONS (cont.)
all capitals in the attached conditions of Plot Plan
No.22954 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No.22954,
Exhibit A-1, Amended No. 1 (cover page and notes),
Exhibit A-2, Amended No. 1 (notes),
Exhibit A-3, Amended No. 1 (topographic),
Exhibit A-4, Amended No. 1 (site plan),
Exhibit A-5, Amended No. 1 (enlarged site plan),
Exhibit B-1, Amended No. 1 (elevations),
Exhibit B-2, Amended No. 1 (elevations),
Exhibit E-1, Amended No. 1 (conceptual planting plan),
Exhibit E-2, Amended No. 1 (planting details),
Exhibit M (simulation photos).

Comments: INEFFECT CARMUNO1 20090313
RECOMMND CARMUNOZ 20090109
DRAFT CARMUNOZ 20090109 C000670279
RECOMMND MBORROWS 20081203
DRAFT PCLARK 20080918
RECOMMND JEQUINA 20071214
DRAFT JEQUINA 20071214
PP22954

Planning-All. 3 0010-Planning-All-USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall
defend, indemnify, and hold harmless the County of
Riverside (COUNTY) its agents, officers, or employees from
any claim, action, or proceeding against the COUNTY, its
agents, officers, or employees to attack, set aside, void,
or annul an approval of the COUNTY, its advisory agencies,
appeal boards, or legislative body concerning PP22954. The
COUNTY will promptly notify the applicant/permittee of any
such claim, action, or proceeding against the COUNTY and
will cooperate fully in the defense. If the COUNTY fails
to promptly notify the applicant/permittee of any such
claim, action, or proceeding fails to cooperate fully in
the defense, the applicant/permittee shall not, thereafter,
be responsible to defend, indemnify, or hold harmless the
COUNTY.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND JEQUINA 20071214
DRAFT JEQUINA 20071214
PP22954
ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 4 0010-Planning-All-USE - PROJECT DESCRIPTION (cont.)

The use hereby permitted is for the installation and
operation of a wireless communications facility disguised
as a 70' high palm tree. The project shall consist of 12
antenna panels, located 65' high above grade level, six (6)
equipment cabinets, and one (1) 2' in diameter parabolic
antenna within a 600 square foot lease area, located within
Assessors Parcel Number 656-390-008.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND MBORROWS 20081224
DRAFT MBORROWS 20081224
RECOMMND PCLARK 20081204
DRAFT PCLARK 20081204
RECOMMND CARRIETA 20081022
DRAFT PCLARK 20080918
RECOMMND JEQUINA 20071214
DRAFT JEQUINA 20071214
PP22954

Transportation

Transportation. 1 0010-Transportation-USE - ASSESS/BENEFIT DIST 1

Should this project lie within any assessment/benefit
district, the project proponent shall, prior to issuance of
a building permit, make application for and pay for their
reapportionment of the assessments or pay the unit fees in
the benefit district.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND REGRAMLI 20071220
DRAFT REGRAMLI 20071217
PP22954

Transportation. 2 0010-Transportation-USE - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the
referenced tentative exhibit, the landowner shall provide
all street improvements, street improvement plans and/or
road dedications set forth herein in accordance with
ordinance 460 and Riverside County Road Improvement tandards
(Ordinance 461). It is understood that the exhibit
correctly shows acceptable centerline elevations, all
existing easements, traveled ways, and drainage courses
with appropriate Q's, and that their omission or
unacceptability may require the exhibit to be resubmitted
for further consideration. These Ordinances and all
Transportation

Transportation. 2 0010-Transportation-USE - STD INTRO 3(ORD 460/461)
(cont.)

conditions of approval are essential parts and a
requirement occurring in ONE is as binding as though
occurring in all. All questions regarding the true meaning
of the conditions shall be referred to the Transportation
Department.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND REGRAMLI 20071220
DRAFT REGRAMLI 20071217
PP22954

Transportation. 3 0010-Transportation-USE - TS/EXEMPT

The Transportation Department has not required a traffic
study for the subject project. The Transportation
Department has determined that the project is exempt from
traffic study requirements.

Comments: INEFFECT CARMUNO1 20090313
RECOMMND REGRAMLI 20071220
DRAFT REGRAMLI 20071217
PP22954
Plan: PP22954E01

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE-G1.4 NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

Planning

060 - Planning. 1 0060-Planning-USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 22954, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 0060-Planning-USE - PM10 MITIGATION PLAN Not Satisfied

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional
60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - PM10 MITIGATION PLAN (cont.) Not Satisfied
that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - SITE EVALUATION Not Satisfied

The information provided does not indicate whether any grading has taken place or will take place on this lot. Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the cell tower and equipment site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department's Grading Division. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied
Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT M, dated 11/16/08.

AMENDED BY THE PLANNING DIRECTOR ON DECEMBER 30, 2008.

080 - Planning. 2 0080-Planning-USE - LANDSCAPE PLOT PLAN Not Satisfied
Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping and Irrigation Plan shall be submitted to and approved by the County Planning Department. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300
80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-USE - LANDSCAPE PLOT PLAN (cont.) Not Satisfied
through 19.304., and the conditions of approval of PP22954. The plan shall show all common open space areas and the location, number, genus, species, and container size of plants. The plan shall address all areas and conditions of the permit requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and which have low water usage.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department only. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Building & Safety Department.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

080 - Planning. 3 0080-Planning-USE - LNDSCG CV PROJ SPECIFIC Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

a. Landscape plans shall contain the Agricultural Commissioner's note as indicated in general conditions, above, if the project is located in the Coachella Valley.

b. In order to assist in project coordination with county inspection requirements, including but not necessarily limited to the Agricultural Commissioner's Office, all landscape plans shall contain the name, address and phone number of both the landscape plan preparer and the project developer, the property's Assessors Parcel Number(s) and a vicinity map.

c. A minimum of three (3) date palms, or equivalent species, at a height of thirty (30) feet shall be planted near the wireless communication facility; appropriate
80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 0080-Planning-USE - LNDSCG CV PROJ SPECIFIC (cont.) Not Satisfied
irrigation shall be included from an on-site well system or a water utility. The source of water shall be verified as determined by the Planning Department.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied
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.

090 - E Health. 2 0090-E Health-USE - HAZMAT CONTACT Not Satisfied
Contact the Hazardous Materials Management Division at (951) 358-5055 for any additional requirements.

090 - E Health. 3 0090-E Health-USE - HAZMAT REVIEW Not Satisfied
If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1 0090-Planning-USE - CERTIFY LANDSCAPE COMPLY Not Satisfied
The permit holder’s landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least thre (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

090 - Planning. 2 0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN Not Satisfied
All required landscape planting and irrigation shall be installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to the Management Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.
90. Prior to Building Final Inspection

Planning

090 - Planning. 2  0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN (cont)  Not Satisfied

090 - Planning. 3  0090-Planning-USE - LNDSCPE/IRRIG INSTALL  Not Satisfied

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOSIT," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

090 - Planning. 4  0090-Planning-USE - ORD 875 CVMSHCP FEE (2)  Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan No. 22954 is calculated to be 0.25 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 5  0090-Planning-USE - ORD NO. 659 (DIF)  Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cummulative environmental effects generated by new development project described and defined in this
Plan: PP22954E01
Parcel: 656390008

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-USE - ORD NO. 659 (DIF) (cont.) Not Satisfied
Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No.22954 has been calculated to be 0.25 acre.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 6 0090-Planning-USE - PALM TREE TOWER REQ. Not Satisfied
The proposed cell tower shall be disguised as a 70' high palm tree. Therefore, the project shall adhere to the design requirements listed below:

1) Cell tower trunk shall be colored in light or dark brown to resemble a palm tree trunk.

2) The cell tower shall provide an additional 5 feet of palm tree fronds above the antenna panels for better disguise. As such, the extra embellishment shall create an overall height of 70'.

3) The antenna panels shall be required to be colored a shade of green to match tree frond colors to better disguise and blend within the monopalm.

4) A minimum of 80 tree fronds are required and fronds shall extend as far as the antenna arrays in order to prevent the antennas from protruding out.

AMENDED BY THE PLANNING DIRECTOR ON DECEMBER 30, 2008.

090 - Planning. 7 0090-Planning-USE - SIGNAGE REQUIREMENT Not Satisfied
Prior to final inspection of any building permit, the applicant, 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:
90. Prior to Building Final Inspection

Planning

090 - Planning. 7  0090-Planning-USE - SIGNAGE REQUIREMENT (cont.)  Not Satisfied

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, a additional sign, including the above described information 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.

090 - Planning. 8  0090-Planning-USE - UTILITIES UNDERGROUND  Not Satisfied

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.

090 - Planning. 9  0090-Planning-USE - WALL & FENCE LOCATIONS  Not Satisfied

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

090 - Planning. 10  0090-Planning-USE - WROUGHT IRON FENCE REQ.  Not Satisfied

A six (6) foot high wrought iron fence shall be constructed along the perimeter of the lease area. The required fence shall be subject to the approval of the Building and Safety Department.