



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
Interim Planning Director

1:30 P.M.

JULY 14, 2014

## AGENDA

### RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

DESERT PERMIT ASSISTANCE CENTER  
77-588 El Duna Court, Suite H  
Palm Desert, CA 92211

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

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rcplma.org](mailto:mcstark@rcplma.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 **NONE**

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

- 2.1 **PLOT PLAN NO. 25311** – Intent to Adopt a Mitigated Negative Declaration – Applicant: AT&T – Fourth/Fourth Supervisorial District – Location: Northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42 – 1.14 Acres – **REQUEST:** The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 sq. ft. equipment shelter, and a backup diesel generator in a 1,225 sq. ft. lease area. Two live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42. Project Planner, Damaris Abraham at (951) 955-5719 or email [dabraham@rcplma.org](mailto:dabraham@rcplma.org). (Quasi-judicial)

- 2.2 **PLOT PLAN NO. 25373** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Smartlink, LLC –Fifth/Fourth Supervisorial District – Location: Northerly of Cats Claw Road, southerly of Dillon Road, easterly of Bubbling Wells Road, and westerly of Mountain View Road. More specifically site address is 17400 Bubbling Wells Road – 9.66 Acres – **REQUEST:** The plot plan proposes a wireless communications facility, for AT&T Mobility, disguised as a 70 foot high faux water tank tower in a 1,493 sq. ft. lease area. The project includes the installation of twelve (12) panel antennas located at 66 foot high inside the water tank tower, twenty four (24) RRUs and three (3) surge suppressors located behind the panel antennas, one (1) microwave antenna, a 50kw standby propane generator with a new AT&T propane tank, and a 183 sq. ft. equipment shelter surrounded by a 6 foot high decorative block wall enclosure. The project site currently contains a church and the facility is proposed to be located on the easterly portion of the property and access to the facility will be provided via an approximately 12 ft. wide access easement running from Bubbling Wells Road. Project Planner, Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)
- 2.3 **PLOT PLAN NO. 25582** - CEQA Exempt – Applicant/Owner: James Bruner – Fourth/Fourth Supervisorial District – Location: Northerly of 41<sup>st</sup> Street, southerly of Emerald Crest Drive, easterly of Yucca Lane, and westerly of Starlight Lane - **REQUEST:** The Plot Plan is a proposal to construct a 1,800 sq. ft. detached steel storage building on 1.23 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

### 3.0 PUBLIC COMMENTS:

Agenda Item No.: 2.1  
Area Plan: Western Coachella Valley  
Zoning District: Bermuda Dunes  
Supervisory District: Fourth/Fourth  
Project Planner: Damaris Abraham  
Director's Hearing: July 14, 2014

PLOT PLAN NO. 25311  
Environmental Assessment No. 42577  
Applicant: AT&T  
Engineer/Representative: Smartlink, LLC

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

The project is located northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre)
2. Surrounding General Plan Land Use: Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the north  
Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the south  
Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the east  
Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the west
3. Existing Zoning: One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000)
4. Surrounding Zoning: One Family Dwellings (R-1) to the north  
One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south  
One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east  
Scenic Highway Commercial (C-P-S) to the west
5. Existing Land Use: Church

11/16

- |                            |  |
|----------------------------|--|
| 6. Surrounding Land Use:   | Single family residences to the north, south and, east<br>Commercial retail center to the west |
| 7. Project Data:           | Total Acreage: 1.14<br>Lease Area: 1,225 Square Feet   |
| 8. Environmental Concerns: | See attached environmental assessment  |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42577**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **PLOT PLAN NO. 25311**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) on the Western Coachella Valley Area Plan which allows for development of single family detached and attached residential dwelling units. Limited agriculture and animal keeping is also permitted in this designation.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Community Development: Medium Density Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences, commercial uses, and the traveling public in the area.
3. The project site is surrounded by properties which are designated Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the north, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the south, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the east, and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the west.
4. The zoning for the subject site is One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000).
5. The proposed use, a wireless communication facility disguised as a 50 foot high palm tree, is a permitted use in the R-1-12000 zone subject to approval of a plot plan according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
6. According to Section 19.404.a of Ordinance No. 348, the R-1-12000 zone is classified as a residential zone classification. The proposed project, as designed and conditioned, does not exceed the maximum allowable height of 50 feet for disguised wireless communication facilities in residential zone classifications. Additionally, the facility is set back more than 100 ft. (200% of

facility height) from the nearest habitable dwelling. The project, as designed and conditioned, complies with the development standards for Area Disturbance, Fencing and Walls, Landscaping, Noise, Power and Communications Lines, as well as Support Facilities and Treatment. Therefore, it can be determined that the project is consistent with the development standards set forth in Ordinance No. 348, Article XIXg (Wireless Communication Facilities).

7. Although the project is proposing to remove three parking spaces, this will not result in the Church being under parked as it was determined that the Church will have the necessary parking required by Section 18.12 of Ordinance No. 348.
8. The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the north, One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south, One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east, and Scenic Highway Commercial (C-P-S) to the west.
9. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
10. Environmental Assessment No. 42577 identified the following potentially significant impacts:

- a. Aesthetics

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

### **CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Fault Zone;
  - b. A Flood Zone;

- c. A County Service Area;
  - d. A High Fire area; or,
  - e. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
- a. An area susceptible to subsidence;
  - b. An area with moderate liquefaction potential;
  - c. The City of Palm Desert Sphere of Influence;
  - d. The Bermuda Dunes Airport Influence Area;
  - b. The boundaries of the Desert Sands Unified School District; and,
  - c. The boundaries of the Bermuda Dunes Community Council.
4. The Bermuda Dunes Community Council has reviewed this project and recommended approval on November 14, 2013.
5. The subject site is currently designated as Assessor's Parcel Number 609-500-001.

DA:da

Y:\Planning Case Files-Riverside office\PP25311\DH-PC-BOS Hearings\DH-PC\PP25311.Staff Report.docx

Date Prepared: 03/20/13

Date Revised: 06/12/14



PP25311



Selected parcel(s):  
609-500-001

LEGEND

- SELECTED PARCEL
- CITY

INTERSTATES

HIGHWAYS

PARCELS

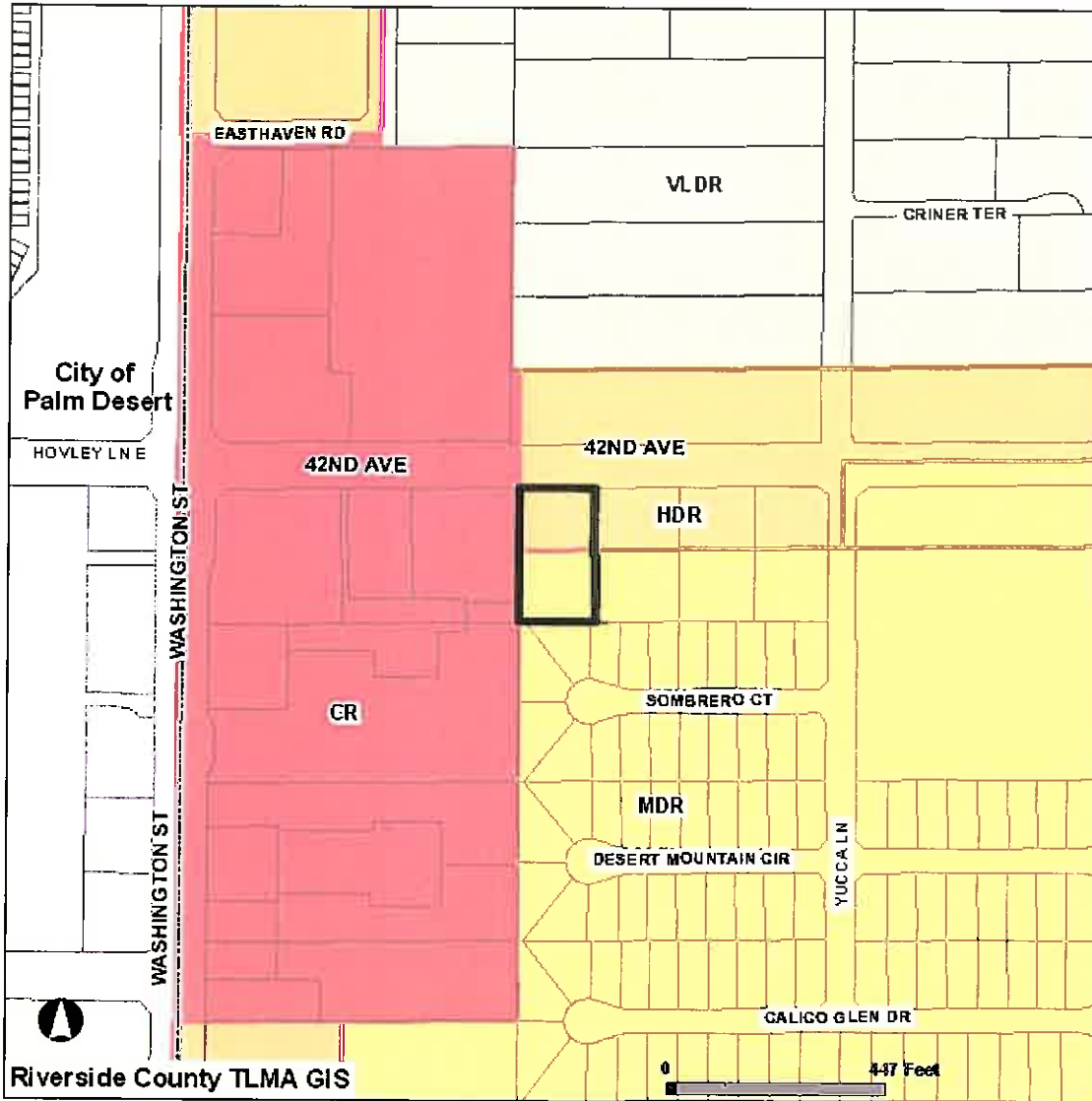
**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Jun 12 11:52:22 2014

Version 131127

PP25311



**Selected parcel(s):**  
609-500-001

**LAND USE**

- |                                     |                        |                                |                                  |
|-------------------------------------|------------------------|--------------------------------|----------------------------------|
| SELECTED PARCEL                     | INTERSTATES            | HIGHWAYS                       | CITY                             |
| PARCELS                             | CR - COMMERCIAL RETAIL | HDR - HIGH DENSITY RESIDENTIAL | MDR - MEDIUM DENSITY RESIDENTIAL |
| VLDR - VERY LOW DENSITY RESIDENTIAL |                        |                                |                                  |

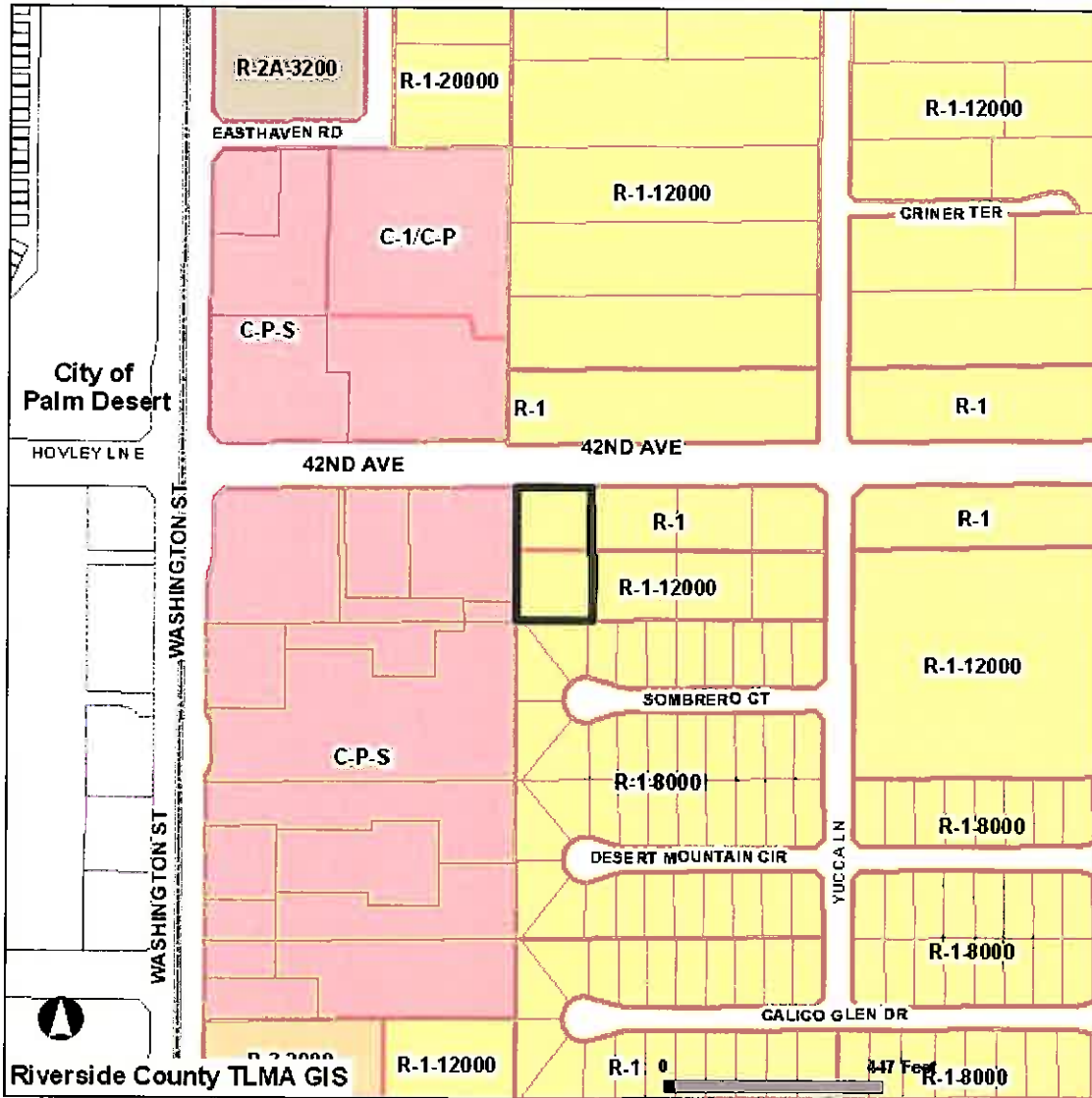
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PP25311



Selected parcel(s):  
609-500-001

**ZONING**

- SELECTED PARCEL
- PARCELS
- R-2A-3200
- INTERSTATES
- ZONING BOUNDARY
- R-3-2000
- HIGHWAYS
- C-1/C-P, C-P-S
- CITY
- R-1, R-1-12000, R-1-20000, R-1-8000

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

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**RS0396**

**PALM DESERT CHURCH OF CHRIST**

78135 AVENUE 42 BERMUDA DUNES CA 92203



PROPOSED LOOKING SOUTH FROM 42ND AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



**RS0396**

**PALM DESERT CHURCH OF CHRIST**

78135 AVENUE 42 BERMIUDA DUNES CA 92203



LOOKING NORTHEAST FROM ADJACENT PARKING LOT

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.





**RS0396**

**PALM DESERT CHURCH OF CHRIST**

78135 AVENUE 42 BERMUDA DUNES CA 92203



VIEW 01



©2013 Google Maps



LOOKING NORTHWEST FROM SOMBRERO COURT

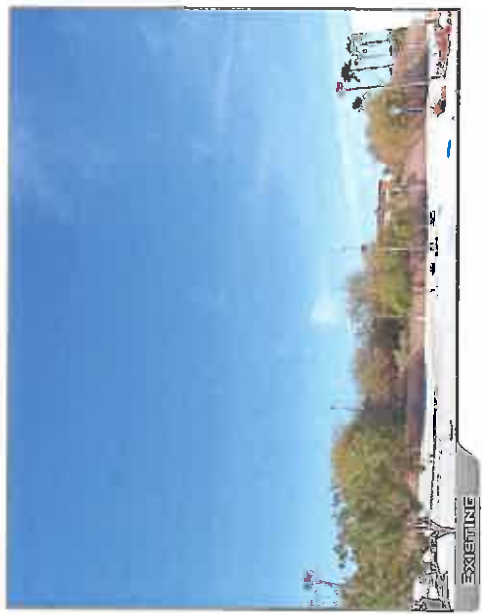
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



**RS0396**  
**PALM DESERT CHURCH OF CHRIST**  
 78135 AVENUE 42 BERMUDA DUNES CA 92203



VIEW 4



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



at&t



12900 PARK PLAZA DRIVE  
GERRITIOS, CA 90703

PROJECT COORDINATION & MANAGEMENT  
**SMARTLINK LLC.**  
628 C ADMIRAL DRIVE, SUITE 313  
ANNAPOLIS, MD 21401  
PHONE: 410-283-3470  
FAX: 410-283-3470

PREPARED BY:  
**EBI Consulting**  
Environmental Engineering (East of Bay)  
21 B Street | Burlington, MA 01803  
Tel: (781) 272-2800 | Fax: (781) 272-3311  
www.ebiconsulting.com

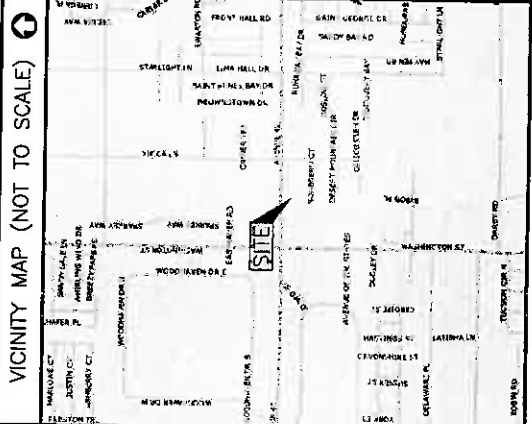
# SITE NAME: PALM DESERT CHURCH OF CHRIST

## SITE NO.: RS0396

78135 AVENUE 42  
BERMUDA DUNES, CA 92203

CASE: PP25311, AMD #1  
EXHIBIT: A (Sheets 1-6)  
DATE: 4/8/14  
PLANNER: D. ABRAHAM

NOT FOR CONSTRUCTION



### GENERAL NOTES

1. THIS IS AN UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF SITE EQUIPMENT AND ANTENNAS.
2. SIGNALS FROM THE ANTENNAS SHALL NOT INTERFERE WITH ANY EXISTING UNLICENSED STATION SITES. ALL ITEMS SHOWN HEREON ARE EXISTING UNLESS NOTED OTHERWISE.
3. THIS IS AN UNMANNED FACILITY - NO SOIL WASTE. THE SITE WILL BE RESTORED TO ORIGINAL CONDITION AFTER CONSTRUCTION.
4. CREATE NO TRASH. THIS REQUIRES NO DUMPSTER.
5. APPLICABLE CODES AND ORDINANCES SHALL APPLY TO ALL CONSTRUCTION. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDCARRIED ACCESS NOT REQ'D.

### PROJECT INFORMATION

**SITE NAME:** PALM DESERT CHURCH OF CHRIST  
**SITE NO.:** RS0396  
**SITE ADDRESS:** 78135 AVENUE 42, BERMUDA DUNES, CA 92203  
**ZONING DISTRICT:** COMM (ONE-FAMILY DWELLINGS)  
**OVERLAY DISTRICT:** BERMUDA DUNES NEIGHBORHOOD PRESERVATION DISTRICT  
**TAX ID:** 609-500-001-5  
**PROPOSED USE:** WIRELESS TELECOMMUNICATION FACILITY  
**PROPERTY OWNER:** PALM DESERT CHURCH OF CHRIST  
C/O DAN T. JOHNSON  
PALM DESERT, CA 92260  
**PROPOSED STRUCTURE:** 50'-0" ± ABL (TOP OF POLE)  
**HEIGHT:** 45'-0" ± ABL  
**COORDINATES:** LATITUDE: 33°44'36.858" N  
LONGITUDE: 116°18'4.341" W  
**GROUND ELEVATION:** 112 ± A.M.S.L. (USGS DETERMINATION)

### PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES THE FOLLOWING:

1. INSTALLATION OF NEW EQUIPMENT SHELTER AND NEW DIESEL GENERATOR #4 (GASOL)
2. INSTALLATION OF (2) PANEL ANTENNAS ON NEW 50' STEALTH MAST/POLE.
3. INSTALLATION OF (24) BRNS BEHIND NEW PANEL ANTENNAS.
4. INSTALLATION OF (1) GPS ANTENNA.
5. INSTALLATION OF INDOOR EQUIPMENT CABINETS WITHIN NEW EQUIPMENT SHELTER.
6. INSTALLATION OF NEW 1/2" POWER & TEGOL UTILITIES TO NEW EQUIPMENT SHELTER IN UTILITY ENCLOSURE.
7. INSTALLATION OF NEW FIBER/POWER CABLES ROUTED FROM NEW EQUIPMENT SHELTER TO NEAR PANS.
8. INSTALLATION OF (2) LIVE PALM TREES & NEW IRRIGATION.

### SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
Z-1	PLOT PLAN & NOTES
Z-2	SITE PLAN
Z-3	ELEVATIONS
Z-4	ELEVATIONS
L-1	LANDSCAPING PLAN
C-1	SITE SURVEY

### APPROVALS

NAME	SIGNATURE	DATE
LEASING/SITE ACQUISITION		
BY ENGINEER		
SITE OWNER/LANDLORD		
CONSTRUCTION		
ZONING		

### PROJECT TEAM

**APPLICANT:** AT&T  
12900 PARK PLAZA DRIVE  
GERRITIOS, CA 90703  
**PROJECT COORDINATION & MANAGEMENT:** SMARTLINK LLC.  
628 C ADMIRAL DRIVE, SUITE 313  
ANNAPOLIS, MD 21401  
PHONE: 410-283-3470  
FAX: 410-283-3470  
**ASE:** EBI CONSULTING  
21 B STREET  
BURLINGTON, MA 01803  
PHONE: 781-272-2800  
FAX: 781-272-3311  
**SITE ACQUISITION:** ALEXIS HADLEY  
PH: 949-838-7313  
**ZONING:** CHADY LEMART  
PH: 714-293-7800  
**SE ENGINEER:** ADRIAN CAZI  
PH: 714-624-8957  
**CONSTRUCTION:** KYLE LOCKE  
PH: 951-359-2240

### APPROVALS

DO NOT SCALE DIMENSIONS  
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING CONDITIONS ON SITE PRIOR TO ANY CONSTRUCTION. SITE AND/OR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

### SUBMITTALS

NO.	DATE	DESCRIPTION	BY
1	07/24/12	200 ZONING DRAWINGS	LV
2	02/27/13	600 ZONING DRAWINGS	LV
3	04/07/13	BASED FOR COMMENTS	TD
4	07/29/13	BASED FOR COMMENTS	LV
5	11/09/13	COUNTY COMMENTS	TD
6	04/29/14	PARSONS SWALE RESPONSES	TD

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PER JOB NO.: 81130001  
SITE NO.:  
**SITE NAME:** PALM DESERT CHURCH OF CHRIST  
**SITE NO.:** RS0396  
78135 AVENUE 42  
BERMUDA DUNES, CA 92203

**TITLE SHEET**  
DRAWN BY: [ ]  
CHECKED BY: [ ]  
DATE: 01/14/12  
SHEET NO.: T-1





12000 WILSON AVENUE  
 COSTA MESA, CA 92626

**SMARTLINK LLC.**  
 428 C. ADAMS DRIVE, SUITE 313  
 COSTA MESA, CA 92626  
 TEL: (714) 343-2400  
 FAX: (714) 333-9170

PREPARED BY:  
**EBI Consulting**  
 environmental engineering (an alliance)  
 211 B Street | Burlingame, MA 01803  
 Tel: (781) 273-2900 | Fax: (781) 273-3311  
 www.ebiconsulting.com

ENGINEER: SMATZ/SUNNIVUE  
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SUBMITTALS		
NO.	DATE	DESCRIPTION
1	01/24/11	BASE ZONING DRAWINGS
2	02/22/11	BASE ZONING DRAWINGS
3	06/07/11	REVISED PER COMMENTS
4	07/29/11	REVISED PER COMMENTS
5	11/05/11	COUNTY COMMENTS
6	03/29/14	PARKING SPACE REVISIONS

PARCEL NO: 81130001  
 SITE NO: 81130001  
 SITE NAME:  
**PALM DESERT  
 CHURCH OF CHRIST**  
 SITE NO.:  
**RS0396**  
 78135 AVENUE 42  
 BERMUDA DUNES, CA 92203

SHEET TITLE:  
**PLOT PLAN  
 & NOTES**

DRAWN BY:  
 LV  
 CHECKED BY:  
 TB  
 DATE:  
 01/14/12

**Z-1**

**NOT FOR CONSTRUCTION**

**SETBACK/LIMITATION NOTES:**  
 1. SETBACK AND HEIGHT LIMITATIONS SHOULD BE IN ACCORDANCE WITH SECTION 16.14.04.02 OF ORDINANCE NO. 141.  
 2. THE PROPOSED CHURCH OF CHRIST SHALL BE ADJUSTED TO RESPECT THE 10' SIDE SETBACKS FROM NEARBY DWELLINGS A DISTANCE EQUAL TO TWO TIMES THE HEIGHT OF THE PROPOSED CHURCH.  
 3. HEIGHT RESTRICTIONS - PROPOSED CHURCH COMMUNICATIONS ANTENNAS SHALL NOT EXCEED FIFTY (50) FEET.

**NOTES:**  
 1. THIS PLAN IS NOT THE SCALE OF A SURVEY. IT IS BASED ON FIELD SURVEY DATA, AERIAL PHOTOS, AND EXISTING RECORD MAPS. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE SUBJECT TO ANY CORRECTIONS THAT A SURVEY MAY REVEAL.  
 2. ALL SETBACKS SHOWN ARE FROM PROPOSED ANTENNAS & EQUIPMENT TO EXISTING PROPERTY LINES.

**ZONING INFORMATION**  
 ZONING DISTRICT: R-1 & R-1-12000  
 ZONING DISTRICT: R-1 & R-1-12000  
 ZONING DISTRICT: R-1 & R-1-12000

**ANTENNAS:**

ANTENNA TYPE	HEIGHT	REQUIREMENTS	REVISIONS
FRONT YARD SETBACK	20'	100% REQUIRED	100%
REAR YARD SETBACK	10'	100% REQUIRED	100%
SIDE YARD SETBACK	5'	100% REQUIRED	100%
MAXIMUM ZONING HEIGHT	50'	100% REQUIRED	100%

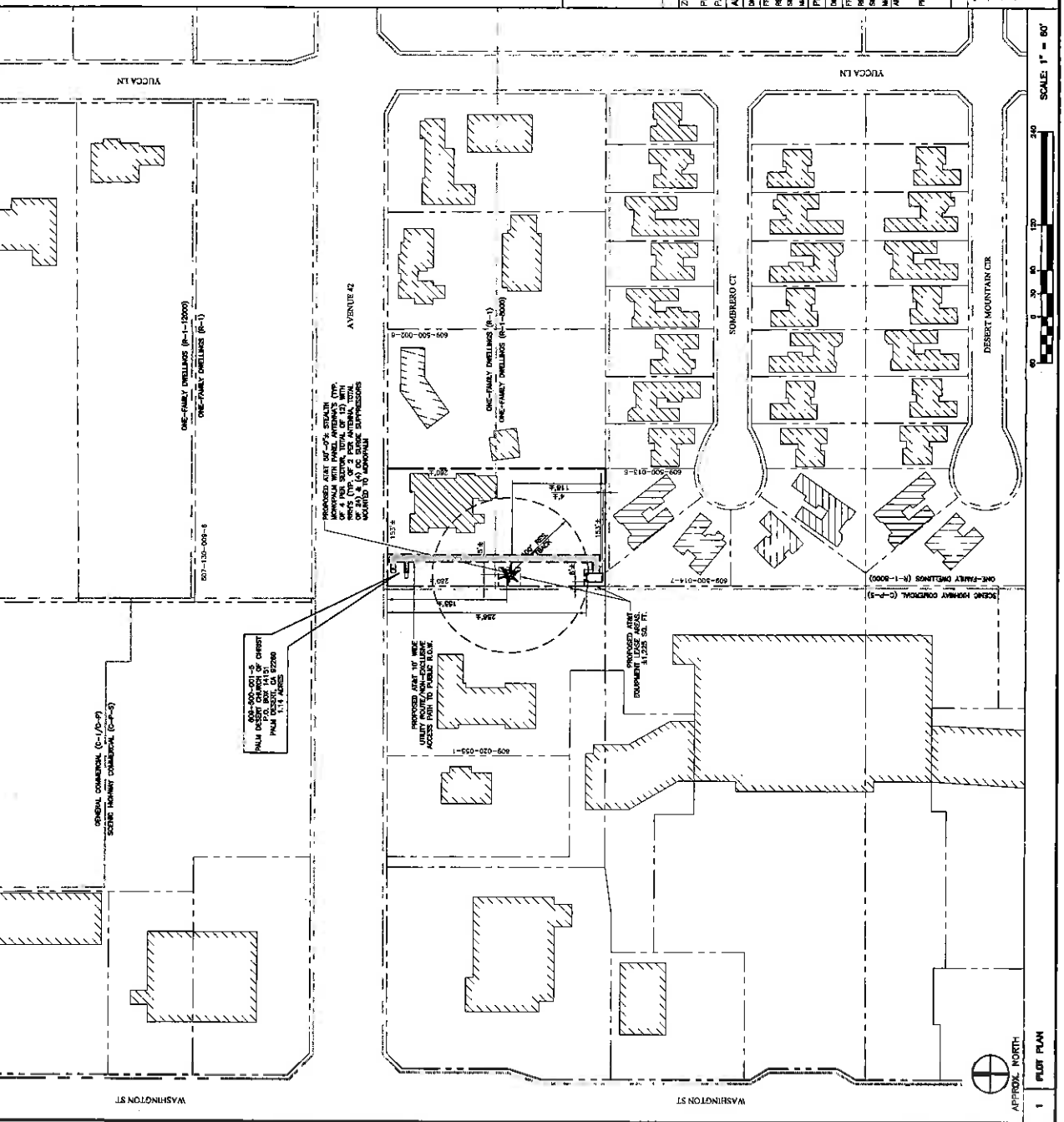
**PROPOSED EQUIPMENT SHELTER:**

TYPE	HEIGHT	REQUIREMENTS	REVISIONS
FRONT YARD SETBACK	20'	100% REQUIRED	100%
REAR YARD SETBACK	10'	100% REQUIRED	100%
SIDE YARD SETBACK	5'	100% REQUIRED	100%
MAXIMUM ZONING HEIGHT	50'	100% REQUIRED	100%

**APPLICANT:**  
 PALM DESERT CHURCH OF CHRIST  
 78135 AVENUE 42  
 BERMUDA DUNES, CA 92203

**PROPERTY OWNER:**  
 PALM DESERT CHURCH OF CHRIST  
 78135 AVENUE 42  
 BERMUDA DUNES, CA 92203

**LEGEND**  
 PROPERTY LINE - SUBJECT PARCEL  
 ZONING DISTRICT BOUNDARY LINE  
 TOWN BOUNDARY LINE  
 EXISTING BUILDINGS



SCALE: 1" = 80'



APPROX. NORTH

1  
 PLOT PLAN





10000 PARK PLAZA DRIVE  
CORONA, CA 92633

PROJECT COORDINATOR & MANAGER:

**SMARTLINK LLC.**

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TEL: (410) 293-5465  
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PREPARED BY:

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ENGINEER STAMP/SIGNATURE

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SUBMITTALS

NO.	DATE	DESCRIPTION	BY
1	01/24/12	PAGE ZONING DRAWINGS	LY
2	02/22/12	USE ZONING DRAWINGS	LY
3	06/07/12	REVISED FOR COMMENTS	LY
4	07/25/12	REVISED FOR COMMENTS	LY
5	11/02/12	COUNTY COMMENTS	TR
6	03/25/13	PLANNING BOARD COMMENTS	TR

DR. JOB NO: 81130001

SITE INFO:

SITE NAME:  
PALM DESERT  
CHURCH OF CHRIST  
SITE NO.:  
RSO3396  
78135 AVENUE 42  
BERNARD DUNES, CA 92203

SHEET TITLE:

ELEVATIONS

DRAWN BY: LY

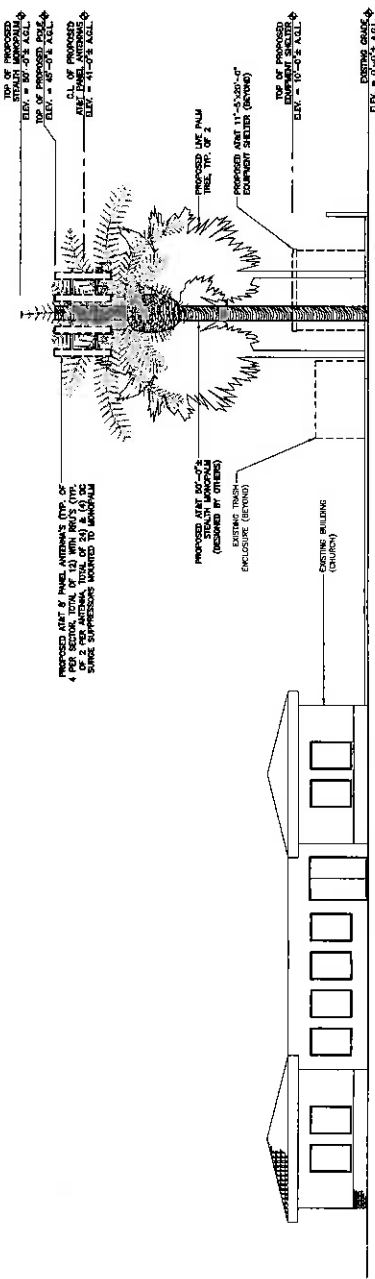
CHECKED BY: TR

DATE: 01/14/12

SHEET NO:  
**Z-3**

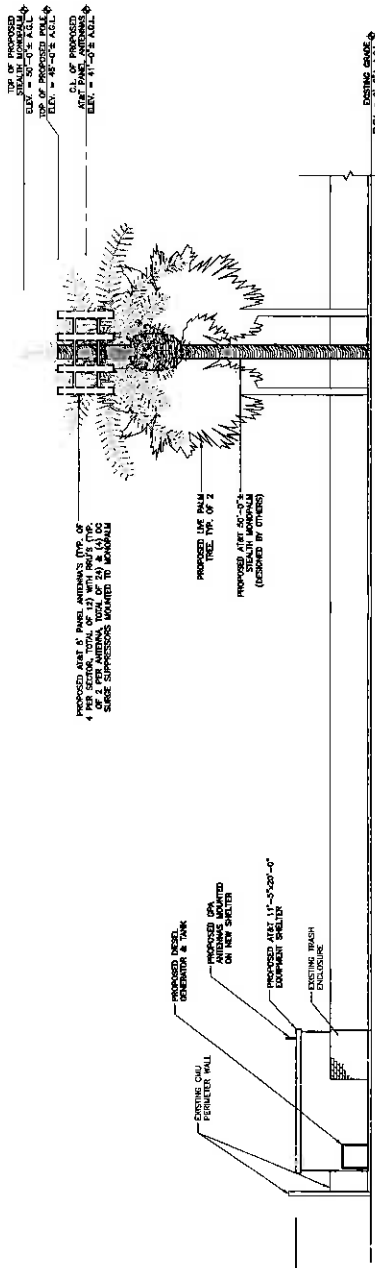
NOT FOR CONSTRUCTION

NOTE:  
PROPOSED MONOPALM WITH MINIMUM OF 80 PALM FRONDS.



1 EAST ELEVATION

NOTE:  
PROPOSED MONOPALM WITH MINIMUM OF 80 PALM FRONDS.



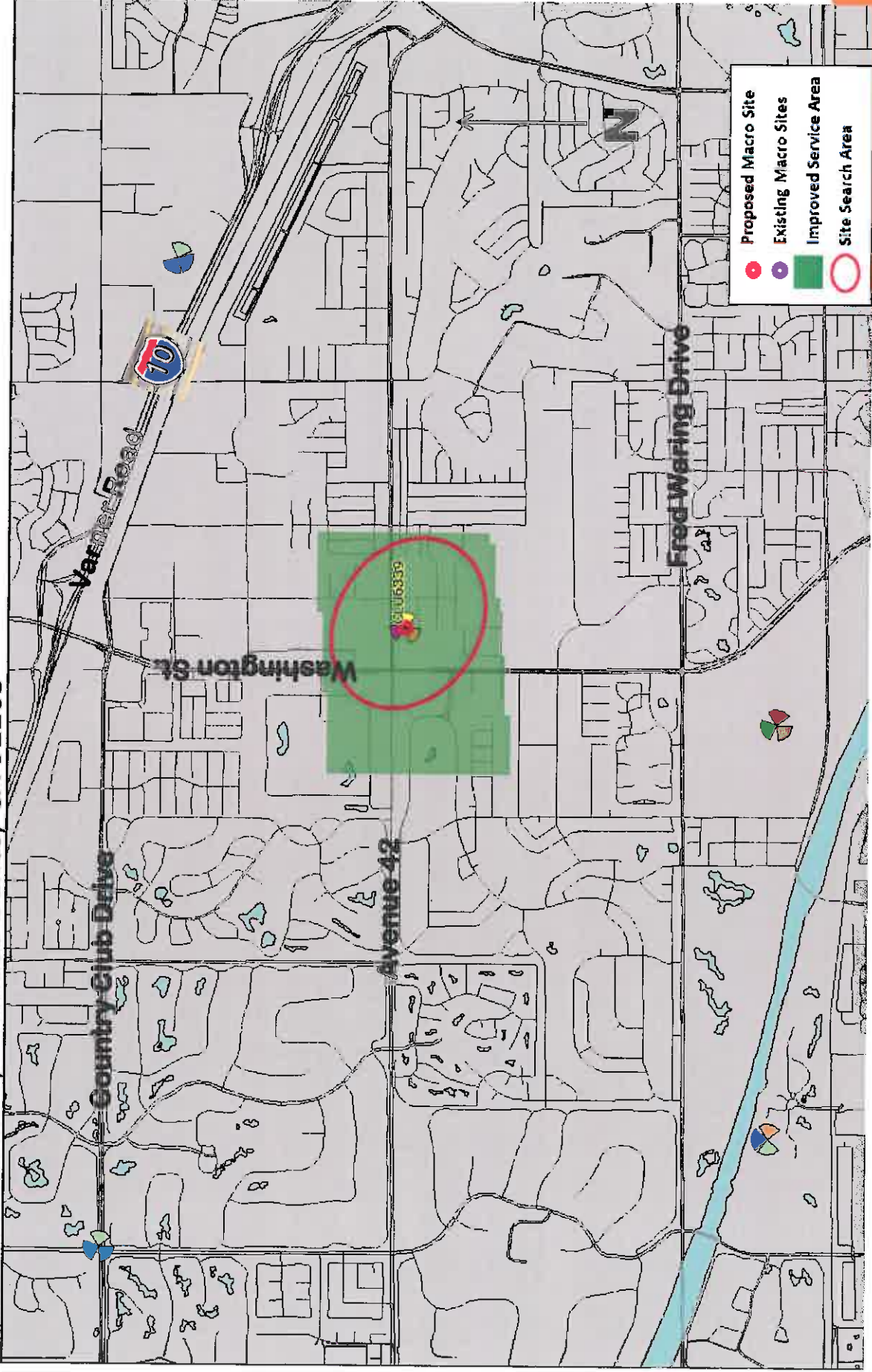
2 WEST ELEVATION





# Service Improvement Objective (RS0396/CLU6339)

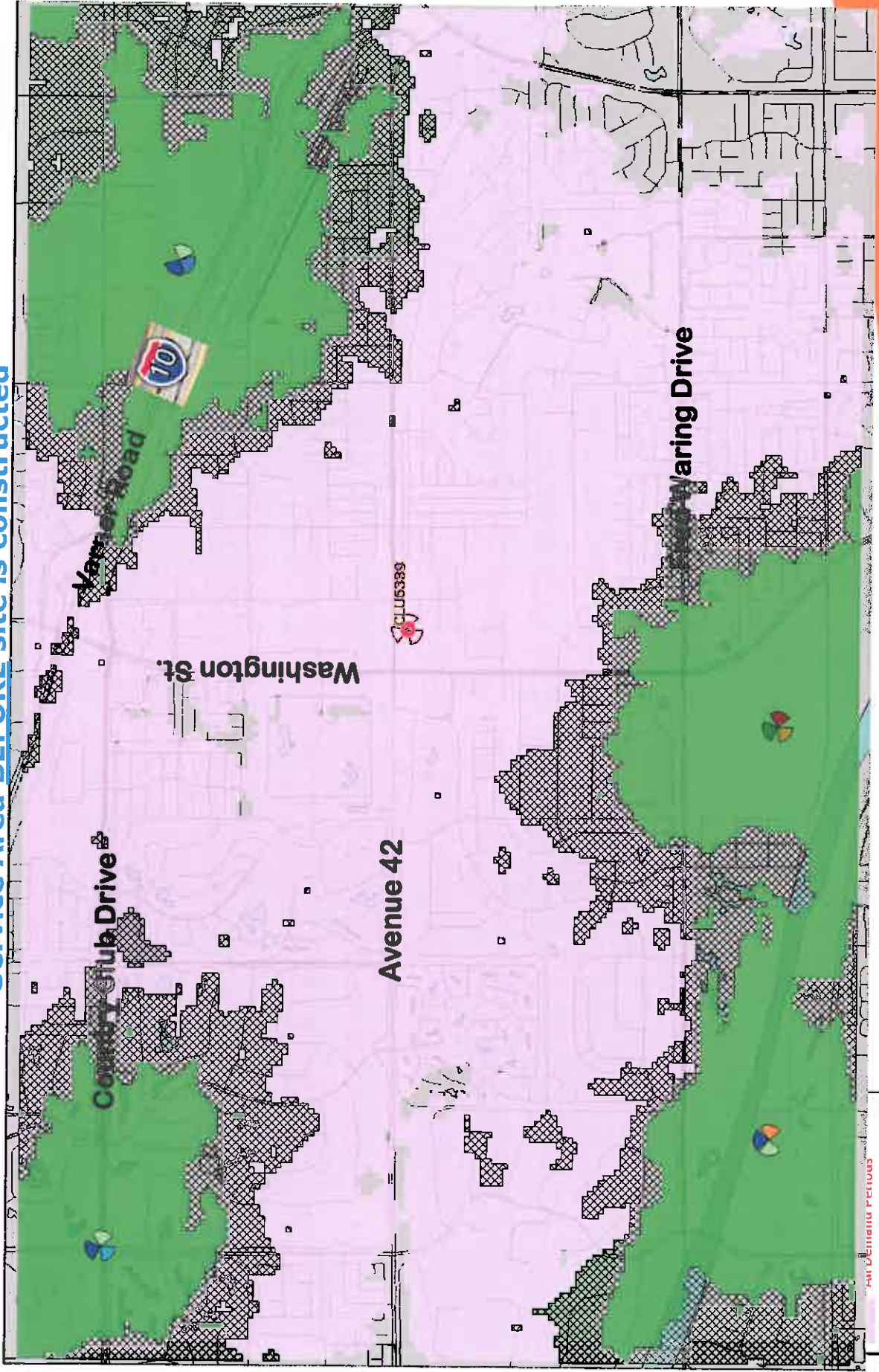
78135 Avenue 42, Bermuda Dunes, CA 92203





# Exhibit 2 - Proposed Site at 78135 Avenue 42 (RS0396/CLU6339)

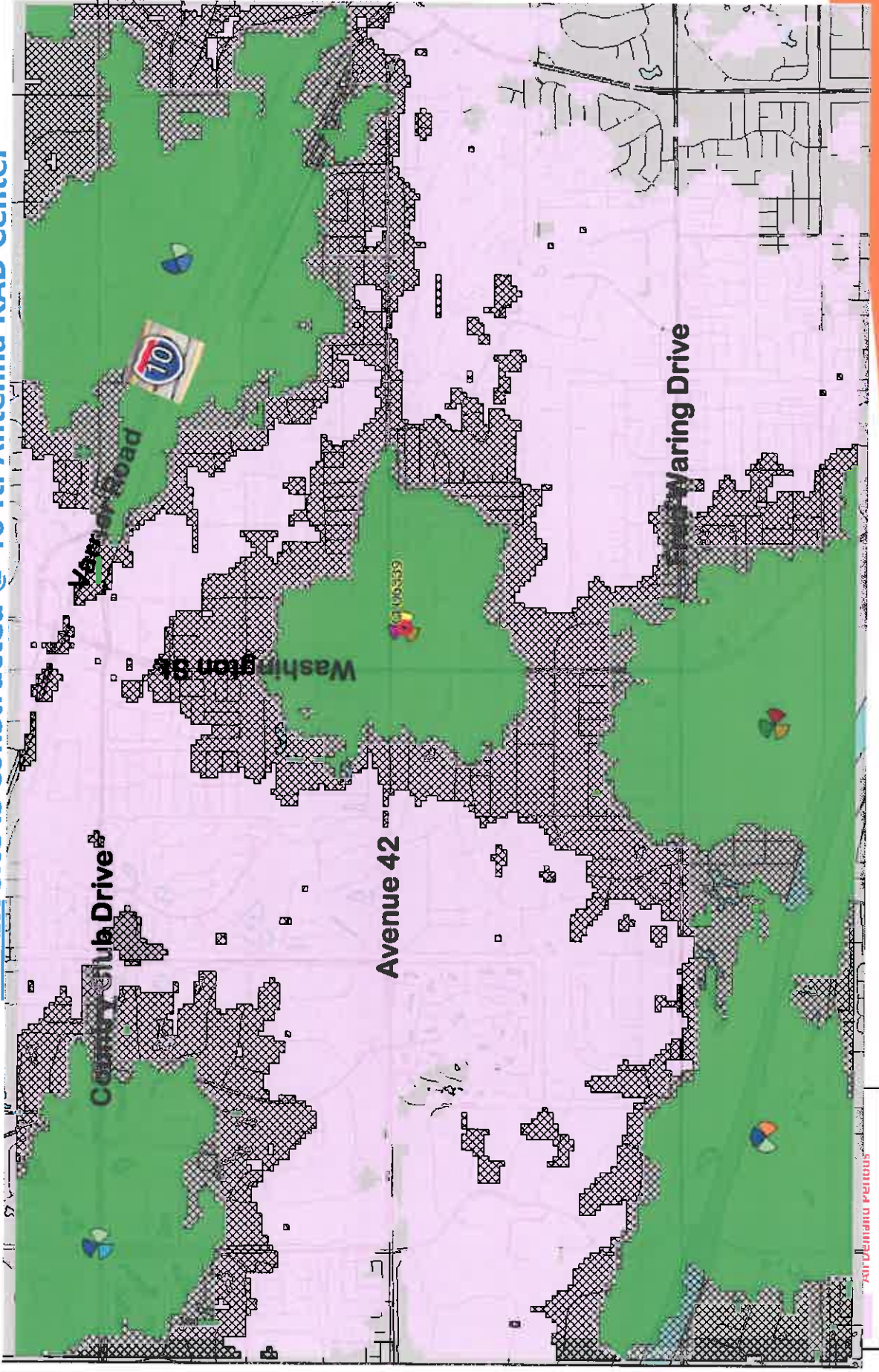
Service Area BEFORE site is constructed





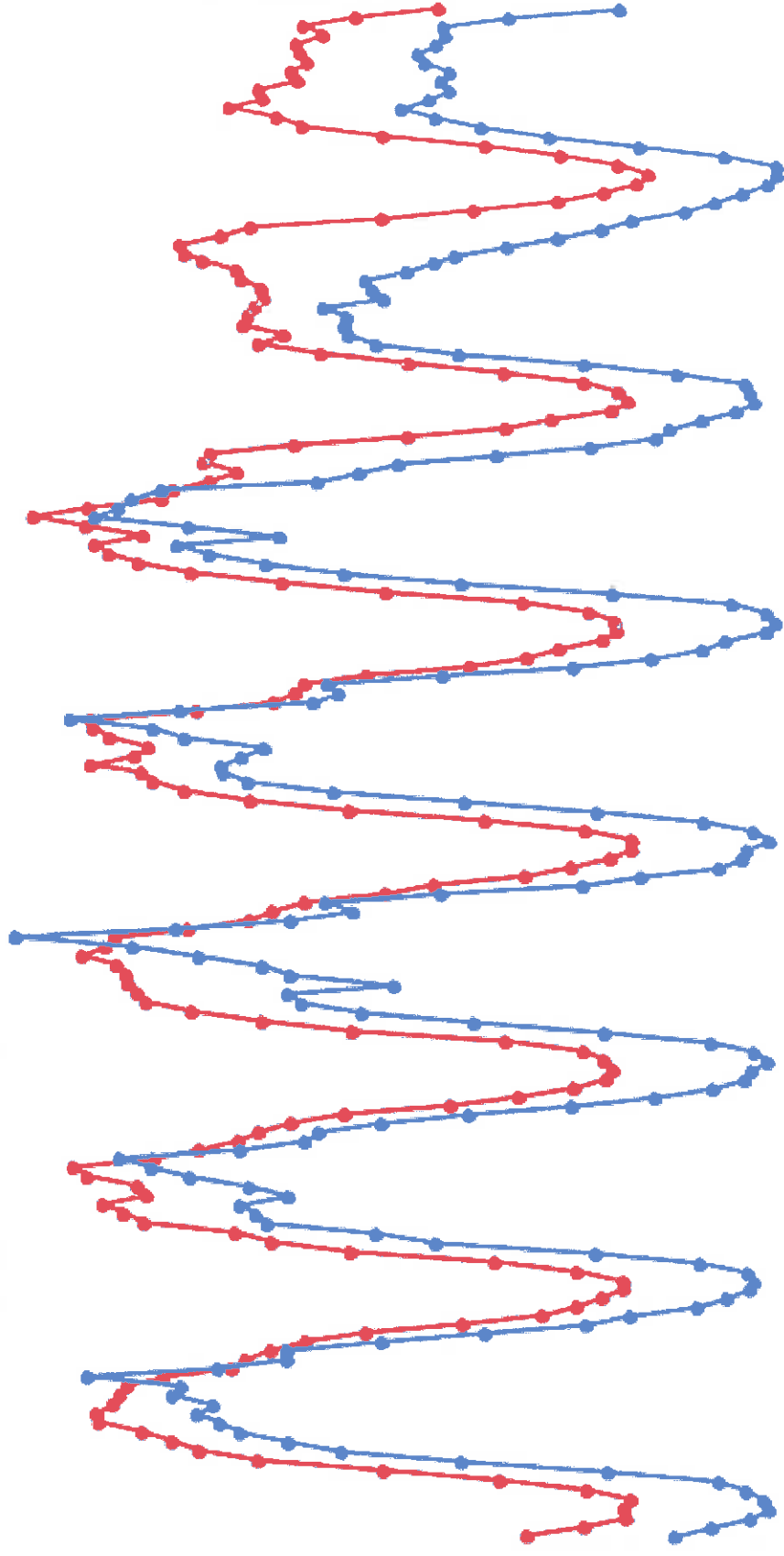
# Exhibit 3 - Proposed Site at 78135 Avenue 42( RS0396/CLU6339)

Service Area AFTER site is constructed @ 46 ft. Antenna RAD Center



# Exhibit 4 - Current 7-Day Traffic Profile for the Location of RS0396/CLU6339

— Data Traffic  
— Voice Traffic



Monday

Sunday

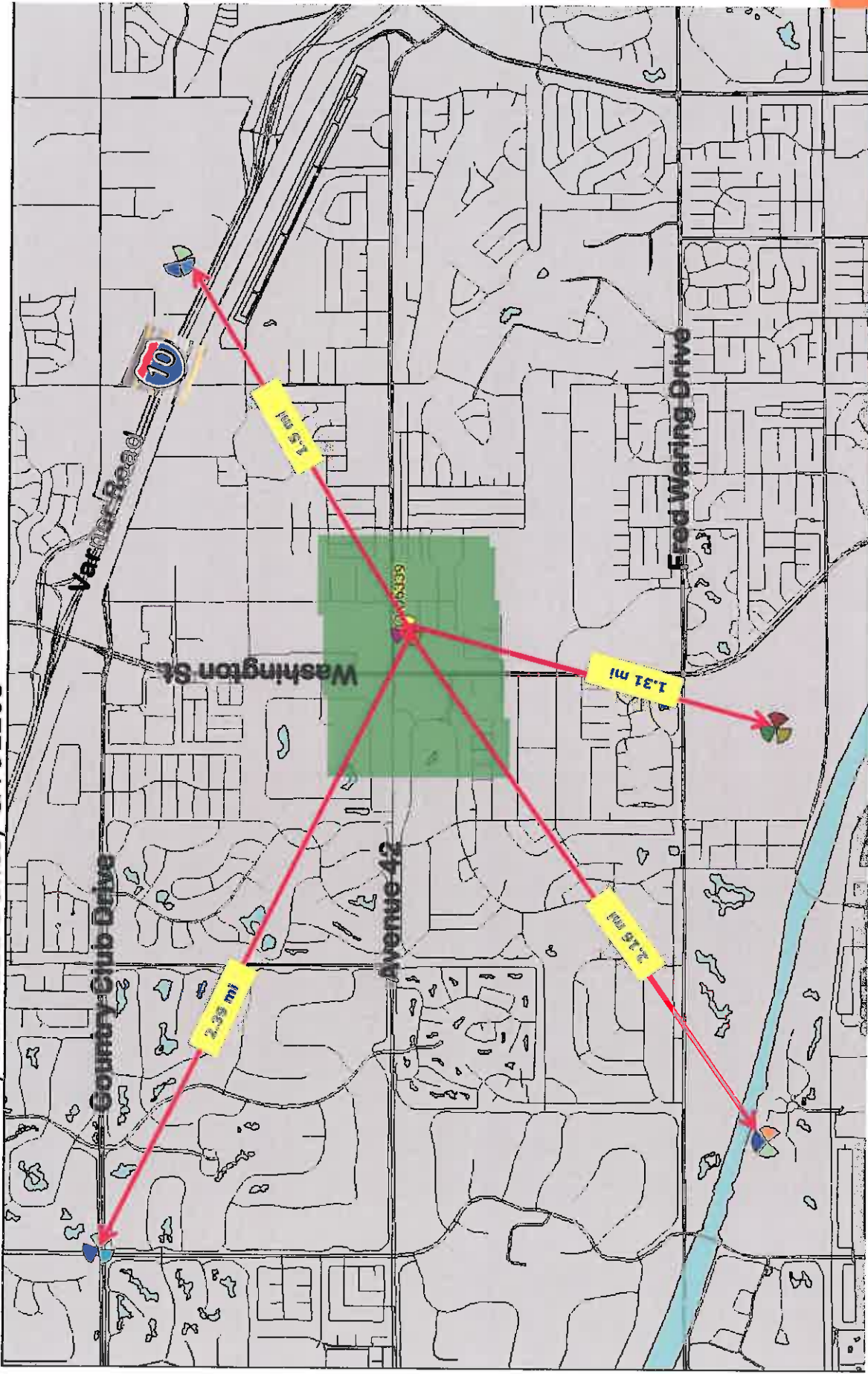






# Service Improvement Objective (RS0396/CLU6339)

78135 Avenue 42, Bermuda Dunes, CA 92203



**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 42577  
**Project Case Type (s) and Number(s):** Plot Plan No. 25311  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Damaris Abraham  
**Telephone Number:** (951) 955-5719  
**Applicant's Name:** AT&T  
**Applicant's Address:** 12900 Park Plaza Dr., 3rd Floor, Cerritos, CA 90703  
**Engineer's Name:** Smartlink, LLC  
**Engineer's Address:** 18301 Von Karman, Suite 910, Irvine, CA 92612

**I. PROJECT INFORMATION**

**Project Description:** The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

**A. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**B. Total Project Area:** 1,225 square feet on a 1.14 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 1,225 square foot lease area			

**C. Assessor's Parcel No(s):** 609-500-001

**D. Street References:** Northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane.

**E. Section, Township & Range Description or reference/attach a Legal Description:** Township 5 South, Range 7 East, Section 18

**F. Brief description of the existing environmental setting of the project site and its surroundings:** This project site is being utilized as a church and it is surrounded by single family residences to the north, south, and east, and commercial retail center to the west.

**I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding



area. The proposed project is consistent with the Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including a fault zone, flood zone, high fire hazard area, high liquefaction area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. **General Plan Area Plan(s):** Western Coachella Valley

C. **Foundation Component(s):** Community Development

D. **Land Use Designation(s):** Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre)

E. **Overlay(s), if any:** Not Applicable

F. **Policy Area(s), if any:** Not Applicable

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the north, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the south, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the east, and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the west.

H. **Adopted Specific Plan Information**

1. Name and Number of Specific Plan, if any: Not Applicable

2. Specific Plan Planning Area, and Policies, if any: Not Applicable

I. Existing Zoning: One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the north, One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south, One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east, and Scenic Highway Commercial (C-P-S) to the west.

## II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Aesthetics          | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing          | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services               |   |

## III. DETERMINATION

On the basis of this initial evaluation:

### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different

mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

June 12, 2014

Date

Damaris Abraham

Printed Name

For Juan C. Perez, TLMA Director/Interim  
Planning Director

**IV. ENVIRONMENTAL ISSUES ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To mitigate this potential impact, the project has been designed to be disguised as a palm tree and two live palm trees are also proposed to be planted around the project area in order for the facility to blend in with the surrounding setting. In addition, to minimize the visual impact of the wireless communication facility the equipment shelter has been designed to blend in with the surrounding setting. With the incorporation of this mitigation measure, the project will have a less than significant impact to scenic resources.

Mitigation: Prior to building permit issuance, the developer/permit holder shall provide a palm frond design that is consistent with the approved plot plan and that covers all antennas (COA 80.PLANNING.4) and the developer/permit holder shall ensure that the palm fronds are designed and placed in such a manner that cover all of the antennas (COA 90.PLANNING.8).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

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**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located 42.02 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.20) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communication facility may provide a service light to be used at the time of servicing the facility. However, it will not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**AGRICULTURE & FOREST RESOURCES** Would the project**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

a) The project is located on land designated as "Urban-Built Up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, and C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Western Coachella Valley Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, CVMSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The project will not conflict with the provisions of the CVMSHCP.

b-c) Since the project supports suitable nesting bird habitat, a nesting bird survey is required between February 1<sup>st</sup> and August 31<sup>st</sup>. No grading permit shall be issued between February 1<sup>st</sup> and August 31<sup>st</sup> unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1<sup>st</sup> and August 31<sup>st</sup>. No nesting bird survey shall be required outside of the nesting season (COA 60.EPD.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Site disturbance has already occurred for the use of the church existing on site. And the project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.18) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) Site disturbance has already occurred from grading for the use of the church existing on site and it is not anticipated that the proposed project will alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.18) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.19) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) There are no known sacred or religious uses or activities within the potential impact area, therefore it can be determined that there will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**10. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact:

a) According to the General Plan, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. (COA 10.PLANNING.21) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02329)

Findings of Fact:

a-b) According to GEO02329, no evidence of active faulting is present in the site area and the potential for surface fault rupture at the site is nil. The project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02329)

Findings of Fact:

a) According to GEO02329, the potential for seismically induced liquefaction at the site is very low. The project will have less than significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?





Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO02329)

Findings of Fact:

According to GEO02329, no evidence of active faulting is present in the site area and the potential for surface fault rupture at the site is nil and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?





Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review (GEO02329)

Findings of Fact:

a) According to GEO02329, the potential for slope related hazards, such as landslides, rockfall, or debris flow is nil. The project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

**Source:** GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist review

**Findings of Fact:**

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

**Source:** Project Application Materials, County Geologist review (GEO02329)

a) According to GEO02329, the potential for tsunami or seiche damage is nil. The project will have less than significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

**Source:** Project Application Materials, Building and Safety – Grading Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.
- b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

Findings of Fact:

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.
- c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.
- b) The grading slopes on the project site will not create an increase in water erosion on-site or off-site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

- a) The site is located in an area of High Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 50 foot high palm tree within a 1,225 square foot lease area. The installation of the monopalm will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact:

a-b) The project proposes the use of a backup emergency generator and there is a potential for spill of fuel used for the generator. A Business Emergency Plan (BEP) that also addresses the handling of spills and leaks shall be submitted to the County of Riverside, Hazardous Materials Management



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Branch (HMMB) for review (COA 10.E HEALTH. 1). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing or proposed school.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Airport Land Use Commission (ALUC) development review, report dated May 12, 2014

a-b) The project site is located within Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area (AIA). Under the delegation of the Riverside County Airport Land Use Commission (ALUC), ALUC staff reviewed the proposed project and found it be consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the conditions outlined in the ALUC report. (COA 10.PLANNING.23 and 90.PLANNING.10) These are standard conditions and are not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c-d) The project would not result in a safety hazard for people residing or working in the project area; therefore the project will have a less than significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.
- b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, there is no significant impact.
- d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant
- e) The project is for the installation of an unmanned wireless communication facility and will not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.
- f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable                       U - Generally Unsuitable                       R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) Because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) Because of the small size and limited development of the project site, the project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) in the Western Coachella Valley Area

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is located within the City of Palm Desert sphere of influence. The project has been transmitted to the City of Palm Desert. No information provided suggested that the proposed project would affect land uses within Hemet or adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The proposed project is consistent with the site's existing zoning of One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000). The project is surrounded by properties which are zoned One Family Dwellings (R-1) to the north, One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south, One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east, and Scenic Highway Commercial (C-P-S) to the west. The project will have no significant impact.

c) The proposed wireless communication facility will be designed as a 50 foot high palm tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES</b> Would the project				
<b>29. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Airport Land Use Commission (ALUC) development review, report dated May 12, 2014

Findings of Fact:

a-b) The project site is located within Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area (AIA). Under the delegation of the Riverside County Airport Land Use Commission (ALUC), ALUC staff reviewed the proposed project and found it to be consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the conditions outlined in the ALUC report. The project will have less than significant impact as it will not expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent to a rail line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project site is located adjacent to Avenue 42. However, the project is for an unmanned wireless communications facility that does not create a noise sensitive use and that only requires occasional site visits for maintenance. There will be no significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**33. Other Noise**

NA  A  B  C  D

**Source:** Project Application Materials, GIS database

**Findings of Fact:** No other noise sources are anticipated to impact the project site. There will be no significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**34. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

**Source:** Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

**Findings of Fact:**

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project is a 50 foot high monopalm with an equipment shelter in a 1,225 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

d) The project is not located within a County Redevelopment Project Area. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.

f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

**38. Schools**

Source: Desert Sands Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Desert Sands Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

Source: Riverside County General Plan

Findings of Fact: The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**RECREATION**

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project is a 50 foot high monopalm with an equipment shelter in a 1,225 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.

c) The project is not located within a County Service Area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riverside County General Plan

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no significant impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no significant impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>UTILITY AND SERVICE SYSTEMS</b>	Would the project			
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<b>45. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

**46. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**V. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

**VI. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 6/13/2014 10:27 AM  
EA.PP25311



PLOT PLAN:TRANSMITTED Case #: PP25311

Parcel: 609-500-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in

PLOT PLAN TRANSMITTED Case #: PP25311

Parcel: 609-500-001

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25311 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25311, Exhibit A, (Sheets 1-6), Amended No. 1, dated April 8, 2014.

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO RECOMMND

Plot Plan No. 25311 proposes to construct, operate and maintain a 50 foot top of structure monopalm on an existing site. No grading is proposed as part of this proposal. The Grading Division does not object to this proposal with the following included conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

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.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion,

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## 10. GENERAL CONDITIONS

10.BS GRADE. 5

USE - NPDES INSPECTIONS (cont.)

RECOMMND

sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater

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10. GENERAL CONDITIONS

10.BS GRADE. 5                   USE - NPDES INSPECTIONS (cont.) (cont.)                   RECOMMND  
ordinances and regulations.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1                   USE - BUILD & SAFETY PLNCK                   RECOMMND

Per section 105.1 (2010 California Building Code, CBC):  
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

In non-residential applications, separate building permits may include a permit for the structure (Shell building), tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing etcà

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - EMERGENCY GENERATOR

RECOMMND

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

10.E HEALTH. 2 PP25311 - COMMENTS

RECOMMND

Plot Plan 25311 is proposing to construct an unmanned wireless communications facility without any plumbing. If plumbing is proposed in the future, the applicant shall

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10. GENERAL CONDITIONS

10.E HEALTH. 2                    PP25311 - COMMENTS (cont.)                    RECOMMND

be required to contact the Department of Environmental Health (DEH), Land Use program, to obtain information regarding water and wastewater requirements.

10.E HEALTH. 3                    INDUSTRIAL HYGIENE-NOISE STUDY                    RECOMMND

Noise Consultant: EBI Consulting  
21 B Street  
Burlington, MA 01803

Noise Study: "Environmental Noise Assessment Report site No. RS0396, Palm Desert Church of Christ, 78135 Avenue 42, Bermuda Dunes, CA" dated July 30, 2013, EBI Project No. 81130001

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP 25311 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 31, 2013 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                    USE FLOOD HAZARD REPORT                    RECOMMND

PP 245311 is a proposal to construct, operate and maintain a 50 foot top of structure monopalm in Coachella Valley area. The site is located northerly of Sombrero Court, southerly of 42 Avenue, easterly of Washington Street, and westerly of Yucca Lane.

It should be noted that the District's review is limited to the water quality aspects. The flood hazard aspect will be reviewed by the Coachella Valley Water District and or the Transportation Department.

The development does not fall into any of the Priority Development Project categories as identified under the Colorado River Regional Water Quality Control Board Orders. Therefore, a Water Quality Management Plan (WQMP) is not required at this time. The District has no objections to

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

the proposal as shown on the exhibit.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The proposed monopalm to be located within the property shall not exceed a height of 50 feet.



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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - CO-LOCATION RECOMMND

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

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

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.

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

The balance of the subject property, APN: 609-500-001 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

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

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

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

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

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - SITE MAINTENANCE CT (cont.) RECOMMND

minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

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](http://www.rctlma.org.buslic).

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 16 USE - MAINTAIN FRONDS RECOMMND

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

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

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

10.PLANNING. 18 MAP - INADVERTANT ARCHAEO FIND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

If during ground disturbance activities, 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:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist 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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.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 measures.

\* A cultural resources site is defined, for this condition, as being three or more 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.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 19

MAP - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall

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10. GENERAL CONDITIONS

10.PLANNING. 19                   MAP - IF HUMAN REMAINS FOUND (cont.)                   RECOMMND

occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their 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 the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 20                   USE - MT PALOMAR LIGHTING AREA                   RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the life of this permit.

10.PLANNING. 21                   USE - LOW PALEO                   RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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10. GENERAL CONDITIONS

10. PLANNING. 21

USE - LOW PALEO (cont.)

RECOMMND

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4. The paleontologist shall determine the significance of the encountered fossil remains.

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; placed in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - LOW PALEO (cont.) (cont.) RECOMMND

collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 22 USE - GEO02329 RECOMMND

County Geologic Report (GEO) No. 2329, submitted for this project (PP25311) was prepared by Toro International and is entitled: "Geologic Hazard Evaluation for AT&T Wireless Monopalm and Equipment Shelter, Palm Desert Church of Christ - RS-396, 78135 Avenue 42, Bermuda Dunes, California", dated May 31, 2013. In addition, Toro prepared "Response to County of Riverside, Review Comments, County Geologic report No. 2329, Geotechnical hazard Evaluation for AT&T Wireless Monopalm and Equipment Shelter, Palm Desert Church of Christ Site, RS0396, 78135 Avenue 42, Bermuda Dunes, California", dated October 18, 2013

GEO02329 concluded:

- 1.No evidence of active faulting is present in the site area.
- 2.The potential for surface fault rupture at the site is nil.
- 3.The potential for seismically induced liquefaction at the site is very low.
- 4.The potential for slope related hazards, such as landslides, rockfall, or debris flows is nil.
- 5.The potential for tsunami or seiche damage is nil.

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - GEO02329 (cont.)

RECOMMND

GEO02329 recommended:

1.The proposed structures should be designed in accordance with applicable code requirements.

GEO No. 2329 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2329 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 23 USE - ALUC CONDITIONS

RECOMMND

1.Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

2.The following uses shall be prohibited:

a)Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

b)Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including but not limited to, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, landscaping utilizing water features, aquaculture, production of cereal



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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - ALUC CONDITIONS (cont.)

RECOMMND

grains, sunflower, and row crops, artificial marches, incinerators, and fly ash disposal.

d)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3.The "Notice of Airport in Vicinity" shall be provided to all potential purchasers and tenants of any habitable buildings thereon.

4.The Federal Aviation Administration (FAA) has conducted aeronautical study of the proposed structure (Aeronautical Study No. 2013-AWP-4836-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, any such lighting shall be installed in accordance with the FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.

5.The maximum height of the proposed structure shall not exceed 50 feet above ground level, and the maximum elevation of the proposed structure, including all towers and antennas, shall not exceed above 158 feet above mean sea level.

6.The specific coordinates, height, top point elevation of the proposed structure, frequencies, and power of the proposed facility shall not be amended without further review by the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.

7.Temporary construction equipment used during actual construction of the facility shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 9 USE - STD INTRO (ORD 461) RECOMMND

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 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. This ordinance 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.

10.TRANS. 10 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

10.TRANS. 11 USE - LC RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.TRANS. 12 USE - LC VIABLE LANDSCAPING RECOMMND

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 Transportation Department shall require inspections in accordance with the Transportation Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION

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10. GENERAL CONDITIONS

10.TRANS. 12                   USE - LC VIABLE LANDSCAPING (cont.)                   RECOMMND  
                  INSTALLATION INSPECTIONS."

10.TRANS. 13                   USE - LC LANDSCAPE SPECIES                   RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                USE - EXPIRATION DATE-PP                   RECOMMND

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.

20.PLANNING. 2                USE - LIFE OF PERMIT                   RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

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

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION NOTAPPLY

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

EPD DEPARTMENT

80.EPD. 1 MAP - MBTA NESTING BIRD SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

FIRE DEPARTMENT

80.FIRE. 1 USE-RAPID ENTRY KEY BOX INEFFECT

Rapid entry key storage cabinet or County approved padlock shall be installed on the outside of the building

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE-RAPID ENTRY KEY BOX (cont.) INEFFECT  
or gate.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated April 8, 2014.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

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

80.PLANNING. 4 USE - PALM FRONDS RECOMMND

Prior to building permit issuance, the developer/permit holder shall provide a palm frond design, consistent with the approved plot plan that covers all panel antennas and shows a minimum of 80 fronds. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

80.PLANNING. 5 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Desert Sands Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 6 USE - LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval. 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 Section 19.410.e. of Ordinance No. 348.

PLOT PLAN:TRANSMITTED Case #: PP25311

Parcel: 609-500-001

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2                   USE - EVIDENCE/LEGAL ACCESS                   RECOMMND

Provide evidence of legal access.

80.TRANS. 3                   USE - TUMF                   RECOMMND

Prior to the issuance of a building 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. 673.

80.TRANS. 15                  USE - UTILITY PLAN CELL TOWER                  RECOMMND

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.

80.TRANS. 16                  USE - LC LANDSCAPE SECURITIES                  RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape

06/13/14  
10:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 21

PLOT PLAN:TRANSMITTED Case #: PP25311

Parcel: 609-500-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 19

USE - LC LANDSCAPE INSPTN DPST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Transportation Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Transportation Department shall clear this condition upon determination of compliance.

PLOT PLAN:TRANSMITTED Case #: PP25311

Parcel: 609-500-001

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2                   USE - HAZMAT REVIEW                   RECOMMND

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.

90.E HEALTH. 3                   USE - HAZMAT CONTACT                   RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1                   USE-#27-EXTINGUISHERS                   INEFFECT

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 2                   USE-CONTACT INFO                   RECOMMND

Please provide information indicating contact event of an emergency. Post information on gate leading to wireless facility. Please ensure that materials used for posting are weather-proof/resistant.

90.FIRE. 3                   USE-ADDRESS                   INEFFECT

Display address in a prominent location on the bulding or wall. Numbers shall be a minimum of 12" in height.All addressing must be legible, of contrasting color with the background and to be visible from the street.



PLOT PLAN:TRANSMITTED Case #: PP25311

Parcel: 609-500-001

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-ACCESS INEFFECT

Fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaed so as to provide all-weather driving capabilities.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 4 USE - ORD NO. 659 (DIF) RECOMMND

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 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. 25311 has been calculated to be 0.03 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.

PLOT PLAN:TRANSMITTED Case #: PP25311

Parcel: 609-500-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

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

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

If a co-located facility (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.

90.PLANNING. 8 USE - PALM FRONDS

RECOMMND

Prior to final inspection, the developer/permit holder shall ensure that the monopalm contains a minimum of 80 fronds and the fronds are designed and placed in such a manner that cover all of the antennas. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 9 USE - ORD 875 CVMSHCP FEE

RECOMMND

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. 25311 is calculated to be 0.03 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

PLOT PLAN:TRANSMITTED Case #: PP25311

Parcel: 609-500-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE - ORD 875 CVMSHCP FEE (cont.) RECOMMND

subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 10 USE - ALUC CONDITION RECOMMND

Within five (5) days after construction of the facility reaches its greatest height, Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned.

TRANS DEPARTMENT

90.TRANS. 8 USE-UTILITY INSTALL CELL TOWER RECOMMND

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 the Transportation Department.

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

90.TRANS. 9 USE LNDSCPE INSPCTN RQRMNTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the

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10:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 26

PLOT PLAN:TRANSMITTED Case #: PP25311

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE LNDSOCPE INSPCTN RQRMNTS (cont.) RECOMMND

permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 10 USE - LC COMPLY W/ LNDSOCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: March 12, 2013

TO:

Riv. Co. Transportation Dept. – Palm Desert  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department – Palm Desert  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division

P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
Riv. Co. Information Technology  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
4th District Supervisor  
4th District Planning Commissioner

ALUC  
Bermuda Dunes Airport  
Bermuda Dunes Community Council  
City of Palm Desert Planning Department  
Desert Sands Unified School District  
Coachella Valley Water District

**PLOT PLAN NO. 25311** – EA42577 – Applicant: AT & T – Engineer/Representative: Veronica Arvizu – Fourth/Fourth Supervisorial District – Bermuda Dunes District Area – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC), High Density Residential (HDR) (8-14 DU/AC) – Location: Northerly of Sombrero Court, easterly of Washington Street, southerly of 42 Avenue and westerly of Yucca Lane – 1 Gross Acres - Zoning: One Family Dwellings (R-1) - **REQUEST:** Proposed to construct, operate and maintain a 50 foot top of structure monopalm. APN: 609-500-001

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT comments on April 4, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

LAND DEVELOPMENT COMMITTEE  
2<sup>ND</sup> CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: April 14, 2014

TO:  
Riv. Co. Transportation Dept. – Landscaping  
Section

**PLOT PLAN NO. 25311, AMENDED NO. 1 – EA42577 – Applicant: AT & T – Engineer/Representative: Veronica Arvizu – Fourth/Fourth Supervisorial District – Bermuda Dunes District Area – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC), High Density Residential (HDR) (8-14 DU/AC) – Location: Northerly of Sombrero Court, easterly of Washington Street, southerly of 42 Avenue and westerly of Yucca Lane – 1 Gross Acres - Zoning: One Family Dwellings (R-1) - **REQUEST:** The plot plan proposes a wireless communication facility, for AT&T Mobility, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator and tank in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. – APN: 609-500-001**

Please review the attached map(s) and/or exhibit(s) for the above-described project by May 5, 2014. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

AIRPORT LAND USE COMMISSION  
RIVERSIDE COUNTY



May 12, 2014

RECEIVED  
MAY 12 2014  
ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

CHAIR  
Simon Housman  
Rancho Mirage  
VICE CHAIRMAN  
Rod Ballance  
Riverside

Ms. Damaris Abraham, Assistant Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
[VIA HAND DELIVERY]

COMMISSIONERS  
Arthur Butler  
Riverside  
Glen Holmes  
Hemet  
John Lyon  
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1055BD14  
Related File No.: PP 25311  
APN: 609-500-001

Dear Ms. Abraham:

Greg Pettis  
Cathedral City  
Richard Stewart  
Moreno Valley

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above-referenced proposal for the establishment of an unmanned telecommunications facility consisting of antennas on a 50-foot high monopalm, with associated equipment shelter, on a 505 square foot lease area within a 1.14-acre parcel owned by the Palm Desert Church of Christ located southerly of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, in the unincorporated community of Bermuda Dunes.

STAFF

Director  
Ed Cooper  
John Guerin  
Russell Brady  
Barbara Santos

The site is located within Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area (AIA). Given the site's proximity to the runway (approximately 6,410 feet), the applicant filed Form 7460-1 with the Federal Aviation Administration Obstruction Evaluation Service and obtained a "Determination of No Hazard to Air Navigation."

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

[www.rcaluc.org](http://www.rcaluc.org)

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including but not limited to, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, incinerators, and fly ash disposal.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and tenants of any habitable buildings thereon.
  4. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2013-AWP-4836-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
  5. The maximum height of the proposed structure shall not exceed 50 feet above ground level, and the maximum elevation of the proposed structure, including all towers and antennas, shall not exceed 158 feet above mean sea level.
  6. The specific coordinates, height, top point elevation of the proposed structure, frequencies, and power shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.
  7. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
  8. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned.

If you have any questions, please contact Russell Brady, Contract Planner, at (951) 955-0549, or John Guerin, Principal Planner, at (951) 955-0982.



Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

Attachments: Notice of Airport in Vicinity  
FAA Aeronautical Study No. 2013-AWP-4836-OE

cc: Jeffrey McConnell, Smartlink LLC, Irvine (representative)  
Palm Desert Church of Christ – Attn.: Dan Johnson (property owner)  
Smartlink LLC – Annapolis MD (payee)  
Mike Smith, Manager, Bermuda Dunes Executive Airport  
ALUC Staff

Y:\AIRPORT CASE FILES\Bermuda Dunes\ZAP1055BD14\ZAP1055BD14LTR.doc

# **NOTICE OF AIRPORT IN VICINITY**

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
2601 Meacham Boulevard  
Fort Worth, TX 76137

Aeronautical Study No.  
2013-AWP-4836-OE

Issued Date: 09/19/2013

ATT Mobility LLC  
John Monday  
2200 N Greenville Avenue  
Richardson, TX 75082

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole RS0396  
Location: Palm Desert, CA  
Latitude: 33-44-34.50N NAD 83  
Longitude: 116-18-05.50W  
Heights: 108 feet site elevation (SE)  
50 feet above ground level (AGL)  
158 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)  
 Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 03/19/2015 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-AWP-4836-OE.

**Signature Control No: 195537235-198544677**  
Karen McDonald  
Specialist

( DNE )

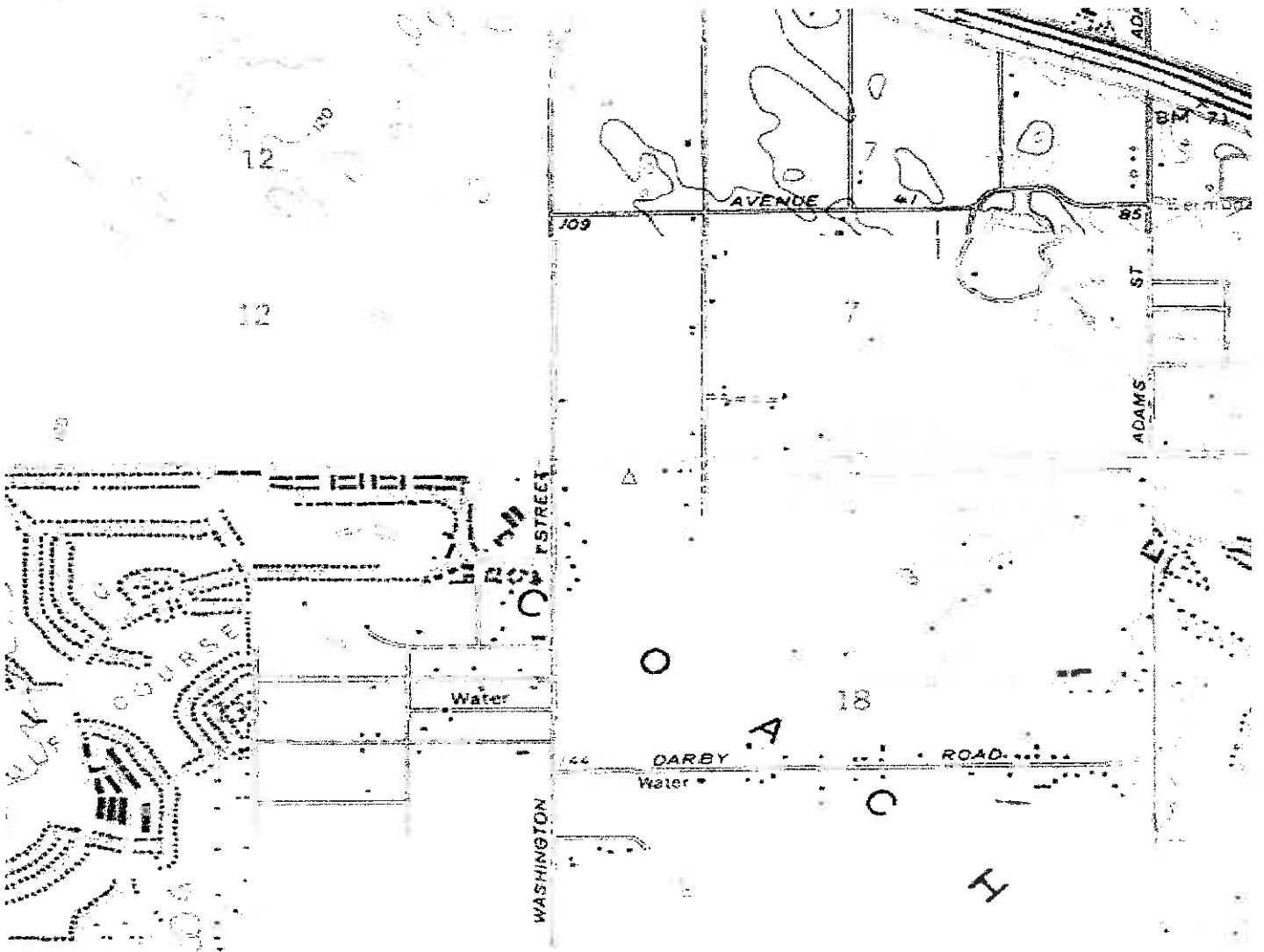
Attachment(s)  
Case Description  
Frequency Data  
Map(s)

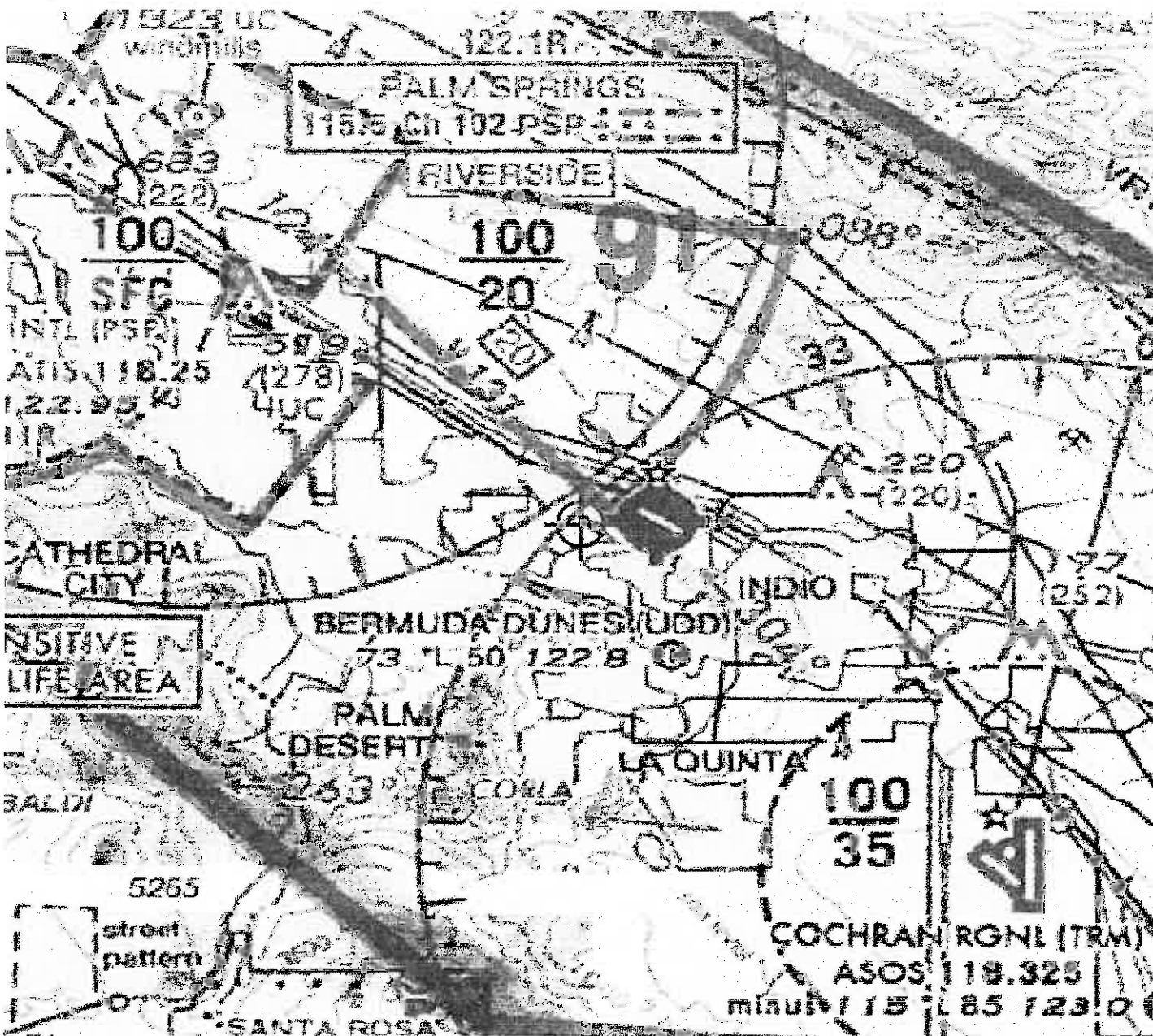
cc: FCC

constructing new monopalm

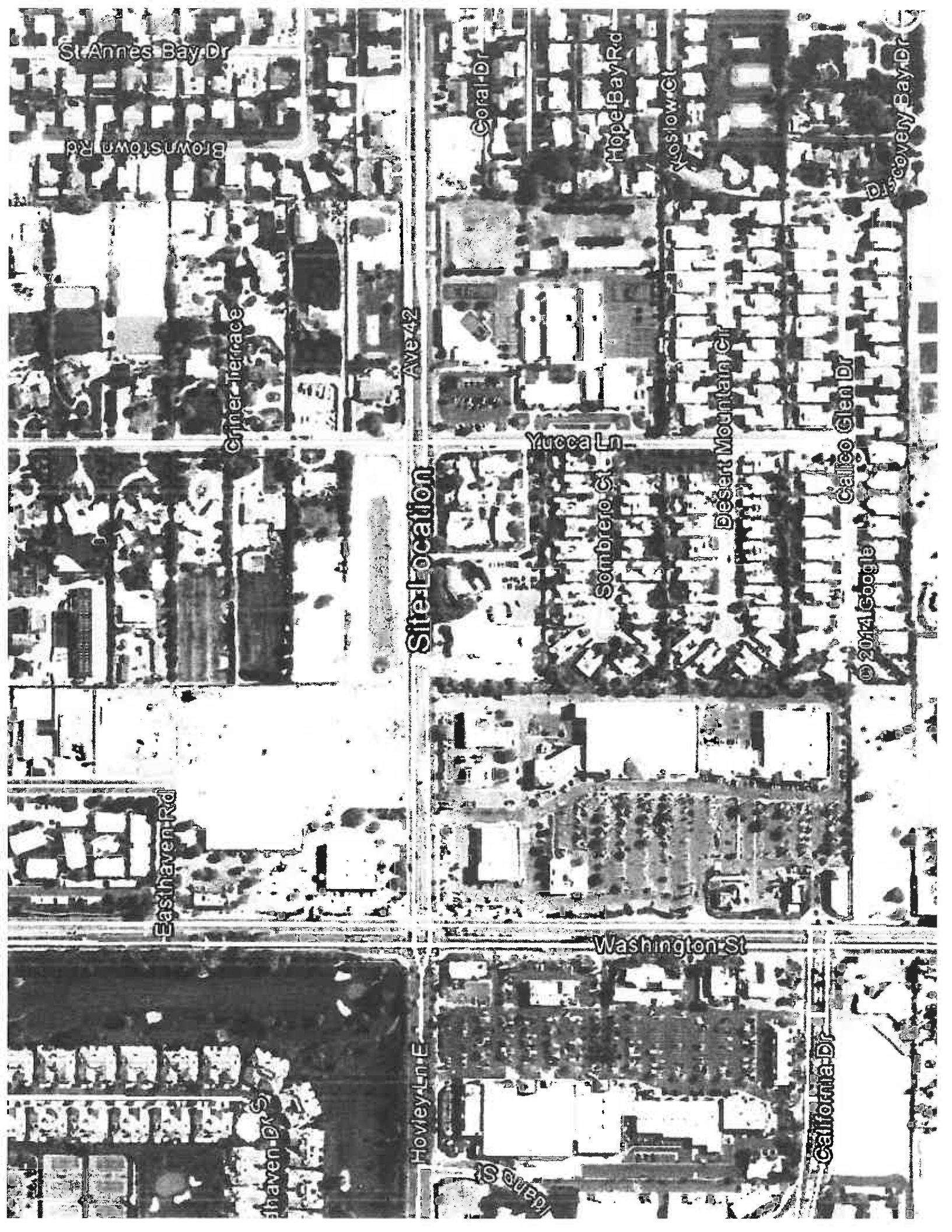
Frequency Data for ASN 2013-AWP-4836-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W









St Annes Bay Dr

Brownstown Rd

Criner Terrace

Ave 42

Site Location

Yucca Ln

Sombra St

Desert Mountain Cir

Calico Glen Dr

© 2014 Google

Easthaven Rd

Washington St

Howley Ln E

California Dr

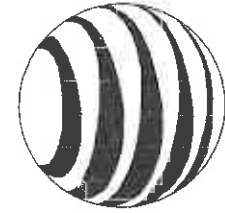
Haven Dr S

Discovery Bay Dr

Coral Dr

Hope Bay Rd

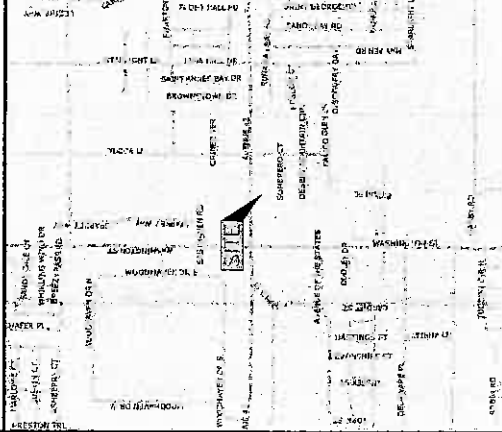
Koslow Ct



at&t

**SITE NAME: PALM DESERT CHURCH OF CHRIST**  
**SITE NO.: RS0396**  
**78135 AVENUE 42**  
**BERMUDA DUNES, CA 92203**

**VICINITY MAP (NOT TO SCALE)**



**GENERAL NOTES**

1. THIS IS AN UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF BITS EQUIPMENT AND ANTENNAS.
2. SOUNDS FROM THE ANTENNA SHALL NOT INTERFERE WITH ANY EXISTING COMMUNICATIONS. ALL ITEMS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE NOTED.
3. THIS IS AN UNMANNED FACILITY - NO SOLID WASTE. THE SITE WILL CREATE NO TRASH. THIS REQUIRES NO DUMPSTER.
4. DEVELOPMENT AND USE OF THE SITE WILL CONFORM TO ALL APPLICABLE REGULATIONS.
5. ACCESS NOT REQUIRED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQ'D.

**PROJECT INFORMATION**

**SITE NAME:** PALM DESERT CHURCH OF CHRIST  
**SITE NO.:** RS0396  
**SITE ADDRESS:** 78135 AVENUE 42, BERMUDA DUNES, CA 92203  
**ZONING DISTRICT:** R-1 & R-1-12000 (ONE-FAMILY DWELLINGS) OVERLAY DISTRICT, NEIGHBORHOOD PRESERVATION DISTRICT  
**TAX ID:** 609-500-001-5  
**PLOT PLAN NO.:** 25311  
**PROPOSED USE:** WIRELESS TELECOMMUNICATION FACILITY  
**PROPERTY OWNER:** PALM DESERT CHURCH OF CHRIST  
**C/O DAN T. JOHNSON**  
**134 WISLA ROAD**  
**PALM DESERT, CA 92286**  
**PROPOSED STRUCTURE HEIGHT:** 50'-0" ± AGL (TOP OF POLE)  
**PANEL ANTENNA RAD CENTER:** 44'-0" ± AGL  
**COORDINATES:** LATITUDE: 33°44'36.8556" N  
 LONGITUDE: 116°16'4.341" W  
**GROUND ELEVATION:** 117.4 AMSL (USGS ELEVATION)

**SETBACKS AND HEIGHT:**  
 THE SETBACK AND HEIGHT LIMITATIONS FOR THE PROPOSED FACILITY SHALL CONFORM WITH SECTION 19.41.06 & 19.41.07 OF ORDINANCE NO. 348.

**PROPOSED GENERATOR:**  
 THE PROPOSED DIESEL GENERATOR MAKE AND MODEL, T.B.D., PER JURISDICTION REQUIREMENTS. A NOISE STUDY REPORT TO BE CONDUCTED PER DETERMINE MAKE AND MODEL ALONG WITH MAINTENANCE/TESTING TIMES AND DURATION.

**PROJECT DESCRIPTION**

- THE PROPOSED PROJECT INCLUDES THE FOLLOWING:
1. (2) NEW LEASE AREAS TOTALING 4,122.5 SQ. FT.
  2. INSTALLATION OF NEW EQUIPMENT SHELTER AND NEW DIESEL GENERATOR AT GRADE.
  3. INSTALLATION OF (12) PANEL ANTENNAS ON NEW 50' STEALTH HORIZONTAL W/ WIN. BO PALM FRONDS.
  4. INSTALLATION OF (24) RIBS AND (4) DC SURGE SUPPRESSORS BEHIND NEW PANEL ANTENNAS.
  5. INSTALLATION OF (1) GPS ANTENNA.
  6. INSTALLATION OF (4) DC SURGE SUPPRESSORS WITHIN NEW EQUIPMENT SHELTER.
  7. INSTALLATION OF NEW U/G POWER & TELCO UTILITIES TO NEW EQUIPMENT SHELTER IN UTILITY EASEMENT.
  8. INSTALLATION OF NEW FIBER/FIBER CABLES ROUTED FROM NEW EQUIPMENT SHELTER TO NEW RIBS.
  9. INSTALLATIONS OF (2) LIVE PALM TREES & NEW IRRIGATION.

**PROJECT TEAM**

**APPLICANT:**  
 AT&T  
 12500 PARK PLAZA DRIVE  
 CERRITOS, CA 90703  
**PROJECT COORDINATOR/CONTROL & MANAGEMENT:**  
 SMARTLINK LLC,  
 628 C ADMIRAL DRIVE, SUITE 313  
 ANNAPOLIS, MD 21401  
 PH: 410-263-5485  
 FAX: 410-263-5470

**ENGINEER:**  
 EBI CONSULTING  
 21 B STREET  
 ANNAPOLIS, MD 21403  
 PHONE: 410-273-2900  
 FAX: 781-273-3311

**SITE ACQUISITION:**  
 ALEXIS HADLEY  
 PH: 948-838-7313  
**ZONING:**  
 GREGG LEMAITRE  
 PH: 714-283-7800

**REGISTERED PROFESSIONAL ENGINEER:**  
 PH: 714-624-8837  
**CONSTRUCTION:**  
 RYAN LOCKE  
 PH: 941-559-2249

**SHEET INDEX**

SHEET	DESCRIPTION
T-1	TITLE SHEET
Z-1	PLOT PLAN & NOTES
Z-2	SITE PLAN
Z-3	ELEVATIONS
Z-4	ELEVATIONS
L-1	LANDSCAPING PLAN
C-1	SITE SURVEY

**APPROVALS**

NAME	SIGNATURE	DATE
LEASING/GEN ACQUISITION		
BY ENGINEER		
SITE OWNER/LANDLORD		
CONSTRUCTION		
ENGINEER		

**DO NOT SCALE DRAWINGS**  
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

NOT FOR CONSTRUCTION



12500 PARK PLAZA DRIVE  
 CERRITOS, CA 90703

**PROJECT COORDINATOR & MANAGEMENT:**  
 SMARTLINK LLC,  
 628 C ADMIRAL DRIVE, SUITE 313  
 ANNAPOLIS, MD 21401  
 PH: 410-263-5485  
 FAX: 410-263-5470

**REGISTERED PROFESSIONAL ENGINEER:**  
 EBI CONSULTING  
 21 B STREET | BURLINGTON, MA 01803  
 TEL: (781) 273-2900 | FAX: (781) 273-3311  
 WWW.EBICONSULTING.COM

NO.	DATE	DESCRIPTION	BY
1	07/24/13	FOR ZONING PERMITS	LV
2	07/22/13	FOR ZONING PERMITS	JM
3	09/07/13	REVISED PER COMMENTS	JB
4	07/25/13	REVISED PER COMMENTS	LV
5	11/05/13	COUNTY COMMENTS	JB
6	03/25/14	PERMITS SINCE BUSINESS	JB

**ENGINEER STAMP/SIGNATURE**  
 I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, LICENSE NO. 45262, AND THAT I AM THE DESIGNER OF THE ABOVE DRAWINGS. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PARTY. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PARTY.  
 DRAWING SCALE: AS SHOWN FOR 24" X 36" SHEET. ALL OTHER DIMENSIONS SHALL BE AS SHOWN ON THIS SCALE.  
**SUBMITTALS**  
 1. 07/24/13 FOR ZONING PERMITS  
 2. 07/22/13 FOR ZONING PERMITS  
 3. 09/07/13 REVISED PER COMMENTS  
 4. 07/25/13 REVISED PER COMMENTS  
 5. 11/05/13 COUNTY COMMENTS  
 6. 03/25/14 PERMITS SINCE BUSINESS  
**EP JOB NO.:** 81130001  
**SITE INFO:**  
**SITE NAME:** PALM DESERT CHURCH OF CHRIST  
**SITE NO.:** RS0396  
 78135 AVENUE 42  
 BERMUDA DUNES, CA 92203

**TITLE SHEET**

**SHEET NO.:** T-1



1700 PARK BLAZE DRIVE  
CERRITOS, CA 94730

**SMARTLINK LLC.**  
628 C ADAMS DRIVE, SUITE 313  
MILPITAS, CA 95035  
TEL: (415) 252-2485  
FAX: (415) 252-4470

**TEBI Consulting**  
Environmental Engineering & Design  
21 B Street | Burlington, MA 01803  
Tel: (781) 273-2800 | Fax: (781) 273-0011  
www.tebiconsulting.com

APPROVED BY: [Signature]  
PROJECT COORDINATOR & MANAGER:  
ENGINEER STAMP/SIGNATURE:  
I, THE UNDERSIGNED, ENGINEER, HEREBY CERTIFY THAT I AM THE REGISTERED PROFESSIONAL ENGINEER WHO HAS PREPARED AND CHECKED THE PLANS AND SPECIFICATIONS AND THAT I AM A MEMBER IN GOOD STANDING OF THE ENGINEERING BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS OF THE STATE OF CALIFORNIA. I HAVE REVIEWED THE PLANS AND SPECIFICATIONS AND AM SURE THAT THEY COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS AND THAT THEY ARE IN ACCORDANCE WITH THE ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES AND REGULATIONS. I HAVE ALSO REVIEWED THE PLANS AND SPECIFICATIONS AND AM SURE THAT THEY COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS AND THAT THEY ARE IN ACCORDANCE WITH THE ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

DATE: 01/17/12

NO.	DATE	DESCRIPTION
1	01/17/12	PRELIMINARY PLANS
2	07/22/13	REVISED PLANS
3	09/07/13	REVISED PER COMMENTS
4	07/23/13	REVISED PER COMMENTS
5	11/05/13	COUNTY COMMENTS
6	07/23/14	PARKING SPACE REVISION

SPR NOB NO: 81130001  
SITE INFO:  
SITE NAME: PALM DESERT CHURCH OF CHRIST  
SITE NO.: RS0396  
7815 S. WASHINGTON ST  
BERNARDINA, CA 92203

SHEET TITLE:  
PLOT PLAN & NOTES

DRAWN BY: LV  
CHECKED BY: TB  
DATE: 01/17/12  
SHEET NO.: Z-1

**NOT FOR CONSTRUCTION**

**SETBACKS/ENCLOSURE LIMITATIONS:**  
1. SETBACKS - DISTANCES FROM THE PROPERTY BOUNDARIES TO THE STRUCTURE SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES AND REGULATIONS.  
2. SETBACKS - DISTANCES FROM THE PROPERTY BOUNDARIES TO THE STRUCTURE SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES AND REGULATIONS.  
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4. SETBACKS - DISTANCES FROM THE PROPERTY BOUNDARIES TO THE STRUCTURE SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES AND REGULATIONS.  
5. SETBACKS - DISTANCES FROM THE PROPERTY BOUNDARIES TO THE STRUCTURE SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

**NOTES:**  
1. PLOT PLAN IS NOT THE RESULT OF A SURVEY. IF SO BASED ON FIELD SURVEY DATA, ALL DIMENSIONS AND DISTANCES SHALL BE AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS AND DISTANCES SHALL BE AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS AND DISTANCES SHALL BE AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS AND DISTANCES SHALL BE AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.  
5. ALL DIMENSIONS AND DISTANCES SHALL BE AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.

**ZONING INFORMATION:**  
ZONING DISTRICT: R-1 & R-1-12000  
PLOT PLAN NO.: 24311

**ANTENNAS (SEE SETBACK & HEIGHT LIMITATIONS ABOVE):**

ANTENNA TYPE	HEIGHT	LOCATION
ROOF MOUNTED	20'	REAR YARD SETBACK
POLE MOUNTED	25'	REAR YARD SETBACK
POLE MOUNTED	30'	REAR YARD SETBACK

**PROPOSED EQUIPMENT SHELTER:**

REQUIREMENT	PROPOSED
HEIGHT	10'
AREA	10' x 10'
LOCATION	REAR YARD SETBACK

**PROPOSED EQUIPMENT SHELTER:**

REQUIREMENT	PROPOSED
HEIGHT	10'
AREA	10' x 10'
LOCATION	REAR YARD SETBACK

**PROPOSED EQUIPMENT SHELTER:**

REQUIREMENT	PROPOSED
HEIGHT	10'
AREA	10' x 10'
LOCATION	REAR YARD SETBACK

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REQUIREMENT	PROPOSED
HEIGHT	10'
AREA	10' x 10'
LOCATION	REAR YARD SETBACK

**PROPOSED EQUIPMENT SHELTER:**

REQUIREMENT	PROPOSED
HEIGHT	10'
AREA	10' x 10'
LOCATION	REAR YARD SETBACK

**PROPOSED EQUIPMENT SHELTER:**

REQUIREMENT	PROPOSED
HEIGHT	10'
AREA	10' x 10'
LOCATION	REAR YARD SETBACK

**PROPOSED EQUIPMENT SHELTER:**

REQUIREMENT	PROPOSED
HEIGHT	10'
AREA	10' x 10'
LOCATION	REAR YARD SETBACK

**PROPOSED EQUIPMENT SHELTER:**

REQUIREMENT	PROPOSED
HEIGHT	10'
AREA	10' x 10'
LOCATION	REAR YARD SETBACK

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REQUIREMENT	PROPOSED
HEIGHT	10'
AREA	10' x 10'
LOCATION	REAR YARD SETBACK

**PROPOSED EQUIPMENT SHELTER:**

REQUIREMENT	PROPOSED
HEIGHT	10'
AREA	10' x 10'
LOCATION	REAR YARD SETBACK

**PROPOSED EQUIPMENT SHELTER:**

REQUIREMENT	PROPOSED
HEIGHT	10'
AREA	10' x 10'
LOCATION	REAR YARD SETBACK

**PROPOSED EQUIPMENT SHELTER:**

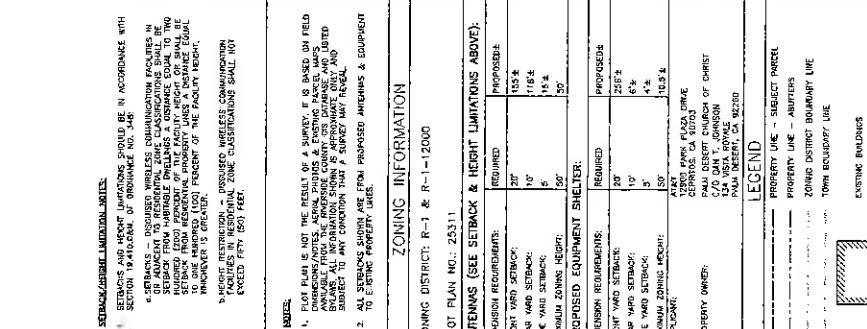
REQUIREMENT	PROPOSED
HEIGHT	10'
AREA	10' x 10'
LOCATION	REAR YARD SETBACK

**PROPOSED EQUIPMENT SHELTER:**

REQUIREMENT	PROPOSED
HEIGHT	10'
AREA	10' x 10'
LOCATION	REAR YARD SETBACK

**PROPOSED EQUIPMENT SHELTER:**

REQUIREMENT	PROPOSED
HEIGHT	10'
AREA	10' x 10'
LOCATION	REAR YARD SETBACK



**LEGEND:**  
PROPERTY LINE - DASHED LINE  
ZONING DISTRICT BOUNDARY LINE - DOTTED LINE  
TOWN BOUNDARY LINE - DASHED LINE WITH 'T' MARKERS  
EXISTING BUILDINGS - HATCHED AREA

**PROPERTY OWNER:**  
PALM DESERT CHURCH OF CHRIST  
C/O JIM T. JOHNSON  
PALM DESERT, CA 92260

**PROPOSED AREA TO BE USED FOR PUBLIC PARK ACCESS:**  
PARKING SPACE: 10' x 10'

**PROPOSED AREA TO BE USED FOR PUBLIC PARK ACCESS:**  
PARKING SPACE: 10' x 10'

**PROPOSED AREA TO BE USED FOR PUBLIC PARK ACCESS:**  
PARKING SPACE: 10' x 10'

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PARKING SPACE: 10' x 10'

**PROPOSED AREA TO BE USED FOR PUBLIC PARK ACCESS:**  
PARKING SPACE: 10' x 10'

**PROPOSED AREA TO BE USED FOR PUBLIC PARK ACCESS:**  
PARKING SPACE: 10' x 10'



**at&t**  
 1200 PARK PLACE, SUITE 1300  
 CHERRY HILL, NJ 08003

**SMARTLINK LLC.**  
 ONE C JAMIAL DRIVE, SUITE 313  
 WEST HAVEN, CT 06410  
 TEL: (410) 383-2465  
 FAX: (410) 383-2470

**AMEBI Consulting**  
 Mechanical, Electrical & Plumbing Engineering  
 21 B Street | Burlington, MA 01803  
 Tel: (781) 275-2600 | Fax: (781) 273-3111  
 www.amebiconsulting.com

ENGINEER STAMPEL/DATE  
 HAS ENGINEERED THIS DESIGN DRAWING AND CERTIFY THAT THE DESIGN IS IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS AND STANDARDS AND THAT ALL INFORMATION AND DATA SUBMITTED TO THE ENGINEER IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

SUBMITTALS		
NO.	DATE	REVISION/ISSUE
1	07/24/13	FOR ZONING DRAWINGS
2	02/22/13	FOR ZONING DRAWINGS
3	02/07/13	REVISED PER COMMENTS
4	07/25/13	REVISED PER COMMENTS
5	11/05/13	COUNTY COMMENTS
6	03/23/14	FORWARD TO PERMITS

EM JOB NO: 81130001

SITE NAME:  
 PALM DESERT  
 CHURCH OF CHRIST  
 RSO396  
 78135 AVENUE 42  
 BERNALILLO, CA 92203

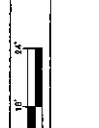
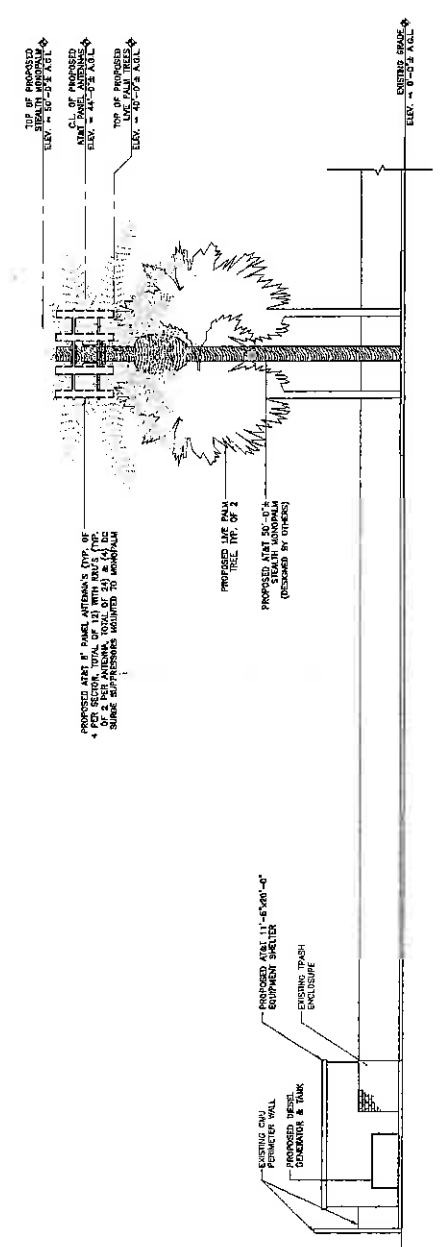
ELEVATIONS

NO.	DATE	REVISION/ISSUE
1	01/14/12	PROJECT START

SHEET NO. **Z-3**

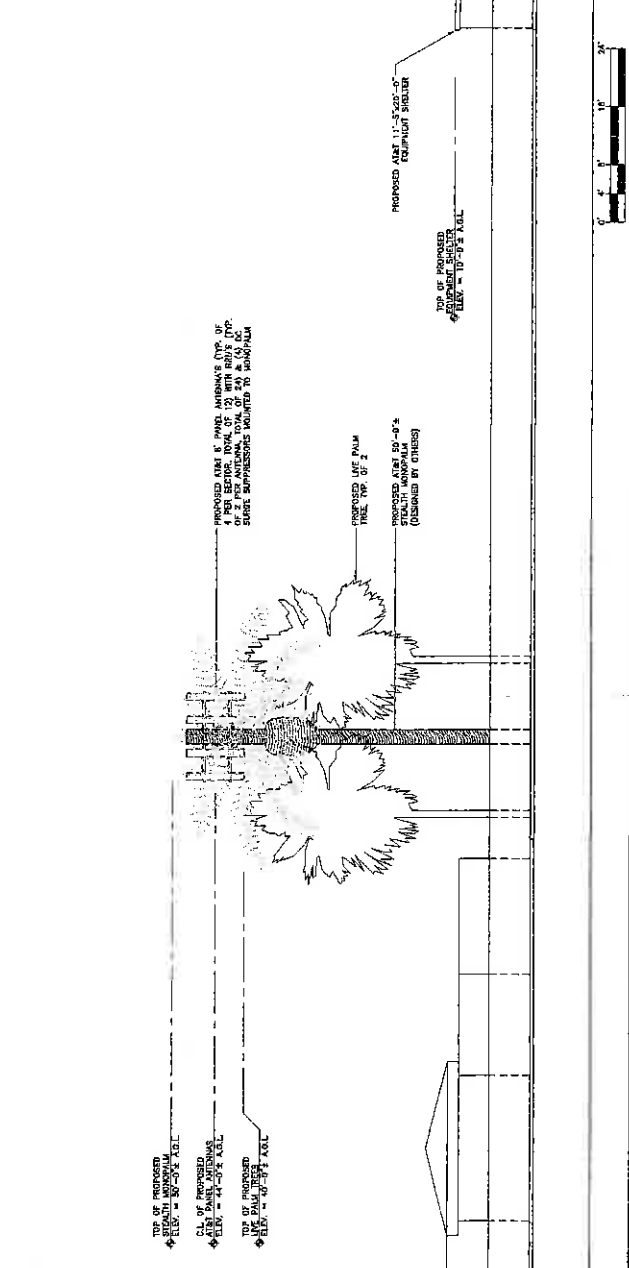
**NOT FOR CONSTRUCTION**

SCALE: 1/8" = 1'-0"



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



2 WEST ELEVATION

SCALE: 1/8" = 1'-0"



2 WEST ELEVATION

NOT FOR CONSTRUCTION



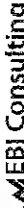
1900 Main Street, Suite 200  
Beverly Hills, CA 90210

PROJECT COORDINATOR & MANAGEMENT:

**SMARTLINK LLC.**

ONE C ADRIAN DRIVE, SUITE 313  
PALM BEACH, FL 33480  
TEL: (407) 255-5455  
FAX: (407) 255-5470

PREPARED BY:



**EBCI Consulting**  
Environmental Engineering & Architecture  
21 B Street | Burlington, MA 01803  
Tel: (781) 273-2900 | Fax: (781) 273-3311  
www.ebciconsulting.com

ENGINEER STAMP/EXEMPTION

THE REQUIREMENTS OF THE DESIGN PROFESSIONAL AND CONTRACTOR OF THE COMMONWEALTH OF MASSACHUSETTS ARE HEREBY ACKNOWLEDGED AND ACCEPTED. THE DESIGN PROFESSIONAL HAS REVIEWED THE DRAWINGS AND APPROVES THE INFORMATION AND DATA PROVIDED HEREON. THE DESIGN PROFESSIONAL'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED. DRAWING SCALES NOTED ARE FOR 24" X 36" PRINTING. SCALES FOR 18" X 24" PRINTING WILL BE 1/2" = 1'-0". PRINTED DIMENSIONS ARE USUALLY NOT TO SCALE.

SUBMITTALS

NO.	DATE	DESCRIPTION	BY
1	01/24/13	50% ZONING DRAWINGS	LV
2	07/22/13	65% ZONING DRAWINGS	AM
3	05/07/13	REVISED PER COMMENTS	TR
4	07/25/13	REVISED PER COMMENTS	LV
5	11/05/13	COUNTY CHANGERS	TR
6	03/25/14	HARRIS SPACE REVISIONS	TR

REVISED DATE: 8/11/2014

SITE REF: 81130001

SITE REF:

SITE NAME:  
PALM DESERT  
CHURCH OF CHRIST  
SITE NO.:  
RSO396  
78135 AVENUE 42  
BERNARDA DUNES, CA 92203

SHEET TITLE:

ELEVATIONS

SHEET NO.:

DATE:

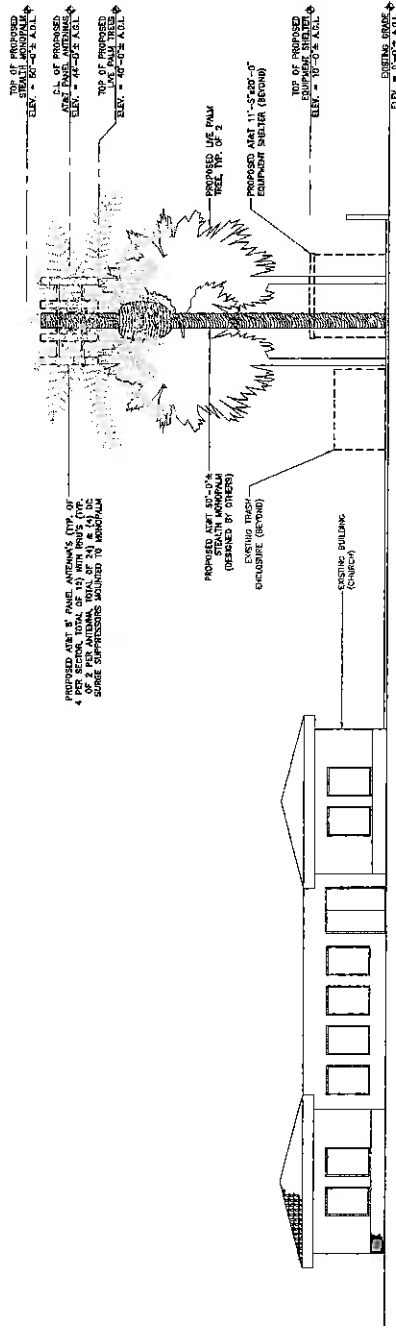
01/14/12

Z-4

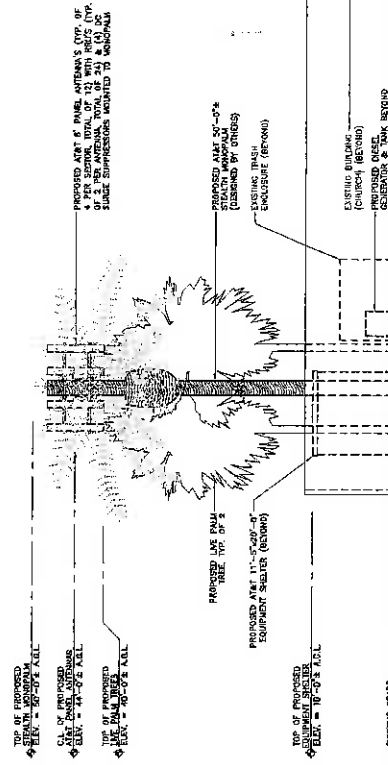
SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION



2 SOUTH ELEVATION





COUNTY OF RIVERSIDE  
DEPARTMENT OF ENVIRONMENTAL HEALTH

**Date:** July 31, 2013

**To:** Demaris Abraham  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, California 92502  
Fax: (951) 955-8631

**From:** Steven Hinde, REHS, CIH<sup>ST</sup>  
Senior Industrial Hygienist  
Department of Environmental Health  
Office of Industrial Hygiene  
3880 Lemon Street, Ste. 200  
Riverside, California 92501  
(951) 955-8980  
Fax: (951) 955-8988

**Report written by:** Steven Hinde, REHS, CIH  
Senior Industrial Hygienist

**Project Reviewed:** Plot Plan No. 25311 (AT&T wireless telecommunications facility near tower)

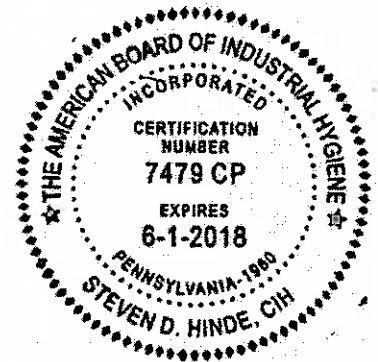
**Reference Number:** SR# 28073

**Applicant:** Jeffery McDonnell  
Jeffery McDonnell, Smartlink, LLC on behalf of AT&T  
18301 Von Karman Ave., Suite 910  
Irvine, CA 92612

**Noise Consultant:** EBI Consulting  
21 B Street  
Burlington, MA 01803

**Review Stage:** First Review

**Information Provided:** "Environmental Noise Assessment Report, site No. RS0396, Palm Desert Church of Christ, 78135 Avenue 42, Bermuda Dunes, CA" dated July 30, 2013, EBI Project No. 81130001





**Noise Standards:**

**For Stationary Noise Sources:**

**A. Standards:**

Facility-related noise, as projected to any portion of any surrounding property containing a “habitable dwelling, hospital, school, library or nursing home”, must not exceed the following worst-case noise levels:

a) 45 dB(A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).

b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

**B. Requirement for Determination of Community Noise Impact:**

a) Noise originating from operations within the facility grounds shall be treated as “stationary” noise sources for which this standard will apply.

b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.

c) Required Modeling Parameters for Stationary Sources:

- i. Stationary sources are to be modeled as “point” sources.
- ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
- iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
- iv. Predicted noise levels are to be expressed in terms of worst-case “equivalent continuous sound levels” [or, Leq] averaged over a ten minute period.

- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

### **Findings:**

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night. The ambient noise levels are similar to those produced by the diesel generator and 2 heating, ventilation and air conditioning (HVAC) units.

### **Recommendations:**

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, as projected to any portion of any surrounding property containing a “sensitive receiver, habitable dwelling, hospital, school, library or nursing home”, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, consistent with the manufactures' standard. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing noise sensitive receptors (residential dwellings) nearest the project site during all project construction.

5. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.
6. The diesel generator is to be placed in an enclosed equipment structure as shown on elevation plan (Z-3). The HVAC units and structure will be next to an existing perimeter wall that will provide sufficient noise attenuation. The noise level will be at or below the ambient noise level.



On Behalf of



**Jeffrey McConnell**  
Wireless Development Specialist  
18301 Von Karman Ave, Ste 910  
Irvine, CA 92612  
**949.933.3918** cellular  
949-419-3471 fax  
Jeffrey.McConnell@smartlinkllc.com

July 23, 2013

AT&T Project Number: **RS0396**  
AT&T Project Name: Palm Desert Church of Christ

**City of Riverside**  
**Application for Plot Plan**  
*Alternative Site Analysis*

AT&T Wireless is proposing to install a 50' wireless facility disguised as a palm tree. The ancillary equipment will be placed within an enclosed shelter and placed in the rear of the property. The area that the equipment shelter will take up is currently used as a storage container which will be removed from the premises. The 50' tower and additional palm trees will need to occupy three parking spaces on the west side of the property. Due to setbacks from residential property lines, the tower needed to remain 100' away from the rear property line. The proposed monopalm meets this requirement.

Alternative sites that were analyzed are as follows:

- 1- City of Palm Desert – parcel owned by the Homeowners Association off California Avenue was reviewed by the acquisition company and determined that due to the rose garden and limited space for new tower placement, this location was not feasible to locate a new tower. Distance from Sprint signal must have 40' horizontal separation from the existing tower. This places us in the middle of the designated rose garden and therefore not palatable for the owner.
- 2- The vacant land to the north of the proposed facility was also examined. Landlord contact was made but rejected due to future development plans.
- 3- The shopping Center to the east on City of Palm Desert jurisdiction was reviewed but denied due to jurisdictional feedback of taking parking spaces for the facility.

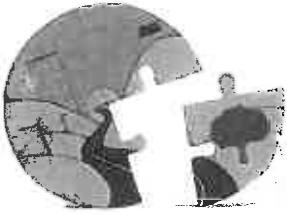
Collocation efforts: Collocation is always examined as a possibility. Unfortunately, there are not any towers within the vicinity where we could feasibly collocate and be able to fill our gap in coverage. T-Mobile has a 50' monopalm in the area. However, the structural capacity of the monopalm would not support the 12 total antennas needed to fill AT&T's gap in coverage and the antenna height availability of 33' would also be insufficient.

Verizon has a 45' monopalm with the same issues of available height with the added difficulty of space. The existing site is behind a take-out place and could not be expanded without going into the parking area and impeding parking and drive aisles.

Sprint/Metro has site with a 65' monopalm with two carriers already on it. We had concerns regarding structural integrity of the pole and the same question of how to screen the 12 panel antennas necessary to fill the gap in coverage on the existing monopalm. In addition, the homeowners association was very hesitant to give up additional land for equipment as the rose garden is in close proximity and a main focal point for the community.

Respectfully submitted,

Jeffrey McConnell, Smartlink LLC  
Authorized Agent for AT&T



EA 42577  
CFG05953

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: \_\_\_\_\_

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

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

CASE NUMBER: PP25311                      DATE SUBMITTED: 2/25/13

### APPLICATION INFORMATION

Applicant's Name: AT&T                      E-Mail: Veronica.arvizu@smartlinkllc.com

Mailing Address: 12900 Park Plaza Suite #313  
Cerritos                      CA                      90703  
City                      State                      ZIP

Daytime Phone No: (858) 602-6380                      Fax No: (951) 541-9698

Engineer/Representative's Name: Veronica Arvizu                      E-Mail: Veronica.arvizu@smartlinkllc.com

Mailing Address: 18301 Von Karman Suite #910  
Irvine                      CA                      92612  
City                      State                      ZIP

Daytime Phone No: (858) 602-6380                      Fax No: (951) 541-9698

Property Owner's Name: Palm Desert Church of Christ                      E-Mail: \_\_\_\_\_

Mailing Address: 134 Vista Royale  
Palm Desert                      CA                      92260  
City                      State                      ZIP

Daytime Phone No: (760) 320-7161                      Fax No: (760) 323-1758

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

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

[Signature] Veronica Arvizu on behalf of AT+T  
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Please see attached letters of Authorization  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 1009-500-001-5  
Section: 18 Township: 550 Range: 7E

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 1 acre

General location (nearby or cross streets): North of Sombrero Court, South of 42nd Ave, East of Washington St., West of Yucca Lane

Thomas Brothers map, edition year, page number, and coordinates: 819 FS

Project Description: (describe the proposed project in detail)

Next wireless proposes to construct, operate and maintain a 50' Top of structure monopole. Ancillary equipment to be placed within an 11'5" x 20" shelter in the rear of the property.

Related cases filed in conjunction with this application:

N/A

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

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

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: Less than 5 cubic yards if any

### LETTER OF AUTHORIZATION

#### APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

**Property Address: 78135 Avenue 42, Bermuda Dunes, CA 92203**

**Assessor's Parcel Number: 609-500-001**

I/We, the owner(s) of the above described property, authorize **New Cingular Wireless, doing business as AT&T Mobility**, whose address is 12900 Park Plaza Drive, 3<sup>rd</sup> Floor, Cerritos, California 90703, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the sole purpose of consummating any and all building and land-use permit applications, or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits, and at all times thereafter.

**I/We further understand that signing of this authorization in no way creates an obligation of any kind.**

**OWNER(S):**

Palm Desert Church of Christ, a California non-profit corporation

Print Name

John Burton

By: John Burton, President

Print Name

President

Title

Title

Signature

Signature

Date: February 21, 2013

Date: \_\_\_\_\_

State of California )  
County of Riverside ) SS.

On this, the 22 day of February, ~~2012~~ <sup>2013</sup>, before me, Gloria Rodriguez Guardiola,

Notary Public, personally appeared John Burton

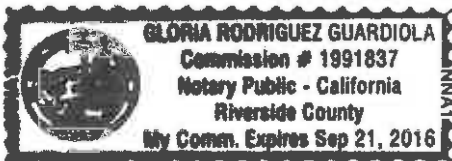
personally known to me  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in (his/her/their) authorized capacity(ies), and that by (his/her/their) signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal:

Gloria Rodriguez Guardiola  
Notary Public

My commission expires: September 21, 2016







at&t Mobility  
12900 Park Plaza Dr, 3<sup>rd</sup> fl.  
Cerritos, CA 90703

T: 562-468-6162  
F: 562-403-1830

---

November 26, 2012

**RE: Letter of Authorization**

**To Whom It May Concern:**

Smartlink and its employees and agents are authorized representatives of AT&T Mobility and have been contracted to perform certain Land-use Entitlements, Real Estate Leasing, Environmental and Architectural and Engineering Services on the AT&T Mobility telecommunications project.

As an authorized representative of AT&T Mobility, Smartlink may sign, file, review land-use applications and permits, represent at hearings and accept conditions of approval on behalf of AT&T.

If there are any questions or comments, please contact me immediately.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Miller", written over a horizontal line.

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 6/5/2014,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP25311 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

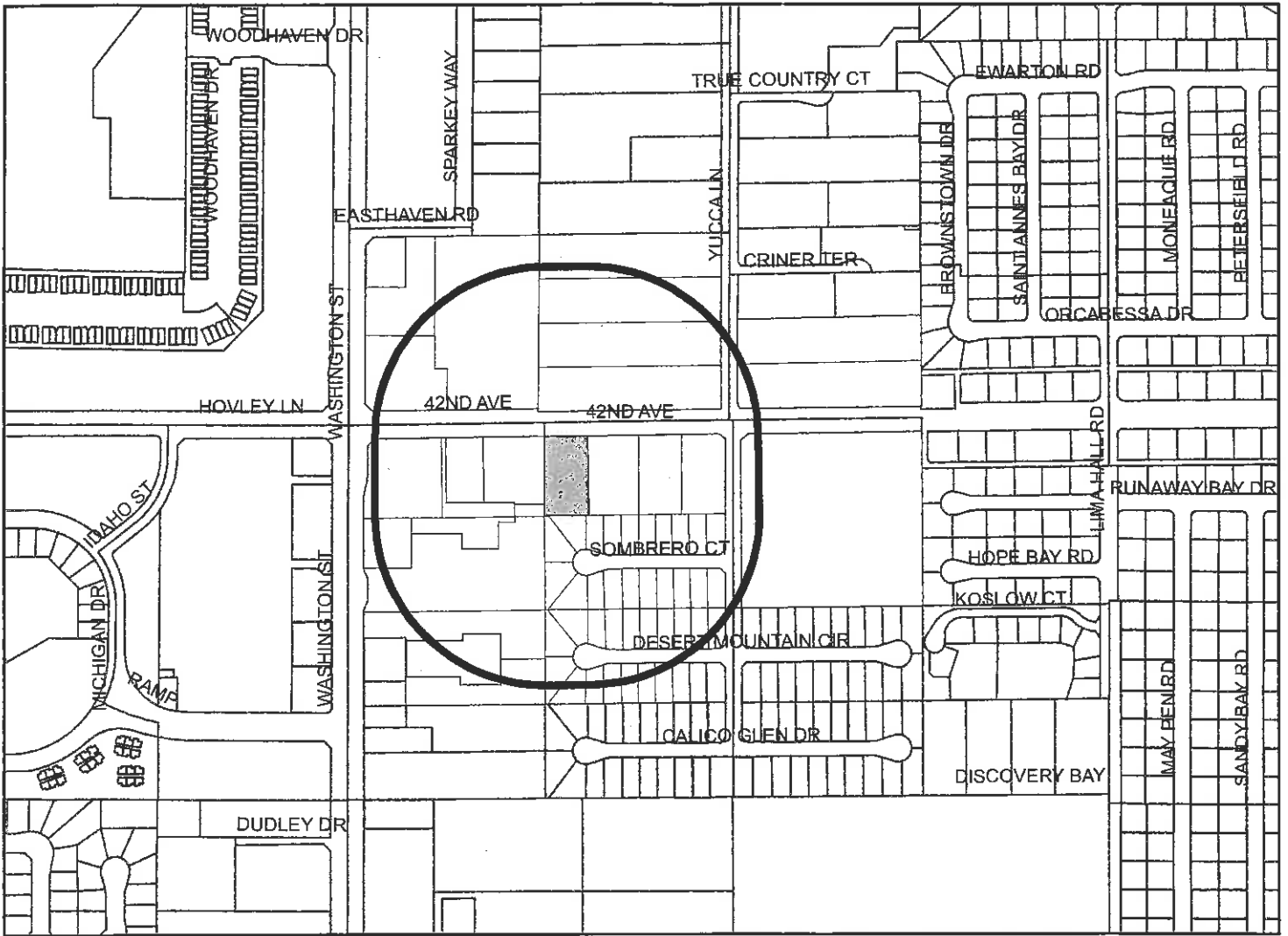
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

*BA  
Copies  
12/5/14*

**PP25311 (600 feet buffer)**



**Selected Parcels**

609-020-042 609-020-045 609-020-049 609-020-050 607-130-013 609-500-037 609-500-014 609-500-032 609-500-035 607-130-010  
 607-130-012 609-500-019 607-141-039 607-130-008 609-500-023 609-500-030 609-500-024 609-500-025 607-130-009 609-500-028  
 609-500-040 609-500-012 609-500-027 609-500-034 609-030-029 609-500-005 609-500-006 609-500-022 609-500-033 609-500-015  
 609-500-017 609-500-041 609-020-044 607-130-006 609-500-010 609-500-009 607-141-022 607-130-007 609-500-038 609-500-021  
 609-500-020 609-500-016 609-500-042 609-500-036 609-500-001 609-500-002 609-500-013 609-500-029 609-020-041 609-020-043  
 609-020-046 609-020-055 609-020-054 609-500-039 609-500-003 609-500-004 609-500-011 609-500-007 609-500-018 609-500-026  
 609-020-038 609-500-031 609-500-008



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

ASMT: 607130006, APN: 607130006  
HENRIETTE MORRIS  
41755 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607141022, APN: 607141022  
SARI MILLER, ETAL  
41870 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607130007, APN: 607130007  
SHARI THATCHER, ETAL  
41865 YUCCA LN  
INDIO, CA. 92203

ASMT: 607141039, APN: 607141039  
CHARLES MILLER  
41900 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607130008, APN: 607130008  
MICHAEL PIERSON, ETAL  
41951 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 609020038, APN: 609020038  
M H SHERMAN CO, ETAL  
C/O REAL ESTATE TAX DEPT STORE 04757  
P O BOX 1159  
DEERFIELD IL 60015

ASMT: 607130009, APN: 607130009  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 609020043, APN: 609020043  
RALPHS GROCERY CO  
C/O REAL ESTATE DEPT  
P O BOX 54143  
LOS ANGELES CA 90054

ASMT: 607130010, APN: 607130010  
POLK MEADOWS, ETAL  
16400 PAC COAST HWY NO 207  
HUNTINGTON BEACH CA 92649

ASMT: 609020044, APN: 609020044  
GROCERY RALPHS  
1100 W ARTESIA BLVD  
COMPTON CA 90220

ASMT: 607130012, APN: 607130012  
POLK MEADOWS, ETAL  
C/O THRIFTY PAYLESS INC  
P O BOX 3165  
HARRISBURG PA 17105

ASMT: 609020046, APN: 609020046  
RALPHS GROCERY CO  
C/O KROGER CO  
1014 VINE ST 7TH FL  
CINCINNATI OH 45202

ASMT: 607130013, APN: 607130013  
42ND AVENUE  
C/O LUKO MANAGEMENT  
16400 PACIFIC COAST 207  
HUNTINGTON BEACH CA 92649

ASMT: 609020050, APN: 609020050  
WASHINGTON SQUARE BD, ETAL  
C/O MILAN CAPITAL  
888 S DISNEYLAND DR  
ANAHEIM CA 92802



ASMT: 609020054, APN: 609020054  
GEORGE GERONSIN, ETAL  
181 S OLD SPRINGS RD  
ANAHEIM CA 92808

ASMT: 609500006, APN: 609500006  
SARA BONTHRON, ETAL  
68 TEMPE TRL  
PALM DESERT CA 92211

ASMT: 609020055, APN: 609020055  
BONITA ROGENES, ETAL  
20735 VIA MARISA  
YORBA LINDA CA 92886

ASMT: 609500007, APN: 609500007  
DOUGLAS FOX, ETAL  
78218 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 609030029, APN: 609030029  
DESERT SANDS UNIFIED SCHOOL DIST  
47950 DUNE PALMS RD  
LA QUINTA CA 92253

ASMT: 609500008, APN: 609500008  
MONIQUE VANDEUTEKOM GIBBS, ETAL  
83 QUIET RIDGE  
FORISTELL MO 63348

ASMT: 609500001, APN: 609500001  
PALM DESERT CHURCH OF CHRIST  
P O BOX 14151  
PALM DESERT CA 92255

ASMT: 609500009, APN: 609500009  
CARRIE BOTTEN, ETAL  
78194 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 609500002, APN: 609500002  
PATHFINDER COMMUNITY OF RISEN CHRIST  
78175 AVENUE 42  
BERMUDA DUNES CA 92203

ASMT: 609500010, APN: 609500010  
JAMES PALMER  
78182 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 609500004, APN: 609500004  
GAYLE CLARK, ETAL  
8 TAYLOR AVE  
PALM DESERT CA 92211

ASMT: 609500011, APN: 609500011  
MARTHA DESNOYERS, ETAL  
78170 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 609500005, APN: 609500005  
SARA BONTHRON, ETAL  
68 TEMPE TR  
PALM DESERT CA 92211

ASMT: 609500012, APN: 609500012  
TARA JOHNSTON THATCHER, ETAL  
78158 SOMBRERO CT  
INDIO, CA. 92203

ASMT: 609500013, APN: 609500013  
LAURA GREGOR, ETAL  
78146 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 609500020, APN: 609500020  
MATTHEW STEWART  
49329 BARRYMORE ST  
INDIO CA 92201

ASMT: 609500014, APN: 609500014  
RAYMOND YARBROUGH, ETAL  
C/O RAYMOND K YARBROUGH  
78134 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 609500021, APN: 609500021  
TRACEY CURCI, ETAL  
78203 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 609500015, APN: 609500015  
HELEN GALINDO, ETAL  
78131 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 609500022, APN: 609500022  
NAOMI CURCI, ETAL  
78215 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 609500016, APN: 609500016  
MELANIE FESMIRE  
45071 PARK ST  
INDIO CA 92201

ASMT: 609500023, APN: 609500023  
DAVID RIVENES, ETAL  
78227 SOBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 609500017, APN: 609500017  
ALICE FREUND, ETAL  
78155 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 609500025, APN: 609500025  
COUNTY OF RIVERSIDE CO SERVICE AREA 12  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 609500018, APN: 609500018  
TRACI KAYLOR  
78167 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 609500026, APN: 609500026  
SHEILA CONNER, ETAL  
78232 DESERT MOUNTAIN CIR  
BERMUDA DUNES CA 92203

ASMT: 609500019, APN: 609500019  
CAROL MARIETTA  
78179 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 609500027, APN: 609500027  
KATHRYN MADDOX, ETAL  
78220 DESERT MOUNTAIN CIR  
BERMUDA DUNES CA 92203

ASMT: 609500028, APN: 609500028  
SHELLEY NUNES, ETAL  
78208 DESERT MOUNTAIN CIR  
BERMUDA DUNES CA 92203

ASMT: 609500035, APN: 609500035  
ANGELIA PAPINAW, ETAL  
78133 DESERT MOUNTAIN CIR  
BERMUDA DUNES CA 92203

ASMT: 609500029, APN: 609500029  
ED FURLAN, ETAL  
481 W 23RD AVE  
VANCOUVER BC CANADA V5Y2H5

ASMT: 609500036, APN: 609500036  
NICHOLAS TREVINO  
78145 DESERT MOUNTAIN CIR  
BERMUDA DUNES CA 92203

ASMT: 609500030, APN: 609500030  
VONDA MCFADDEN, ETAL  
72925 FRED WARING DR 204  
PALM DESERT CA 92260

ASMT: 609500037, APN: 609500037  
MARGARET LOGSDON, ETAL  
78157 DESERT MOUNTAIN CIR  
BERMUDA DUNES CA 92203

ASMT: 609500031, APN: 609500031  
WILLIAM GATHERUM  
44244 SILVER CANYON LN  
PALM DESERT CA 92260

ASMT: 609500038, APN: 609500038  
DEBORAH SUER, ETAL  
78169 DESERT MOUNTAIN CIR  
BERMUDA DUNES CA 92203

ASMT: 609500032, APN: 609500032  
HEATHER DREW, ETAL  
78160 DESERT MOUNTAIN CIR  
BERMUDA DUNES CA 92203

ASMT: 609500039, APN: 609500039  
REGINA SCHROEDER  
78181 DESERT MOUNTAIN CIR  
BERMUDA DUNES CA 92203

ASMT: 609500033, APN: 609500033  
DONNA BERARDO  
78148 DESERT MOUNTAIN CIR  
BERMUDA DUNES CA 92203

ASMT: 609500040, APN: 609500040  
CATHY PRASLOSKI, ETAL  
4169 VALENCIA AVE  
NORTH VANCOUVER  
BC CANADA V7N4A7

ASMT: 609500034, APN: 609500034  
DERRYL COUSINS  
534 ARENA ST  
EL SEGUNDO CA 90245

ASMT: 609500041, APN: 609500041  
CHRISTINE MCMAHILL, ETAL  
78205 DESERT MOUNTAIN CIR  
BERMUDA DUNES CA 92203

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78217 DESERT MOUNTAIN CIR  
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Bermuda Dunes Airport  
ATTN: General Manager  
79880 Ave. 42  
Bermuda Dunes, CA 92201-1453

Bermuda Dunes Community Council  
P.O. Box 2127  
Palm Springs, CA 92263

City of Palm Desert  
ATTN: Director of Community  
Development  
73-510 Fred Waring Dr.  
Palm Desert, CA 92260

Desert Sands Unified School District  
47-950 Dune Palms Rd.  
La Quinta, CA 92253-4000

Coachella Valley Water District  
85995 Avenue 52  
Coachella, CA 92236

Applicant:  
AT&T  
12900 Park Plaza Dr., 3<sup>rd</sup> Floor  
Cerritos, CA 90703

Eng:  
Smartlink, LLC  
18301 Von Karman Avenue, Suite 910  
Irvine, CA 92612

Owner:  
Palm Desert Church of Christ  
134 Vista Royale  
Palm Desert, CA 92260

Applicant:  
AT&T  
12900 Park Plaza Dr., 3<sup>rd</sup> Floor  
Cerritos, CA 90703

Eng:  
Smartlink, LLC  
18301 Von Karman Avenue, Suite 910  
Irvine, CA 92612

Owner:  
Palm Desert Church of Christ  
134 Vista Royale  
Palm Desert, CA 92260



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
*Interim Planning Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25311

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

### COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: June 12, 2014

Applicant/Project Sponsor: AT&T Date Submitted: February 25, 2013

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Damaris Abraham Date: July 14, 2014

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25311\DH-PC-BOS Hearings\DH-PC\PP25311.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42597 ZCFG05973 \$2,231.25

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
**Interim Planning Director**

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA42577/Plot Plan No. 25311  
*Project Title/Case Numbers*

Damaris Abraham  
*County Contact Person*

(951) 955-5719  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

AT&T  
*Project Applicant* 12900 Park Plaza Dr., 3<sup>rd</sup> Floor, Cerritos, CA 90703  
*Address*

The project is located northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42.  
*Project Location*

The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 14, 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm Revised 6/13/2014  
Y:\Planning Case Files-Riverside office\PP25311\DH-PC-BOS Hearings\DH-PC\PP25311.NOD Form.docx

Please charge deposit fee case#: ZEA42577 ZCFG05953 \$2,231.25

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1403438

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: SMARTLINK, LLC \$25.00  
paid by: CK 1844  
EA42577  
paid towards: CFG05953 CALIF FISH & GAME - NEG DECL  
at parcel: 78135 42ND AVE BERM  
appl type: CFG1

By \_\_\_\_\_ Apr 04, 2014 12:46  
BNTHOMAR posting date Apr 04, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$25.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1303663

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: SMARTLINK, LLC \$2,156.25  
paid by: CK 1073  
EA42577  
paid towards: CFG05953 CALIF FISH & GAME - NEG DECL  
at parcel: 78135 42ND AVE BERM  
appl type: CFG1

By \_\_\_\_\_ Apr 25, 2013 09:31  
MGARDNER posting date Apr 25, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* I1300488

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: SMARTLINK, LLC \$50.00  
paid by: CK 1028  
EA42577  
paid towards: CFG05953 CALIF FISH & GAME - NEG DECL  
at parcel: 78135 42ND AVE BERM  
appl type: CFG1

By \_\_\_\_\_ Feb 25, 2013 16:01  
JCMITCHE posting date Feb 25, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: **2.2**  
Area Plan: Western Coachella Valley  
Zoning District: Pass & Desert  
Supervisorial District: Fifth/Fourth  
Project Planner: Damaris Abraham  
Director's Hearing: July 14, 2014

PLOT PLAN NO. 25373  
Environmental Assessment No. 42597  
Applicant: Smartlink, LLC  
Engineer/Representative: Faraz Yaqoob

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communications facility, for AT&T Mobility, disguised as a 70 foot high faux water tank tower in a 1,493 square foot lease area. The project includes the installation of twelve (12) panel antennas located at 66 foot high inside the water tank tower, twenty four (24) RRUs and three (3) surge suppressors located behind the panel antennas, one (1) microwave antenna, a 50kw standby propane generator with a new AT&T propane tank, and a 183 square foot equipment shelter surrounded by a 6 foot high decorative block wall enclosure. The project site currently contains a church and the facility is proposed to be located on the easterly portion of the property and access to the facility will be provided via an approximately 12 ft. wide access easement running from Bubbling Wells Road.

The project is located northerly of Cats Claw Road, southerly of Dillon Road, easterly of Bubbling Wells Road, and westerly of Mountain View Road, more specifically 17400 Bubbling Wells Road.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Rural: Rural Residential (R:RR) (5 Acre Minimum)                                     |
| 2. Surrounding General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east, and west |
| 3. Existing Zoning:                   | Controlled Development Areas (W-2)   |
| 4. Surrounding Zoning:                | Controlled Development Areas (W-2) to the north, south, east, and west               |
| 5. Existing Land Use:                 | Church   |
| 6. Surrounding Land Use:              | Vacant and scattered single family residences to the north, south, east, and, west   |
| 7. Project Data:                      | Total Acreage: 9.66<br>Lease Area: 1,493 Square Feet                                 |
| 8. Environmental Concerns:            | See attached environmental assessment  |

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42597**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **PLOT PLAN NO. 25373**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The General Plan Land Use designation for the project site is Rural: Rural Residential (R:RR) (5 Acre Minimum) on the Western Coachella Valley Area Plan which allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development and associated uses, and governmental uses are also allowed within this designation.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Rural: Rural Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences, commercial uses, and the traveling public in the area.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east, and west.
4. The zoning for the subject site is Controlled Development Areas (W-2).
5. The proposed use, a wireless communication facility disguised as a 70 foot high faux water tank tower, is a permitted use in the W-2 zone subject to approval of a plot plan according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
6. According to Section 19.404.a of Ordinance No. 348, the W-2 zone is classified as a non-residential zone classification. The proposed project, as designed and conditioned, does not exceed the maximum allowable height of 70 feet for disguised wireless communication facilities in residential zone classifications. Additionally, the facility is set back more than 87.5 ft. (125% of facility height) from the nearest habitable dwelling. The project, as designed and conditioned, complies with the development standards for Area Disturbance, Fencing and Walls, Landscaping, Noise, Parking, Power and Communications Lines, as well as Support Facilities and Treatment. Therefore, it can be determined that the project is consistent with the development standards set forth in Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
7. The project site is surrounded by properties which are zoned Controlled Development Areas (W-2) to the north, south, east, and west.
8. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP)
9. Environmental Assessment No. 42597 identified the following potentially significant impacts:
  - a. Aesthetics
  - b. Hydrology/ Water Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural: Rural Residential (R:RR) (5 Acre Minimum) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.



2. The proposed project is consistent with Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Fault Zone;
  - b. A County Service Area;
  - c. An Airport Influence Area;
  - d. A High Fire area; or,
  - e. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
  - a. Area of Flooding Sensitivity;
  - b. An area susceptible to subsidence;
  - c. An area with moderate liquefaction potential;
  - d. The City of Desert Hot Springs Sphere of Influence; and,
  - c. The boundaries of the Palm Springs Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 657-260-019.

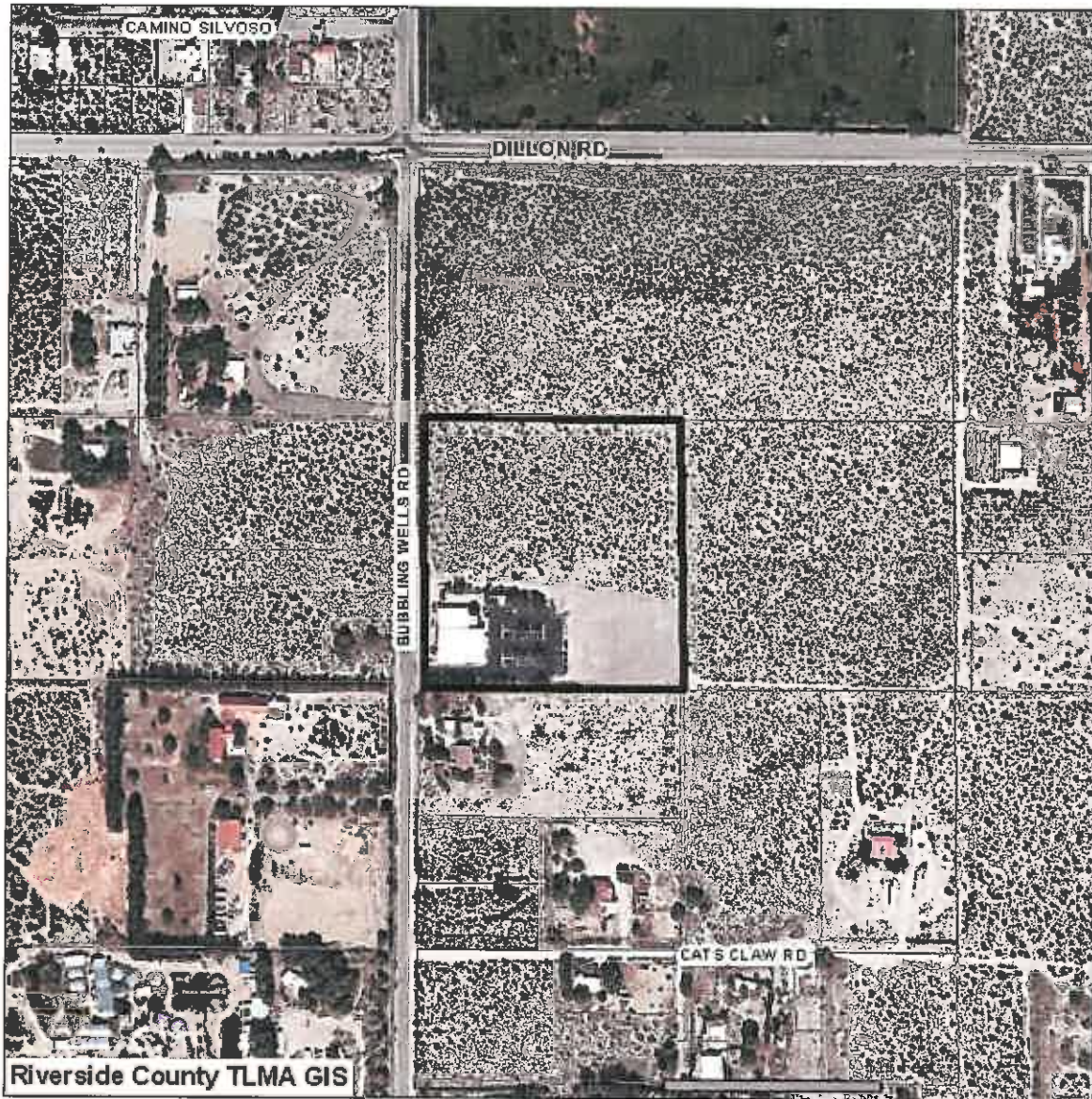
DA:da

Y:\Planning Case Files-Riverside office\PP25373\DH-PC-BOS Hearings\DH-PC\Staff Report.PP25373.docx

Date Prepared: 06/12/13

Date Revised: 06/02/14

PP25373



**Selected parcel(s):**  
657-260-019

**LEGEND**



SELECTED PARCEL



INTERSTATES



HIGHWAYS



PARCELS

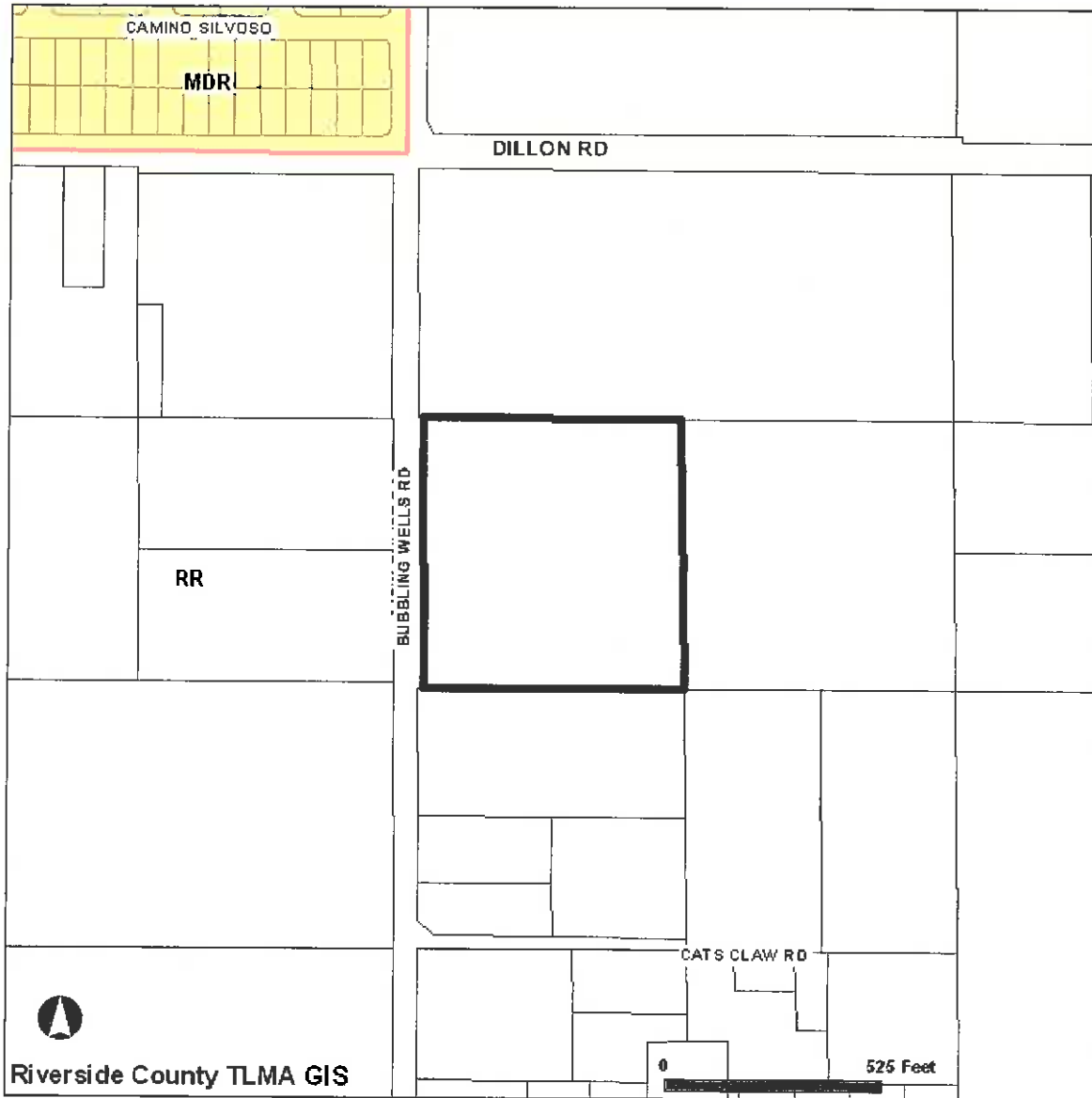
**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu May 29 16:29:52 2014

Version 131127

PP25373



Selected parcel(s):  
657-260-019

**LAND USE**

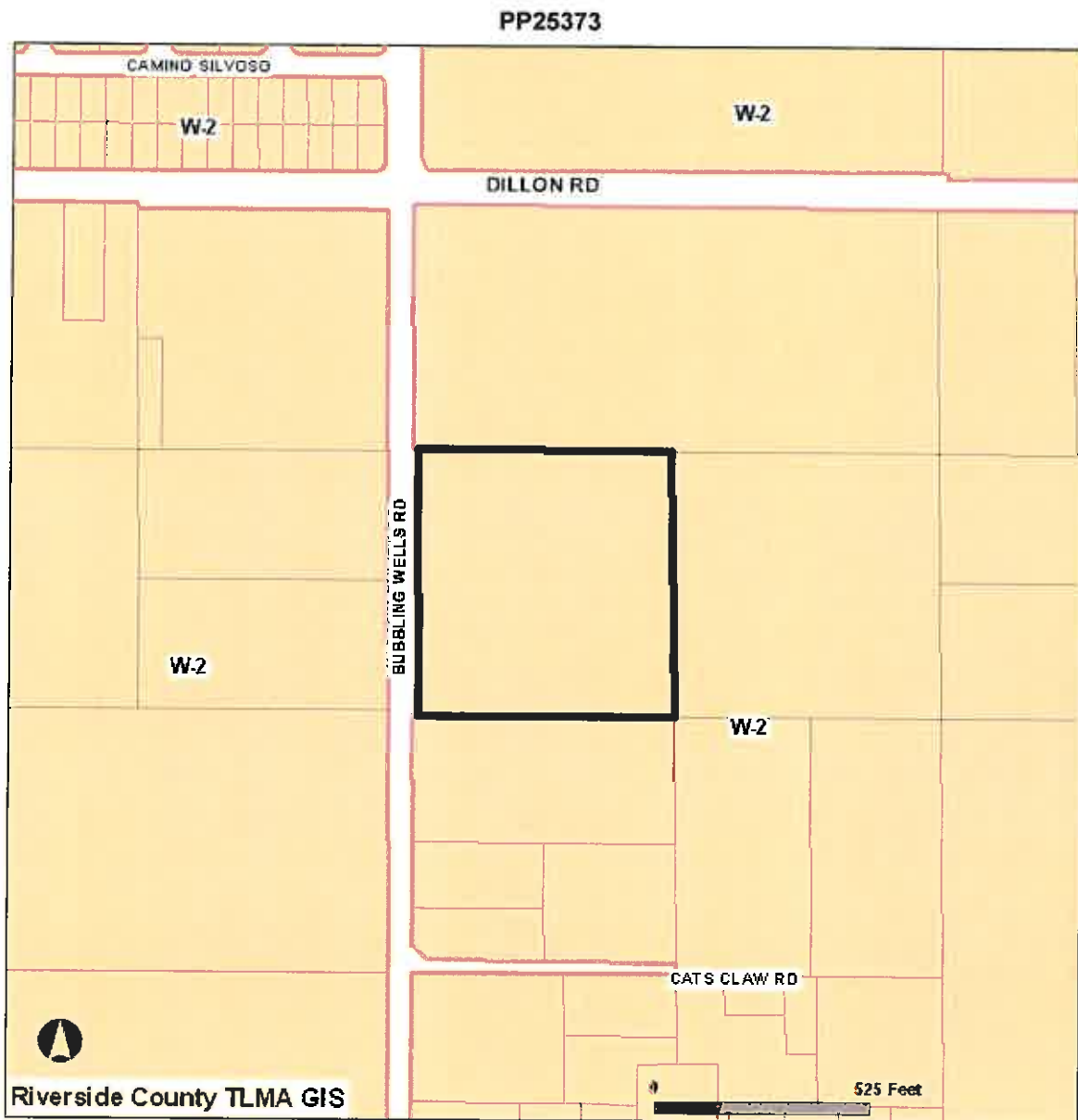
- SELECTED PARCEL
- MDR - MEDIUM DENSITY RESIDENTIAL
- INTERSTATES
- RR - RURAL RESIDENTIAL
- HIGHWAYS
- PARCELS

**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu May 29 16:32:56 2014

Version 131127



**Selected parcel(s):**  
657-260-019

**ZONING**

- SELECTED PARCEL
- ZONING BOUNDARY
- W-2
- INTERSTATES
- HIGHWAYS
- PARCELS

**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu May 29 16:34:34 2014

Version 131127





**CLV5034**

**DESERT HOT SPRINGS CHURCH**

17400 BUBBLING WELLS ROAD DESERT HOT SPRINGS CA 92241



VIEW 1



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



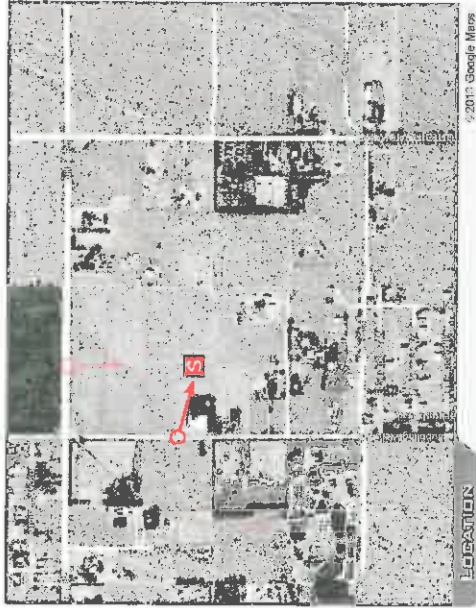
**CLV5034**

**DESERT HOT SPRINGS CHURCH**

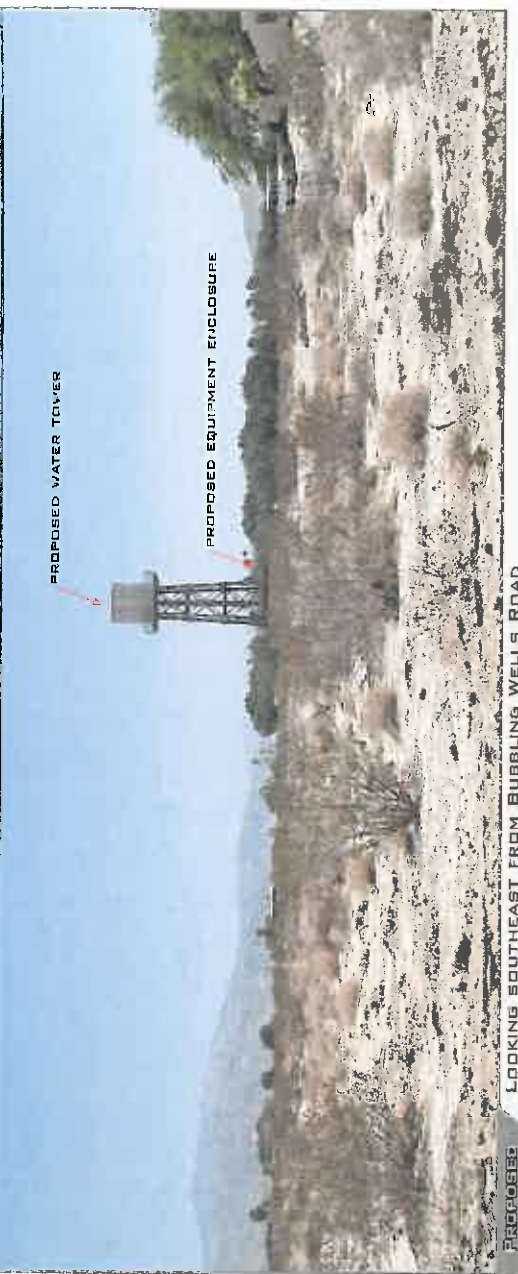
17400 BUBBLING WELLS ROAD DESERT HOT SPRINGS CA 92241



VIEW 1



© 2011 Google Maps



LOOKING SOUTHEAST FROM BUBBLING WELLS ROAD

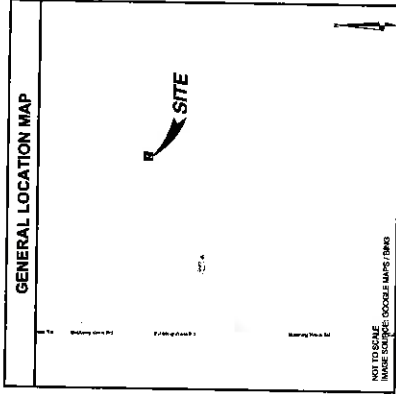
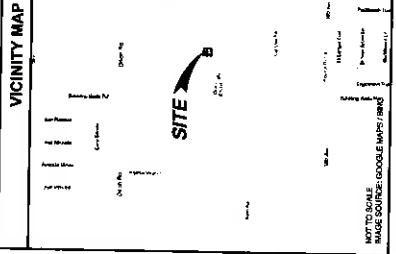
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



at&t

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SITE NUMBER: CLV5034
SITE NAME: GRACE CHURCH
PLOT PLAN NUMBER: 25373
17400 BUBBLING WELLS RD.
DESERT HOT SPRINGS, CA 92241
COUNTY: RIVERSIDE



DRIVING DIRECTIONS
START AT JOHN WAYNE AIRPORT.
HEAD SOUTH WEST ON JOHN WAYNE AIRPORT TURN LEFT TOWARD N. AIRPORT WAY. CONTINUE STRAIGHT ON N. AIRPORT WAY. SWAMP ROAD TO SKY ON N. AIRPORT WAY. SWAMP ROAD TO SKY ON N. AIRPORT WAY. SWAMP ROAD TO SKY ON N. AIRPORT WAY.

LEGAL DESCRIPTION
ALL RIGHTS RESERVED BY THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DISCLOSED AS FOLLOWS:
THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH RANGE 6 EAST, SAN BERNARDINO BASIN AND MERRILL VALLEY, SAN BERNARDINO COUNTY, CALIFORNIA, BEING PART OF RECORD MAP NO. 25373, AS INSTRUMENTED TO THE COUNTY OF RIVERSIDE, CALIFORNIA, BY DEED FILED FOR RECORD ON FEBRUARY 25, 1993 AND FILED FOR RECORD MAP NO. 25373, AS INSTRUMENTED TO THE COUNTY OF RIVERSIDE, CALIFORNIA, BY DEED FILED FOR RECORD ON DECEMBER 29, 1993 AS INSTRUMENT NO. 19793, IN BOOK 900.

PROJECT TEAM
CLIENT REPRESENTATIVE
SMARTLINK, LLC
1800 VON KORMAN AVE, SUITE 910
RIVERSIDE, CA 92504

SITE ACQUISITION
SMARTLINK, LLC
1800 VON KORMAN AVE, SUITE 910
RIVERSIDE, CA 92504

ZONING
SMARTLINK, LLC
1800 VON KORMAN AVE, SUITE 910
RIVERSIDE, CA 92504

ENGINEER
SMARTLINK, LLC
1800 VON KORMAN AVE, SUITE 910
RIVERSIDE, CA 92504

CONSTRUCTION MANAGER
SMARTLINK, LLC
1800 VON KORMAN AVE, SUITE 910
RIVERSIDE, CA 92504

SITE INFORMATION
APPLICANT/LESSEE
SMARTLINK, LLC
1800 PARK PLAZA DR, 3RD FLOOR
CERRITOS, CA 90330

PROPERTY OWNER
AT&T
17400 BUBBLING WELLS RD.
DESERT HOT SPRINGS, CA 92241

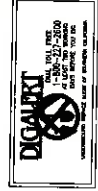
UTILITY POWER PROVIDER
SOUTHERN CALIFORNIA Edison
17400 BUBBLING WELLS RD.
DESERT HOT SPRINGS, CA 92241

TELEPHONE PROVIDER
AT&T
17400 BUBBLING WELLS RD.
DESERT HOT SPRINGS, CA 92241

SCHOOL DISTRICT
GANGELLA VALLEY WATER DISTRICT
17400 BUBBLING WELLS RD.
DESERT HOT SPRINGS, CA 92241

PLANNING
AT&T
17400 BUBBLING WELLS RD.
DESERT HOT SPRINGS, CA 92241

PERMITTED TELECOMMUNICATIONS
AT&T
17400 BUBBLING WELLS RD.
DESERT HOT SPRINGS, CA 92241



APPROVALS

Table with columns: DISCIPLINE, SIGNATURE, DATE. Rows for various engineering disciplines.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS.
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE SITE AS SHOWN ON THESE DRAWINGS.

GENERAL NOTES

THE FACILITY IS TO BE CONSTRUCTED WITHIN THE EXISTING LOT. THE CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE SITE AS SHOWN ON THESE DRAWINGS.

PROJECT DESCRIPTION

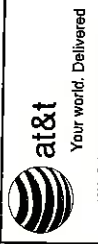
THIS PROJECT WILL BE COMPLETED WITHIN A NEW AT&T ANTENNA SUBSTATION WITHIN THE EXISTING LOT. THE CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE SITE AS SHOWN ON THESE DRAWINGS.

DESCRIPTION

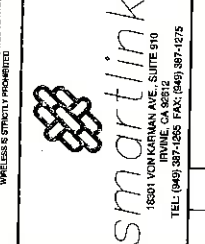
Table with columns: SHEET, DESCRIPTION. Lists various drawing sheets and their descriptions.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.



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1800 PARK PLAZA DR, 3RD FLOOR
CERRITOS, CA 90330



1800 VON KORMAN AVE, SUITE 910
RIVERSIDE, CA 92504

Table with columns: REV., DATE, REVISION DESCRIPTION. Lists revision history.

THIS PROJECT WILL BE COMPLETED WITHIN A NEW AT&T ANTENNA SUBSTATION WITHIN THE EXISTING LOT. THE CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE SITE AS SHOWN ON THESE DRAWINGS.

CASE: PP25373, AMD #1
EXHIBIT: A (Sheets 1-15)
DATE: 3/17/14
PLANNER: D. ABRAHAM

CLV5034
17400 BUBBLING WELLS RD.
DESERT HOT SPRINGS, CA 92241
RIVERSIDE COUNTY

DRAWN BY: XRC/JPL
CHECKED BY: VD

TITLE SHEET

SHEET NUMBER: T-1
SHEET TOTAL: 4

NOT TO SCALE
SOURCE: GOOGLE MAPS/IMG
NOT TO SCALE
SOURCE: GOOGLE MAPS/IMG













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12500 PARKWAY BLVD., 2ND FLOOR  
SANTA ANITA, CALIFORNIA 91357

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS  
FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY  
PURPOSE OTHER THAN THAT WHICH IS SPECIFICALLY  
IDENTIFIED IN THE CONTRACT DOCUMENTS. THE USER  
OF THIS INFORMATION ASSUMES ALL RESPONSIBILITY FOR  
ANY USE OR MISUSE OF THIS INFORMATION.



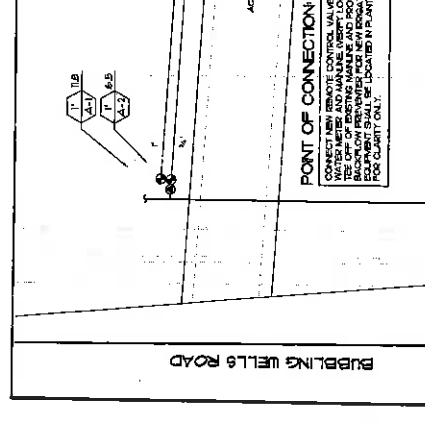
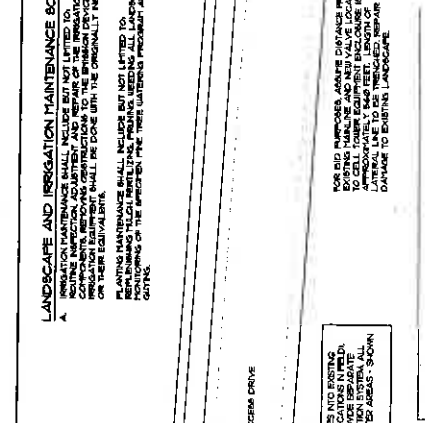
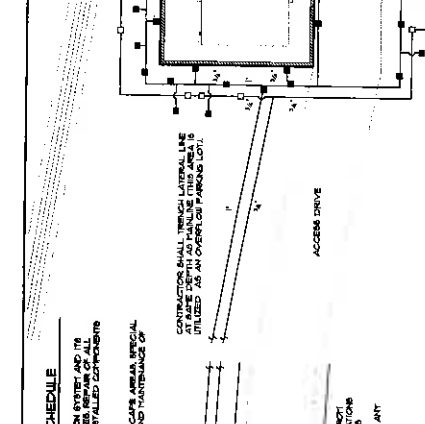
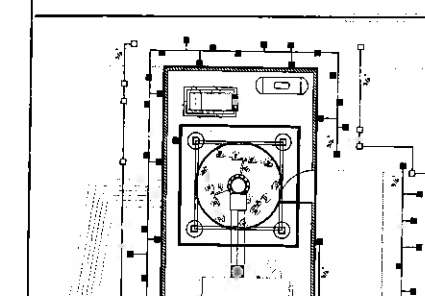
1865 YORKMAN AVE. SUITE 910  
IRVINE, CA 92614  
TEL: (949) 261-1888 FAX: (949) 587-1275

SHEET NO.	DATE	REVISION

**RJCLA**  
LANDSCAPE ARCHITECT  
2800 RAYBURN AVE. SUITE 100  
SANTA ANITA, CA 91357  
(949) 456-6222 • www.rjcla.com



PROJECT INFORMATION:  
CLV5034  
17400 BUBBLING WELLS RD.  
DESERT HOT SPRINGS, CA 92241  
RIVERSIDE COUNTY  
P.P. 25378  
APRIL 25, 2018  
ISSUED FOR: RIC  
DESIGNED BY: mdm  
CHECKED BY: RIC  
SHEET TITLE: IRRIGATION PLAN  
SHEET NUMBER: L-1



#### WATER USE CALCULATIONS

PROJECT LANDSCAPE AREA: 3,989 SQUARE FEET  
HANDY-LAY WATER BUDGET:  
• 2.50 GPD / SQ FT  
ESTIMATED WATER USE:  
• (3,989 SQ FT) x (2.50 GPD / SQ FT) = 9,972 GPD  
ESTIMATED WATER USE:  
• (9,972 GPD) x (7 days / week) = 69,804 GPD  
TOTAL IRRIGATED WATER USE: 69,804 GPD

#### IRRIGATION LEGEND

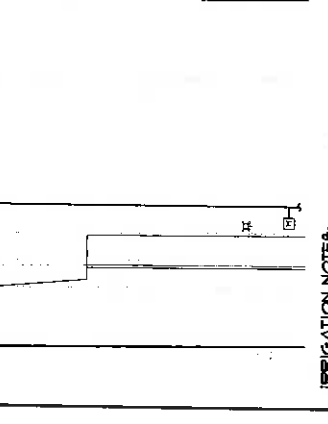
SYMBOL: PIPE SIZE / SCHED. / MATERIAL / DESCRIPTION  
 ■ 1/2" POLY-PROPYLENE PIPING 400' PER FOOT  
 □ 1/2" PER TREE (2" PER PAULT)  
 ○ 1/2" PER TREE (2" PER PAULT)  
 ▲ 1/2" PER TREE (2" PER PAULT)  
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#### INSPECTION NOTE

THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM.

#### IRRIGATION NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE SPECIFICATIONS AND STANDARDS SET FORTH IN THE IRRIGATION CONTRACT DOCUMENTS. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM.
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#### IRRIGATION PLAN

OTHER SUBJECT MATTER NOT REPRODUCED BY THIS SET OF DRAWINGS.

#### LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

A. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM.

#### POINT OF CONNECTION

CONNECT NEW REMOTE CONTROL VALVES INTO EXISTING IRRIGATION SYSTEM. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM.

#### INSPECTION NOTE

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#### IRRIGATION NOTES

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#### IRRIGATION NOTES

2. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM.

#### IRRIGATION NOTES

3. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM.

#### IRRIGATION NOTES

4. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM.

#### IRRIGATION NOTES

5. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM.

#### IRRIGATION NOTES

6. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM.

#### IRRIGATION NOTES

7. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM.

CLV5034  
17400 BUBBLING WELLS RD.  
DESERT HOT SPRINGS, CA 92241  
RIVERSIDE COUNTY  
P.P. 25378  
APRIL 25, 2018  
ISSUED FOR: RIC  
DESIGNED BY: mdm  
CHECKED BY: RIC  
SHEET TITLE: IRRIGATION PLAN  
SHEET NUMBER: L-1

#### IRRIGATION PLAN

OTHER SUBJECT MATTER NOT REPRODUCED BY THIS SET OF DRAWINGS.



#### IRRIGATION NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE SPECIFICATIONS AND STANDARDS SET FORTH IN THE IRRIGATION CONTRACT DOCUMENTS. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE IRRIGATION SYSTEM.
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#### IRRIGATION PLAN

OTHER SUBJECT MATTER NOT REPRODUCED BY THIS SET OF DRAWINGS.



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TEL: (415) 357-1200 FAX: (415) 357-4775

REV.	DATE	REVISION DESCRIPTION



REPUBLICAN CIVILIAN LEADERS ASSOCIATION  
1500 CALIFORNIA STREET, SUITE 200  
SAN FRANCISCO, CA 94109-3008

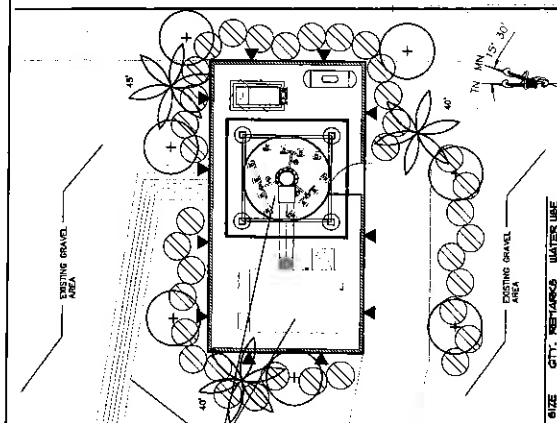


PROJECT INFORMATION:  
CLV5034  
17400 BUBBLING WELLS RD.  
DESERT HOT SPRINGS, CA 92241  
RIVERSIDE COUNTY

DRAWN BY: MDM  
CHECKED BY: RJC  
DATE: APRIL 25, 2019  
PROJECT NUMBER: 17400 BUBBLING WELLS RD.

PLANTING PLAN, NOTES,  
AND SPECIFICATIONS  
SHEET NUMBER: 1

L-2



**PLANT LEGEND**

SYM	BOTANICAL NAME	COMMON NAME	SIZE	CITY	REPLACEMENT	WATER USE
(Symbol)	PHOENIX PALM	DATE PALM	40" DIA.	3		
(Symbol)	PHOENIX PALM	DATE PALM	40" DIA.	3		
(Symbol)	PARSONIA MICROPHYLLA	LITTLE-LEAF PALM	3 GAL.	3		
(Symbol)	LEUCANTHEMUM MEXICANUM	TEXAS BURNING	1 GAL.	3		
(Symbol)	MACADAMIA SPINOSA	MACADAMIA NUT	3 GAL.	3		

**PLANTING NOTE**  
1. PROVIDE FERTILIZER CONTAINING 20% NITROGEN, 10% PHOSPHORUS, AND 10% POTASSIUM (DO NOT MIX WITH OTHER FERTILIZERS) TO BE APPLIED TO ALL PLANTS AVAILABLE FROM DEER FOOT FARMERS.  
2. PLANT TREES TO BE REMOVED FROM A COACHELLA VALLEY GROVER CONTRACT. (SEE ATTACHED LISTING)  
3. PLANT TREES TO BE REMOVED FROM A COACHELLA VALLEY GROVER CONTRACT. (SEE ATTACHED LISTING)

**WEED CONTROL**  
1. REMOVE ALL WEEDS AND GRASS FROM THE ENTIRE PROJECT AREA.  
2. REMOVE ALL WEEDS AND GRASS FROM THE ENTIRE PROJECT AREA.  
3. REMOVE ALL WEEDS AND GRASS FROM THE ENTIRE PROJECT AREA.

**TOP DRESSING**  
1. ALL GRASS AREAS ARE TO BE TOP DRESSED WITH 2" THICK LAYER OF BAREWOOD FLUID TOP DRESSING.  
2. ALL GRASS AREAS ARE TO BE TOP DRESSED WITH 2" THICK LAYER OF BAREWOOD FLUID TOP DRESSING.

**PLANTING PLAN**  
1. PROVIDE FERTILIZER CONTAINING 20% NITROGEN, 10% PHOSPHORUS, AND 10% POTASSIUM (DO NOT MIX WITH OTHER FERTILIZERS) TO BE APPLIED TO ALL PLANTS AVAILABLE FROM DEER FOOT FARMERS.  
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3. PLANT TREES TO BE REMOVED FROM A COACHELLA VALLEY GROVER CONTRACT. (SEE ATTACHED LISTING)

**LONG-TERM MAINTENANCE SCHEDULE**

PLANT NAME	MAINTENANCE TYPE	INTERVAL
PHOENIX PALM	Watering	Weekly
PARSONIA MICROPHYLLA	Watering	Weekly
LEUCANTHEMUM MEXICANUM	Watering	Weekly
MACADAMIA SPINOSA	Watering	Weekly

**GENERAL NOTES**  
1. ALL PLANTS TO BE PROVIDED BY THE CONTRACTOR.  
2. ALL PLANTS TO BE PROVIDED BY THE CONTRACTOR.

**PLANTING PLAN**  
1. PROVIDE FERTILIZER CONTAINING 20% NITROGEN, 10% PHOSPHORUS, AND 10% POTASSIUM (DO NOT MIX WITH OTHER FERTILIZERS) TO BE APPLIED TO ALL PLANTS AVAILABLE FROM DEER FOOT FARMERS.  
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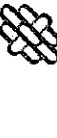
17400 BUBBLING WELLS RD.  
DESERT HOT SPRINGS, CA 92241  
RIVERSIDE COUNTY

SCALE: 1" = 10'-0"



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IRVINE, CA 92612  
TEL: (949) 387-1022 FAX: (949) 387-1775

**RJCLA**  
Irrigation Company  
17400 Desert Hills Rd.  
Riverside, CA 92504  
Tel: (951) 509-1100 Fax: (951) 509-1101

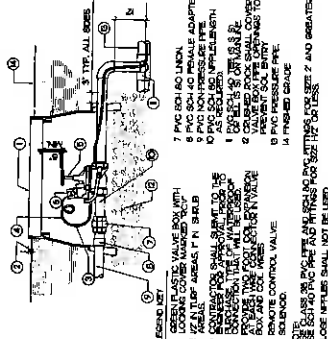


PROJECT INFORMATION:  
C115034  
17400 BUBBLING WELLS RD.  
DESERT HILLS SPRINGS, CA 92241  
RIVERSIDE COUNTY

DATE: 04/15/03  
DRAWN BY: P.P. 25373  
CHECKED BY: RJC

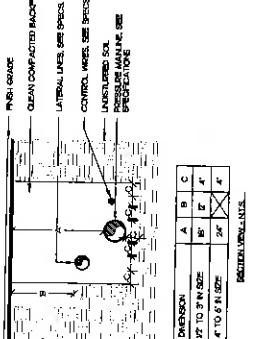
SHEET TITLE:  
IRRIGATION DETAILS  
AND SPECIFICATIONS

SHEET NUMBER:  
L-3

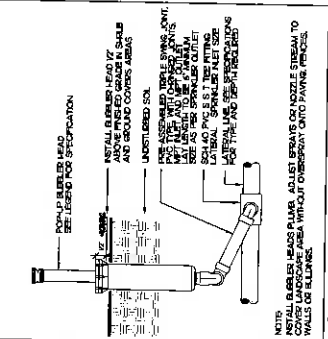


**LEGEND KEY**  
1. CLEAN WATER VALVE BOLL WITH  
2. 2" LATERAL AREAS IN 1" SCHED  
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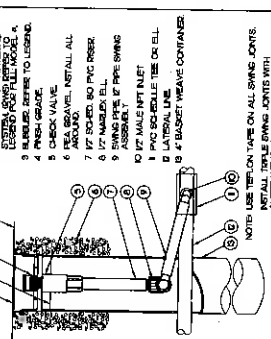
**REMOTE CONTROL VALVE**  
USE THIS VALVE TO CONTROL THE REMOTE CONTROL VALVE FOR SIZE 2" AND GREATER.  
CLOSE THE VALVE SMALLER SIZE USE 1/2" OR 3/4" USE.



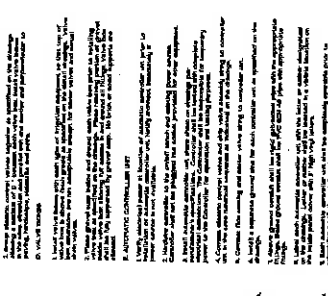
**PIPE INSTALLATION**



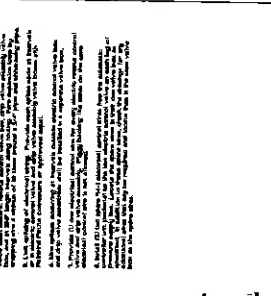
**POP-UP BUBBLER**



**SUBGRADE BUBBLER**



**BACKFLOW PREVENTER**



**WALL MOUNT CONTROLLER**

**LEGEND KEY**  
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USE THIS VALVE TO CONTROL THE REMOTE CONTROL VALVE FOR SIZE 2" AND GREATER.  
CLOSE THE VALVE SMALLER SIZE USE 1/2" OR 3/4" USE.

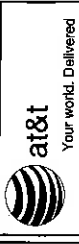
**PIPE INSTALLATION**  
USE THIS VALVE TO CONTROL THE REMOTE CONTROL VALVE FOR SIZE 2" AND GREATER.  
CLOSE THE VALVE SMALLER SIZE USE 1/2" OR 3/4" USE.

**POP-UP BUBBLER**  
NOTE: INSTALL BUBBLER HEADS PLUS ADJUSTER STRAINS ON NOZZLE STRAIN TO MAINTAIN UNDISTURBED AREA WITHOUT OVERSTRESSING ONTO PAVEMENT, FINISHES, WALLS OR CURBS.

**SUBGRADE BUBBLER**  
NOTE: USE THE ON-TAPE ON ALL SPRING JOINTS. ALL TAPPING AND JOINTS MUST BE MADE WITH 50-PSI ROLL-ON STREET BELLS.

**BACKFLOW PREVENTER**  
INSTALL BUBBLER HEAD BY TIGHTENING NUTS AND BUSHING COVERS ABOVE UNDISTURBED SOIL

**WALL MOUNT CONTROLLER**



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REV.	DATE	REVISION DESCRIPTION

**RJCLA**  
 ALEXANDER COMPANY  
 14700 SHELTON AVENUE  
 LAWRENCE, CA 94045  
 (415) 452-2022

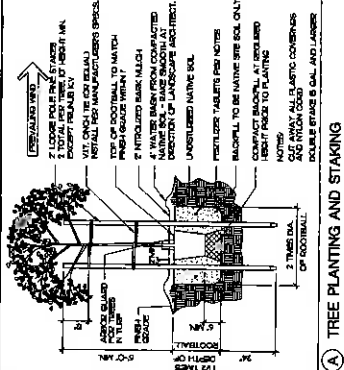


CLV5034  
 17400 BUBBLING WELLS RD.  
 DESERT HOT SPRINGS, CA 92241  
 RIVERSIDE COUNTY

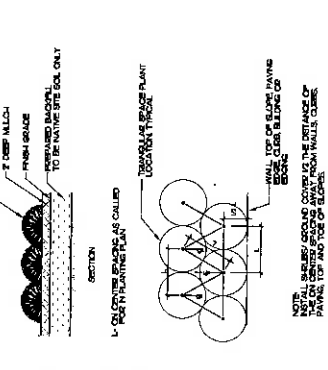
P.P. 25373  
 APN: 657-260-019  
 DRAWN BY: JIMMIE  
 CHECKED BY: RUC

SHEET TITLE: **PLANTING DETAILS AND SOILS REPORT**

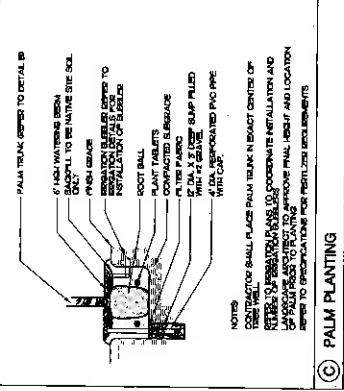
SHEET NUMBER: **L-4**



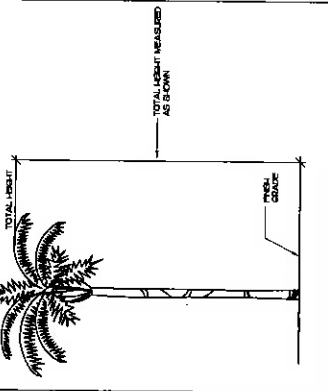
**(A) TREE PLANTING AND STAKING**



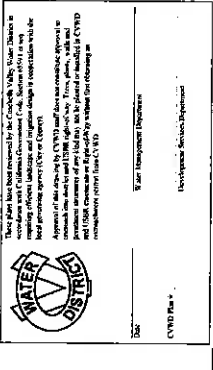
**(B) SHRUB AND GROUND COVER SPACING**



**(C) PALM PLANTING**



**(D) PALM TRUNK HEIGHT**



**ALL WESTERN BALSAM PINE LAGERBARKS**

NO.	TREE SPECIES	SIZE	QUANTITY	REMARKS
1	WESTERN BALSAM PINE	18\"	2	...
2	WESTERN BALSAM PINE	24\"	4	...
3	WESTERN BALSAM PINE	30\"	6	...
4	WESTERN BALSAM PINE	36\"	8	...
5	WESTERN BALSAM PINE	42\"	10	...
6	WESTERN BALSAM PINE	48\"	12	...
7	WESTERN BALSAM PINE	54\"	14	...
8	WESTERN BALSAM PINE	60\"	16	...
9	WESTERN BALSAM PINE	66\"	18	...
10	WESTERN BALSAM PINE	72\"	20	...
11	WESTERN BALSAM PINE	78\"	22	...
12	WESTERN BALSAM PINE	84\"	24	...
13	WESTERN BALSAM PINE	90\"	26	...
14	WESTERN BALSAM PINE	96\"	28	...
15	WESTERN BALSAM PINE	102\"	30	...
16	WESTERN BALSAM PINE	108\"	32	...
17	WESTERN BALSAM PINE	114\"	34	...
18	WESTERN BALSAM PINE	120\"	36	...
19	WESTERN BALSAM PINE	126\"	38	...
20	WESTERN BALSAM PINE	132\"	40	...

**NOTES**  
 1. ALL PALM TRUNKS TO BE CENTERED IN BROAD CENTER OF DRIVE OR WALKWAY.  
 2. PALM TRUNKS TO BE MEASURED TO THE TOP OF THE TRUNK.  
 3. PALM TRUNKS TO BE MEASURED TO THE TOP OF THE TRUNK.  
 4. PALM TRUNKS TO BE MEASURED TO THE TOP OF THE TRUNK.

**NOTE:**  
 ALL PALM TRUNKS TO BE CENTERED IN BROAD CENTER OF DRIVE OR WALKWAY.  
 ALL PALM TRUNKS TO BE MEASURED TO THE TOP OF THE TRUNK.  
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**NOTE:**  
 ALL PALM TRUNKS TO BE CENTERED IN BROAD CENTER OF DRIVE OR WALKWAY.  
 ALL PALM TRUNKS TO BE MEASURED TO THE TOP OF THE TRUNK.  
 ALL PALM TRUNKS TO BE MEASURED TO THE TOP OF THE TRUNK.

**INTERPRETATION OF ANALYSIS**

ITEM	UNIT	TEST RESULT	DESIGN VALUE	STATUS
1	UNSATURATED WATER CONTENT (%)	11.1	11.1	OK
2	SHRINKAGE (%)	1.1	1.1	OK
3	PLASTICITY INDEX (PI)	1.1	1.1	OK
4	LIQUIDITY INDEX (LI)	1.1	1.1	OK
5	GROUP INDEX (GI)	1.1	1.1	OK
6	UNSATURATED WATER CONTENT (%)	11.1	11.1	OK
7	SHRINKAGE (%)	1.1	1.1	OK
8	PLASTICITY INDEX (PI)	1.1	1.1	OK
9	LIQUIDITY INDEX (LI)	1.1	1.1	OK
10	GROUP INDEX (GI)	1.1	1.1	OK

**PERFORMED BY: JIMMIE**

NO.	TEST NAME	TEST RESULT	DESIGN VALUE	STATUS
1	UNSATURATED WATER CONTENT (%)	11.1	11.1	OK
2	SHRINKAGE (%)	1.1	1.1	OK
3	PLASTICITY INDEX (PI)	1.1	1.1	OK
4	LIQUIDITY INDEX (LI)	1.1	1.1	OK
5	GROUP INDEX (GI)	1.1	1.1	OK
6	UNSATURATED WATER CONTENT (%)	11.1	11.1	OK
7	SHRINKAGE (%)	1.1	1.1	OK
8	PLASTICITY INDEX (PI)	1.1	1.1	OK
9	LIQUIDITY INDEX (LI)	1.1	1.1	OK
10	GROUP INDEX (GI)	1.1	1.1	OK

**PERFORMED BY: JIMMIE**

NO.	TEST NAME	TEST RESULT	DESIGN VALUE	STATUS
1	UNSATURATED WATER CONTENT (%)	11.1	11.1	OK
2	SHRINKAGE (%)	1.1	1.1	OK
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6	UNSATURATED WATER CONTENT (%)	11.1	11.1	OK
7	SHRINKAGE (%)	1.1	1.1	OK
8	PLASTICITY INDEX (PI)	1.1	1.1	OK
9	LIQUIDITY INDEX (LI)	1.1	1.1	OK
10	GROUP INDEX (GI)	1.1	1.1	OK



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**RJCLA**  
REGISTRATION COMPANY  
2 FISHBENDY  
COURT, RIVERSIDE, CA 92507  
CONTACT: JIMMIE GONZALES  
PHONE: (951) 514-1181



PROJECT INFORMATION:

CLV5034  
17400 BUBBLING WELLS RD.  
DESERT HOT SPRINGS, CA 92241  
RIVERSIDE COUNTY

P. P. 26373  
APN: 857-290-018

DRAWN BY: **mdm**

CHECKED BY: **RJC**

SHEET TITLE:  
**IRRIGATION CALCULATIONS**

SHEET NUMBER:

REV.:

**L-5**

Revised 11/20/08

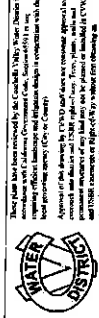
**ATTACHMENT D**  
**SAMPLE WATER FERTILIZATION/ANALYSIS RESULTS**  
This schedule is filed for public review and is a separate document of the  
Landowner Documentation Package.

**PROJECT INFORMATION**  
Project Name: **CLV5034 - 17400 BUBBLING WELLS RD - RIVERSIDE, CA**  
Name of Project: **CLV5034 - 17400 BUBBLING WELLS RD - RIVERSIDE, CA**  
Name of Applicant: **SMARTLINK**  
Name of Engineer: **JIMMIE GONZALES**  
Date of Analysis: **11/20/08**  
Location: **CLV5034 - 17400 BUBBLING WELLS RD - RIVERSIDE, CA**

**SECTION A. HYDROLOGICAL INFORMATION TABLE**  
Please complete this hydrologic table (s) for each hydrologic peak of concern. Use an average value as necessary to provide the required hydrologic information per table.

Computation No.	Peak	Peak Type	Frequency (Years)	Peak Magnitude (cfs)	Peak Time (hrs)	Peak Time (hrs)	
						Start	End
1	A	17400 BUBBLING WELLS RD	100	100	12	12	
2	A	17400 BUBBLING WELLS RD	50	50	12	12	
3	A	17400 BUBBLING WELLS RD	25	25	12	12	
4	A	17400 BUBBLING WELLS RD	10	10	12	12	
5	A	17400 BUBBLING WELLS RD	5	5	12	12	
6	A	17400 BUBBLING WELLS RD	2	2	12	12	

Peak Type:  
A = Average  
B = Base  
C = Storm  
D = Daily  
E = Other



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Date: \_\_\_\_\_  
Prepared by: \_\_\_\_\_  
Checked by: \_\_\_\_\_

CLV5034 - 17400 BUBBLING WELLS RD - RIVERSIDE, CA - IRRIGATION CALCULATIONS - SHEET L-5 OF 10 - 11/20/08



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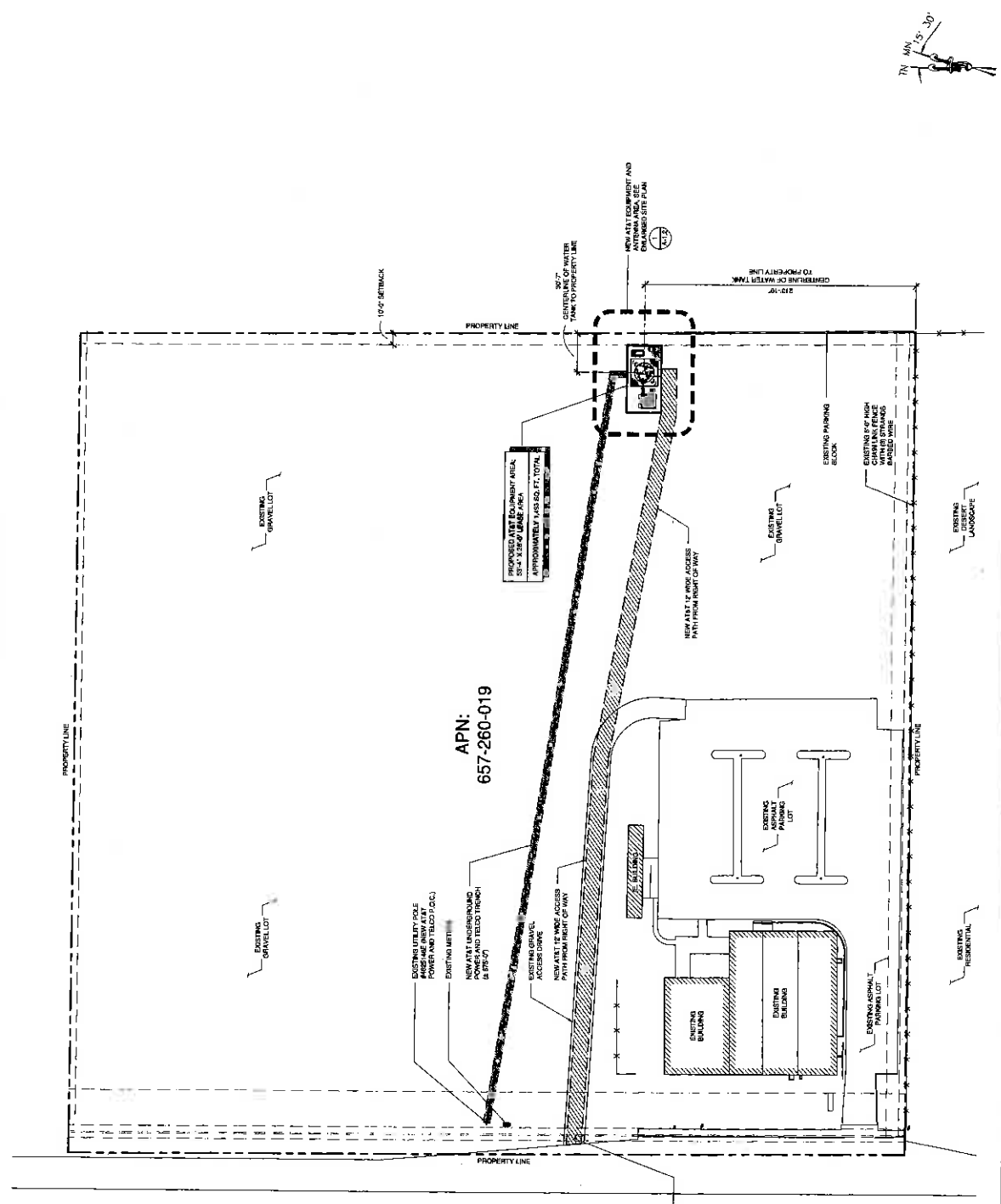
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NO.	DATE	DESCRIPTION
1	05-14-13	10% ZONING DRAWINGS
2	08-13-13	APPROXIMATIONAL COMMENTS
3	05-13-13	LANDSCAPE PLAN
4	02-13-14	MODIFIED ANTENNA MODEL
5	06-27-15	REVISED ANTENNA MODEL
6	06-27-15	REVISED DRAWINGS

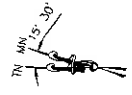
PROJECT INFORMATION  
 CLV5034  
 17400 BUBBLING WELLS RD.  
 DESERT HOT SPRINGS, CA 92241  
 RIVERSIDE COUNTY

DRAWN BY:	XRC/PL	CHECKED BY:	VD
SHEET TITLE:	OVERALL SITE PLAN		
SHEET NUMBER:	A-1	REV:	4



APN: 657-260-019

BUBBLING WELLS ROAD



**OVERALL SITE PLAN**  
 27'-0" SCALE (1" = 27'-0")  
 11'-0" SCALE (1" = 11'-0")

THIS PLAN SHALL BE VOID WITHOUT THESE NOTES AND THE USER IS TO BE RESPONSIBLE FOR ANY REVISIONS REQUIRED BY THE CITY OF DESERT HOT SPRINGS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DESERT HOT SPRINGS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DESERT HOT SPRINGS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DESERT HOT SPRINGS.





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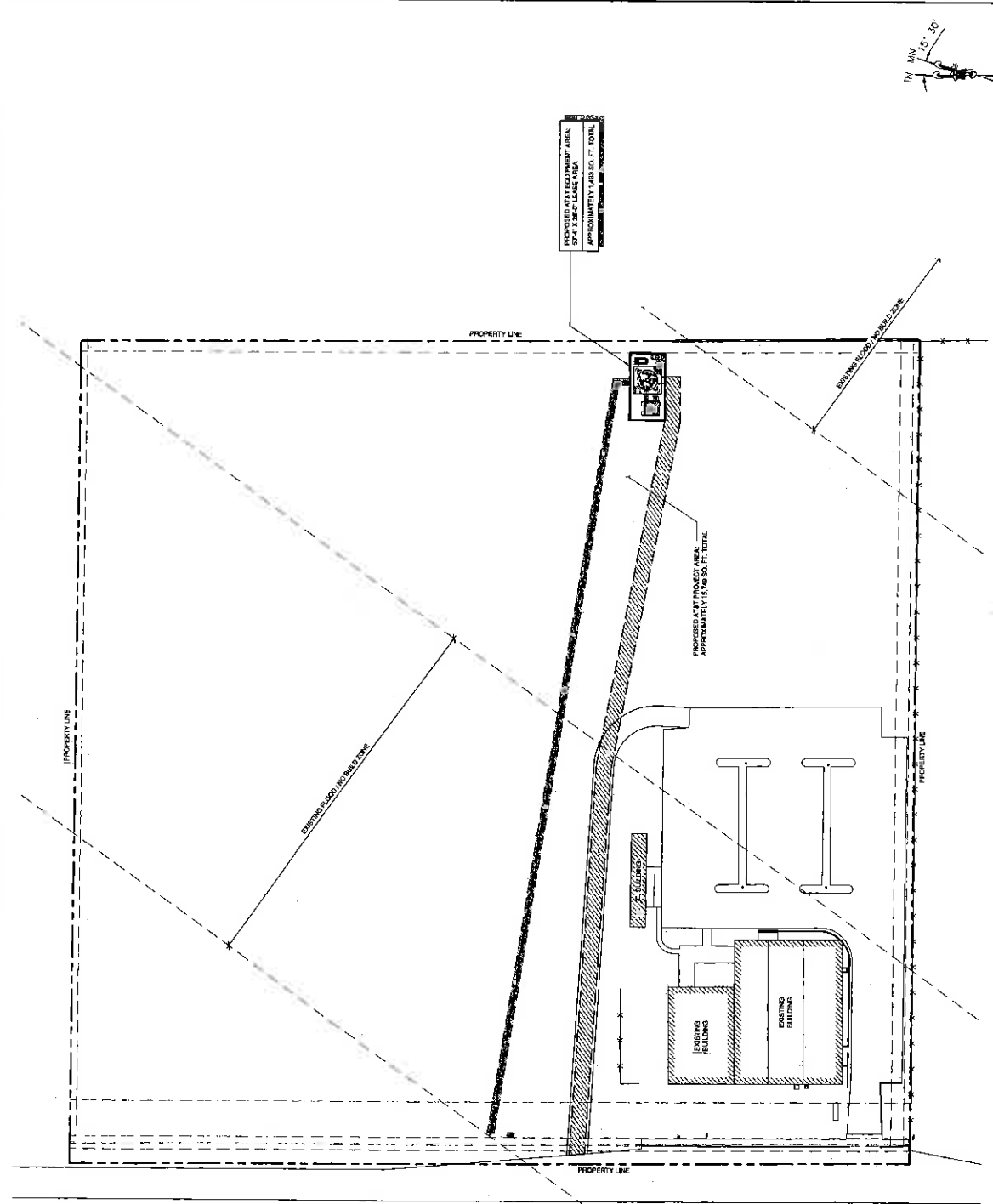
REV.	DATE	REVISION DESCRIPTION
4	05-13-14	MICROWAVE ANTENNA ADDED
3	05-13-14	LANDSCAPING ADDED
2	08-25-13	ADDITIONAL COMMENTS
1	05-14-13	100% ZONING DRAWINGS
0	01-22-13	80% ZONING DRAWINGS

PROJECT INFORMATION

CLV5034  
 17400 BUBBLING WELLS RD.  
 DESERT HOT SPRINGS, CA 92241  
 RIVERSIDE COUNTY

DRAWN BY: XRC/PL  
 CHECKED BY: VD  
 EXHIBIT TITLE: AMENDED EXHIBIT MAP  
 SHEET NUMBER: 4

SCALE: 1" = 40'-0"  
 1" = 40'-0"



NOTES:  
 1. FOR ALL STRUCTURING  
 ELEVATIONS OF THE EXISTING  
 BUILDING, SEE SHEET 1.1.

AMENDED EXHIBIT MAP

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REV.	DATE	REVISION DESCRIPTION
0	04-25-13	50% ZONING DRAWINGS
1	05-14-13	100% ZONING DRAWINGS
2	08-13-13	JURISDICTIONAL COMMENTS
3	12-18-13	UNRESOLVED ISSUES
4	04-15-14	MICROWAVE ANTENNA ADDED

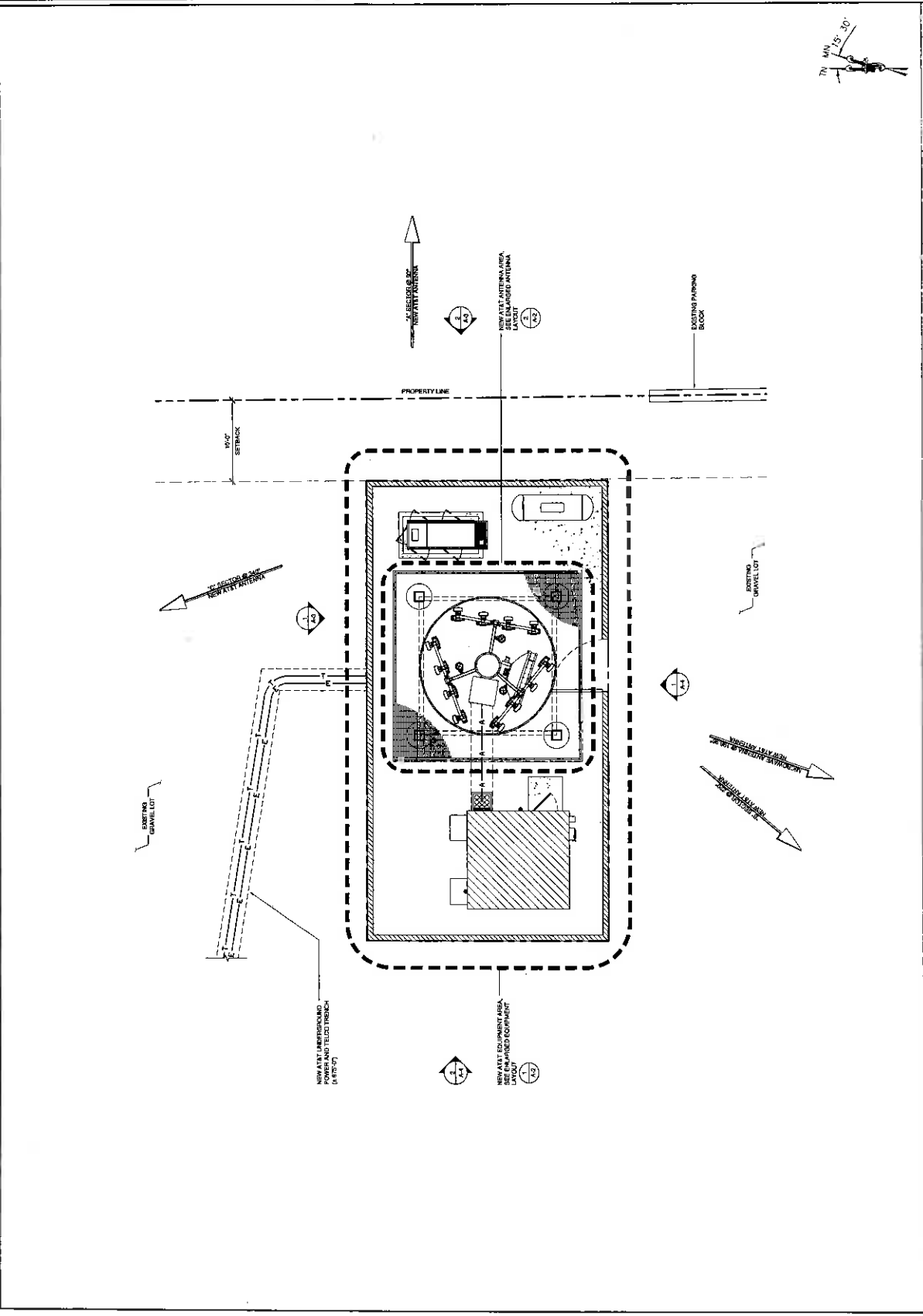
PROJECT INFORMATION:

CLV5034  
 17400 BURBLING WELLS RD.  
 DESERT HOT SPRINGS, CA 92241  
 RIVERSIDE COUNTY

DRAWN BY: XRC/PL  
 CHECKED BY: VD

SHEET TITLE:  
 ENLARGED  
 SITE PLAN

SHEET NUMBER:  
 A-1.2  
 REV: 4



ENLARGED SITE PLAN

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REV	DATE	PERSON	DESCRIPTION
1	05-14-13	100% ZONING DRAWINGS	
2	08-15-13	JURISDICTIONAL COMMENTS	
3	12-10-13	LANDSCAPING ADDED	
4	03-13-14	MICROWAVE ANTENNA ADDED	

PROJECT INFORMATION:

CLV5034  
17400 RUBBING WELLS RD.  
DESERT HOT SPRINGS, CA 92241  
RIVERSIDE COUNTY

DATE: 08-15-13

BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

SCALE: 1/8" = 1'-0"

SHEET NUMBER: A-2

TITLE: ENLARGED EQUIPMENT AND ANTENNA LAYOUTS

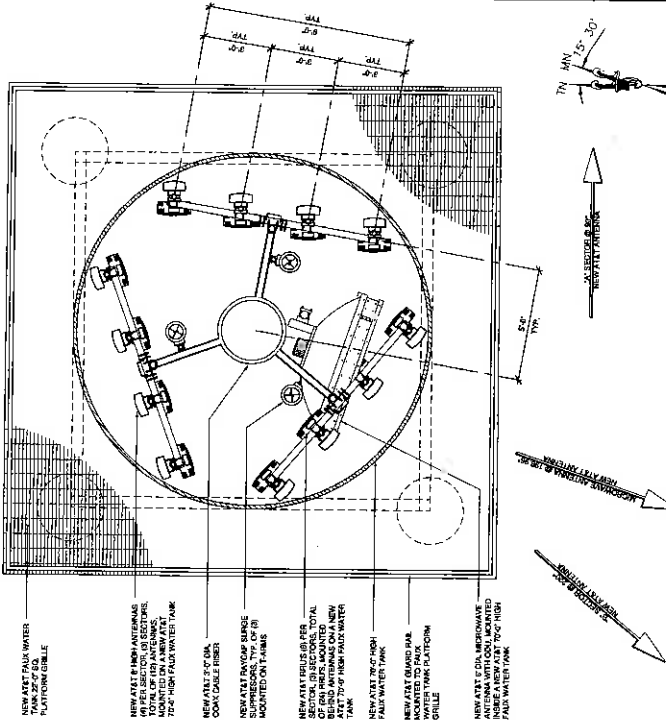
PROJECT NUMBER: 4

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS

SECTION	FOCUS	PROPOSED TECHNOLOGY	ANTENNA	ANTENNA SIZE (L x W x H)	HEIGHT	MAX CENTER TO CENTER	TRANSMISSION CABLE LENGTH	FEEDER CABLE TYPE	DC CABLE
ALPHA	A1	LTE	ARR	8'-0"	8'-0"	9'-0"	3'-0"	1/2" RPLD (AVG 80)	8'-0" (AVG 80)
	A2	LTE	ARR	8'-0"	8'-0"	9'-0"	3'-0"	1/2" RPLD (AVG 80)	8'-0" (AVG 80)
	A3	UMTS	ARR	8'-0"	8'-0"	9'-0"	3'-0"	1/2" RPLD (AVG 80)	8'-0" (AVG 80)
BETA	B1	LTE	ARR	8'-0"	8'-0"	9'-0"	3'-0"	1/2" RPLD (AVG 80)	8'-0" (AVG 80)
	B2	LTE	ARR	8'-0"	8'-0"	9'-0"	3'-0"	1/2" RPLD (AVG 80)	8'-0" (AVG 80)
	B3	UMTS	ARR	8'-0"	8'-0"	9'-0"	3'-0"	1/2" RPLD (AVG 80)	8'-0" (AVG 80)
GAMMA	G1	LTE	ARR	8'-0"	8'-0"	9'-0"	3'-0"	1/2" RPLD (AVG 80)	8'-0" (AVG 80)
	G2	LTE	ARR	8'-0"	8'-0"	9'-0"	3'-0"	1/2" RPLD (AVG 80)	8'-0" (AVG 80)
	G3	UMTS	ARR	8'-0"	8'-0"	9'-0"	3'-0"	1/2" RPLD (AVG 80)	8'-0" (AVG 80)

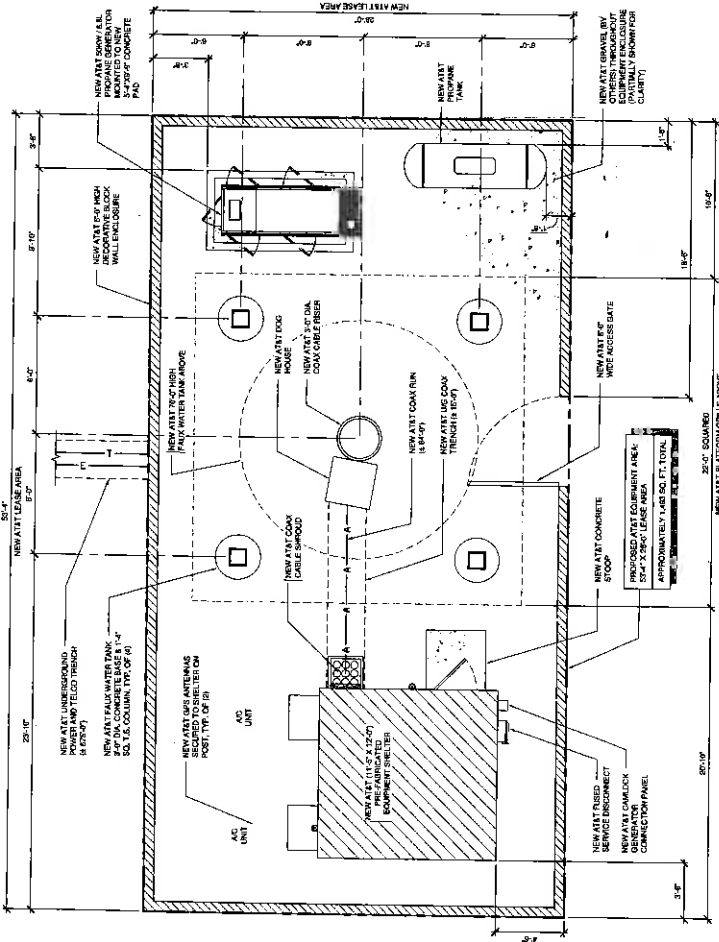
REMOTE RADIO UNITS (RRUs)

SECTION	FOCUS	RRU COUNT	RRU LOCATION DISTANCE FROM ANTENNA	RRU LINK CLEARANCE ABOVE / BELOW	RRU LINK LOSS
ALPHA	A1	UP	1'-10"	1'	0"
	A2	UP	1'-10"	1'	0"
	A3	UP	1'-10"	1'	0"
BETA	B1	UP	1'-10"	1'	0"
	B2	UP	1'-10"	1'	0"
	B3	UP	1'-10"	1'	0"
GAMMA	G1	UP	1'-10"	1'	0"
	G2	UP	1'-10"	1'	0"
	G3	UP	1'-10"	1'	0"



ENLARGED ANTENNA LAYOUT

ENLARGED EQUIPMENT LAYOUT



ENLARGED EQUIPMENT LAYOUT

SCALE: 1/8" = 1'-0" (EQUIPMENT LAYOUT) / 1/4" = 1'-0" (ANTENNA LAYOUT)

2

1

1

1





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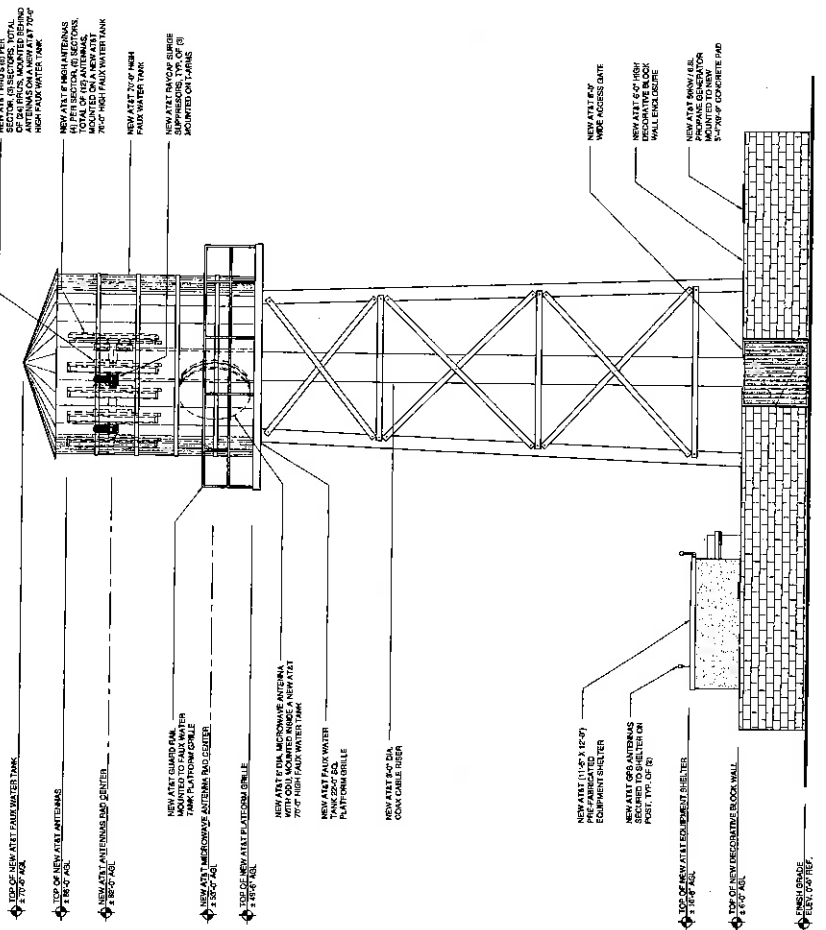
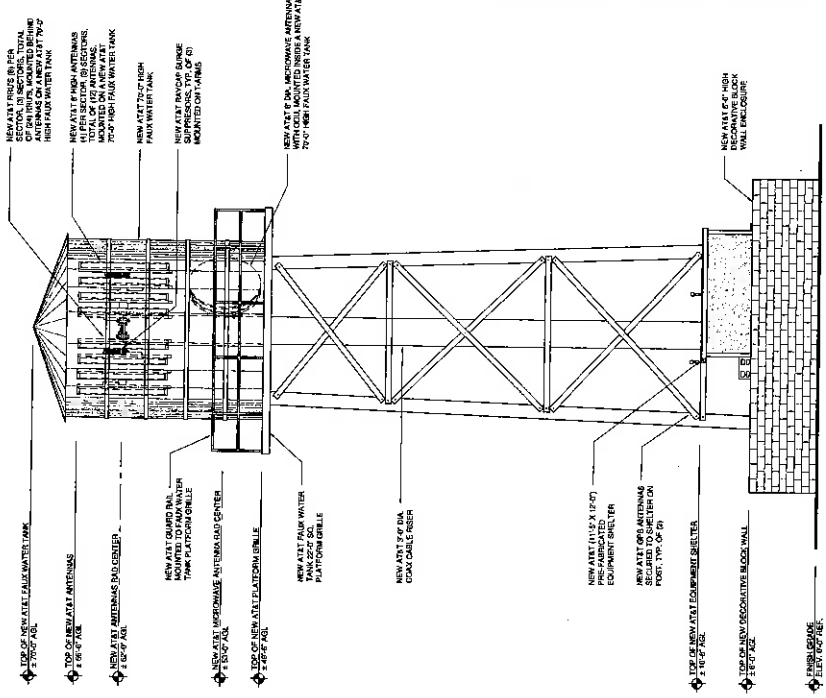


18231 VON KAMAN AVE. SUITE 910  
IRVINE, CA 92618  
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REV.	DATE	REVISION DESCRIPTION
4	05-13-14	MICROWAVE ANTENNA ADDED
3	12-18-13	LANDSCAPING ADDED
2	04-29-13	ADDITIONAL COMMENTS
1	05-14-13	100% ZONING DRAWINGS
0	04-23-13	90% ZONING DRAWINGS

PROJECT INFORMATION  
CL 15034  
17400 BUBBLING WELLS RD.  
DESERT HOT SPRINGS, CA 92241  
RIVERSIDE COUNTY

DRAWN BY: XRC/PL  
CHECKED BY: VD  
SHEET TITLE: SOUTH & WEST ELEVATIONS  
SHEET NUMBER: A-4  
REV: 4



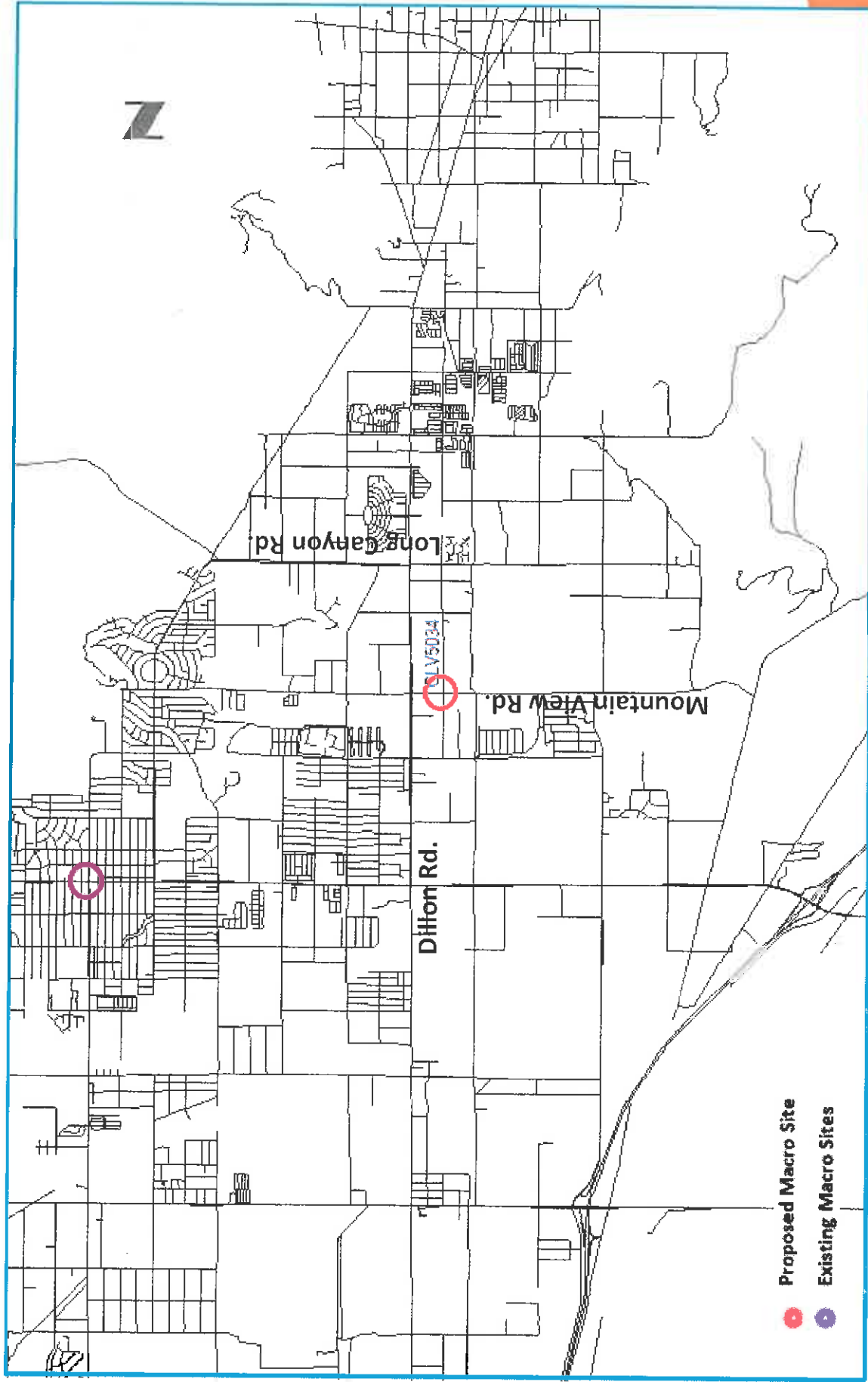
2 WEST ELEVATION  
SCALE: 3/8\"/>

1 SOUTH ELEVATION  
SCALE: 3/8\"/>

BY: XRC/PL, DATE: 05/13/14, PROJECT: CL 15034, SHEET: A-4, SCALE: 3/8\"/>

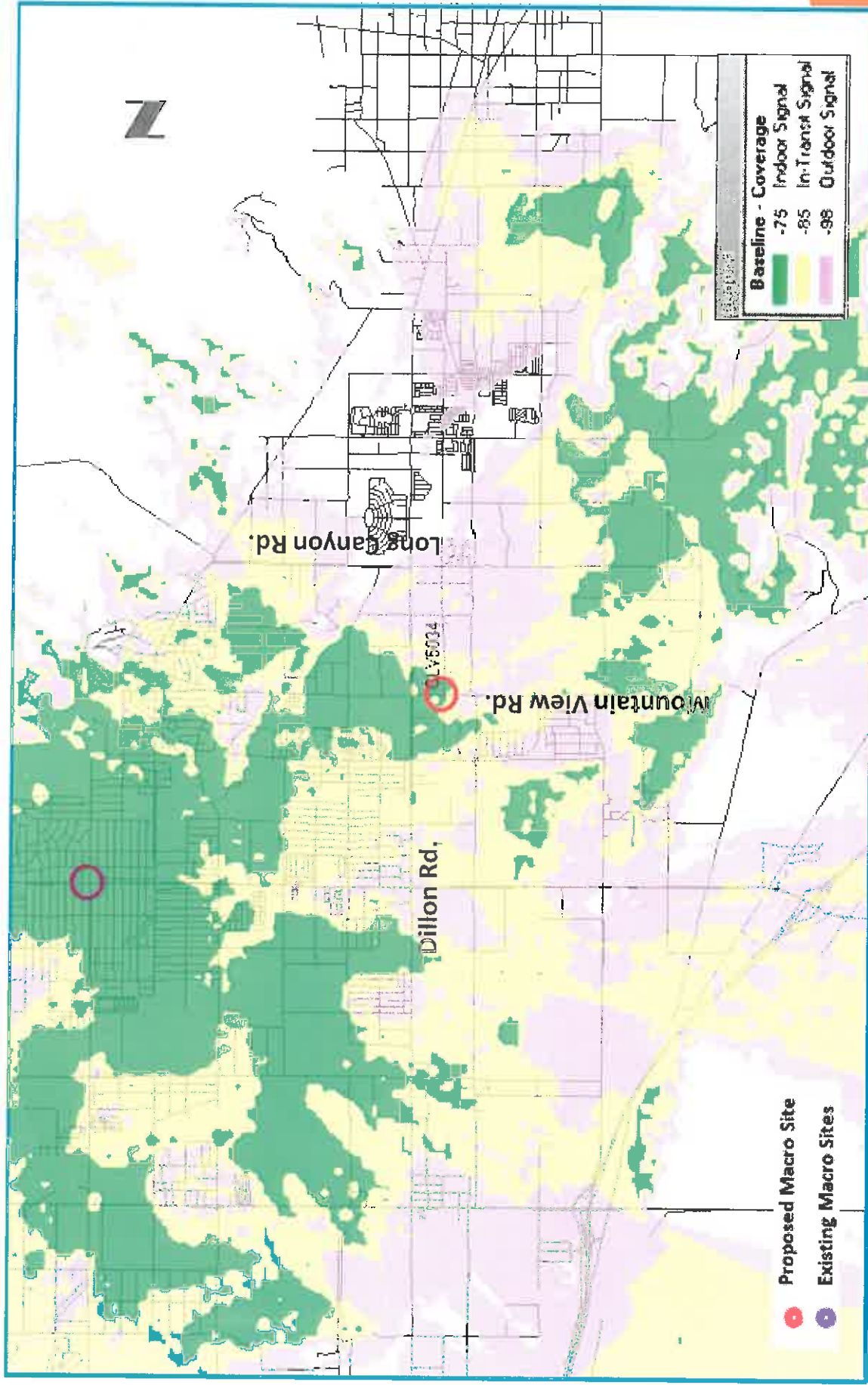
# Coverage Site: CLV5034

17400 Bubbling Wells Rd, Desert Hot Springs, CA 92241



# UMTS Coverage -- Prior to NSB Site CLV5034

## Pilot Coverage -- RSCP (dBm)



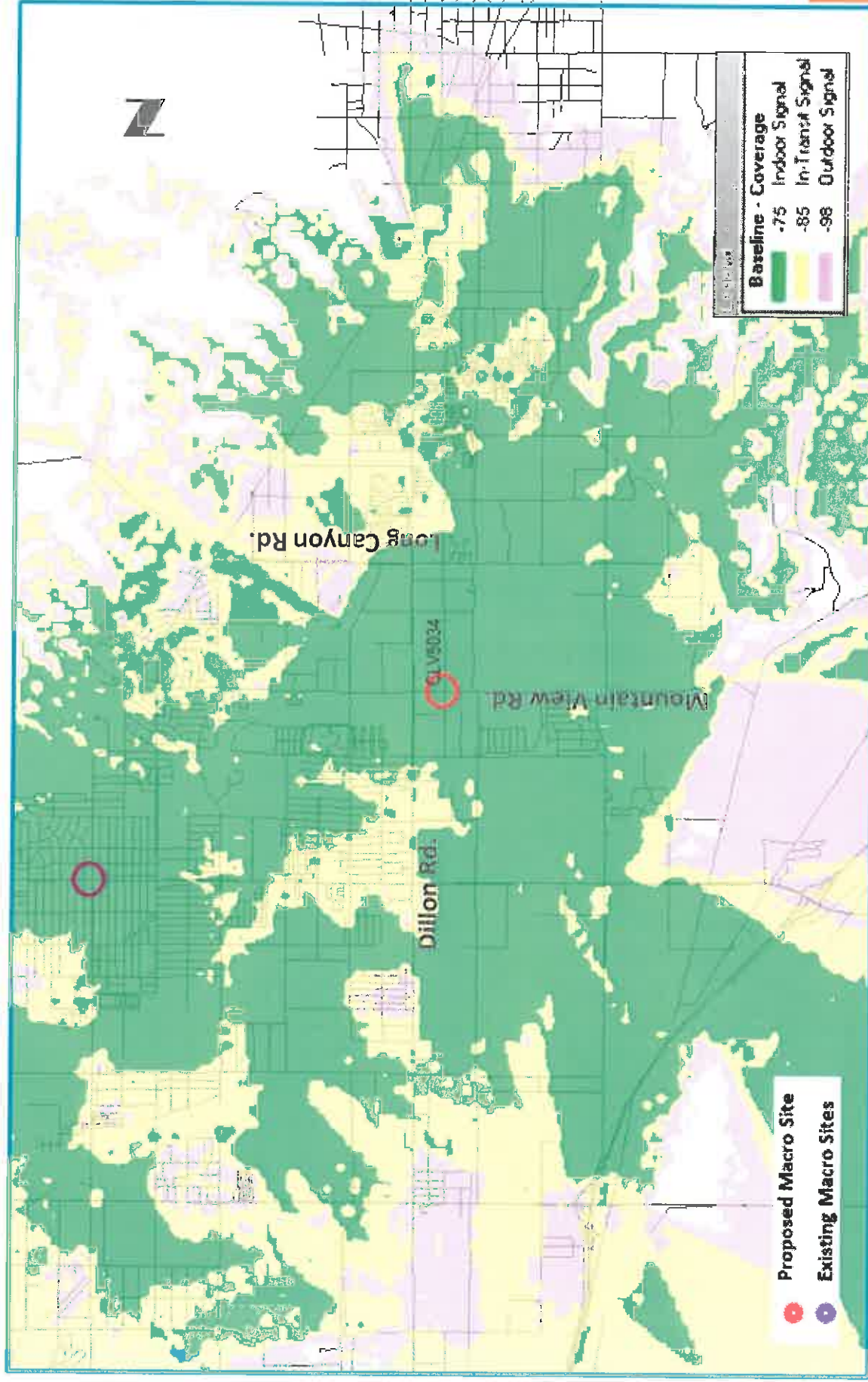
November 12, 2013





# UMTS Coverage – with CLV5034 and Neighboring Sites

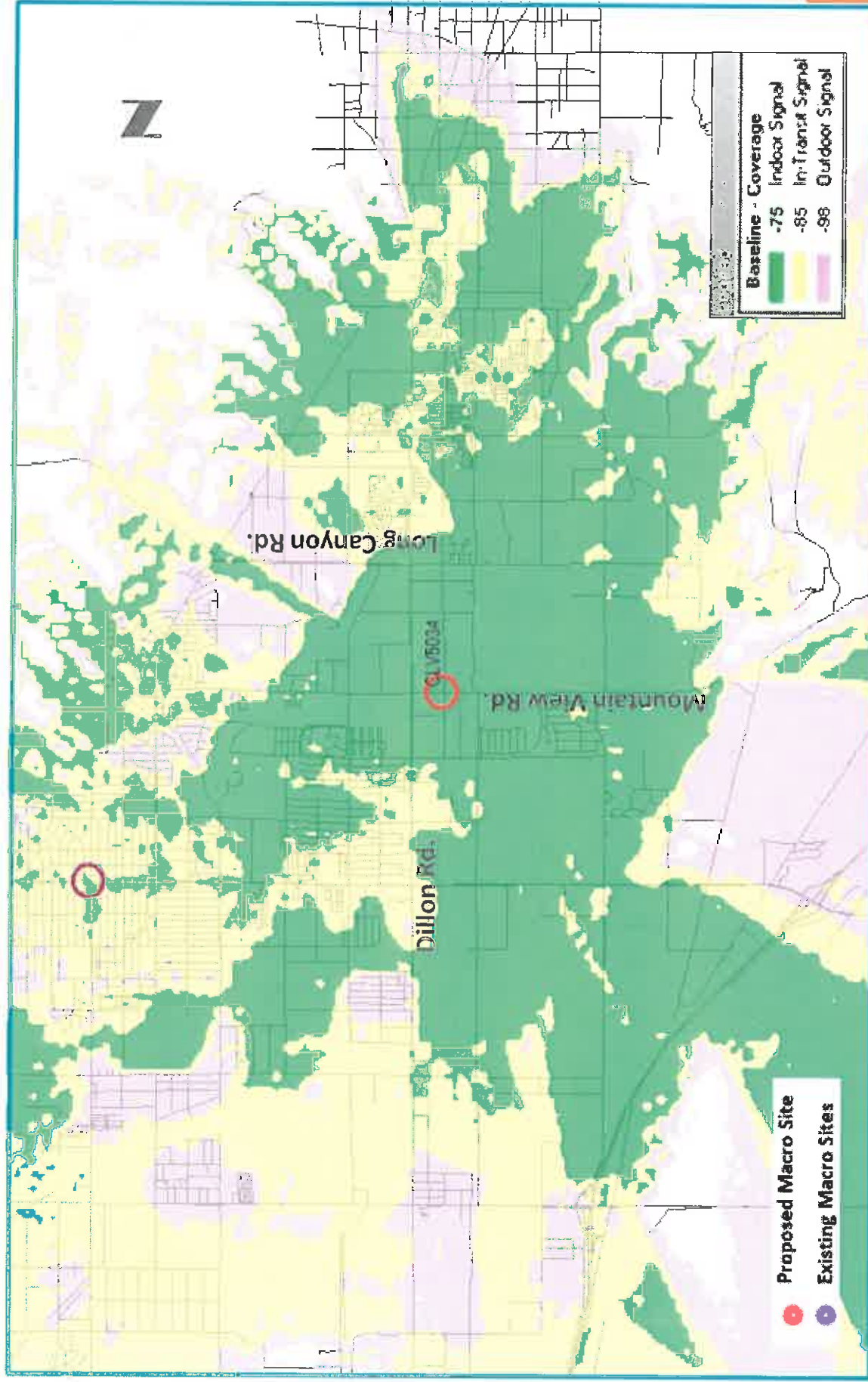
## Pilot Coverage – RSCP (dBm)





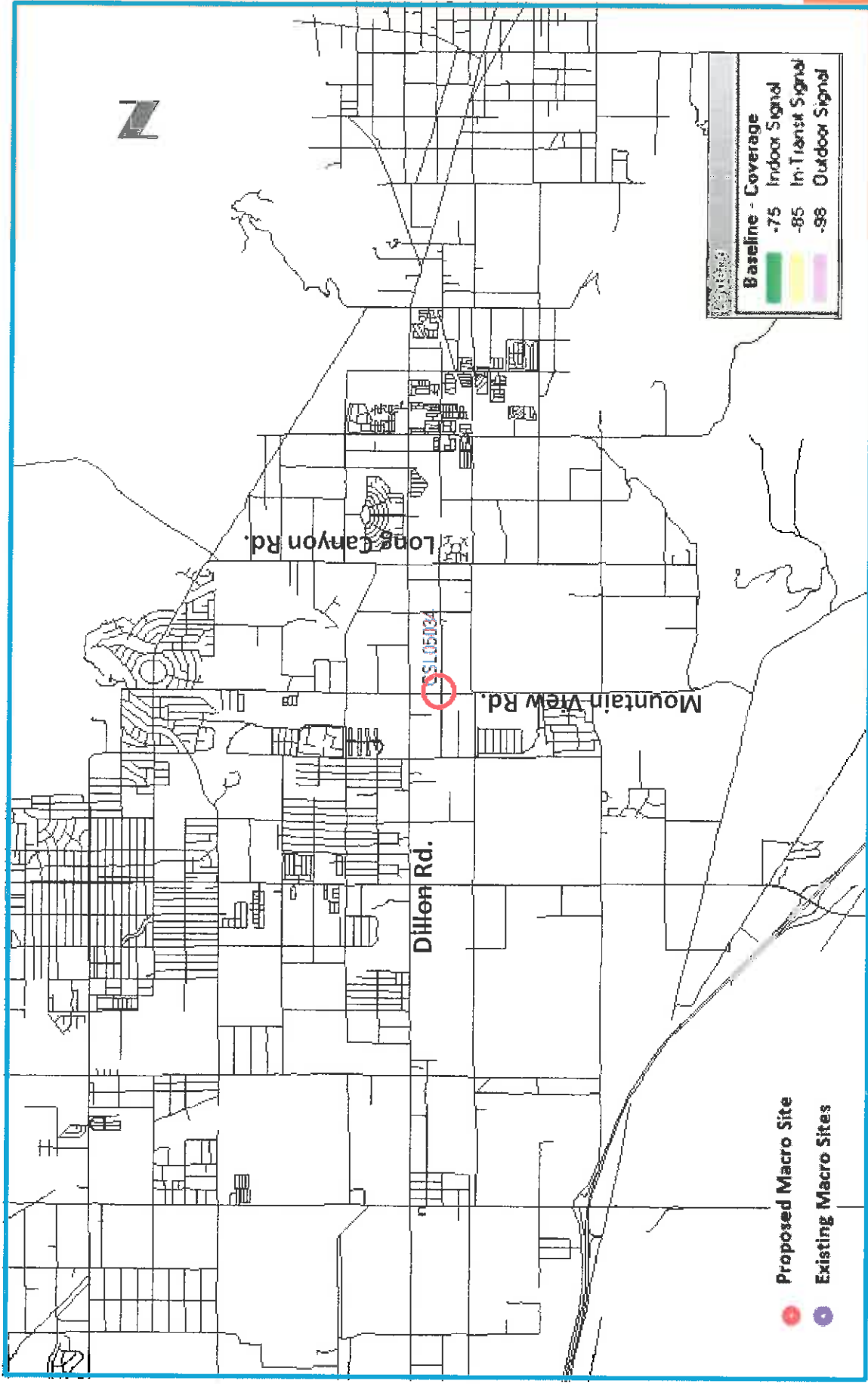
# UMTS Coverage – with Site CLV5034 STANDALONE

## Pilot Coverage – RSCP (dBm)



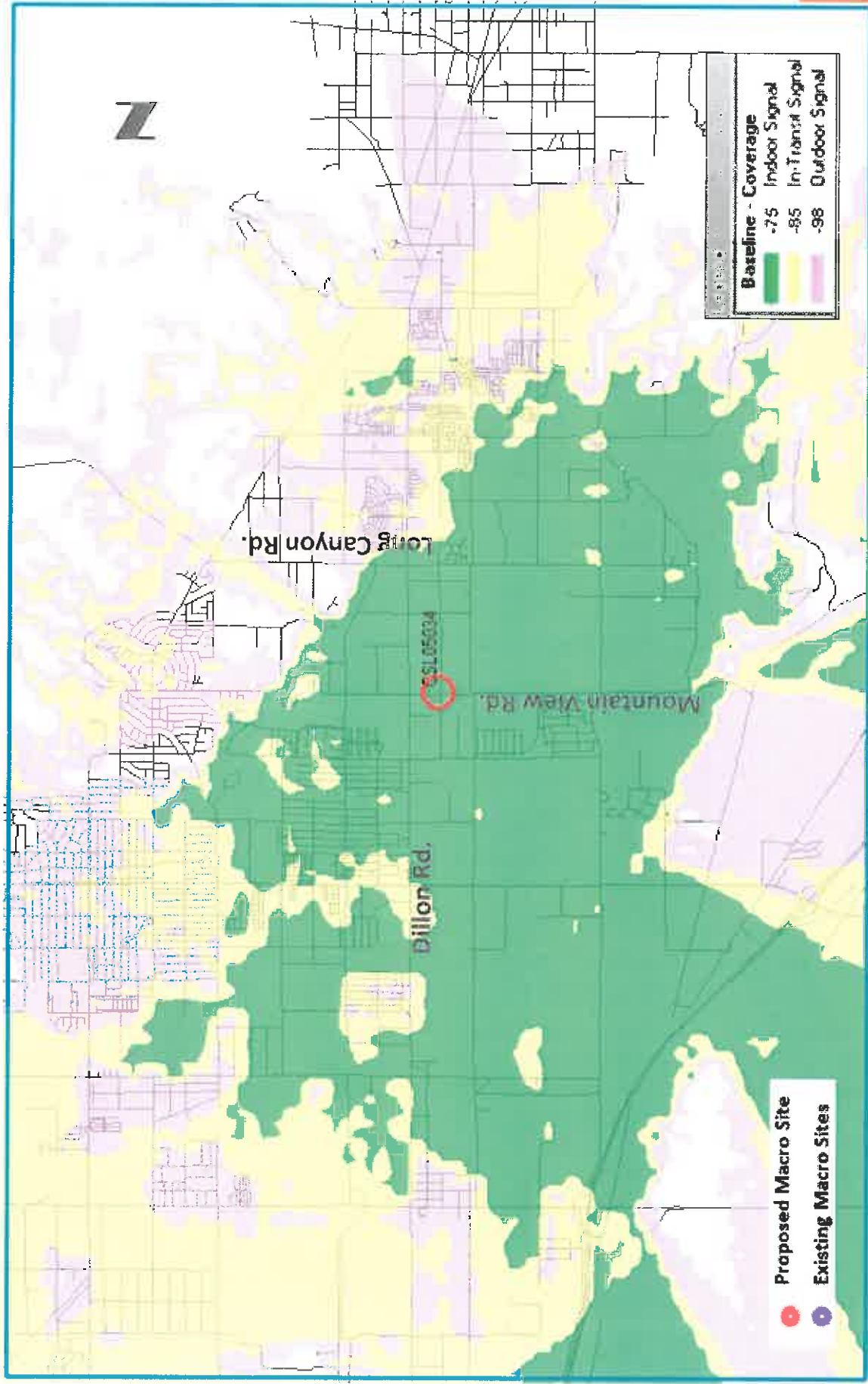
# LTE Coverage -- Prior to NSB Site CLV5034

## Pilot Coverage -- RSRP (dBm)



# LTE Coverage – with Site CLV5034 STANDALONE

## Pilot Coverage – RSRP (dBm)



**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 42597  
**Project Case Type (s) and Number(s):** Plot Plan No. 25373  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Damaris Abraham  
**Telephone Number:** (951) 955-5719  
**Applicant's Name:** Smartlink, LLC  
**Applicant's Address:** 18301 Von Karman Ave, Suite 910, Irvine, CA 92612  
**Engineer's Name:** Faraz Yaqoob  
**Engineer's Address:** 1265 N. Van Buren Street, Anaheim, CA 92807

**I. PROJECT INFORMATION**

**A. Project Description:** The plot plan proposes a wireless communications facility, for AT&T Mobility, disguised as a 70 foot high faux water tank tower in a 1,493 square foot lease area. The project includes the installation of twelve (12) panel antennas located at 66 foot high inside the water tank tower, twenty four (24) RRUs and three (3) surge suppressors located behind the panel antennas, one (1) microwave antenna, a 50kw standby propane generator with a new AT&T propane tank, and a 183 square foot equipment shelter surrounded by a 6 foot high decorative block wall enclosure. The project site currently contains a church and the facility is proposed to be located on the easterly portion of the property and access to the facility will be provided via an approximately 12 ft. wide access easement running from Bubbling Wells Road.

**B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**C. Total Project Area:** 1,493 square feet on a 9.66 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 1,493 square foot lease area			

**D. Assessor's Parcel No(s):** 657-260-019

**E. Street References:** Northerly of Cats Claw Road, southerly of Dillon Road, easterly of Bubbling Wells Road, and westerly of Mountain View Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 3 South, Range 5 East, Section 8

**G. Brief description of the existing environmental setting of the project site and its surroundings:** This project site is currently being utilized as a church and it is surrounded by vacant land and scattered single family residences to the north, south, east, and, west.

**I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a flood zone. The proposed project is not located within any other special hazard zone (including a fault zone, high fire hazard area, high liquefaction area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Western Coachella Valley

**C. Foundation Component(s):** Rural

**D. Land Use Designation(s):** Rural Residential (R:RR) (5 Acre Minimum)

**E. Overlay(s), if any:** Not Applicable

**F. Policy Area(s), if any:** Not Applicable

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east, and west.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable



I. **Existing Zoning:** Controlled Development Areas (W-2)

J. **Proposed Zoning, if any:** Not Applicable

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Controlled Development Areas (W-2) to the north, south, east, and west.

## II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics          | <input type="checkbox"/> Hazards & Hazardous Materials        | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning                  | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources                    | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                                | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing                 | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services                      |   |

## III. DETERMINATION

On the basis of this initial evaluation:

### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

  
Signature

June 2, 2014  
Date

Damaris Abraham  
Printed Name

For Juan C. Perez, TLMA Director/Interim  
Planning Director

**IV. ENVIRONMENTAL ISSUES ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.
- b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To mitigate this potential impact, the project has been designed to be disguised as a faux water tank tower. In addition, the equipment cabinets will be screened by the proposed landscaping to minimize the visual impact of the wireless communication facility. Project Impacts to scenic resources have been determined to be less than significant with mitigation incorporated.

Mitigation: The project must comply with its 70 foot high water tank tower design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.11 and COA 80.PLANNING.1).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located 44.70 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.18) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communication facility may provide a service light to be used at the time of servicing the facility. However, it will not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Cause development of non-agricultural uses within

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

a) The project is located on land designated as "Other Lands" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, and CV). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Western Coachella Valley Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, CVMSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The project will not conflict with the provisions of the CVMSHCP.

b-c) Since the project supports suitable nesting bird habitat, a nesting bird survey is required between February 1<sup>st</sup> and August 31<sup>st</sup>. No grading permit shall be issued between February 1<sup>st</sup> and August 31<sup>st</sup> unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1<sup>st</sup> and August 31<sup>st</sup>. No nesting bird survey shall be required outside of the nesting season (COA 60.EPD.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4816 (PDA04816) – “Cultural Resources Assessment, AT&T Mobility, LLC Facility Candidate CLV5034 (Grace Church), Desert Hot Springs, Riverside County, California”, dated September 21, 2013, prepared by Michael Brandman Associates

Findings of Fact:

a-b) According to PDA04816, there is one eligible historic resource located within one mile of the project area, however, it is located over one half mile away and is not visible from the project location.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PDA04816 concluded that it is unlikely that cultural resources, including historic properties will be affected by the proposed project and no additional mitigation measures are recommended prior to project implementation. (COA 10.PLANNING.20) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.21) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4816 (PDA04816) – “Cultural Resources Assessment, AT&T Mobility, LLC Facility Candidate CLV5034 (Grace Church), Desert Hot Springs, Riverside County, California”, dated September 21, 2013, prepared by Michael Brandman Associates

Findings of Fact:

a-b) According to PDA04816, it is unlikely that cultural resources, including historic properties will be affected by the proposed project and no additional mitigation measures are recommended prior to project implementation. (COA 10.PLANNING.20) If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.21) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.22) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) There are no known sacred or religious uses or activities within the potential impact area, therefore it can be determined that there will be no significant impact.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required

**10. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact:

a) According to the General Plan, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. (COA 10.PLANNING.23) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02339)

Findings of Fact:

a-b) According to GEO02339, no evidence of active faulting is present in the site area. The project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02339)

Findings of Fact:

a) According to GEO02339, the potential for seismically induced liquefaction at the site is very low. The project will have less than significant impact

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO02339)

Findings of Fact:

According to GEO02339, the site can reasonably be anticipated to experience strong ground shaking during the design life of the structure. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. GEO02339 also recommended that the facility to be founded on caisson that is embedded in the ground for a minimum of 18 feet deep. (COA 10.PLANNING.19) This is not considered unique mitigation and is not required for CEQA implementation purposes. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review (GEO02339)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) According to GEO02339, there is no landslide, rockfall, or other slope stability related risks at the site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist review

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials, County Geologist review (GEO02339)

a) According to GEO02339, the potential for tsunami or seiche damage is nil. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The grading slopes on the project site will not create an increase in water erosion on-site or off-site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**20. Wind Erosion and Blowsand from project either on or off site.**

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The site is located in an area of High Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 70 foot high faux water tank tower within a 1,493 square foot lease area. The installation of the faux water tank tower will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>22. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) The project proposes the use of a backup emergency generator and there is a potential for spill of fuel used for the generator. A Business Emergency Plan (BEP) that also addresses the handling of spills and leaks shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB) for review (COA 10.E HEALTH. 1). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing or proposed school.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, there is no significant impact.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

e) The project is for the installation of an unmanned wireless communication facility and will not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.

f) The lease area for the proposed wireless communication facility is proposed to be located outside the flow through area. Therefore, the project would not impede or redirect flood flows. The impact is considered less than significant.

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable

U - Generally Unsuitable

R - Restricted



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) Because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The project will have less than significant impact.

b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff. The project will have less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition, the entire site is located within the 100-year Zone AO floodplain limits as delineated on Panel No. 06065C 0915G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The proposed exhibit delineates the flow through area and the proposed lease area is outside the flow through area. 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 flood proofed to a height of 18 inches. (COA 10.FLOOD RI.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. The project will have less than significant impact.

Mitigation: 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 flood proofed to a height of 18 inches. (COA 10.FLOOD RI.1)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**LAND USE/PLANNING** Would the project

**27. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural: Rural Residential (R:RR) (5 Acre Minimum) in the Western Coachella Valley Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is located within the City of Desert Hot Springs sphere of influence. The project has been transmitted to the City of Desert Hot Springs. The City provided comments on 6/25/13 and the comments were incorporated into the design of the project. Therefore, the proposed project would not affect land uses within Desert Hot Springs.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The proposed project is consistent with the site's existing zoning of Controlled Development Areas (W-2). The project is surrounded by properties which are zoned Controlled Development Areas (W-2) to the north, south, east, and west. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed wireless communication facility will be designed as a 70 foot high faux water tank tower. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent to a rail line. The project has no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to Bubbling Wells Road. However, the project is for an unmanned wireless communications facility that does not create a noise sensitive use and that only requires occasional site visits for maintenance. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources are anticipated to impact the project site. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project is a 70 foot high faux water tank tower with an equipment shelter in a 1,493 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

d) The project is not located within a County Redevelopment Project Area. The project will have no significant impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.

f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**38. Schools**

**Source:** Palm Springs Unified School District correspondence, GIS database

**Findings of Fact:** The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Palm Springs Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**39. Libraries**

**Source:** Riverside County General Plan

**Findings of Fact:** The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**40. Health Services**

**Source:** Riverside County General Plan



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

**Source:** GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

**Findings of Fact:**

a) The project is a 70 foot high faux water tank tower with an equipment shelter in a 1,493 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.

c) The project is not located within a County Service Area. The project will have no significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**42. Recreational Trails**

**Source:** Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project is for an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>43. Circulation</b>				
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no significant impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no significant impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no significant impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**44. Bike Trails**

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Source: Riverside County General Plan

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MANDATORY FINDINGS OF SIGNIFICANCE**

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**V. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not Applicable

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review: Not Applicable

**VI. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a wireless communications facility, for AT&T Mobility, disguised as a 70 foot high faux water tank tower in a 1,493 square foot lease area. The project includes the installation of twelve (12) panel antennas located at 66 foot high inside the water tank tower, twenty four (24) RRUs and three (3) surge suppressors located behind the panel antennas, one (1) microwave antenna, a 50kw standby propane generator with a new AT&T propane tank, and a 183 square foot equipment shelter surrounded by a 6 foot high decorative block wall enclosure. The project site currently contains a church and the facility is proposed to be located on the easterly portion of the property and access to the facility will be provided via an approximately 12 ft. wide access easement running from Bubbling Wells Road.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are



PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25373 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25373, Exhibit A, (Sheets 1-15), Amended No. 1, dated March 17, 2014.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

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.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.)

RECOMMND

permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

10.BS GRADE. 5                   USE - NPDES INSPECTIONS (cont.) (cont.)                   RECOMMND

with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

10.BS PLNCK. 2                   USE - BUILD & SAFETY PLNCK                   RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC):  
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California

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10. GENERAL CONDITIONS

10.BS PLNCK. 2 USE - BUILD & SAFETY PLNCK (cont.) RECOMMND

Building Code(s).

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - EMERGENCY GENERATOR RECOMMND

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks. For propane backup generators, please contact HazMat at (951) 358-5055 for requirements.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 UNMANNED FACILITY

RECOMMND

Plot Plan 25373 is proposing to construct an unmanned wireless communications facility without any plumbing. Please note that if plumbing is proposed, further requirements shall apply. For further information, please contact the Department of Environmental Health (DEH) Indio Office at (760) 863-7570.

10.E HEALTH. 3 INDUSTRIAL HYGIENE-NOISE STUDY

RECOMMND

Noise Consultant: EBI Consulting  
20 B Street  
Burlington, MA 01803

Noise Study: "Environmental Noise Assessment Report, site No. CLV5034, Grace Church, 17400 Bubbling Wells Rd., Desert Hot Springs, CA 92241 dated December 2, 2013, EBI Project No. 24130052

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Plot Plan 25373 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated December 31, 2013 c/o Steve Hinde (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 2 USE-#88A-AUTO/MAN GATES

RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25373 is a proposal to construct a wireless communications facility disguised as 70-foot high pine tree on a 1000 sq. ft. lease area in Western Coachella Valley area. The site is located easterly along Bubbling Wells Road, and approximately 1300 ft. south of Dillon Road.

The entire site is located within the 100-year Zone AO floodplain limits as delineated on Panel No. 06065C 0915G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

The site located on an active alluvial cone which has a 100-year flow rate of approximately 13,350 cubic feet per second (cfs) and is subject to severe flood hazard. Due to the nature of the topography, the high flow rate and the potential for debris production, the direction and concentration of flood flows are unpredictable.

The flow through area and the buildable area as shown on the exhibit was previously delineated by CUP 2670, which is adjacent to this site. The proposed exhibit delineates the flow through area and the proposed lease area is outside the flow through area. 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.

10.FLOOD RI. 2 USE ELEVATE FINISH FLOOR

RECOMMND

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.

PLANNING DEPARTMENT

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

RECOMMND

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.

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The proposed faux water tank tower to be located within the property shall not exceed a height of 70 feet.

10.PLANNING. 6 USE - CO-LOCATION RECOMMND

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.

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10. GENERAL CONDITIONS

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

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.

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

The balance of the subject property, APN: 657-260-019 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

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

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

The faux water tank tower structure shall have a wood like appearance.

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

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

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

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

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



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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - BUSINESS LICENSING (cont.) RECOMMND

Program Office of the Building and Safety Department at  
www.rctlma.org.buslic.

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

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

10.PLANNING. 18 USE - MT PALOMAR LIGHTING AREA RECOMMND

The subject property lies within the boundary of Zone B of  
Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In  
accordance with Section 5 (General Requirements) of this  
Ordinance, Low Pressure Sodium lamps and other lamps below  
4050 lumens are allowed, and other lamps above 4050 lumens  
are prohibited.

Note that all outdoor lighting must be fully shielded if  
feasible or partially shielded in all other cases, and must  
be focused to minimize spill light into the night sky and  
onto adjacent properties. All outdoor lighting must remain  
in compliance with the requirements of Ord. No. 655 for the  
life of this permit.

10.PLANNING. 19 USE - GEO02339 RECOMMND

County Geologic Report (GEO) No. 2339, submitted for this  
project (PP25373) was prepared by Toro International and is  
entitled: "Geotechnical Investigation for AT&T Wireless  
Monopine and Equipment Shelter, Grace Church - CLV5034,  
17400 Bubbling Wells Road, Desert Hot Springs, California",  
dated August 16, 2013. In addition Toro prepared "Geologic

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - GEO02339 (cont.)

RECOMMND

Hazard Evaluation for AT&T Wireless Monopine and Equipment Shelter, Grace Church - CLV5034, 17400 Bubbling Wells Road, Desert Hot Springs, California", dated August 17, 2013. This document is herein incorporated as a part of GEO02339.

GEO02339 concluded:

- 1.No evidence of active faulting is present in the site area.
- 2.The potential for surface fault rupture at the site is nil.
- 3.The potential for seismically induced liquefaction at the site is very low.
- 4.There is no landslide, rockfall, or other slope stability related risks at the site.
- 5.The potential for tsunami or seiche damage is nil.
- 6.The site can reasonably by anticipated to experience strong ground shaking during the design life of the structure.

GEO02339 recommended:

- 1.The proposed structures should be designed in accordance with applicable code requirements.
- 2.Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
- 3.The proposed monopine may be founded on a caisson that embedded in the ground for a minimum of 18 feet deep. The final caisson depth should be confirmed by a geotechnical engineer during the drilling/excavation of the hole.

GEO No. 2339 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2339 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - GEO02339 (cont.) (cont.) RECOMMND

and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 20 USE - PDA04816 RECOMMND

County Archaeological Report (PDA) No. 04816 submitted for this project (PP25373) was prepared by Michael Brandman Associates and is entitled: "Cultural Resources Assessment, AT&T Mobility, LLC Facility Candidate CLV5034 (Grace Church), Desert Hot Springs, Riverside County, California", dated September 21, 2013.

PDA04816 concluded:

1.Negative findings of the pedestrian survey.

2.Although there is one NR eligible historic resource located within one mile of the project area, it is over one half mile away and is not visible from the project location.

3.It is unlikely that cultural resources, including Historic Properties will be affected by the proposed project.

PDA04816 recommended:

1.A finding of no adverse effect.

2.No additional mitigative efforts prior to project implementation.

PDA04816 is hereby accepted for Planning purposes for PP25373. Conditions detailing the requirement should inadvertant discoveries be made during construction are described elsewhere in this conditions set.

10.PLANNING. 21 USE - INADVERTANT ARCHAEO FIND RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, cultural

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10. GENERAL CONDITIONS

10.PLANNING. 21

USE - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resources site is defined, for this condition, as being three or more 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.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their 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 the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 23 USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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10. GENERAL CONDITIONS

10.PLANNING. 23

USE - LOW PALEO (cont.)

RECOMMND

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - LOW PALEO (cont.) (cont.) RECOMMND

paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 9 USE - STD INTRO (ORD 461) RECOMMND

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 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. This ordinance 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.

10.TRANS. 10 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

10.TRANS. 11 USE LANDSCAPE RQMTS (LS) RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

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10. GENERAL CONDITIONS

10.TRANS. 11

USE LANDSCAPE RQMTS (LS) (cont.)

RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;
- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape exhibit;
- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the installation inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

USE - EXPIRATION DATE-PP

RECOMMND

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



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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

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.

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

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 [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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.

EPD DEPARTMENT

60.EPD. 1 - MBTA NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - GRADING PLANS (cont.)

RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION

RECOMMND

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS

RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated March 17, 2014.

80.PLANNING. 2 USE - LIGHTING PLANS CT

RECOMMND

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80.TRANS. 3 USE - TUMF RECOMMND

Prior to the issuance of a building 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. 673.

80.TRANS. 15 USE - UTILITY PLAN CELL TOWER RECOMMND

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.

80.TRANS. 16 USE - LANDSCAPE PLAN SUBMITTAL RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

1) Landscape and irrigation working drawings "stamped" by a

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16 USE - LANDSCAPE PLAN SUBMITTAL (cont.) RECOMMND

California Licensed/Registered landscape architect;

- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

The Transportation Department shall clear this condition.

All model home complexes and park sites with ADA path of travel issues or concerns shall be processed as a Minor Plot Plan through the Planning Department.

80.TRANS. 17 USE - LANDSCAPE SECURITY (LS) RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Section. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Transportation Department who will then provide the developer/permit holder with the required

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 17 USE - LANDSCAPE SECURITY (LS) (cont.) RECOMMND

forms. The required forms shall be completed and submitted to the Transportation Department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the one-year post-establishment inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 18 USE-LNDSCP PROJ SPECIFIC COA RECOMMND

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

a. Coachella Valley Water District plan approval.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3                   USE - HAZMAT CONTACT (cont.)                   RECOMMND  
additional requirements.

FIRE DEPARTMENT

90.FIRE. 5                       USE-#27-EXTINGUISHERS                   RECOMMND  
  
Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 7                       USE-FIRE ACCESS/PLACARD                   RECOMMND  
  
Fire Department needs access to Cell Tower and placard on outside of wall

90.FIRE. 8                       USE-#14-DISPLAY ADDRESS                   RECOMMND  
  
Display street numbers in a prominent location on the address side of the wall. Numbers and letters shall be a minimum of 12" in height.  
All addressing must be legible, of a contrasting color, and adequately visible from street at all hours. (all lettering shall be to Architectual Standards)

PLANNING DEPARTMENT

90.PLANNING. 1                   USE - UTILITIES UNDERGROUND                   RECOMMND  
  
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 2                   USE - WALL & FENCE LOCATIONS                   RECOMMND  
  
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF)

RECOMMND

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. 25373 has been calculated to be 0.36 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.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

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

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



PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

90. PRIOR TO BLDG FINAL INSPECTION

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

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.

90.PLANNING. 9 USE - ORD 875 CVMSHCP FEE RECOMMND

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. 25373 is calculated to be 0.36 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.

TRANS DEPARTMENT

90.TRANS. 8 USE-UTILITY INSTALL CELL TOWER RECOMMND

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 the Transportation Department.

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

90.TRANS. 9 USE-LNDSCP INSPECTION DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE-LNDSCP INSPECTION DEPOSIT (cont.) RECOMMND

determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 10 USE-LANDSCAPE INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) and shall arrange for an Installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the Installation inspection, the applicant will arrange for an 1-year Installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's

80.TRANS.17 condition entitled "USE-LANDSCAPE SECURITY" and the

90.TRANS.9 condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the Installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 11 USE-COMPLY WITH LNDSCP/IRRGTN RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit, landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect that all landscaping is healthy, free of weeds, disease and pests;

06/02/14  
15:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 28

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

USE-COMPLY WITH LNDSCP/IRRGTN (cont.)

RECOMMND

and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
2<sup>ND</sup> CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: December 26, 2013

TO:

Riv. Co. Transportation Dept. – Desert  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Dept. – Desert

Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Division

P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section

**PLOT PLAN NO. 25373, AMENDED NO. 1** – EA42597 – Applicant: Smartlink, LLC – Engineer/Representative: Faraz Yaqoob – Fifth/Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Cats Claw Road, southerly of Dillon Road, easterly of Bubbling Wells Road, and westerly of Mountain View Road – 9.66 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** The plot plan proposes a wireless communication facility, for AT&T Mobility, disguised as a 70 foot high faux water tank tower. The project includes the installation of twelve (12) panel antennas located at 66 feet high inside the water tank tower, twenty four (24) RRUs and three (3) surge suppressors located behind the panel antennas inside the water tank tower, a 184 square foot equipment shelter, a 50kw propane generator, and two (2) GPS antennas within a 1,493 square foot lease area surrounded by a 6 foot high decorative block wall enclosure. - APN: 657-260-019 - **NOTE: Plot Plan No. 25373 was initially proposing a 70 foot monopine. The proposal has now changed to a 70 foot high faux water tank tower. Please review and update conditions accordingly.**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **DRT Comment Agenda deadline on January 23, 2014** in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham, (951) 955-5719**, Project Planner, or e-mail at **dabraham@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: June 10, 2013

TO:

Riv. Co. Transportation Dept. - Desert  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health  
Riv. Co. Flood Control District  
Riv. Co. Fire Department- Desert  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
Riv. Co. Information Technology  
Riv. Co. Waste Management Dept.

4th District Supervisor  
5th District Supervisor  
4th District Planning Commissioner  
5th District Planning Commissioner  
Desert Hot Springs Planning Dept.  
Palm Springs Unified School Dist.  
Coachella Valley Water District

**PLOT PLAN NO. 25373** – EA42597 – Applicant: Jonathan Restivo – Engineer/Representative: Faraz Yaqoob – Fifth/Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Cats Claw Road, southerly of Dillon Road, easterly of Bubbling Wells Road, and westerly of Mountain View Road – 9.66 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** The plot plan proposes a wireless communication facility, for AT&T Mobility, disguised as a 70 foot high pine tree with twelve (12) panel antennas and twenty four (24) RRUs and three (3) surge suppressors located behind the panel antennas. The 1,000 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 183 square foot equipment shelter, a 50kw propane generator, and two (2) GPS antennas. - APN: 657-260-019

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT comments on June 27, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

County of Riverside Plot Plan No. 25373  
AT&T Project Number: CLV5034  
AT&T Project Name: Grace Church

## Alternative Site Analysis

The following alternative site analysis is in support of the proposed wireless telecommunications facility (Wireless Tower) by AT&T Wireless on property owned by Grace Church, 17400 Bubbling Wells Road, Desert Hot Springs, CA 92241 (Grace Church Site).

AT&T considers this site to be a “capacity improvement site,” meaning that AT&T already has a network in place, but is experiencing a significant gap in coverage capability in this geographic area. AT&T customers have lodged complaints with AT&T regarding dropped calls, blocked calls, and slow data uploading/downloading. The installation of this site would allow better service for AT&T customers.

As part of AT&T’s standard practice, the development team searched the surrounding area for potential locations, including any existing communications sites or existing tall structures for potential co-location opportunities. Due to the rural nature of the area, the search ring for finding a suitable new base station facility was rather large in diameter and consists of approximately \_\_\_ miles. See Figure 1. One of the main challenges with this particular search ring was to find a site with available electrical power to operate the ancillary equipment. The other main challenge presented by this ring was to find a location removed from residential areas.



AT&T undertook an extensive and in-depth analysis of the area’s existing land use patterns, site availability and zoning requirements. Based on the results of that analysis, AT&T considered several sites prior to the submittal of the planning application for installation of a Wireless Tower on the Grace Church Site.

County of Riverside Plot Plan No. 25373

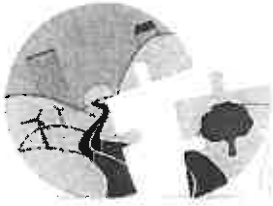
AT&T Project Number: CLV5034

AT&T Project Name: Grace Church

### **Alternative Locations Considered**

In addition to the current proposal for the Grace Church Site, 17400 Bubbling Wells Road, the following alternative sites were considered:

1. **Desert Hot Springs VFW at 19119 Clubhouse Drive.** AT&T considered a new facility at the Desert Hot Springs VFW at 19119 Clubhouse Drive. However, it was determined that it would be difficult, if even possible, to construct and design a new facility that would comply with the County's requirement for a 125% setback distance from a residence.
2. **St. Anthony of the Desert Episcopal Church at 19990 Mountain View Rd.** AT&T also considered a new facility at the St. Anthony of the Desert Episcopal Church at 19990 Mountain View Rd. It was determined the Grace Church Site would better accomplish maintaining an appropriate separation distance away from residential areas. Also, radio frequency engineers determined that a facility at the Grace Church Site will better fill the coverage gap.
3. **Mountain View Colo, 67664 18th Ave., Riverside, Desert Hot Springs, CA** It was determined that the available antenna height on this monopine was too low and that the monopine is located too far from the center of the gap in coverage to provide sufficient coverage for this project.
4. **Collocation Efforts.** Collocation is always examined as a possibility. Unfortunately, there are not any towers within the vicinity where we could feasibly collocate and be able to fill our gap in coverage.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Wireless communications facility - Disguised

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 19,404

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

CASE NUMBER: PP25373                      DATE SUBMITTED: 5/30/13

### APPLICATION INFORMATION

Applicant's Name: Jonathan Restivo                      E-Mail: Jonathan.restivo@smartlinkllc.com

Mailing Address: 18301 Von Karman Ave, Ste. 910  
Irvine                      CA                      92612  
City                      State                      ZIP

Daytime Phone No: (860) 334-9509                      Fax No: (949) 419-3471

Engineer/Representative's Name: Faraz Yagoub                      E-Mail: my2150@att.com

Mailing Address: 1265 N. Van Buren Street  
Anaheim                      CA                      92807  
City                      State                      ZIP

Daytime Phone No: (636) 253-1190                      Fax No: ( )

Property Owner's Name: Grace Church                      E-Mail: grace@gracedhs.org

Mailing Address: 17400 Bubbling Wells Rd.  
Desert Hot Springs                      CA                      92241  
City                      State                      ZIP

Daytime Phone No: (760) 251-2416                      Fax No: ( )

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"





### LETTER OF AUTHORIZATION

#### APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

**Property Address: 17400 Bubbling Wells Rd, Desert Hot Springs, CA 92241**

**Assessor's Parcel Number: 657-260-019**

I/We, the owner(s) of the above described property, authorize **New Cingular Wireless, doing business as AT&T Mobility**, whose address is 12900 Park Plaza Drive, 3<sup>rd</sup> Floor, Cerritos, California 90703, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the sole purpose of consummating any and all building and land-use permit applications, or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits, and at all times thereafter.

**I/We further understand that signing of this authorization in no way creates an obligation of any kind.**

**OWNER(S):**

John P. Youtz  
Print Name

Board of Officers member  
Title

[Signature]  
Signature

Date: 4/11/13

Burdette L Johnson  
Print Name

Treasurer  
Title

[Signature]  
Signature

Date: 4/11/13

State of California )  
County of Riverside ) SS.

On this, the 11 day of April, 2013, before me, Alexis Hadley,

Notary Public, personally appeared Burdette Lowell Johnson & John P. Youtz

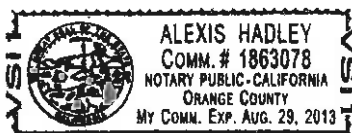
personally known to me  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal:

[Signature]  
Notary Public

My commission expires: 8-29-13



**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 9.66

General location (nearby or cross streets): North of Cat Claw Rd, South of Dillon Rd, East of Bubbling Wells Rd, West of Mountain View Rd

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

AT+T is proposing an unmanned wireless telecommunications facility, consisting of a new 70' monopine tree with 12 antennas and other equipment, and an outdoor equipment shelter. The facility will be disguised.

Related cases filed in conjunction with this application:

n/a

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

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

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

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

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: None

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 5/23/2014

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP25373 For

Company or Individual's Name Planning Department

Distance buffered 800'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

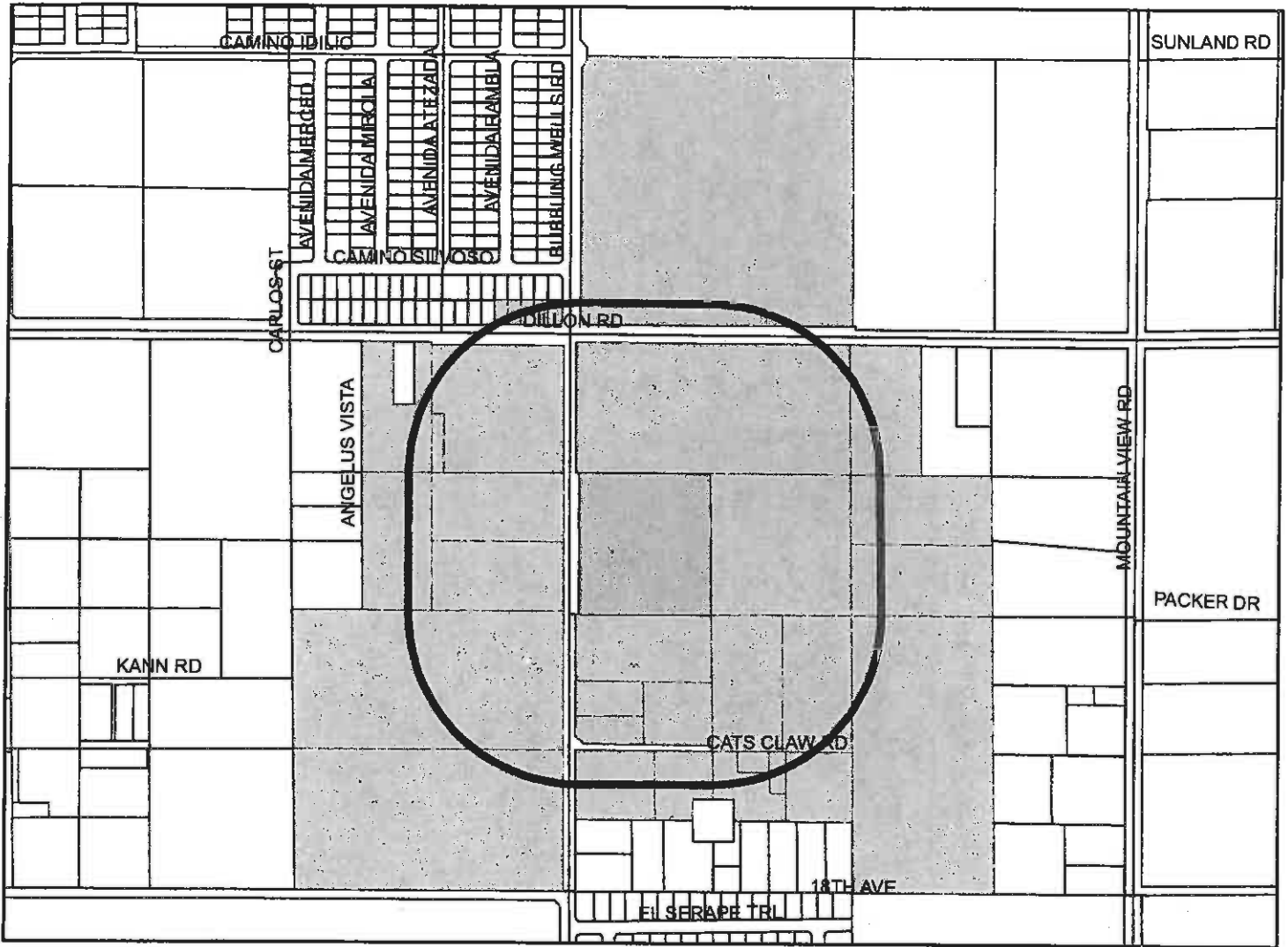
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

*expres*  
*11/23/14*

**PP25373 (800 feet buffer)**



**Selected Parcels**

657-270-005 657-190-019 657-213-012 657-250-012 657-213-013 657-213-014 657-260-006 657-270-014 657-250-014 657-270-001  
 657-270-038 657-270-039 657-250-003 657-250-013 657-270-041 657-260-019 657-260-004 657-250-002 657-270-004 657-213-010  
 657-213-011 657-270-016 657-250-005 657-270-013 657-270-015 657-270-007 657-270-036 657-250-011 657-270-040 657-260-007  
 657-250-006 657-270-023 657-260-001 657-260-003



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

ASMT: 657190019, APN: 657190019  
APH SANDS PARTNERSHIP  
C/O ZION ENTERPRISES  
1044 CALLE RECODO NO A  
SAN CLEMENTE CA 92673

ASMT: 657250005, APN: 657250005  
MARC GALLOP  
67355 DILLON RD  
DESERT HOT SPRINGS CA 92240

ASMT: 657213011, APN: 657213011  
TIBURSA DELGADO, ETAL  
P O BOX 276  
THOUSAND PLMS CA 92276

ASMT: 657250006, APN: 657250006  
DELIA PADILLA, ETAL  
17400 ANGELUS VISTA  
DSRT HOT SPG, CA. 92241

ASMT: 657213012, APN: 657213012  
BARBARA WINKLER  
P O BOX 1397  
SUN VALLEY ID 83353

ASMT: 657250011, APN: 657250011  
CATHERINE DECOSTER, ETAL  
17555 BUBBLING WELLS  
DESERT HOT SPRINGS CA 92241

ASMT: 657213013, APN: 657213013  
RENEE GALLEGOS, ETAL  
5560 COLODNY DR  
AGOURA HILLS CA 91301

ASMT: 657250012, APN: 657250012  
BLUEBEYOND FISHERIES  
P O BOX 399  
DSRT HOT SPGS CA 92240

ASMT: 657213014, APN: 657213014  
CARMEN KVISLER  
560 E VILLA ST  
PASADENA CA 91101

ASMT: 657250013, APN: 657250013  
DIANNE CASTON  
473 W LAS TUNAS  
ARCADIA CA 91106

ASMT: 657250002, APN: 657250002  
RENEE VIALA, ETAL  
35 DAVAVGOVR CIR  
DUVER LAVAL CANADA H7G 1S4

ASMT: 657250014, APN: 657250014  
VALIA DEVITIS, ETAL  
67455 DILLION RD  
DSRT HOT SPGS CA 92241

ASMT: 657250003, APN: 657250003  
DAVID RAYBOULD  
8552 AQUEDUCT AVE  
NORTH HILLS CA 91343

ASMT: 657260003, APN: 657260003  
YOUNG RYU, ETAL  
C/O YOUNG CHUL RYU  
10020 PINWOOD AVE  
TUJUNGA CA 91042



ASMT: 657260004, APN: 657260004  
PILAR FLORES, ETAL  
13320 CACTUS RD  
DSRT HOT SPG CA 92240

ASMT: 657260006, APN: 657260006  
CAROLE MARSH  
P O BOX 1711  
PALM SPRINGS CA 92263

ASMT: 657260007, APN: 657260007  
SOUTHEASTERN CALIF CONFERENCE OF SD/  
P O BOX 79990  
RIVERSIDE CA 92513

ASMT: 657260019, APN: 657260019  
GRACE CHURCH  
17400 BUBBLING WELLS RD  
DSRT HOT SPG, CA. 92241

ASMT: 657270004, APN: 657270004  
LINDA SOBIECKI, ETAL  
5558 AMYTHEST  
ALTA LOMA CA 91737

ASMT: 657270005, APN: 657270005  
OLGA SANDOVAL, ETAL  
P O BOX 121  
DSRT HOT SPGS CA 92240

ASMT: 657270007, APN: 657270007  
O CORTAIN  
17830 BUBBLING WELLS RD  
DSRT HOT SPG, CA. 92241

ASMT: 657270014, APN: 657270014  
CESAR HACHE  
22315 FAWN RIDGE DR  
PALM SPRINGS CA 92262

ASMT: 657270015, APN: 657270015  
NELLIE HACHE  
C/O C HACHE  
17750 BUBBLING WELLS  
DSRT HOT SPGS CA 92240

ASMT: 657270016, APN: 657270016  
KATHLEEN FELTON  
P O BOX 796  
NEEDLES CA 92363

ASMT: 657270023, APN: 657270023  
USA DEPT OF TREASURY  
C/O LARRY K WALLACE  
10687 GASKINS WAY  
MANASSAS VA 20110

ASMT: 657270036, APN: 657270036  
MARTHA CHAVEZ, ETAL  
68125 PERLITA RD  
CATHEDRAL CITY CA 92234

ASMT: 657270038, APN: 657270038  
JOANNE REVOCABLE TRUST, ETAL  
C/O JOSEPH PETER COSTANTINI  
131 31ST AVE E  
SEATTLE WA 98112

ASMT: 657270039, APN: 657270039  
JOANNE REVOCABLE TRUST, ETAL  
C/O JOSEPH PETER COSTANTINI  
131 31ST AVE EAST  
SEATTLE WA 98112

ASMT: 657270040, APN: 657270040  
SHIRLEY DEAN  
6704 M MUSCATEL AVE  
SAN GABRIEL CA 91775

ASMT: 657270041, APN: 657270041  
SHIRLEY DEAN, ETAL  
6704 N MUSCATEL  
SAN GABRIEL CA 91775





Desert Hot Springs City Hall  
65-950 Pierson Blvd.  
Desert Hot Springs, CA 92240

Palm Springs Unified School District  
980 E. Tahquitz Canyon Way, Suite 204  
Palm Springs, CA 92262-6786

Coachella Valley Water District  
85995 Avenue 52  
Coachella, CA 92236

Applicant:  
Smartlink, LLC  
18301 Von Karman Avenue, Suite 910  
Irvine, CA 92612

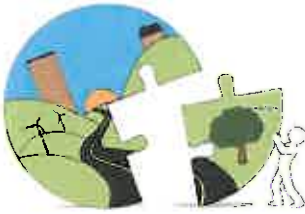
Eng:  
Faraz Yaqoob  
1265 N. Van Buren Street  
Anaheim, CA 92807

Owner:  
Grace Church  
17400 Bubbling Wells Road  
Desert Hot Springs, CA 92241

Applicant:  
Smartlink, LLC  
18301 Von Karman Avenue, Suite 910  
Irvine, CA 92612

Eng:  
Faraz Yaqoob  
1265 N. Van Buren Street  
Anaheim, CA 92807

Owner:  
Grace Church  
17400 Bubbling Wells Road  
Desert Hot Springs, CA 92241



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
**Interim Planning Director**

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA42597/Plot Plan No. 25373

*Project Title/Case Numbers*

Damaris Abraham

*County Contact Person*

(951) 955-5719

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Smartlink, LLC

*Project Applicant*

18301 Von Karman Ave, Suite 910, Irvine, CA 92612

*Address*

The project is located northerly of Cats Claw Road, southerly of Dillon Road, easterly of Bubbling Wells Road, and westerly of Mountain View Road, more specifically 17400 Bubbling Wells Road.

*Project Location*

The plot plan proposes a wireless communications facility, for AT&T Mobility, disguised as a 70 foot high faux water tank tower in a 1.493 square foot lease area. The project includes the installation of twelve (12) panel antennas located at 66 foot high inside the water tank tower, twenty four (24) RRUs and three (3) surge suppressors located behind the panel antennas, one (1) microwave antenna, a 50kw standby propane generator with a new AT&T propane tank, and a 183 square foot equipment shelter surrounded by a 6 foot high decorative block wall enclosure. The project site currently contains a church and the facility is proposed to be located on the easterly portion of the property and access to the facility will be provided via an approximately 12 ft. wide access easement running from Bubbling Wells Road.

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 14, 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

*Signature*

*Title*

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm Revised 5/16/2014

Y:\Planning Case Files-Riverside office\PP25373\DH-PC-BOS Hearings\DH-PC\PP25373.NOD Form.docx

Please charge deposit fee case#: ZEA42597 ZCFG05973 \$.2,231.25

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
*Interim Planning Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25373

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Damaris Abraham Title: Project Planner Date: June 2, 2014

Applicant/Project Sponsor: Smartlink, LLC Date Submitted: May 30, 2013

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Damaris Abraham Date: July 14, 2014

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25373\DH-PC-BOS Hearings\DH-PC\PP25373.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42597 ZCFG05973 \$2,231.25

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1304912

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: SMARTLINK, LLC \$50.00  
paid by: CK 1084  
EA42597 FOR PP25373  
paid towards: CFG05973 CALIF FISH & GAME: DOC FEE  
at parcel: 17400 BUBBLING WELLS RD DHSP  
appl type: CFG3

By \_\_\_\_\_ May 30, 2013 17:06  
BNTHOMAR posting date May 30, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1402686

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: SMARTLINK, LLC \$2,181.25  
paid by: CK 1789  
EA42597 FOR PP25373  
paid towards: CFG05973 CALIF FISH & GAME: DOC FEE  
at parcel: 17400 BUBBLING WELLS RD DHSP  
appl type: CFG3

By \_\_\_\_\_ Mar 18, 2014 12:44  
MGARDNER posting date Mar 18, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 2.13  
Supervisory District: Fourth/Fourth  
Bermuda Dunes Zoning District  
Western Coachella Area Plan  
Project Planner: Bahelila Boothe  
Director's Hearing: July 14, 2014

PLOT PLAN NO: 25582  
Applicant: James Bruner  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,800 square foot detached steel storage building generally located northerly of 41<sup>st</sup> Street, southerly of Emerald Crest Drive, easterly of Yucca Land, westerly of Starlight Lane on 1.23 acres.

### ISSUES OF RELEVANCE:

The project has been reviewed and conditioned by Riverside County Building and Safety, Riverside County Health Department, Riverside County Fire Department and Airport Land Use Commission regarding the proposed steel storage building use and location. Also, the proposed steel building will be colored coated to blend with surrounding community as shown on Exhibit M, dated May 30, 2014.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Rural Community: Estate Density Residential (2 Acre Minimum) on the Western Coachella Valley Area Plan.
3. The detached accessory use is a permitted use in the general plan designation.
4. The detached accessory building is a permitted use, subject to approval of a plot plan in the One Family Dwelling (R-1-12,000) zone.
5. The detached accessory building use is consistent with the development standards set forth in the R-1 zone.
6. The proposed 1,800 square foot steel storage building is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached 1,800 square foot steel storage building is compatible with the character of the surrounding community.
8. The detached accessory 1,800 square foot steel storage building is located more 150 feet from the main building and is compatible with the character of surrounding community.

KAB

9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

**CONCLUSIONS:**

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The detached accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

**RECOMMENDATIONS:**

**APPROVAL** of **PLOT PLAN NO. 25582**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

06/24/14  
14:50

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP25582

Parcel: 607-040-048

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 1,800 square foot detached steel storage building generally located northerly of 41st Street, southerly of Emerald Crest Drive, easterly of Yucca lane, westerly of Starlight Lane on 1.23 acres.

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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

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

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

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

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



PLOT PLAN:ADMINISTRATIVE Case #: PP25582

Parcel: 607-040-048

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25582 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25582, Exhibit A, Amd#1, dated May 30, 2014. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25582, Exhibit B/C, dated May 30, 2014. (Floor Plan/Elevations)

APPROVED EXHIBIT M = Plot Plan No. 25582, Exhibit M, dated May 30, 2014. (Colors/Materials)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE -BUILDING AND SAFETY

RECOMMND

The project is approved as described. But the permit process has yet to begin. Therefore, to make sure the permit process is completed, the following conditions will apply:

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

06/24/14  
14:50

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP25582

Parcel: 607-040-048

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE -BUILDING AND SAFETY (cont.)

RECOMMND

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM.

RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within 30 days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

PLOT PLAN:ADMINISTRATIVE Case #: PP25582

Parcel: 607-040-048

10. GENERAL CONDITIONS

10.FIRE. 2

USE-#25-FRONT ENTRANCES/GATE

RECOMMND

Plans show a block wall all the way around property. The Fire Department will need access at the front entrance with a 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.If no gate is installed, the Fire Department will need access to front of existing home and steel building.

PLANNING DEPARTMENT

10.PLANNING. 1

PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25582 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

PLOT PLAN:ADMINISTRATIVE Case #: PP25582

Parcel: 607-040-048

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

PLOT PLAN:ADMINISTRATIVE Case #: PP25582

Parcel: 607-040-048

10. GENERAL CONDITIONS

10.PLANNING. 6

PPA - ALUC

RECOMMND

1. The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including trash transfer stations that are open on one or more sides, recycling center containing putrescible wastes, construction and demolition debris facilities, incinerators, composting operations, fly ash disposal, production of cereal grains, sun flower, and raw crops, and landscaping utilizing water features.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's school, day care centers, libraries, hospitals, nursing homes, places of worship, critical community infrastructures facilities, an aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.
2. Any outdoor lighting shall be hooded or shielded so as to prevent either the spillage of lumens or reflection in the sky, and shall comply with the Riverside County Ordinance No. 655, as applicable.

PLOT PLAN:ADMINISTRATIVE Case #: PP25582

Parcel: 607-040-048

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE\*--#51-WATER CERTIFICATION

RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1000 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B/C, dated May 30, 2014.

06/24/14  
14:50

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 8

PLOT PLAN:ADMINISTRATIVE Case #: PP25582

Parcel: 607-040-048

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1                    PPA - ALUC HEIGHT VERIFICATION                    RECOMMND

The height of the proposed structure to the top point shall not exceed twenty-one (21) feet, and the elevation of the structure at its top point shall not exceed 119 feet above mean sea level. If this limit cannot be met, then, prior to the issuance of a building permit for the proposed structure, the applicant shall file a Notice of Proposed Construction or Alteration (Form 7460-1) with the Federal Aviation Administration (FAA) for such structure, and shall have received a determination of "No Hazard to Air Navigation" from the FAA. Copies of the FAA determination shall be provided to the Riverside County Planning Department and to the Riverside County Department of Building and Safety.

80.PLANNING. 2                    PPA - CONFORM TO FLOOR PLANS                    RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B/C, dated May 30, 2014.

80.PLANNING. 3                    PPA - ALUC AVIGATION EASEMENT                    RECOMMND

Prior to issuance of building permits, the landowner shall convey an avigation easement to Bermuda Dunes Airport, which shall be recorded. Copies of the avigation easment, upon recordation, shall be forwarded to the Riverside County Planning Department (Desert office) and the Riverside County Airport Land Use Commission.

2011 AERIAL



Selected parcel(s):  
607-040-048

LEGEND

- SELECTED PARCEL
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- CITY

**\*IMPORTANT\***

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

REPORT PRINTED ON...Tue Jun 24 08:57:06 2014

Version 131127





**Selected parcel(s):**  
607-040-048

**ZONING**

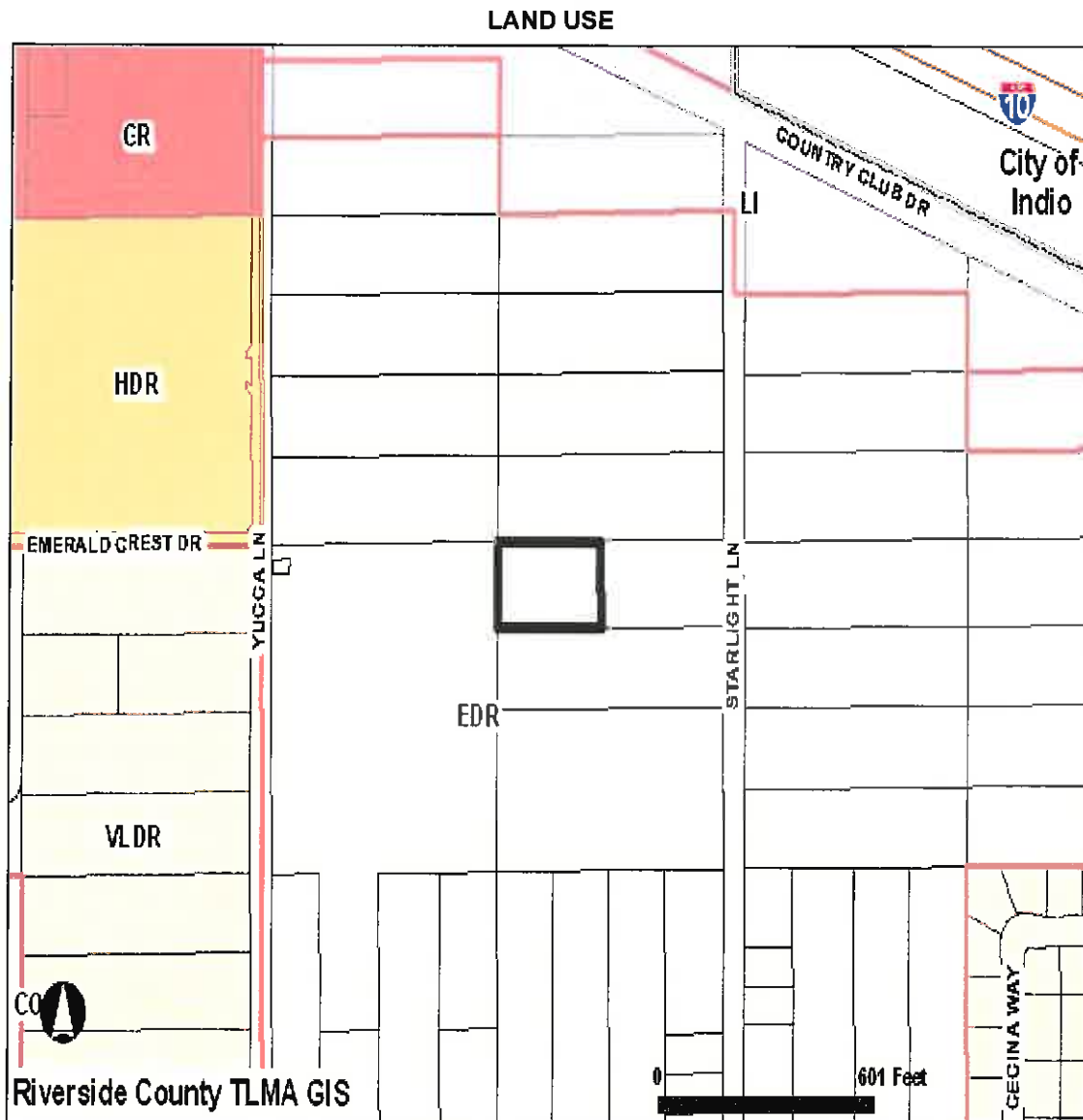
- |                      |                 |          |      |
|----------------------|-----------------|----------|------|
| SELECTED PARCEL      | INTERSTATES     | HIGHWAYS | CITY |
| PARCELS              | ZONING BOUNDARY | C-P-S    | I-P  |
| R-1-12000, R-1-20000 | R-2-3000        | W-2      |      |

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**Selected parcel(s):**  
607-040-048

**LAND USE**

- |                                |                        |                                     |                                  |
|--------------------------------|------------------------|-------------------------------------|----------------------------------|
| SELECTED PARCEL                | INTERSTATES            | HIGHWAYS                            | CITY                             |
| PARCELS                        | CO - COMMERCIAL OFFICE | CR - COMMERCIAL RETAIL              | EDR - ESTATE DENSITY RESIDENTIAL |
| HDR - HIGH DENSITY RESIDENTIAL | LI - LIGHT INDUSTRIAL  | VLDR - VERY LOW DENSITY RESIDENTIAL |                                  |

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Version 131127

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 6/24/2014,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP 25582 For

Company or Individual's Name Planning Department,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

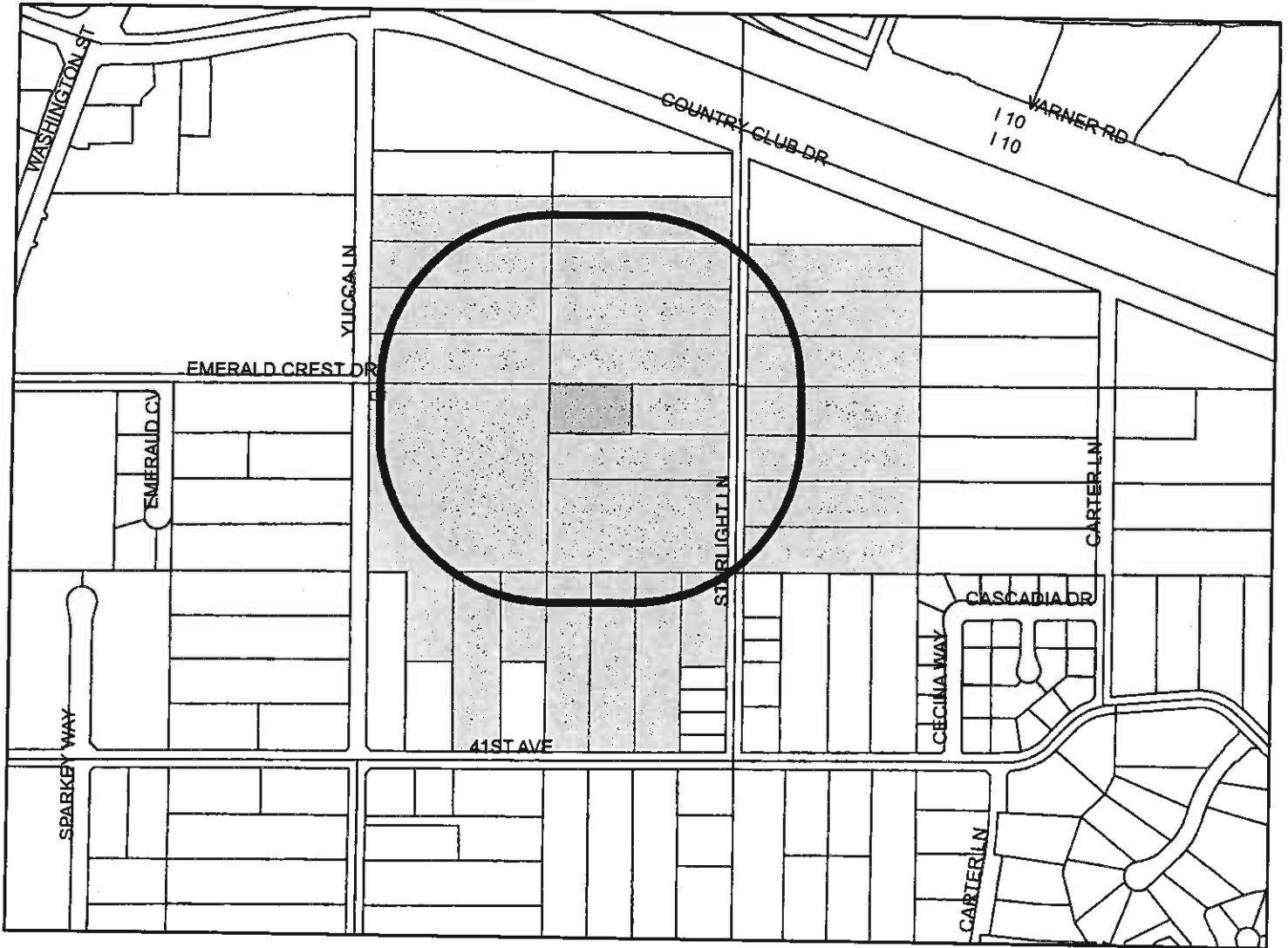
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

**PP25582 (600 feet buffer)**



**Selected Parcels**

607-020-036	607-040-043	607-020-030	607-040-072	607-050-029	607-040-069	607-040-021	607-040-071	607-050-027	607-040-023
607-020-033	607-020-037	607-040-048	607-032-013	607-050-028	607-040-073	607-020-032	607-040-022	607-040-031	607-020-035
607-050-030	607-040-070	607-040-064	607-020-031	607-032-011	607-020-038	607-032-012			



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ASMT: 607020030, APN: 607020030  
ANNA KAMPANARTSANYAKORN, ETAL  
79780 FIESTA DR  
LA QUINTA CA 92253

ASMT: 607020038, APN: 607020038  
TOMMY ARCHULETA  
40485 STARLIGHT LN  
INDIO, CA. 92201

ASMT: 607020031, APN: 607020031  
CHRISTINE BLAIR, ETAL  
52 CAMINO REAL  
RANCHO MIRAGE CA 92270

ASMT: 607032011, APN: 607032011  
ROBERT ROSZTOCZY, ETAL  
C/O ARIZONA MACHINERY  
11111 W MCDOWELL RD  
AVONDALE AZ 85323

ASMT: 607020032, APN: 607020032  
MAX ROSS  
40450 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607032012, APN: 607032012  
VICKI ROBERTSON, ETAL  
40400 STARLIGHT LN  
INDIO, CA. 92201

ASMT: 607020033, APN: 607020033  
FLORA ABARCA  
40490 YUCCA LN  
INDIO, CA. 92203

ASMT: 607032013, APN: 607032013  
CIDRA RAYES, ETAL  
76852 NEW YORK AVE  
PALM DESERT CA 92211

ASMT: 607020035, APN: 607020035  
JUDY BOWLIN, ETAL  
40345 STARLIGHT LN  
INDIO, CA. 92201

ASMT: 607040021, APN: 607040021  
HAYLEY FRENCH, ETAL  
53355 AVENIDA JUAREZ  
LA QUINTA CA 92253

ASMT: 607020036, APN: 607020036  
ALEX GONZALES  
30875 DATE PALM DR  
CATHEDRAL CY CA 92234

ASMT: 607040022, APN: 607040022  
JEANNE KAUFER, ETAL  
411 HOMEWOOD RD  
LOS ANGELES CA 90049

ASMT: 607020037, APN: 607020037  
GERALD HIGHTOWER  
40405 STARLIGHT LN  
INDIO, CA. 92201

ASMT: 607040023, APN: 607040023  
YVONNE WALL, ETAL  
78450 41ST AVE  
BERMUDA DUNES CA 92203



ASMT: 607040031, APN: 607040031  
MYOMA DUNES WATER CO  
79050 AVENUE 42  
BERMUDA DUNES CA 92201

ASMT: 607040072, APN: 607040072  
CHRISTIAN SCHOOL OF THE DESERT  
40700 YUCCA LN  
BERMUDA DUNES CA 92201

ASMT: 607040043, APN: 607040043  
CAROLYN JOHNSON  
82409 ASTAIRE AVE  
INDIO CA 92201

ASMT: 607040073, APN: 607040073  
OLGA GILBERT, ETAL  
80773 BROWN AVE  
INDIO CA 92201

ASMT: 607040048, APN: 607040048  
KELLY BRUNER, ETAL  
78451 EMERALD CREST DR  
INDIO, CA. 92203

ASMT: 607050027, APN: 607050027  
DEL GULDICE INV INC  
42104 WASHINGTON ST  
BERMUDA DUNES CA 92203

ASMT: 607040064, APN: 607040064  
MELINDA DOUGHERTY, ETAL  
78350 AVENUE 41  
BERMUDA DUNES CA 92203

ASMT: 607050028, APN: 607050028  
ANGIE DURAN, ETAL  
49245 BALADA CT  
LA QUINTA CA 92253

ASMT: 607040069, APN: 607040069  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 607050029, APN: 607050029  
CLARISSA SIVA  
40600 STARLIGHT LN  
BERMUDA DUNES CA 92264

ASMT: 607040070, APN: 607040070  
BONNIE AUSTIN, ETAL  
40555 STARLIGHT LN  
BERMUDA DUNES CA 92203

ASMT: 607050030, APN: 607050030  
ENID FERRAUD, ETAL  
40700 STARLIGHT LN  
BERMUDA DUNES CA 92203

ASMT: 607040071, APN: 607040071  
VALERIE ABEL, ETAL  
73350 EL PASEO DR STE 201  
PALM DESERT CA 92260