

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 180010 – Intent to Adopt a Negative Declaration – CEQ180026 – Applicant: T-Mobile – Engineer/Representative: Coastal Business Group – Owner: Desert Solitaire – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location Northerly of Oleander Avenue, easterly of Brown Street, southerly of Nandina Avenue, and westerly of Haines Street – 1.98 Gross Acres – Zoning Classification: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 180010 proposes the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree (“monopine”) consisting of a 50-foot-tall tower, three (3) dual panel antennas, three (3) panel antennas, three (3) RRUs, one (1) GPS antenna. In addition, the project would include ancillary ground mounted equipment within a 400 sq. ft. lease area surrounded by a 6-foot tall split-face block wall enclosure with three (3) new pine trees.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **OCTOBER 28, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Gabriel Villalobos
P.O. Box 1409, Riverside, CA 92502-1409