



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JUNE 3, 2019

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

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

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

1.0 CONSENT CALENDAR:

NONE

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

NONE

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

- 3.1 **PLOT PLAN NO. 26204 – Intent to Adopt a Negative Declaration** – EA42998 – Applicant: Mobilitie – Engineer: Infinigy – Owner: Wilma B. Gibson – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Land Use Designation: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Avenue D, southerly of Avenue C, easterly of Alder Street, and westerly of Birch Street – 3.93 Gross Acres – Zoning Classification: Residential Agricultural – 1 Acre Minimum (R-A-1) – **REQUEST:** Plot Plan No. 26204 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, nine (9) T-Mobile panel antennas, three (3) RRUs, one (1) GPS antenna. The project would include ancillary ground mounted equipment consisting of two (2) 6201 MUAC cabinets, and other supporting equipment within a 2,200 sq. ft. lease area surrounded by a 6-foot tall split-face block wall enclosure. Project Planner: Gabriel Villalobos at (951) 955-6035 or email at gvillalo@rivco.org.

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

NONE

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

3.1

Director's Hearing: June 3, 2019

PROPOSED PROJECT

Case Number(s): Plot Plan No. 26204
Select Environ. Type Negative Declaration
Area Plan: Lake Mathews/Woodcrest
Zoning Area/District: Cajalco District
Supervisory District: First District
Project Planner: Gabriel Villalobos
Project APN(s): 321-050-029

Applicant(s):
 Mobilite
Representative(s):
 Infinigy

 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 26204 ("Project") is a request for the construction, operation and maintenance of a new disguised wireless communication facility, disguised as a pine tree (monopine) ("Project"). The Project would include the installation of nine (9) panel antennas, three (3) RRUs, one (1) GPS antenna. The Project would also include ancillary ground mounted equipment consisting of two (2) 6201 ODE type C cabinets, two (2) PTS8003 cabinets and other supporting equipment within a 2,200-square-foot lease area surrounded by a 6-foot tall split-face block wall enclosure.

The Project site is approximately 3.93 acres located North of Avenue D, South of Avenue C, East of Alder Street, and West of Birch Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42998**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 26204, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Rural Community
Existing General Plan Land Use Designation:	Very Low Density Residential (RC-VLDR) (1 ac min.)

Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (RC-VLDR)
East:	Very Low Density Residential (RC-VLDR)
South:	Very Low Density Residential (RC-VLDR)
West:	Very Low Density Residential (RC-VLDR)
Existing Zoning Classification:	Residential Agricultural – 1 Acre Minimum (R-A-1)
Surrounding Zoning Classifications	
North:	Residential Agricultural – 1 Acre Minimum (R-A-1)
East:	Residential Agricultural – 1 Acre Minimum (R-A-1)
South:	Residential Agricultural – 1 Acre Minimum (R-A-1)
West:	Residential Agricultural – 1 Acre Minimum (R-A-1)
Existing Use:	Vacant Parcel
Surrounding Uses	
North:	Vacant Parcel
South:	Single-Family Residential
East:	Single-Family Residential
West:	Single-Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3.93 acres	N/A
Proposed Building Area (SQFT):	2,200 sq.ft.	N/A
Structure Height (FT):	50 ft.	Max – 50 ft.

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Service parking spot	1	Minimum 1 space for maintenance	1	1
TOTAL:				

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – Area No. 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No

Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B, 43.56 miles away from Observatory
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or partially within an SKR Fee Area
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base, Zone E

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

General Plan Consistency

The project site is located within a 3.93 acre vacant parcel. The project site has a General Plan Land Use Designation of Rural Community – Very Low Density Residential (RC-VLDR). The project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. The project’s footprint of 2,200 square feet of lease area, is considered minimal and would not result in extensive grading or construction activity. The project’s proposed pine tree disguise would be minimally visually intrusive, specifically consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

Zoning and Development Standards

The proposed Wireless Communication Facility would be subject to the specific development standards outlined in Article XIXG (Wireless Communication Facilities), Section 19.400 of Ordinance 348. The project has been classified as a “Disguised Wireless Communication Facility, since the facility will be disguised as a pine tree (monopine). The surrounding area has existing trees, thus the proposed project design and siting would result in the project having a minimally visually intrusive effect on the surrounding parcels.

The project site is located within the Residential Agricultural – 1 Acre Minimum (R-A-1) Zoning Classification. Ordinance No. 348, Section 19.404 allows for a disguised wireless facility, subject to the approval of a plot plan. The maximum height allowed for the monopine is 50 feet and is required to be a setback from the nearest residential dwelling by at least 200% of the facility height, or in this case 100 feet. The height of the proposed monopine is 50-feet which meets the maximum height limit allowed. In addition, the nearest residential dwelling is located approximately 111-feet from the lease area boundary, thus meeting the setback requirement. In addition, Ordinance No. 348, Section 19.410 of provides development standards specific to wireless facilities. These standards include: Area Disturbance, Fencing/Walls, Height Limitations, Impacts, Lighting, Parking, Paved Access, Power and Communication Lines, Roof-Mounted Facilities, Sensitive Viewshed, Setbacks, Support Facilities, and Treatment. The project has been designed to comply with all of these applicable development standards.

Plot Plan No. 26204 was submitted to the County of Riverside on February 21, 2017.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue and Guidelines Section 15105.

At the time of preparation of this staff report, no comments have been received on the IS or ND.

FINDINGS AND CONCLUSIONS

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

Entitlement Findings:

1. The project meets the requirements for approval per Ordinance No. 348 Article XIXG “Wireless Communication Facilities,” including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section 19.404, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:
 - a. The facility is designed and sited so that it is minimally visually intrusive. The project has been designed to be a pine tree (monopine) to assist in screening the proposed equipment from the

general public in the surrounding area of the project site. It is minimally intrusive visually as it matches in color of neutral earth tones with the surrounding areas landscape design.

- b. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and is screened from view. The disguised wireless communication facility's 6-foot-high block wall is appropriate for enclosing the 2,200 square foot lease area and meets the Countywide Standard Design Guidelines.
- c. Pursuant to Section 19.409 of Ordinance No. 348, the application has met the processing requirements set forth in Article XIXg for wireless communication facilities. This disguised wireless communication facility application, submitted on June 20, 2017, included all necessary documentation in order for the County to process the application, including a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment.
- d. Pursuant to Section 19.404.A of Ordinance No. 348, disguised wireless communication facilities may be located in the Residential Agricultural – 1 Acre Minimum (R-A-1) zone, subject to plot plan approval.
- e. Area Disturbance – Disturbance to the natural landscape shall be minimized. This project meets this development standard because the disguised wireless communication facility requires little ground disturbance to erect or maintain and is located on a vacant parcel of land with existing tree clusters in the vicinity, which shall not be impacted by the project.
- f. Fencing and Walls – The 2,200 square foot equipment enclosure lease area will be comprised of a 6-foot tall block wall enclosure which will be screened from the general public from the north due to the topography of the site and will only be visible from limited vantage points. At ground level.
- g. Height Limitations – Disguised wireless communication facilities within any Residential zoning classification shall not exceed fifty (50) feet. This project complies with this development standard as the proposed disguised monopine meets the 50-foot height requirement of the R-A-1 zone.
- h. Impacts – All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This project complies with this development standard due to the limited project footprint. The project has been determined, through the Initial Study and Negative Declaration, to not have any potential environmental impacts requiring mitigation or above a level considered to be less than significant. The facility as proposed does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and it is consistent with the WRCMSHCP.
- i. Landscaping – All wireless communication facilities shall have landscaping around the perimeter of the leased area that shall match and/or augment the natural landscaping in the area. This project has been conditioned to include shrubs and other landscaping along the

perimeter of the equipment enclosure to screen the facility with vegetation similar to what is currently existing onsite (80. PLANNING – Landscaping/Screening for Enclosure Perimeter).

- j. Lighting – Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant (Planning. 7 – 0010-Planning-USE – LIGHTING HOODED/DIRECTED).
- k. Noise – All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the disguised wireless communication facility plans include A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (Condition of Approval 10. Planning-Noise Reduction.17). The nearest habitable dwelling is approximately 111 feet away.
- l. Parking Space – The project site is accessed by an existing dirt road just north of the project site that will be used by the project to access the parking space and lease area. One parking space will be required. Since the project parcel is not located within a residential development it is not subject to the paved access requirements. The project is providing one standard parking space (10 feet by 20 feet) that would serve for service vehicle parking for any incidental maintenance.
- m. Paved Access – All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. This project meets the development standard due to an existing compacted dirt path that passes through the project site from Birch Street to the east, north to Avenue C. For the purposes of this project, this path is considered an “all weather surface”.
- n. Power and Communication Lines – No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground and minimize disturbance of existing vegetation and wildlife habitats during construction.
- o. Roof-Mounted Facilities – Wireless communication facilities mounted on a roof shall be less than ten feet above the roofline. This project meets this development standard because the project is on the ground, not a roof-mounted facility. The project is to be disguised as a monopine since it cannot be concealed from view. The finish will be similar in color to surrounding trees and architecture.
- p. Sensitive Viewshed – Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. The disguised wireless communication facility is not proposed within a ridgeline. The project’s proposed pine tree disguise would be minimally visually intrusive, specifically consistent with Land Use Policy

22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area. The disguised monopine is sited to blend into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.

- q. **Setbacks** – Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings at a distance equal to 200% of the facility. This project meets this development standard because the disguised wireless communication facility is setback approximately 111 feet from nearest habitable dwelling. With the height of the facility being 50 feet; the distance would need to be equal to 100 feet from a habitual dwelling. The monopine exceeds the required setback distance by approximately 11 feet.
- r. **Support Facilities** – Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets this development standard because the disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area.
- s. **Treatment** – Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. This project meets this development standard because the wireless facility's tower and equipment have been designed and painted to match in color and look with the surrounding pine trees and earth-tone colors.

2. Pursuant to Section 18.30 of Ordinance No. 348, the disguised wireless communication facility application has met the requirements for approval as follows:

- a. The proposed "project" conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.

The project site is located within a 3.93 acre vacant parcel. The project site has a General Plan Land Use Designation of Rural Community – Very Low Density Residential (RC-VLDR). The project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. The project's footprint of 2,200 square feet of lease area, is considered minimal and would not result in extensive grading or construction activity. The project's proposed pine tree disguise would be minimally visually intrusive, specifically consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

- b. The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

The proposed Wireless Communication Facility would be subject to the specific development standards outlined in Article XIXG (Wireless Communication Facilities), Section 19.400 of Ordinance 348. The project has been classified as a "Disguised Wireless Communication Facility, since the facility will be disguised as a pine tree (monopine). The surrounding area has

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Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.
2. The project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. The MOU primarily requires consultation with the City before rezoning an area in a way that is inconsistent with the City's general plan. There is no rezoning being proposed, so the MOU does not apply. Furthermore, this project was transmitted to the City of Riverside during the March 23, 2017 DAC review period for review and comment. At the time of staff report preparation, the County received no comments from the City of Riverside.
3. The proposed project site is located within the March Air Reserve Base Airport Influence Area. As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") on September 7, 2017 (ZAP1280MA17), and was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on March 22, 2017. There was no response from the Colorado River Indian Tribes, the Morongo Band of Mission Indians, the Pala Band of Mission Indians, the Soboba Band of Luiseno, or the Rincon Band of Luiseno Indians. Consultation was requested by the Pechanga Band of Luiseno Indians in a letter dated April 27, 2017. Consultation with Pechanga took place on May 17, 2017. The Tribe requested the TCNS number for the project and stated that they would not be requesting to continue consultation. Consultation was concluded the same day. No Tribal Cultural resources were identified by any of the Tribes. As such, there will be no impact to Tribal Cultural Resources because there are not present within the project area.
5. The project site is located within Zone "B" of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone "B".

6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. Development of this project is in compliance sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding emergency access and egress and other standards. Fire protection services can easily access the site, from Birch Street. A vegetation management plan shall be in accordance with the California Public Resources Code.
 - b. This project is in compliance sections 4290 and 4291 of the Public Resources Code which requires that the site have fuel modification standards acceptable to the Riverside County Fire Department and other requirements.
 - c. Fire protection and suppression services will be available for the project primarily by the Riverside County Fire Department (Station No. 4), located approximately 2 miles southwest of the Project site at 16453 El Sobrante Road, Riverside, CA 92503. .
 - d. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 503.2.1. A 12-foot-wide, all-weather access non-exclusive easement will be established, and a 704 placard will be on the outside of the enclosed lease area with visible information noted.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received any written communication or phone calls from anyone indicating support or opposition to the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP26204 EA42998
VICINITY/POLICY AREAS

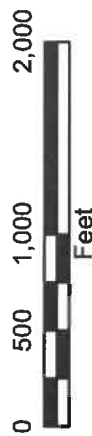
Supervisor: Jeffries
 District 1

Date Drawn: 05/08/2019
 Vicinity Map



Zoning Dist: Cajalco

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. Plans for the future of Riverside County are subject to change. For further information, please contact the Riverside County Planning Department either in Riverside at (951)946-3200 (Western County) or in Palm Desert at (909)965-8377 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26204 EA42998

Supervisor: Jeffries
District 1

Date Drawn: 05/08/2019
Exhibit 1

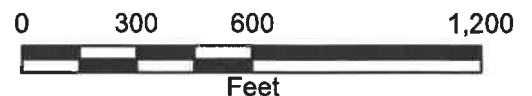
LAND USE



Zoning Dist: Cajalco

Author: Vinnie Nguyen

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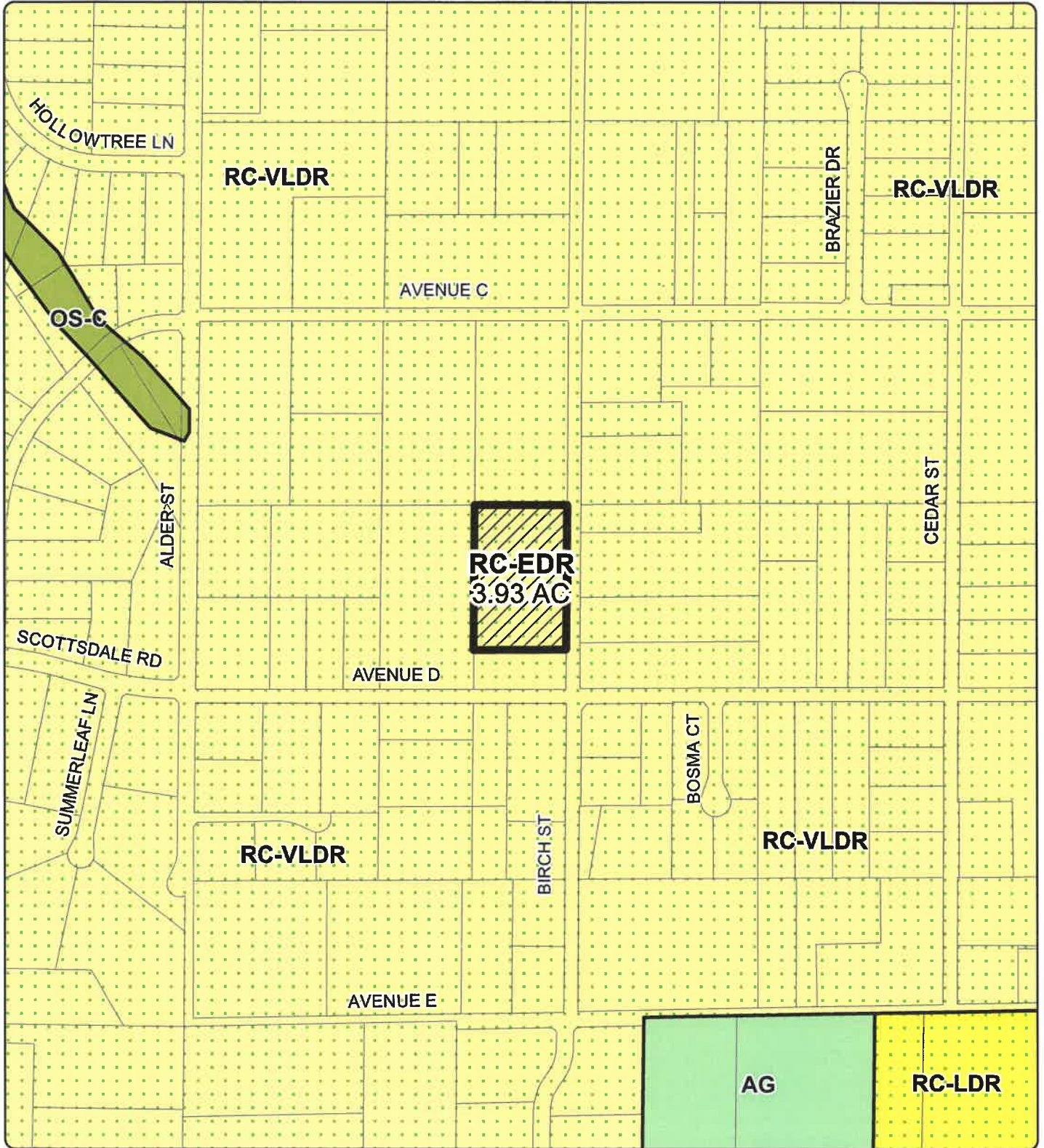


RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26204 EA42998
EXISTING GENERAL PLAN

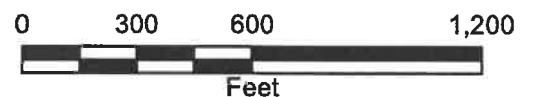
Supervisor: Jeffries
District 1

Date Drawn: 05/08/2019
Exhibit 5



Zoning Dist: Cajalco

Author: Vinnie Nguyen



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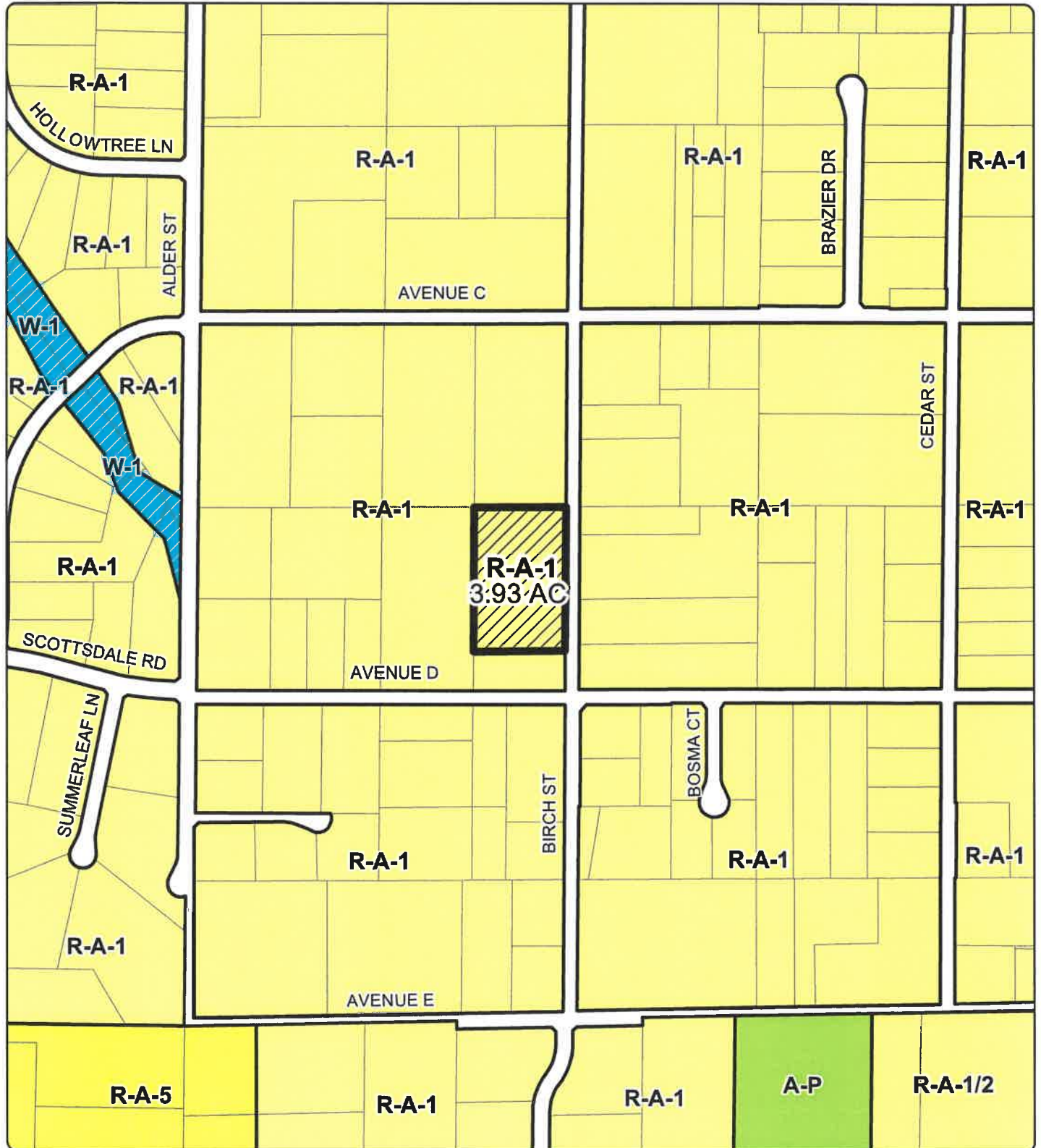
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26204 EA42998

EXISTING ZONING

Supervisor: Jeffries
District 1

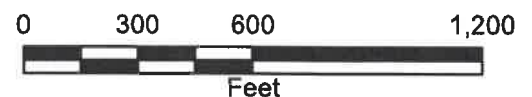
Date Drawn: 05/08/2019
Exhibit 2



Zoning Dist: Cajalco



Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcslma.org>



SITE NUMBER: IE24889A
SITE NAME: GIBSON
SITE TYPE: RAWLAND

PLOT PLAN NO: 26204
COUNTY: RIVERSIDE
JURISDICTION: COUNTY OF RIVERSIDE

PROJECT SUMMARY:

SITE ADDRESS:
 BIRCH STREET
 PENNS, CA 92570

PROPERTY OWNER:
 2645 BANCROFT RD #111
 LAKE FOREST, CA 92509
 CONTACT: TONY HOLLAND
 PHONE: (916) 387-8424

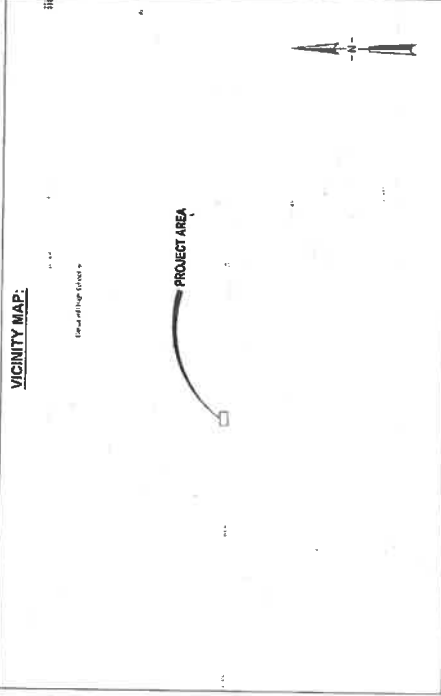
APPLICABLE:
 1-MOBILE WIRELESS COMMUNICATIONS
 2-TELEPHONE EXCHANGE
 3-TELEPHONE EXCHANGE
 4-TELEPHONE EXCHANGE
 5-TELEPHONE EXCHANGE
 6-TELEPHONE EXCHANGE
 7-TELEPHONE EXCHANGE
 8-TELEPHONE EXCHANGE
 9-TELEPHONE EXCHANGE
 10-TELEPHONE EXCHANGE

BUILDING SUMMARY:
 OCCUPANCY CLASSIFICATION:
 TYPE OF CONSTRUCTION:
 TOTAL LEASE AREA:
 TOTAL FLOOR AREA:
 NET FLOOR AREA:
 ASSESSORS PARCEL NUMBER:

SHEET INDEX:

SHEET NUMBER: T-1
DESCRIPTION: TITLE SHEET
 LS-1 TOPOGRAPHIC SURVEY
 LS-2 TOPOGRAPHIC SURVEY
 A-1 SITE PLAN & ENLARGED SITE PLAN
 A-2 ANTENNA & EQUIPMENT LAYOUTS
 A-3 ARCHITECTURAL ELEVATIONS
 A-4 ARCHITECTURAL ELEVATIONS

VICINITY MAP:



CONSULTING TEAM:

SAC/ZONING/PERMITTING:
 ARCHITECTURAL & ENGINEERING
 TSI CONSULTING, INC.
 31079 OLD ORCHARD ST. #110-424
 TUCUCULA, CA 92509
 CONTACT: TOM JENNINGS
 PHONE: (952) 786-3727

SURVEY:
 TSI CONSULTING, INC.
 31079 OLD ORCHARD STREET
 TUCUCULA, CA 92509
 CONTACT: TOM JENNINGS
 PHONE: (952) 786-3727

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE CONSTRUCTION REQUIREMENTS FOR THE BUILDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS.

LANDLORD	AGENT NAME	SIGNATURE	DATE
DEVELOP. MGR			
CONST. MGR			
ZONING MGR			
RF ENGINEER			
OPERATIONS			
SAC REP.			
UTILITIES			

DRIVING DIRECTIONS:

1. LOCAL OFFICE FROM THE LOCAL T-MOBILE OFFICE:
2. TURN LEFT ON BIRCH AVE
3. CONTINUE ON BIRCH AVE
4. TURN RIGHT ON BIRCH AVE
5. TAKE EXIT 98 TOWARD VAN BUREN BLVD/ARLINGTON
6. TURN RIGHT ON VAN BUREN BLVD
7. TURN RIGHT ON VAN BUREN BLVD
8. TURN LEFT ON HANLEY JOHN RD
9. TURN LEFT ON HANLEY JOHN RD
10. TURN LEFT ON BIRCH ST
11. THE SITE IS ON THE LEFT

APPLICABLE CODES

- ALL WORK IS TO COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE (CBC)
- ASB/711-222-4 BUILDING GRADING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
- ASB/711-222-4 BUILDING GRADING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
- ASB/711-222-4 BUILDING GRADING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
- CBC (CALIFORNIA FIRE CODE) 2016 - 2015 IFC



PLANS PREPARED BY:
INFINIGY8
 2645 BANCROFT RD #111
 LAKE FOREST, CA 92509
 CONTACT: TONY HOLLAND
 PHONE: (916) 387-8424

CONSULTING GROUP:

NO.	DATE	DESCRIPTION	BY
1	10/04/16	90% ZDS	HL
2	10/11/16	90% ZDS	HL
3	10/25/16	100% ZDS	HL
4	12/21/16	100% ZDS	JPC
5	04/18/17	100% ZDS	JPC
6	05/03/17	100% ZDS	JPC
7	05/11/17	100% ZDS	GN

BITE INFORMATION:
GIBSON
IE24889A
 BIRCH STREET
 PENNS, CA 92570

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:
T-1

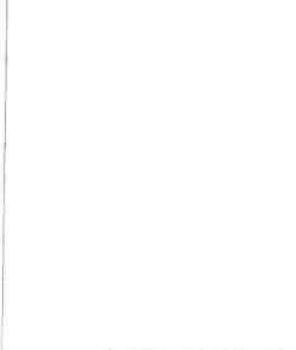
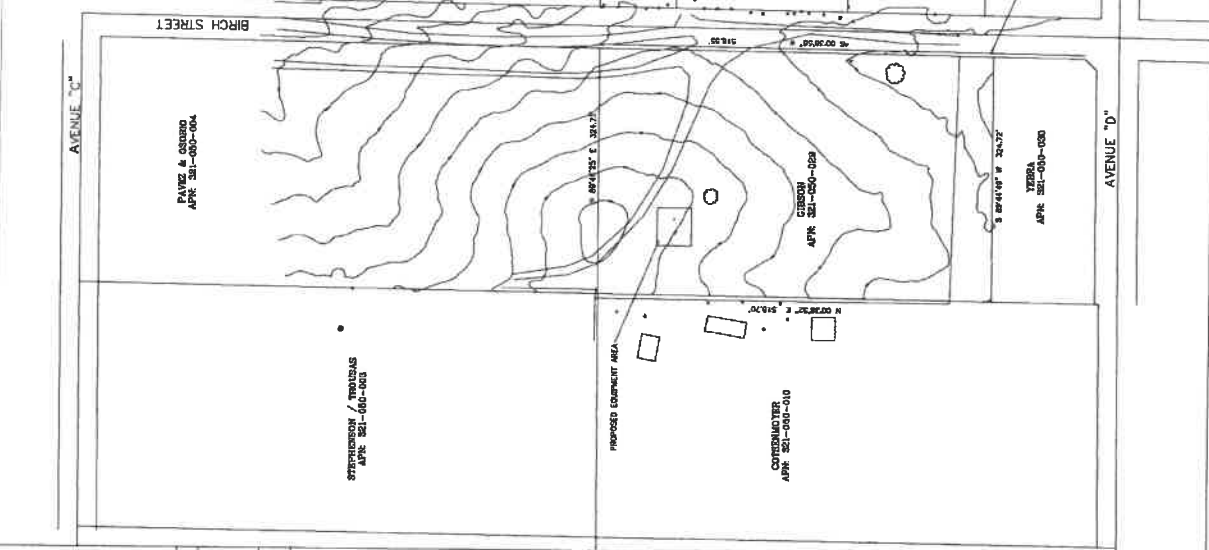
OWNER'S NAME: MELBA B. GIBSON
ASSESSOR'S PARCEL NUMBER(S): 327-020-029
BASES OF BEARINGS: (NAD83; EPOCH 2010)
**THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM ZONE 6, AS DETERMINED BY G.I.S. GEOMATIC SYSTEMS ZONE 6, 177007600 RECORDS AND TRIMBLE GEOMATIC OFFICE 1.00 SOFTWARE.
BASES OF ELEVATIONS: NAVD 1988
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL STATIONING POINTS (NAD 83) WITH AN ELEVATION CONTROL POINT - 1503.47' AND 3) TOPP, ELEVATION - 103.77' WITH 02/00/2012 CORRECTIONS APPLIED.**

SITE DATA
EMAL FLOOD ZONE DESIGNATION: National Flood Insurance Program;
 County: Riverside
 Effective Date: 8/29/2008
 The Flood Zone Designation for this site is: ZONE X

FEMA FLOOD ZONE INFORMATION
 PARCELS 1, LOT A, OF PARCEL MAP NO. 10740A, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN PARCEL MAP COUNTY RECORDS OF SAID COUNTY.

PROPERTY LEGAL DESCRIPTION
 TITLE REPORT NOTES:
 THE FOLLOWING PARCELS, INTERESTS, RIGHTS AND ARE SUBJECT TO RECORDS OF THE PUBLIC RECORDS OF SAID COUNTY, AS PER MAP RECORDED IN PARCEL MAP COUNTY RECORDS OF SAID COUNTY, AND DATED SEPTEMBER 8, 2018 FOR OTHER DOCUMENTS (NOTICE-EASEMENTS) EFFECTING SAID PROPERTY.
 ITEM #1 - Easement(s) for the purpose(s) shown below and rights thereon to be held in trust for the benefit of the State of California.
 Purpose: roads, pole lines, gas lines and conduits
 Location: Parcel 1, Lot A, of Parcel Map No. 10740A, in the County of Riverside, State of California.
 Recorded in: Book 334, Page 399 of Deeds
 (BLANKET IN NATURE OVER SAID LAND)
 ITEM #2 - An easement for public street and utility purposes over that portion of said lots within Birch Street, (Lot A), as shown and described on Parcel Map No. 10740A, in the County of Riverside, State of California, and agrees in favor of the owners of Parcels in said Parcel Map occupied by said parcels.
 Code-compliance of Parcels by reference to said Map.
 (COURT ORDER FORBID DOES NOT DENSE PRODUCT AREA LOCATED IN BIRCH STREET)
 END OF EASEMENTS

TITLE REPORT NOTES
 THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE SURVEY IS BASED ON THE TOPOGRAPHIC MAP RECORDED IN PARCEL MAP COUNTY RECORDS OF SAID COUNTY, AS PER MAP RECORDED IN PARCEL MAP COUNTY RECORDS OF SAID COUNTY, AND DATED SEPTEMBER 8, 2018 FOR OTHER DOCUMENTS (NOTICE-EASEMENTS) EFFECTING SAID PROPERTY.
 ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF FLOYD SURVEYING, WOULD BE AT THE SURVEYOR'S SOLE RISK AND LIABILITY.
 3) THE SURVEYOR'S RESPONSIBILITY IS TO PROVIDE AN ACCURATE TOPOGRAPHIC MAP AND NOT TO GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE SURVEYOR'S LIABILITY IS LIMITED TO THE COMMERCIAL USE OF THE SURVEY.
 4) FIELD SURVEY COMPLETED ON SEPTEMBER 15, 2016.



stick together
 3 IMPERIAL PROCEEDINGS,
 SANTA ANA CA 92701

NO.	DATE	DESCRIPTION
C	8/17/13	MAP LEASE AREA
B	10/24/18	TITLE SURVEY
A	8/29/18	SITE SURVEY

FLOYD SURVEYING
 3406 GALLERON STREET
 PERRIS, CA 92570
 PHONE: (951) 236-2858
 EMAIL: floyd@floydsurveying.com

PROFESSIONAL SURVEYOR
 STATE OF CALIFORNIA
 No. 10740A
 10/24/18

GIBSON
 IE24889
 BIRCH STREET
 PERRIS, CA 92570

TOPOGRAPHIC SURVEY

SHEET TITLE
 LS1

SHEET NUMBER
 LS1

GENERAL NOTES
 1) This is not a boundary survey. This is a specialized topographic map. The survey is based on the topographic map recorded in parcel map county records of said county, as per map recorded in parcel map county records of said county, and dated September 8, 2018 for other documents (notice-easements) effecting said property.
 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, would be at the surveyor's sole risk and liability.
 3) The surveyor's responsibility is to provide an accurate topographic map and not to guarantee the accuracy of the information provided hereon. The surveyor's liability is limited to the commercial use of the survey.
 4) Field survey completed on September 15, 2016.

OVERALL SITE PLAN

TITLE REPORT NOTES

T... Mobile
stick together
 2 IMPERIAL PROMENADE,
 SUITE 111B,
 SANTA ANA, CA 92701

C	4/7/17	NEW L&E REG.
B	5/24/14	FILE NUMBER
A	8/25/14	SITE NUMBER
REV	DATE	DESCRIPTION

FLOYD SURVEYING
 3408 DALYSON STREET
 TENCULUA, CA 92572
 EMAIL: floyd@floydsurveying.com



IT IS A VIOLATION OF LAW FOR ANY PERSON
 UNDER THIS SEAL TO REPRODUCE THE CONTENTS
 OF THIS DOCUMENT WITHOUT THE WRITTEN
 PERMISSION OF FLOYD SURVEYING.

GIBSON
 IE24889
 BIRCH STREET
 PERRIS, CA 92370

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS2



LEGEND

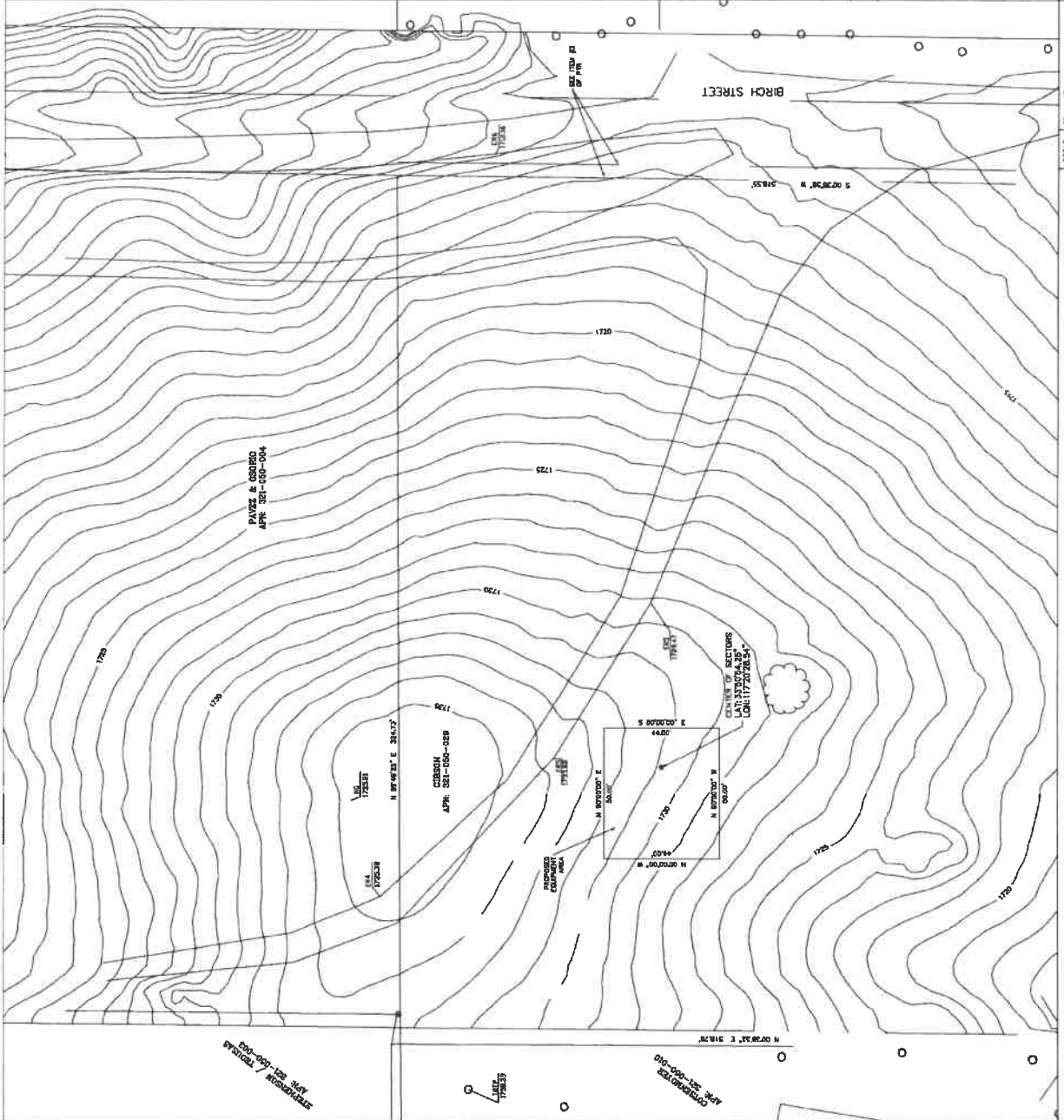
These standard symbols will be found in the drawing.

- ◆ BOLLARD
- GAS VALVE
- ◊ METAL MANHOLE
- ◐ TOLUENE POND
- TREE CONIFEROUS
- TREE DECIDUOUS
- POLE
- ▭ BUILDING
- IR
- RR
- HIGHWAY
- ROP
- RAILROAD
- TYPED
- CENTERLINE
- BOUNDARY LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

LEGEND

- This is not a boundary survey. This is a topographic map. The property lines and easements shown herein are from record information as noted herein. Floyd Surveying transferred the topographic survey to record information as noted herein. The monuments shown herein. No title research was performed by Floyd Surveying.
- All changes made to the information on this plan, without the written consent of Floyd Surveying, renders Floyd Surveying at any and all liability.
- These drawings & specifications are the property of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions and other information shall be verified on the job administration of any work.
- This survey was completed on SEPTEMBER 16, 2015.

GENERAL NOTES



SCALE
1"=40'

OVERALL SITE PLAN

PROPOSED LOT 1
 APR. 281-050-005

PROPOSED LOT 2
 APR. 281-050-010

GIBSON
 APR. 281-050-028

CENTER OF SECTIONS
 LAT. 37°53'43\"/>

PAVZE & OSORIO
 APR. 321-050-004

mobilite
 intelligent infrastructure

PLANS PREPARED BY:
INFINIGY8
 8644
 3435 SANDHILL DRIVE, SUITE 100
 SAN FRANCISCO, CA 94134
 (415) 435-1200
 WWW.INFINIGY8.COM

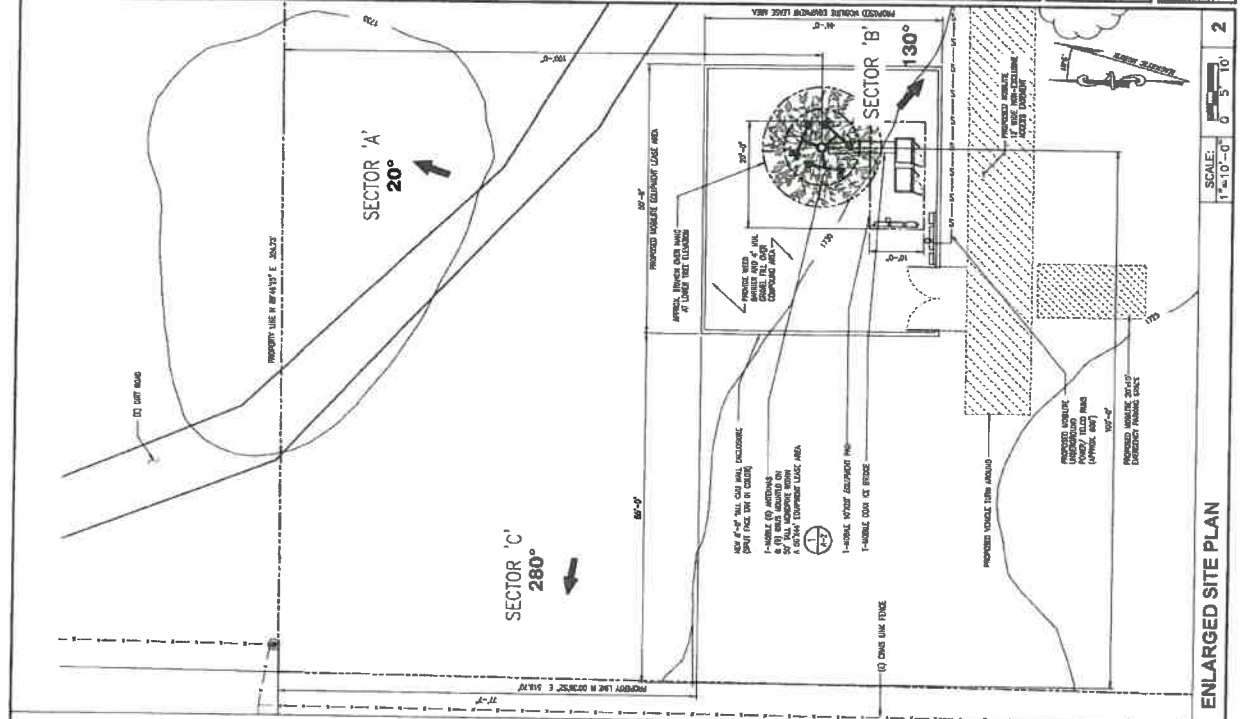
CONSULTING GROUP:

NO.	DATE	DESCRIPTION	BY
1	10/04/16	90% ZD'S	HL
2	10/11/16	90% ZD'S	HL
3	11/28/16	100% ZD'S	HL
4	12/21/16	100% ZD'S	JPC
5	04/18/17	100% ZD'S	JPC
6	05/03/17	100% ZD'S	JPC
7	05/11/17	100% ZD'S	GH

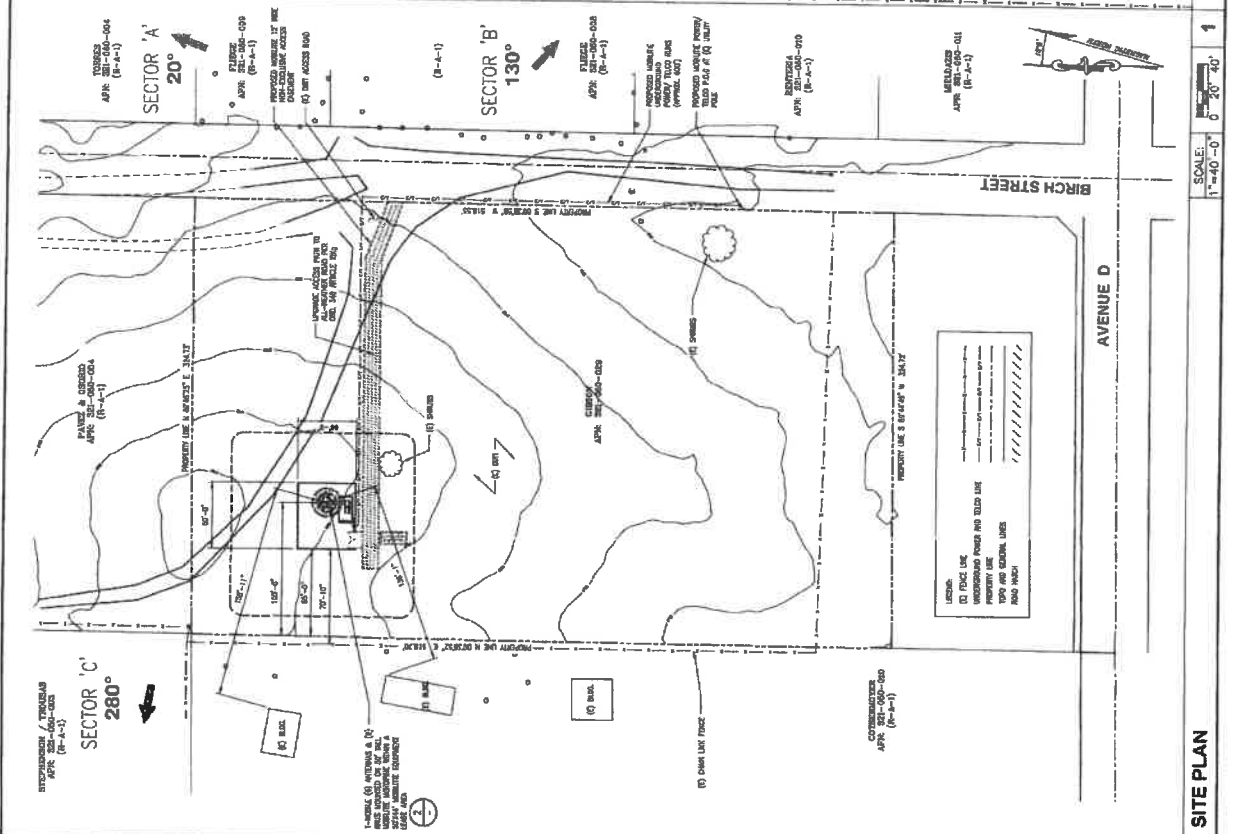
BITE INFORMATION:
GIBSON
1E24889A
 BIRCH STREET
 PERRIS, CA 92570

SHEET TITLE:
**SITE PLAN &
 ENLARGED SITE PLAN**

SHEET NUMBER:
A-1



ENLARGED SITE PLAN
 SCALE: 1"=10'-0"
 0 5 10'
2



SITE PLAN
 SCALE: 1"=40'-0"
 0 20 40'
1

INFINIGY8

8000 E. BROADWAY, SUITE 100
DENVER, CO 80231
OFFICE: (303) 755-1100
FAX: (303) 755-1100

PLANS PREPARED BY:

CONSULTING GROUP:

NO.	DATE	DESCRIPTION	BY
1	10/04/10	90% ZDS	HL
2	10/11/10	90% ZDS	HL
3	10/29/10	100% ZDS	HL
4	12/21/10	100% ZDS	JPC
5	01/18/11	100% ZDS	JPC
6	05/03/11	100% ZDS	JPC
7	05/11/11	100% ZDS	GN

SITE INFORMATION:

GIBSON

IE24889A

BIRCH STREET
PERRIS, CA 92570

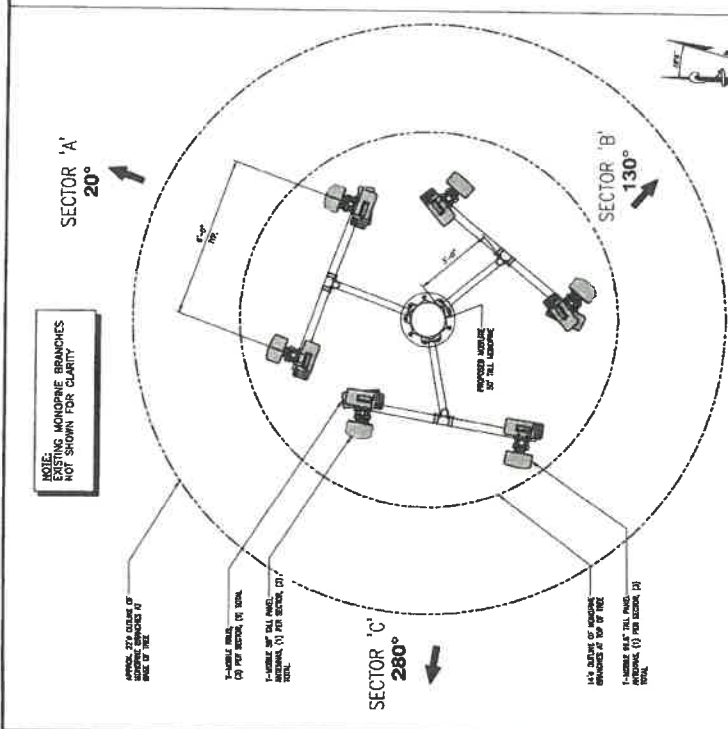
SEAL:

SHEET TITLE:

**ANTENNA & EQUIPMENT
LAYOUTS, ANTENNA
SCHEDULE**

SHEET NUMBER:

A-2

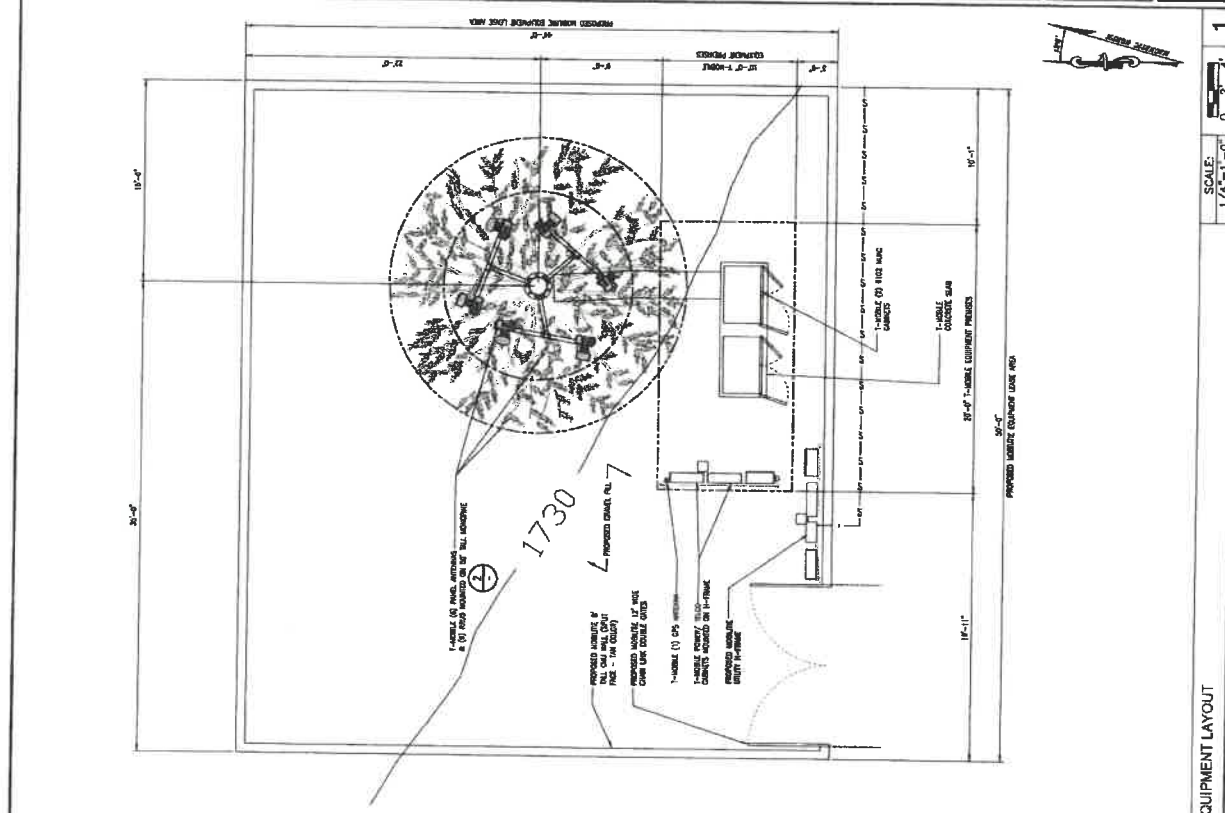


NOTE:
EXISTING MONOPINE BRANCHES
NOT SHOWN FOR CLARITY



PROPOSED ANTENNA SCHEDULE

SECTOR	ANTENNA MODEL	SIZE	WEIGHT LBS.	ANTENNA AZIMUTH	TIM / RRU CENTER	CABLE TYPE	CABLE LENGTH
SECTOR A	U1900 TMB01-8518-R20	59"	34.8	20°	41'-0"	(1) RRS11B2	75'
	L2100 COMSCOPE LNK-851505-A1M	96.6"	43.7	20°	41'-0"	(1) RRS11B4	
SECTOR B	U1900 TMB01-8518-R20	59"	34.8	130°	41'-0"	(1) RRS11B2	75'
	L2100 COMSCOPE LNK-851505-A1M	96.6"	43.7	130°	41'-0"	(1) RRS11B4	
SECTOR C	U1900 TMB01-8518-R20	59"	34.8	280°	41'-0"	(1) RRS11B2	75'
	L2100 COMSCOPE LNK-851505-A1M	96.6"	43.7	280°	41'-0"	(1) RRS11B4	



SCALE: 1/4" = 1'-0"

EQUIPMENT LAYOUT

SCALE: 1/2" = 1'-0"

PLANS PREPARED BY:

INFINIGY8 Design
3485 SANDHURST COURT, SUITE 101
VANCOUVER, BC V6N 1A8
TEL: (604) 271-1111

CONSULTING GROUP:

NO.	DATE	DESCRIPTION	BY:
1	10/04/16	90% ZD'S	HL
2	10/11/16	90% ZD'S	HL
3	10/25/16	100% ZD'S	HL
4	12/21/16	100% ZD'S	JPC
5	04/18/17	100% ZD'S	JPC
6	09/03/17	100% ZD'S	JPC
7	05/11/17	100% ZD'S	GN

SITE INFORMATION:

GIBSON
IE24889A
BIRCH STREET
PERMITS, CANVEST

SEAL:

SHEET TITLE:

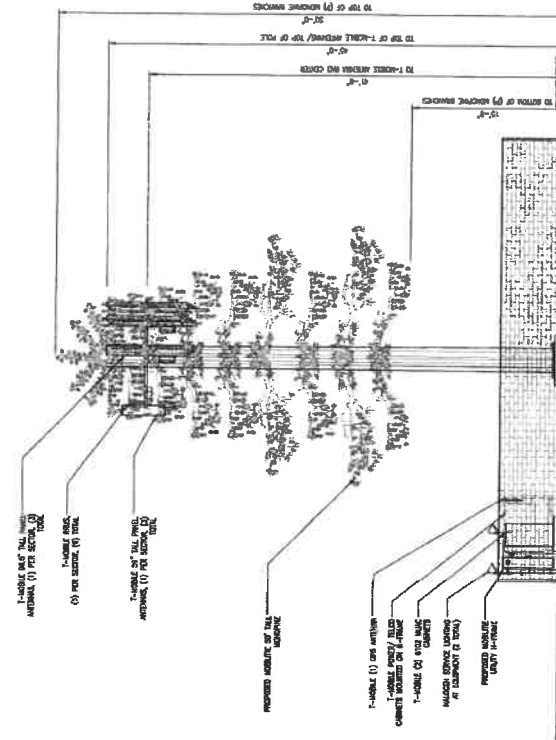
**ARCHITECTURAL
ELEVATIONS**

SHEET NUMBER:

A-3

NOTE:

- UNLESS OTHERWISE SHOWN, ALL MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SHOWN.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SHOWN.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SHOWN.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SHOWN.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SHOWN.



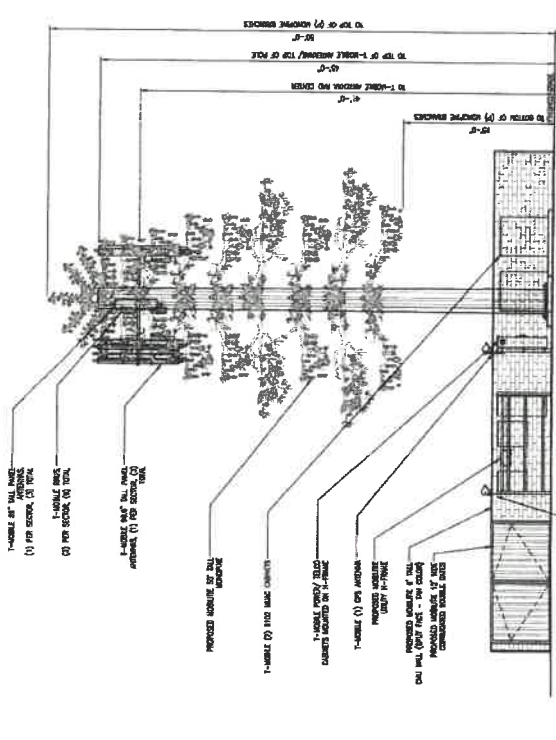
SCALE: 3/16" = 1'-0"
0 2 4 8

SCALE: 3/16" = 1'-0"
0 2 4 8

SOUTH ELEVATION

NOTE:

- UNLESS OTHERWISE SHOWN, ALL MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SHOWN.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SHOWN.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SHOWN.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SHOWN.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SHOWN.



SCALE: 3/16" = 1'-0"
0 2 4 8

EAST ELEVATION

NO.	DATE	DESCRIPTION	BY:
1	10/04/16	90% 2D'S	HL
2	10/11/16	90% 2D'S	HL
3	10/25/16	100% 2D'S	HL
4	12/21/16	100% 2D'S	JPC
5	04/18/17	100% 2D'S	JPC
6	05/03/17	100% 2D'S	JPC
7	05/11/17	100% 2D'S	ON

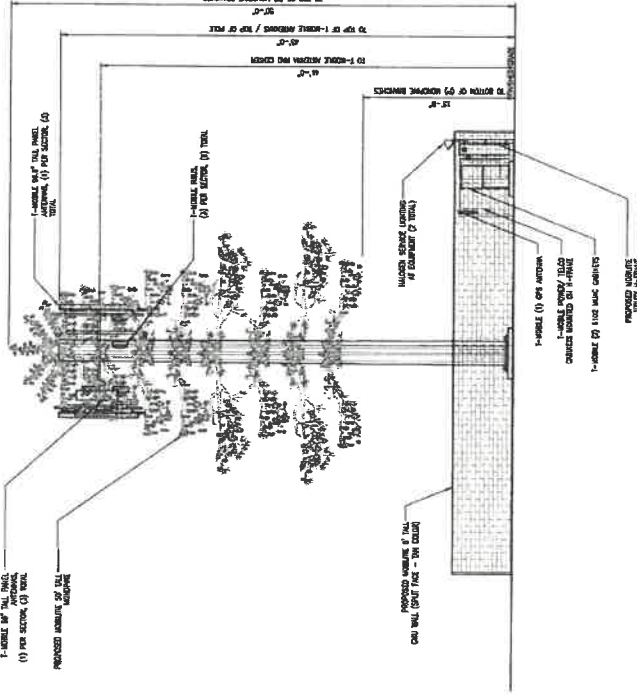
SITE INFORMATION:
GIBSON
IE24889A
BIRCH STREET
PUEBLO, CA 92120

SEAL:

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-4

NOTES:
• EXISTING PROPOSED WALL, WALK, & WALKWAY
• ALL PROPOSED WALL, WALK, AND WALKWAY SECTIONS
• SHALL BE CONSTRUCTED PER THE FOLLOWING NOTES
• ALL WALLS SHALL BE 12" MIN. THICK
• ALL WALLS SHALL BE 12" MIN. HIGH
• ALL WALLS SHALL BE 12" MIN. WIDE
• ALL WALLS SHALL BE 12" MIN. DEEP
• ALL WALLS SHALL BE 12" MIN. LONG



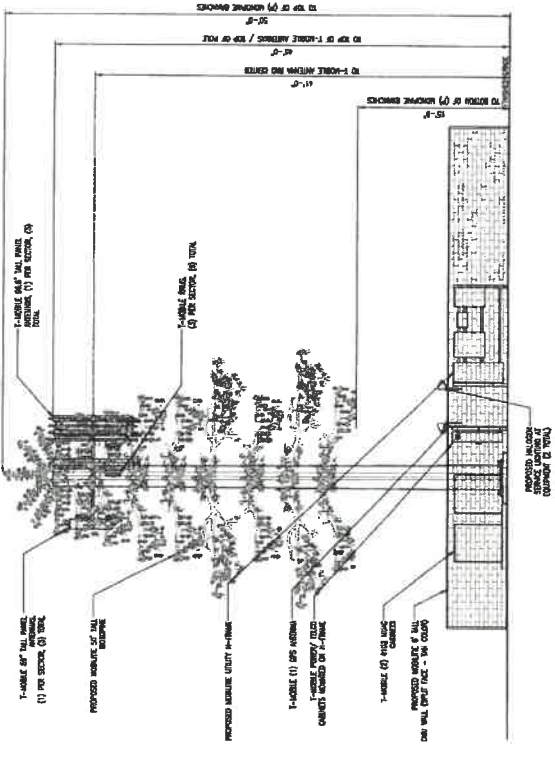
SCALE: 3/16"=1'-0"

WEST ELEVATION

SCALE: 3/16"=1'-0"

NORTH ELEVATION

NOTES:
• EXISTING PROPOSED WALL, WALK, & WALKWAY
• ALL PROPOSED WALL, WALK, AND WALKWAY SECTIONS
• SHALL BE CONSTRUCTED PER THE FOLLOWING NOTES
• ALL WALLS SHALL BE 12" MIN. THICK
• ALL WALLS SHALL BE 12" MIN. HIGH
• ALL WALLS SHALL BE 12" MIN. WIDE
• ALL WALLS SHALL BE 12" MIN. DEEP
• ALL WALLS SHALL BE 12" MIN. LONG



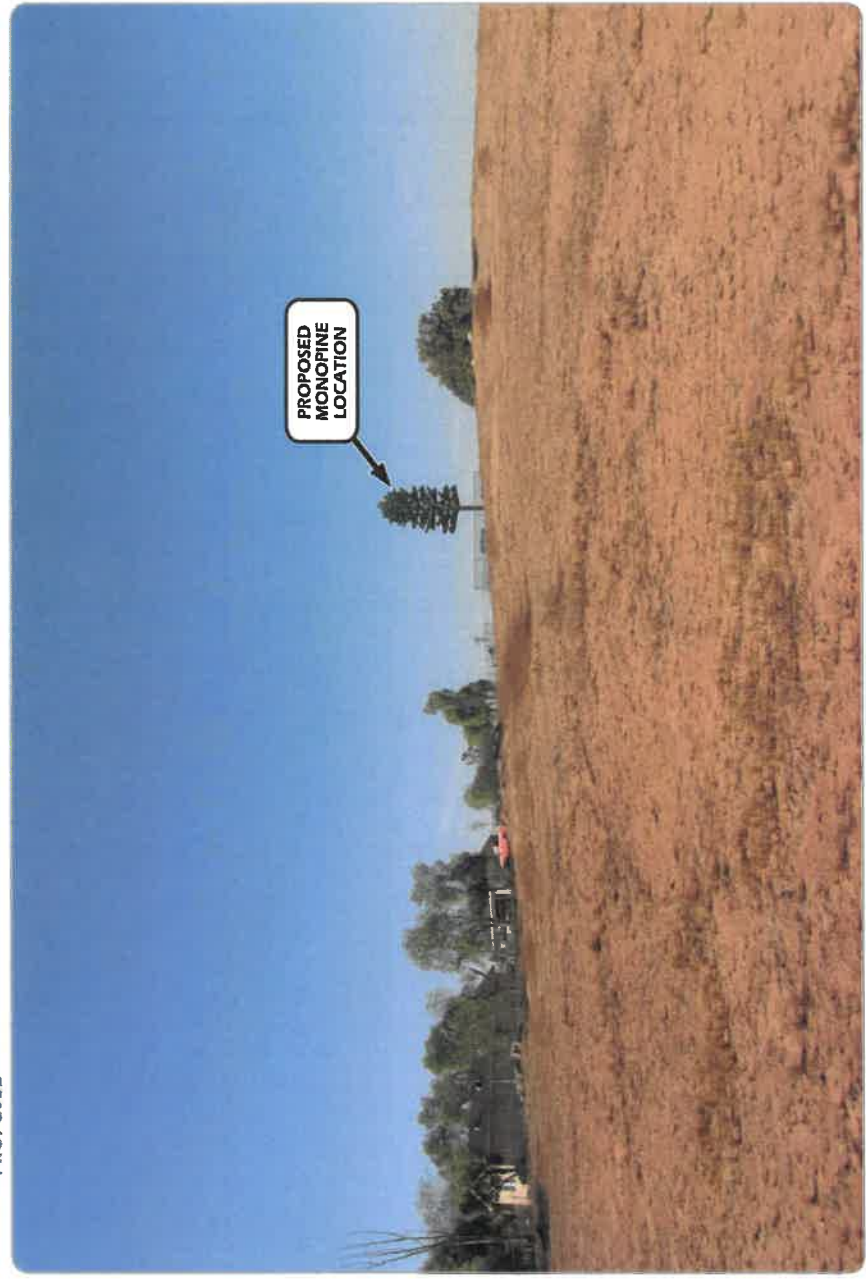
SCALE: 3/16"=1'-0"

NORTH ELEVATION

SCALE: 3/16"=1'-0"

1

PROPOSED



Completed October 26, 2016

BLUE WATER DESIGN
 bluewater-design.net
 michelle@bluewater-design.net
 P 425.615.0944



CONTACT
 TSJ Consulting Inc.
 Tom Johnson
 31878 Del Obispo Street
 Suite 118-454
 San Juan Capistrano, CA 92675
 P 925.785.3727

APPLICANT
 T-Mobile West Corporation
 2008 McGaw Avenue
 Irvine, CA 92614

LOCATION

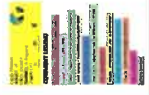


View from the South looking North

EXISTING



IE24889A
Gibson
 Birch Street
 Perris, CA 92570
VIEW 1



LOCATION

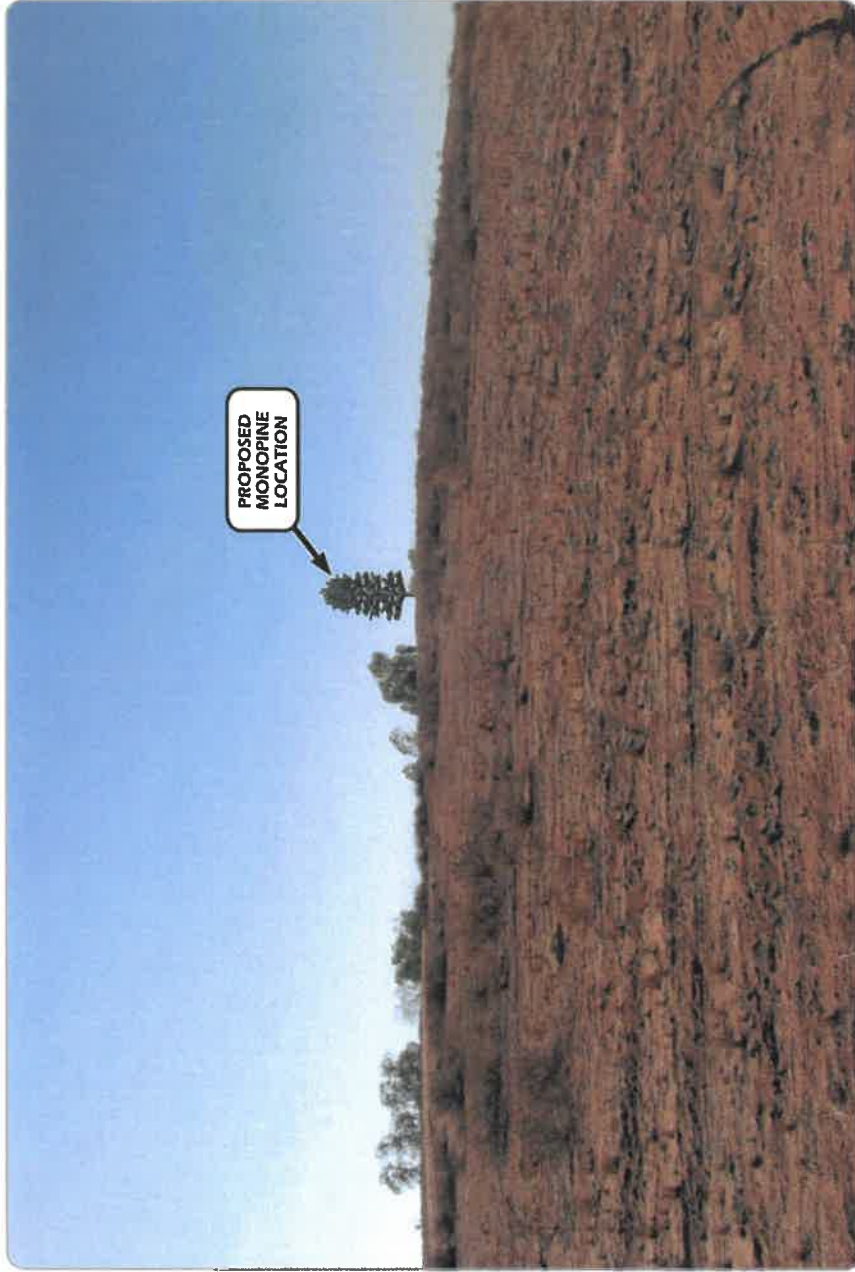


View from the Southeast looking Northwest

EXISTING



PROPOSED



Completed October 26, 2016

IE24889A

Gibson

Birch Street
Perris, CA 92570

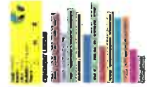
VIEW 2

APPLICANT
T-Mobile West Corporation
2008 McGaw Avenue
Irvine, CA 92614

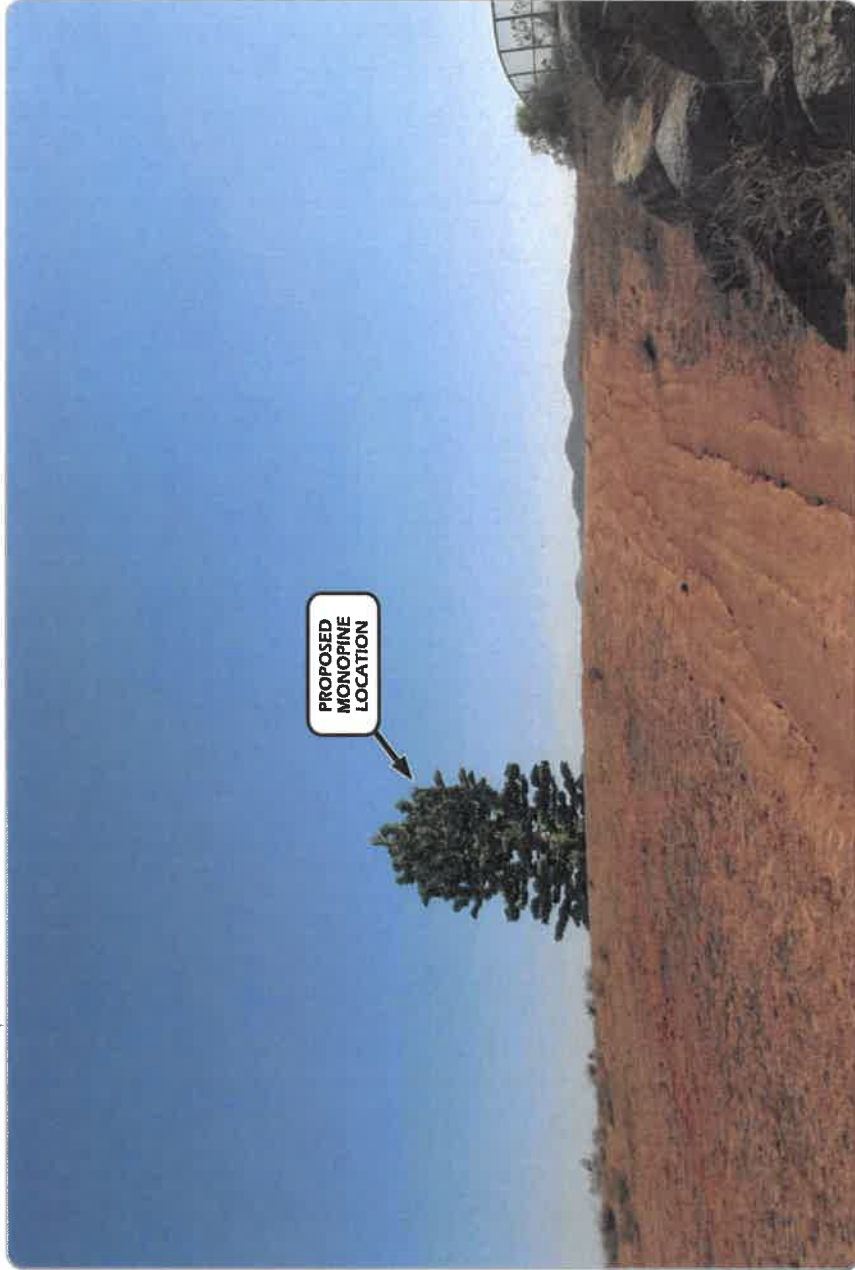
CONTACT
TSJ Consulting Inc.
Tom Johnson
31878 Del Obispo Street
Suite 118-454
San Juan Capistrano, CA 92675
P 925.785.3727



BLUE WATER DESIGN
bluewater-design.net
michelle@bluewater-design.net
P 425.615.0944



PROPOSED



Completed October 26, 2016

BLUE WATER DESIGN
 bluewater-design.net
 michelle@bluewater-design.net
 P 425.615.0944



CONTACT
 TSJ Consulting Inc.
 Tom Johnson
 31878 Del Obispo Street
 Suite 118-454
 San Juan Capistrano, CA 92675
 P 925.785.3727

APPLICANT
 T-Mobile West Corporation
 2008 McGaw Avenue
 Irvine, CA 92614

LOCATION



View from the North looking South

EXISTING



IE24889A
Gibson
 Birch Street
 Perris, CA 92570
VIEW 3





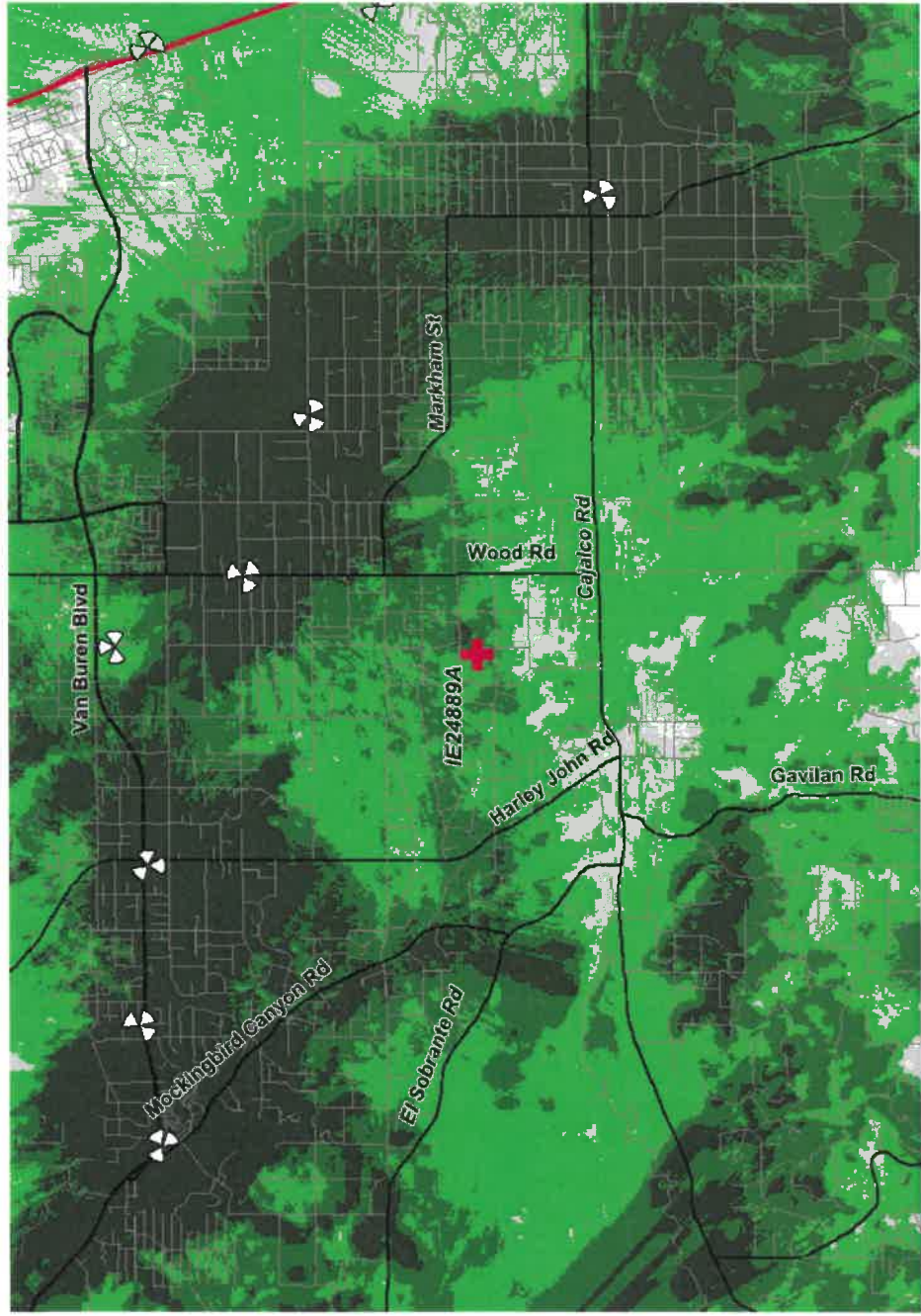
T-Mobile Site: IE24889A LTERF Propagation Map

Mar 2017



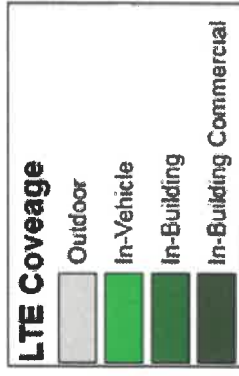
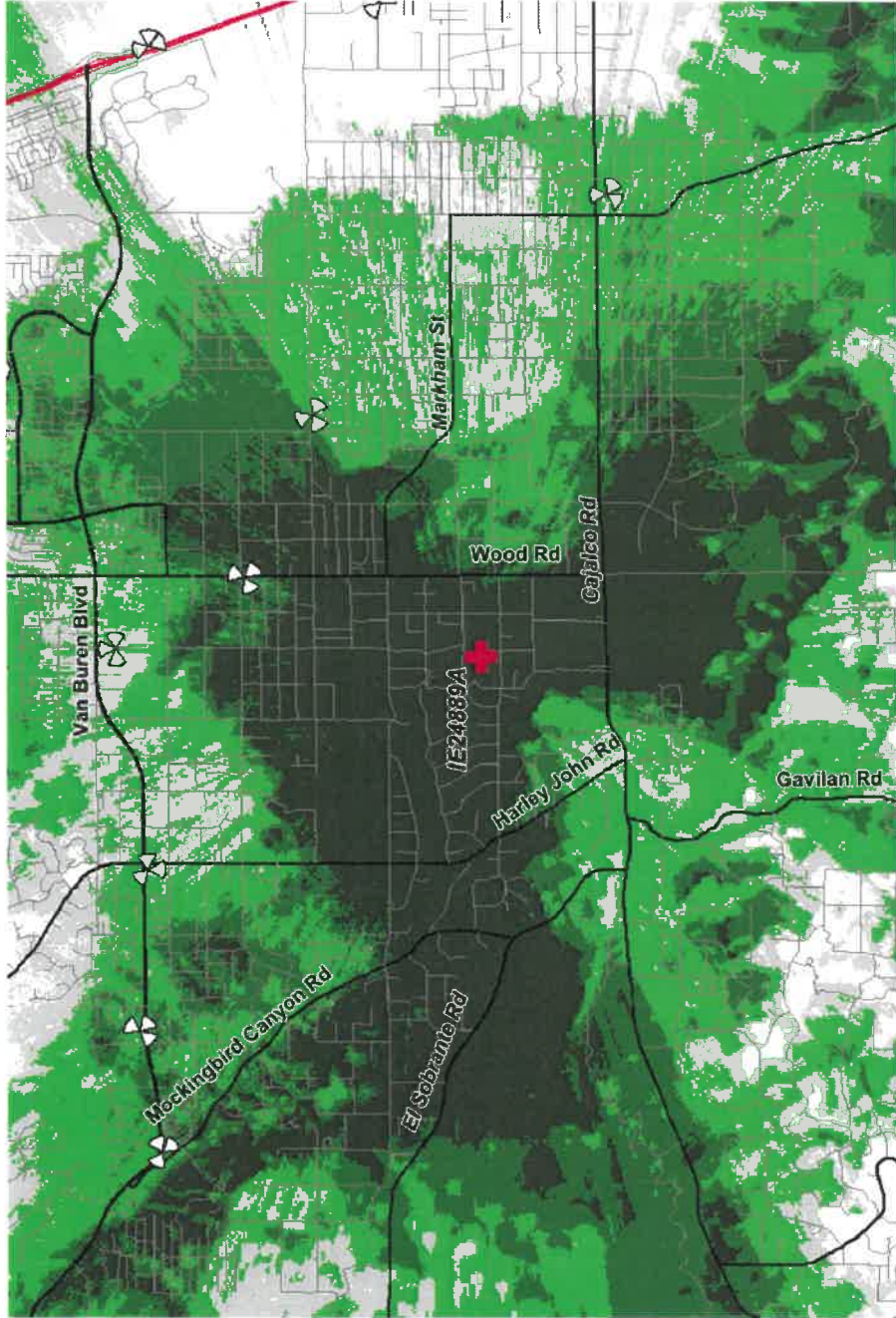
T-Mobile Confidential

T-Mobile Site: IE24889A LTE RF Propagation Map - Excluding IE24889A

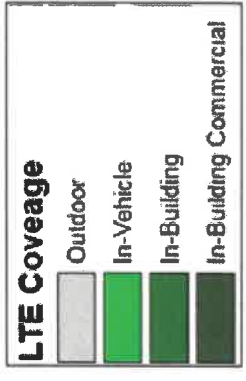
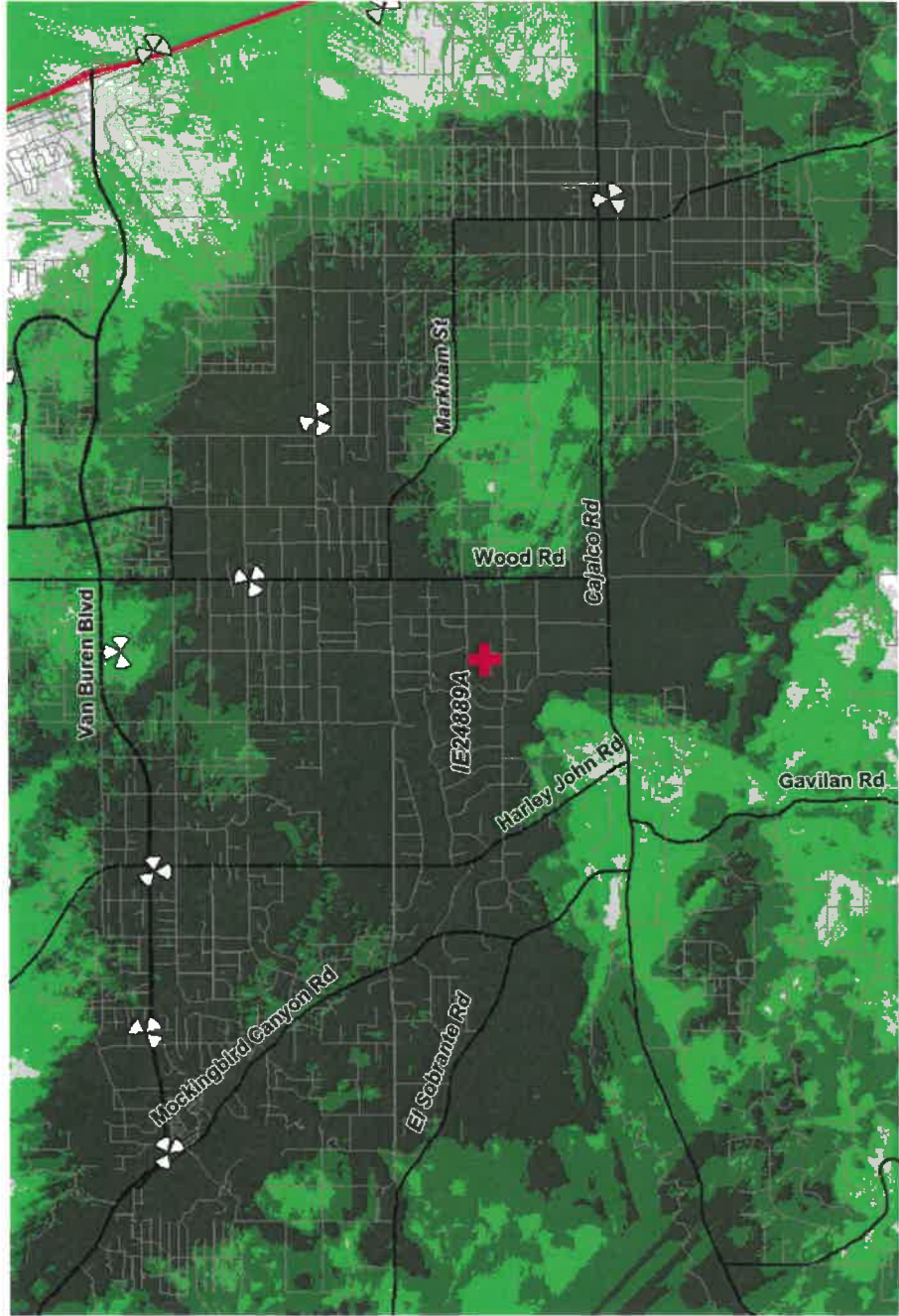


LTE Coverage	
	Outdoor
	In-Vehicle
	In-Building
	In-Building Commercial

T-Mobile Site: IE24889A LTE RF Propagation Map - IE24889A Only



T-Mobile Site: IE24889A LTE RF Propagation Map - All Sites





RF-EME COMPLIANCE REPORT

Client: T-Mobile West, LLC

Site ID: IE24889A

Site Name: Gibson

Structure Type: Monopine

Coordinates:

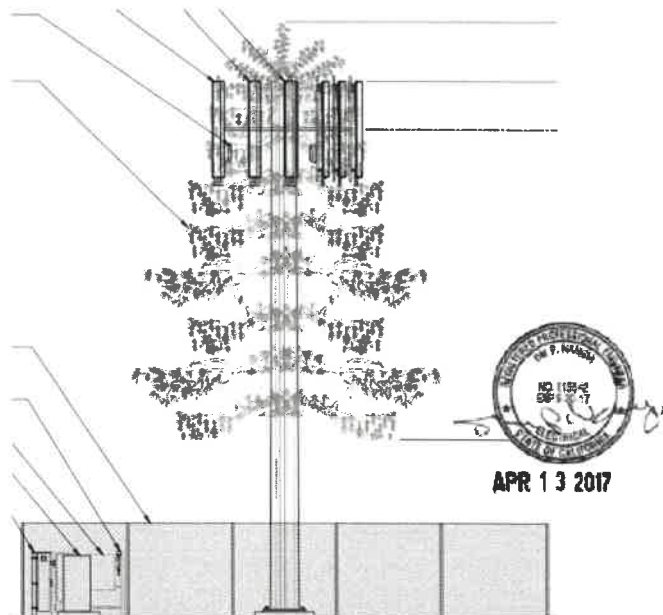
Latitude: 33.84878000° N

Longitude: -117.34111000° W

Address:

Birch Street

Perris, CA 92570



REPORT FINDINGS:

RF-EME: Based upon current FCC Rules & Regulations for Cumulative Emission Levels, T-Mobile West, LLC **will be in compliance.**

SITE CLASSIFICATION: Occupational

SITE COMPLIANCE: T-Mobile West, LLC **will be in compliance** with the FCC, after showing proof of installation for all required signage. All recommendations for signage are shown within report on pages 4 & 5.

TABLE OF CONTENTS

- Executive Summary.....Page 2
- RF-EME Emissions Diagrams/ Modeling.....Page 3
- Site Maps.....Pages 4,5
- Site Summary.....Page 6
- FCC Rules & RegulationsPages 7,8
- Conclusion.....Page 9
- Engineer Certification.....Page 10
- Appendix A

Executive Summary:

EAS Inc. has been hired by T-Mobile West, LLC to model and analyze RF-EME Exposure and Site Compliance for a proposed installation of nine (9) wireless communication antennas mounted on a monopole in Perris, CA.

The proposal includes a 50-foot tall monopole within an enclosure, on which the antennas are to be installed in 3 sectors at a topline height of 45 feet. There are no nearby buildings at antenna height.

RF-EME Modeling and Analysis was completed and the results are that the proposed antennas will be compliant with the FCC. Diagrams of the results can be seen on the next page and summarized here:

- At ground level, the maximum predicted public exposure is 9.4% of the maximum permissible exposure (MPE) allowed by FCC guidelines. This is due to the elevated height of the antennas.
- At ground level, the maximum predicted occupational exposure is 1.9% of MPE. This is due to the elevated height of the antennas.
- At antenna height, the maximum predicted occupational exposure is 13.4% of MPE (Not including the immediate frontal area of transmitting antennas whereby a standoff of 8 feet is recommended). This would occur directly in between the antennas.

Site Compliance will be achieved by installing signs as shown in the drawings on pages 4 and 5 of this report and summarized below:

- Information or FCC ID or NOCC sign to be installed at a visible location.
- Notice of RF sign to be installed upon two sides of proposed fenced enclosure.
- Caution-Within Controlled RF Exposure Area sign to be installed at the base of the proposed monopole.

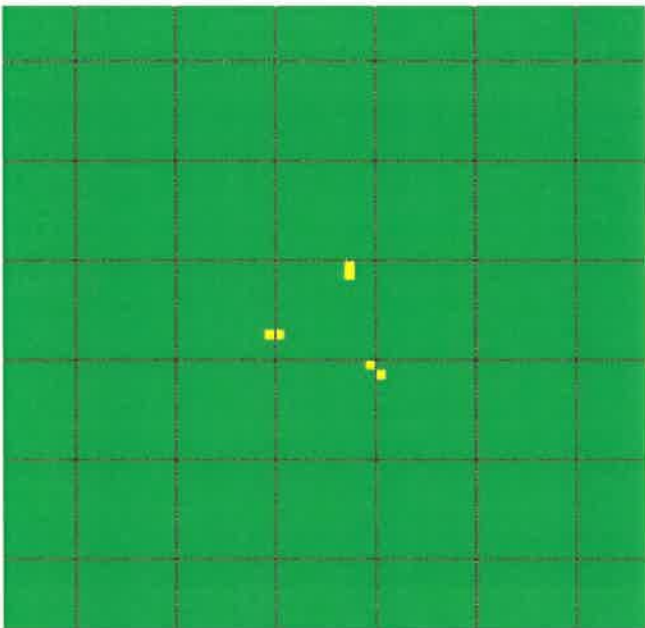
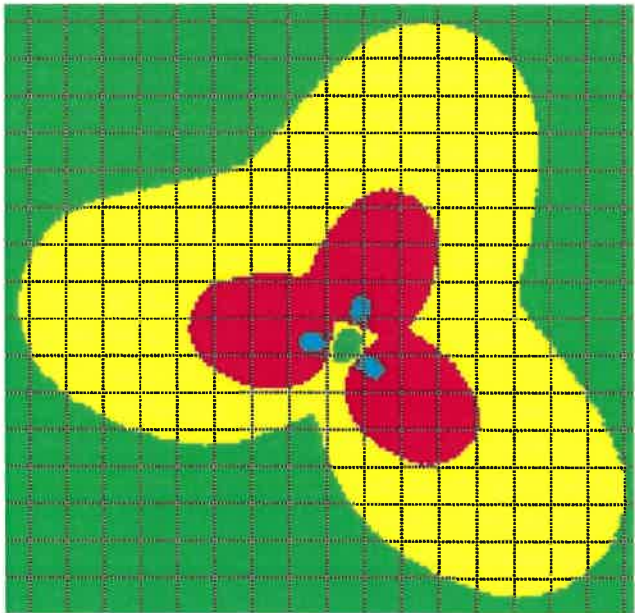
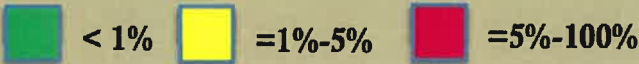
FCC approved signs are shown below:



Antenna View:

SHOWING OCCUPATIONAL/CONTROLLED MPE PERCENTAGE

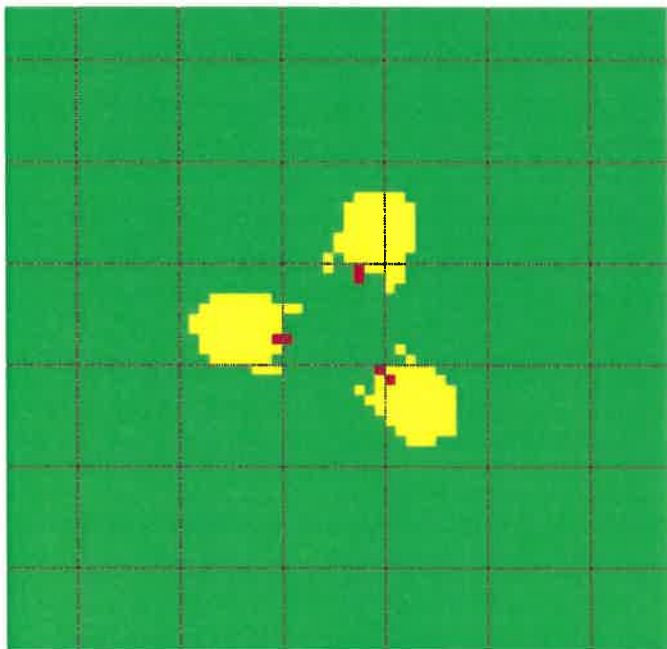
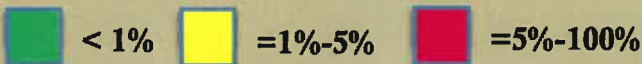
RESULT: MAXIMUM 13.4% OF MPE



Ground View:

SHOWING OCCUPATIONAL/CONTROLLED MPE PERCENTAGE

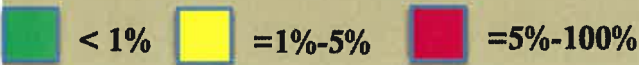
RESULT: MAXIMUM 9.4% OF MPE



Ground View:

SHOWING GENERAL PUBLIC/UNCONTROLLED MPE PERCENTAGE

RESULT: MAXIMUM 1.9% OF MPE

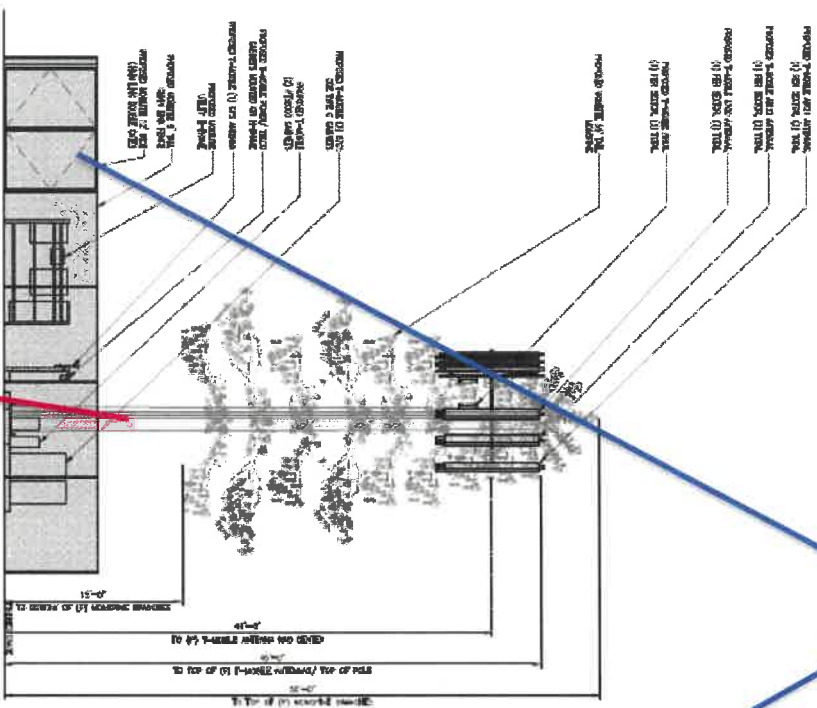


- DIAGRAM GRIDS DENOTE 10 FT X10 FT SECTION
- ALL DIAGRAMS ORIENTED WITH NORTH UPWARD

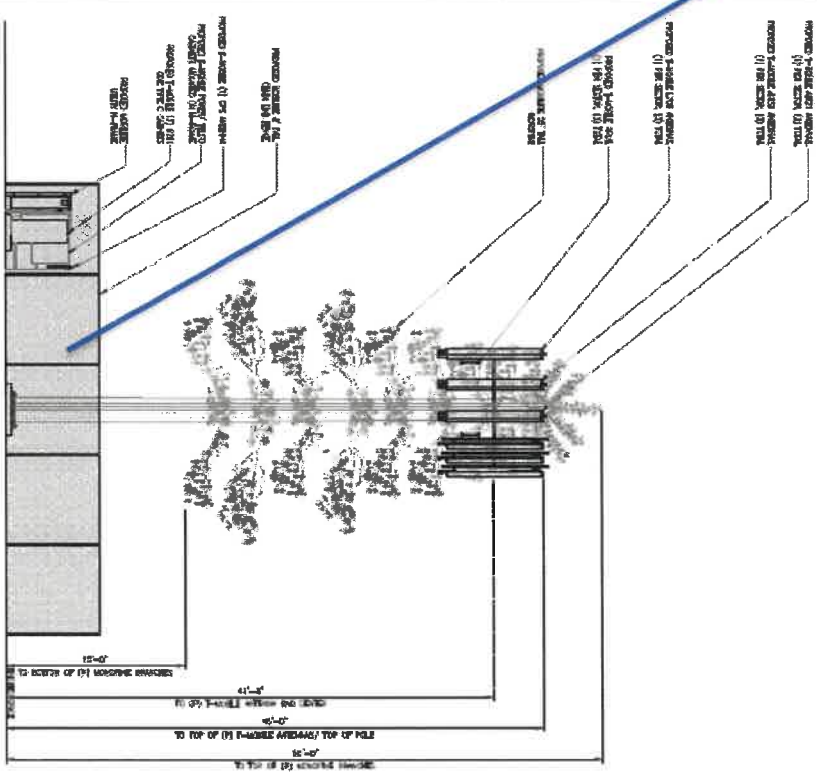
INFO/ NOCC/FCC ID sign installed at a visible location.



Notice sign to be installed on two sides of proposed fenced enclosure.



Caution-Within Controlled RF Exposure Area sign to be installed on base of proposed monopole.



SOUTH ELEVATION

SCALE: 3/8" = 1'-0"
0 2 4 8

2 EAST ELEVATION

SCALE: 3/8" = 1'-0"
0 2 4 8



INFINIGY8E
2848 SANDHILL PARK, SUITE 2075
LANSING, MI 48244
313.467.7100
WWW.INFINIGY8E.COM

NO.	DATE	DESCRIPTION	BY
1	10/24/16	91% 20'S	HL
2	10/17/16	91% 20'S	HL
3	10/25/16	100% 20'S	HL
4	12/27/16	100% 20'S	JPC

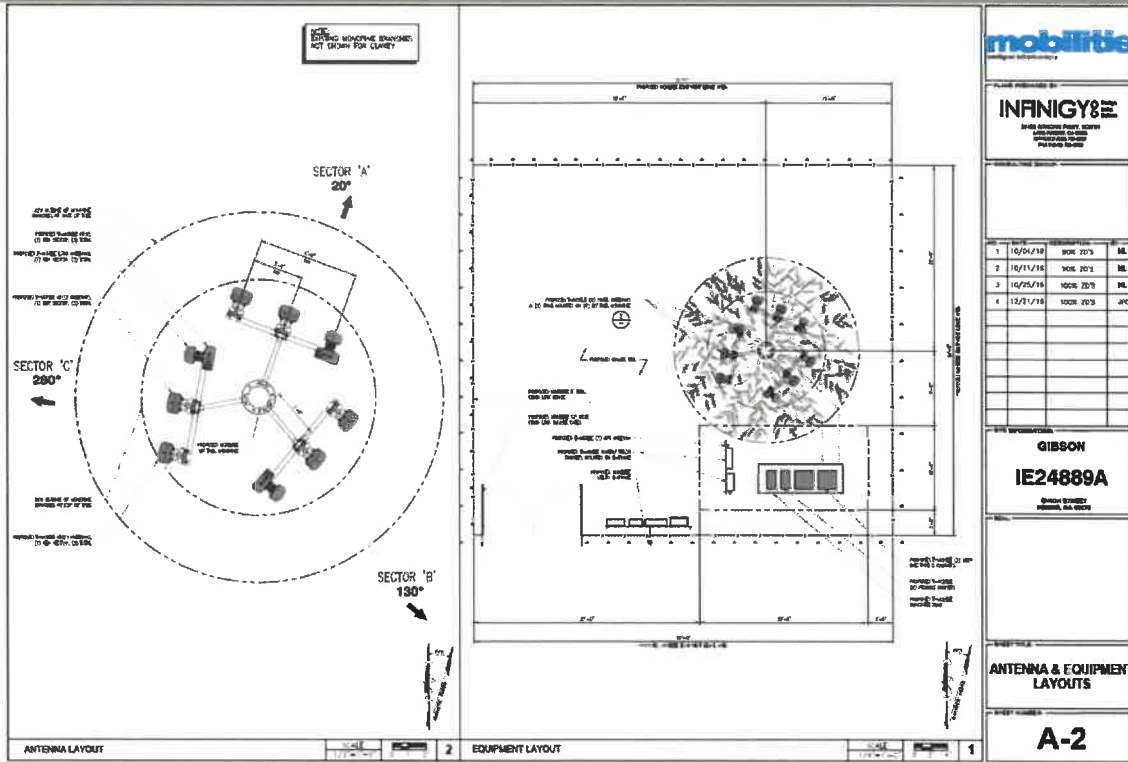
COORDINATING CONTACTS:

NO.	NAME	COMPANY	PHONE	EMAIL

DESIGNER: GIBSON IE24889A

PROJECT TITLE: ARCHITECTURAL ELEVATIONS

SHEET NUMBER: A-3



Caution-Within Controlled RF Exposure Area sign to be installed on base of proposed monopole.



Notice signs to be installed in two locations on proposed fenced enclosure.

INFO/ NOCC/FCC ID sign installed at a visible location.



No photos provided since site is proposed new build.

Site Summary:

This project involves the installation of nine (9) wireless telecommunications antennas on a monopine in Perris, CA. The installation has three sectors: A (20 degrees from true north), B (130 degrees) and C (280 degrees). Each sector has one Ericsson AIR-21 B2A/B4P panel antenna, one Ericsson AIR-32 B2A/B66AA panel antenna and one Andrew LNX-6515DS-VTM panel antenna for a total of 9 antennas (3 per sector) mounted on the monopine at a topline height of 45 feet. The areas of concern regarding exposure include the ground level for public exposure and ground and antenna levels for occupational exposure.

For modeling purposes it is assumed that each sector has a UMTS transmitter operating in the 1900 MHz frequency range, a LTE transmitter operating in the 1900 MHz frequency range, a LTE transmitter operating in the 2100 MHz frequency range and a LTE transmitter operating in the 700 MHz frequency range.

Any additional antennas mounted on the monopole were not included in this analysis.

Methodology:

EAS modeled this site and proposed antennas using worst-case assumptions with theoretical modeling software developed to predict both far field and near field RF power density for telecommunications sites and services. It can calculate power density for multiple antennas at different locations over a maximum area of 210 feet by 210 feet and at different heights. The resultant power density can be displayed in a graphical format shown as a percentage of Maximum Permissible Exposure (MPE) for both FCC Public/Uncontrolled Exposure and FCC Occupational/Controlled Exposure.

For the purpose of this report all data and assumptions were entered as a worst-case scenario. This means that power was considered at 100% uptime (or all up) and the maximum transmitter output was entered without accounting for losses and that any measurements such as roof height were entered or rounded up in order to yield the largest or worst possible Power Density.

Antenna Data Table		Last File Imported-> RF-EME IE24889A_DATA.xls												
ID	Name	(MHz) Freq	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	BWdth Pt Dir	ON flag
Ant A1	UMTS	1900.00000	28.0	28.0	Ericsson	air21 b2a/b4p	105.0	110.0	40.3	pane	4.7	15	65;20	ON*
Ant A2	LTE	2100.00000	84.0	84.0	Ericsson	air32 b66aa/b	108.0	109.0	40.3	pane	4.7	15	65;20	ON*
Ant A2.2	LTE	1900.00000	126.0	126.0	Ericsson	air32 b66aa/b	108.0	109.0	40.3	pane	4.7	15	65;20	ON*
Ant A3	LTE	700.00000	28.0	28.0	Andrew	lnx-6515ds-a	111.0	108.0	37.0	pane	8.0	14	65;20	ON*
Ant B1	UMTS	1900.00000	28.0	28.0	Ericsson	air21 b2a/b4p	112.0	102.0	40.3	pane	4.7	15	65;130	ON*
Ant B2	LTE	2100.00000	84.0	84.0	Ericsson	air32 b66aa/b	110.0	100.0	40.3	pane	4.7	15	65;130	ON*
Ant B2.2	LTE	1900.00000	126.0	126.0	Ericsson	air32 b66aa/b	110.0	100.0	40.3	pane	4.7	15	65;130	ON*
Ant B3	LTE	700.00000	28.0	28.0	Andrew	lnx-6515ds-a	108.0	98.0	37.0	pane	8.0	14	65;130	ON*
Ant C1	UMTS	1900.00000	28.0	28.0	Ericsson	air21 b2a/b4p	100.0	100.0	40.3	pane	4.7	15	65;280	ON*
Ant C2	LTE	2100.00000	84.0	84.0	Ericsson	air32 b66aa/b	101.0	103.0	40.3	pane	4.7	15	65;280	ON*
Ant C2.2	LTE	1900.00000	126.0	126.0	Ericsson	air32 b66aa/b	101.0	103.0	40.3	pane	4.7	15	65;280	ON*
Ant C3	LTE	700.00000	28.0	28.0	Andrew	lnx-6515ds-a	102.0	106.0	37.0	pane	8.0	14	65;280	ON*

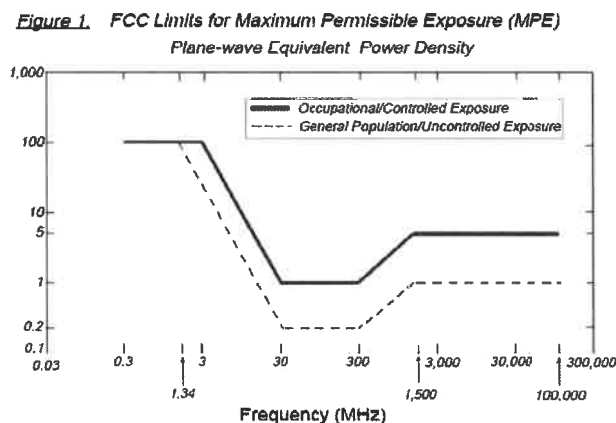
Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for trained workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area. Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.



The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

LIMITS FOR MAXIMUM PERMISSIBLE EXPOSURE (MPE)

Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E , H ² or S (Minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ₂)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (Minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ₂)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz *Plane-wave equivalent power density

STATE & LOCAL AUTHORITIES

[Section 332\(c\)\(7\) of the Communications Act](#) preserves state and local authority over zoning and land use decisions for personal wireless service facilities, but sets forth-specific limitations on that authority. Specifically, a state or local government may not unreasonably discriminate among providers of functionally equivalent services, may not regulate in a manner that prohibits or has the effect of prohibiting the provision of personal wireless services, must act on applications within a reasonable period of time, and must make any denial of an application in writing supported by substantial evidence in a written record. The statute also preempts local decisions premised directly or indirectly on the environmental effects of radio frequency (RF) emissions, assuming that the provider is in compliance with the Commission's RF-EME rules.

Allegations that a state or local government has acted inconsistently with [Section 332\(c\)\(7\)](#) are to be resolved exclusively by the courts (with the exception of cases involving regulation based on the health effects of RF emissions, which can be resolved by the courts or the Commission). Thus, other than RF emissions cases, the Commission's role in [Section 332\(c\)\(7\)](#) issues is primarily one of information and facilitation.

CONCLUSION

Upon evaluation of the cumulative RF levels from all proposed antennas at this site and proposed antenna locations, EAS Inc. has determined that:

- RF-EME exposures for individuals at the ground level will comply with the FCC general public MPE.
- RF-EME exposures for workers at the antenna and ground levels will comply with the FCC occupational MPE. (Not including the area within the standoff distance of 8 feet directly in front of the frontal transmitting area of the antennas).

The compliance determination is based on General Public MPE and Occupational MPE levels due to theoretical modeling, RF signage placement, antenna inventory and the level of restricted access to the antennas at the site.

Based on FCC regulations, common industry practice, this section provides a statement of recommendations for site compliance. Signage is recommended at the site as presented in pages 4-5. Posting of the signage brings the site into compliance with FCC rules and regulations.

Signs are the primary means for control of access to areas where RF-EME exposure levels may potentially exceed the MPE Limits. As presented in this document (Pages 4-5), the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

Examples of approved signs are shown below:

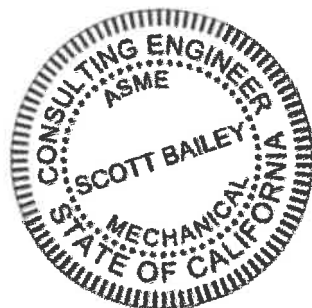


ENGINEER CERTIFICATION

I Scott Bailey, state:

- I am a consultant of Environmental Assessment Specialists Inc. (EAS Inc.), which provides Radio Frequency EME safety and compliance services to wireless communications clients.
- That I am familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio-frequency Radiation.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC rules and regulations.
- I have reviewed and evaluated the field analysis report provided to me by the telecommunications client named below.
- This report was developed through the cooperative endeavors of EAS Inc. and **T-Mobile West, LLC**. T-Mobile West, LLC provided the field of reference and data on the case site, which was deemed accurate for the analysis of radiofrequency fields addressed in this report. This report is for the exclusive use of **T-Mobile West, LLC**.
- That I have thoroughly reviewed this RF Site Compliance Report and believe it to be true and accurate to the best of my knowledge.

Scott Bailey
Consulting Engineer
ASME



A handwritten signature in black ink, appearing to read "Scott Bailey".

LIMITATIONS OF REPORTS

EAS Inc. has obtained all data collection and information used in this report from sources that EAS considers reliable and to be true and correct. EAS Inc. does not assume responsibility for accuracy of information or data that were provided by outside parties.

EAS Inc. has provided theoretical modeling in this RF-EME Compliance Report to show potential or current exposures within the General Public and Occupational fields. This computer-generated model does not take into effect adverse conditions, such as improperly installed or damaged equipment. A worse case scenario or “All Up” parameters have been used in regards to the power output of all installed and transmitting antennas at this location.

Theoretical Modeling and the analysis methods used within this report are consistent with accepted methodologies for evaluating compliance with FCC guidelines for human exposure to RF electromagnetic fields as provided by the Federal Communications Commission Office of Engineering Technology (OET) in Bulletin 65.

REFERENCES

FCC Radio Frequency Safety

<http://www.fcc.gov/encyclopedia/radio-frequency-safety>

OET Bulletin 65- Federal Communications Commission

<https://www.fcc.gov/general/oet-bulletins-line>

Institute of Electrical and Electronics Engineers, Inc., (IEEE)

<http://www.ieee.org>

Occupational Safety and Health Agency (OSHA)

<http://www.osha.gov/SLTC/radiofrequencyradiation/>

American National Standards Institute (ANSI)

<http://www.ansi.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

NEGATIVE DECLARATION

Project/Case Number: PP26204/EA42998

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Gabriel Villalobos Title: Project Planner Date: May 3, 2019

Applicant/Project Sponsor: Mobilitie Date Submitted: April 8, 2019

ADOPTED BY: Planning Director

Person Verifying Adoption: Ken Baez Date: June 3, 2019

The 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 Gabriel Villalobos at 951-955-6184.

Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42998 ZCFG06366

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: EA42998
Project Case Type (s) and Number(s): Plot Plan No. 26204 (PP26204)
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Gabriel Villalobos
Telephone Number: (951) 955-6184
Applicant's Name: Mobilitie
Applicant's Address: 31878 Del Obispo Street, Suite 118-454, San Juan Capistrano, CA 92675

I. PROJECT INFORMATION

- A. Project Description:** Plot Plan No. 26204 ("Project") is a request for the construction, operation and maintenance of a new disguised wireless communication facility, disguised as a pine tree (monopine) ("Project"). The project would include the installation of six (6) panel antennas, nine (9) remote radio units (RRUs), and one (1) GPS antenna. The project would also include ancillary ground mounted equipment consisting of two (2) 6201 MUAC cabinets and other supporting equipment within a 2,200-square-foot lease area surrounded by a 6-foot tall split-face block wall enclosure.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 2,200 square foot lease area
- D. Assessor's Parcel No(s):** 321-050-029
- E. Street References:** The project site is located North of Avenue D, South of Avenue C, East of Alder Street, and West of Birch Street.
- F. Section, Township & Range Description or reference/attach a Legal Description:** Township 4 South Range 4 West Section 6 South
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located within a 3.93 acre parcel characterized as a desert environment with low lying shrubs scattered throughout the area. The parcel is considered an "urban interface mapping unit" per Riverside County's Map My County report generator. The area is comprised of mostly dirt as the parcel is undeveloped, with some single family residences in the adjacent parcels to the east, west and south of the proposed project site. The topography of the site is relatively flat and the proposed lease area is just southwest of the highest point of elevation per the topography survey submitted by the applicant. The adjacent parcels with single-family homes have planted trees of a similar species to the proposed disguised facility (monopine).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site has a General Plan Land Use Designation of Rural Community – Very Low Density Residential (RC-VLDR). This project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. The project's proposed pine tree disguise would be minimally visually intrusive,

specifically consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

2. **Circulation:** The proposed project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Access to the project site will be available from Birch Street through the proposed 12 foot wide all-weather road. The project has been reviewed by the Riverside County Transportation Department and 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 a fault zone, flood zone, or a zone with any liquefaction potential. The project site is however located in an area with a High fire hazard. The proposed project has allowed for sufficient provision of emergency response services and safety measures to the 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 conditions of approval that would prevent 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.
8. **Healthy Communities:** The proposed project has been determined to not have a significant effect in any other area and as such shall not affect the health of the community.

B. General Plan Area Plan(s): Lake Mathews/Woodcrest

C. Foundation Component(s): Rural Community (RC)

D. Land Use Designation(s): Very Low Density Residential (VLDR)

E. Overlay(s), if any: Not in a General Plan Policy Overlay Area

F. Policy Area(s), if any: Not in a General Plan Policy Overlay Area

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Lake Mathews/Woodcrest
2. **Foundation Component(s):** Rural Community (RC)
3. **Land Use Designation(s):** Very Low Density Residential (VLDR)

4. **Overlay(s), if any:** Not in a General Plan Policy Overlay Area

5. **Policy Area(s), if any:** Not in a General Plan Policy Overlay Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** Residential Agricultural – 1 Acre Minimum (R-A-1)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west.

III. 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 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 |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. 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

5/13/19

Date

Gabriel Villalobos
Printed Name

Charissa Leach, P.E., Asst. TLMA Director

V. 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
AESTHETICS Would the project:				
1. Scenic Resources				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 “Scenic Highways”

Findings of Fact:

a) The project site is located approximately 5 miles west of Interstate 215, a State Eligible Scenic Highway. Views of the project site from Highway 215 will be limited due to the distance between the proposed project site and Highway 215. Thus, the proposed project will have no impact on scenic highways.

b) The project site is a relatively flat, vacant parcel with grass and dirt. The project is not anticipated to disturb any identified scenic resources. With respect to the visual character of the surrounding area, the proposed wireless communication tower will be disguised as a pine tree (monopine) to blend in with surrounding landscape on the on the project site. Accordingly, the proposed project will not substantially degrade the existing visual character of the site and its surroundings. The project will not damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. The project will not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Thus, the proposed project will have no impact

c) The project site is located in an urbanized area but has met all applicable zoning and other regulations governing scenic quality as the project has been designed in such a way that it meets height and

setback requirements, with an equipment enclosure and disguised tower to minimize public view of wireless equipment. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The project site is located within Zone "B" approximately 43.56 miles of the Mt. Palomar Observatory, Ordinance No. 655 identifies Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. Two (2) new lighting fixtures will be installed for the purpose of providing a service light within the wireless equipment enclosure. This new lighting will not impact the Mt. Palomar Observatory, due to the distance from the observatory. Furthermore, the project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone "B". As a result, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility will include two (2) service lights attached to the equipment cabinets to be used at the time of servicing or temporary maintenance to the facility. the project has been conditioned so that any lighting system installed shall be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant (Planning. 7 – 0010-Planning-USE – LIGHTING HOODED/DIRECTED). This is a standard condition of approval and not a mitigation measure, thus, the proposed project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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 checked="" type="checkbox"/>	<input 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(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) No portion of the project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project will not result in the conversion of Farmland to a non-agricultural use. Thus, the proposed project will have no impact.

b) No portion of the project site or in the off-site improvement areas are located within an agricultural preserve. Thus, the project will have no impacts to any Riverside County Agricultural Preserves. The project site is not subject to a Williamson Act Contract nor is it located near a property subject to a Williamson Act Contract. Thus, the proposed project will have no impact.

c) The Project site and the surrounding area are all zoned Residential Agricultural – 1 Acre Minimum (R-A-1). Although the project site has a Residential Agricultural Zoning Classification, the area is not an agricultural preserve and does not contain agricultural uses. The proposed project will only affect a 2,200-square-foot lease area of a 3.93-acre vacant parcel. Therefore, there will be a less than significant impact.

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. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
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(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

a-c) No lands within the project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the project will have not result in the loss of forest land or cause other changes in the existing environment which could result in the conversion of forest land to non-forest use. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. The air quality levels projected in the AQMP are based on several assumptions. For example, it is assumed that development associated with general

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by the local jurisdictions. The AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Because the proposed project is an unmanned wireless communication facility, it will not exceed projected growth scenarios, which could impact the air quality. Therefore, because the Project will not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans will be less than significant.

b) The proposed Project will be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the AQMP.

Additionally, the Project will be subject to Title 13, Chapter 10, Section 2485, and Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans will be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

Due to the limited scope of the proposed Project it is not expected to exceed any established maximum daily thresholds during the construction phase nor the operational phase. Therefore, there will be a less than significant impact.

c) 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. The nearest sensitive receptors are the residents located west of the subject site.

While the proposed Project will be located within one mile of sensitive receptors, any impacts will be less than significant based on the analysis above and due to the limited scale of the proposed Project.

d) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements will minimize odor impacts from construction. The construction odor emissions will be temporary, short-term, and intermittent in nature and will cease upon completion of the respective phase of construction and is thus considered less than significant. It is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expected that Project-generated refuse will be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project will also be required to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 Wildlife 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site is not located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) or any other similar type of plan. Because there are no applicable such plans, the proposed project does not conflict with the provisions of an adopted Habitat

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plans. As a result, impacts are considered less than significant.

b-c) The proposal will disturb approximately a 2,200-square-foot lease area for the construction of the tower and associated equipment. The site is not anticipated to disturb 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). However, portions of the project site appear to support suitable nesting bird habitat. Conditions of approval as they relate to nesting birds will ensure that no disturbance of vegetation or any other potential nesting bird habitat will occur. Therefore, the project will have a less than significant impact.

d) The project will not interfere with the movement of any native resident or migratory fish or wildlife species or with native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites because none are located on the project site or in the vicinity. Therefore, there will be no impact.

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

g) The proposed project is not located on a site subject to policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:

8. Historic Resources

a) Alter or destroy a historic site?

b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

Source(s): On-site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 6068r1

Findings of Fact:

a) The project will not impact historical resources as the site was reviewed by the County Archaeologist and was determined to have no effect on historic properties. Moreover, the site is vacant of buildings and does not support historical resources of any kind. Thus, the proposed project will have no impact.

b) The project will not cause a substantial adverse change in the significance of a historical resource because there are none present. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

Source(s): On-Site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 6068r1

Findings of Fact:

a) Based upon analysis of records, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because PDA6068r1 has determined there to not be a historic property for the purposes of the NHPA or a historical resource for CEQA. Thus, no impacts to an archaeological site are anticipated.

b) Based upon analysis of records and a survey of the property per PDA6068r1, it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. No historic properties for the purposes of NHPA or a historical resource for CEQA were determined to be on site. Thus, there will be no impact.

c) Based on an analysis of records, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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. This is State Law, and is also considered a standard Condition of Approval (Planning-CUL. 1 – If Human Remains Found) and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:				
10. Energy Impacts				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<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(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a) The project will be connected to power via an underground line providing 200A electrical and telco service to equipment. The project is a relatively small in scale, so any anticipated energy impacts will be considered less than significant for this project throughout the duration of construction and operation. Thus, the project will have a less than significant impact.

b) The proposed Project is an unmanned wireless communication facility. This use will increase consumption of energy for operation of facility equipment.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project will develop the site in a manner consistent with the County’s General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Implementation of the proposed Project is not expected to result in conflict with applicable energy conservation plans, and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) 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?

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, Geology Report

Findings of Fact:

a) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone. Mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the site will be designed and constructed to resist the effects of seismic ground motions. Impacts in regards to this issue area will be less than significant.

Mitigation: No mitigation is required.

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

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction”

Findings of Fact:

a) Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to the County’s GIS Database, the project site is not located in an area with a potential for liquefaction. Compliance with the California Building Code (CBC) will ensure less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

Findings of Fact:

a) There are no known active or potentially active faults that traverse the project site and it 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, however there are no active faults located within a 1/2 mile of the project location. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Lake Mathews/Woodcrest Area Plan Figure 14 “Slope Instability”

Findings of Fact:

a) Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Furthermore, and as shown in the County of Riverside General Plan, Lake Mathews/Woodcrest Area Plan Figure 14 “Slope Instability”, the Project site is not located in an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and rock falls. Accordingly, the proposed Project will not be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geology Report

Findings of Fact:

a) According to Map My County, the project site is not located in an area susceptible to ground subsidence. Moreover, there has been no documented subsidence in the area and the proposed project is not expected to negatively alter the ground conditions. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source(s): On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

a) The Project site is not located in close proximity to any natural enclosed or open bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site will not be subject

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to inundation by tsunamis or seiches, and will not be affected by volcanoes. There will be less than significant and no mitigation will be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-b) The proposed project will not significantly change the topography or ground surface relief features as the only ground disturbance to take place is within the 2,200 square foot lease area. The project site is relatively flat, with the exact location of the wireless facility just southwest of the highest point of elevation on the parcel. In addition, no cut or fill slopes greater than 2:1 or higher than 10 feet are proposed as part of the project. Thus, the project will have no impact.

c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems as the proposed project is located on an undeveloped parcel with no existing subsurface sewage disposal system to affect. Thus, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

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

a) Construction activities associated with the project could temporarily expose underlying soils to water and air, which will increase erosion susceptibility while the soils are exposed. Exposed soils will be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible organic materials to wind and water. However, due to the project's limited scale, potential impacts resulting from erosion are anticipated to be less than significant.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code (CBC). There would be no risk to life or property. Thus, the proposed project will have no impact.

c) The proposed project simply consists of an unmanned wireless communication tower and related facilities. The use of sewers or septic tanks is not proposed. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. 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?

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

Findings of Fact:

a) The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2013 Figure S-8). Proposed grading activities will expose underlying soils at the Project site which will increase wind erosion susceptibility during grading and construction activities. Exposed soils will be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind will be highest during periods of high wind speeds. However, due to the limited scope of the proposed project, any impact will be less than significant during construction. Following construction, wind erosion will be minimal to non-existent, as the entire lease area will be covered with crushed gravel and concrete. Therefore, implementation of the proposed Project will not significantly increase the risk of long-term wind erosion on- or off-site, and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

	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(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a) The project proposes to construct an unmanned wireless communication facility consisting of a 50-foot tower disguised as a pine tree with nine (9) panel antennas, three (3) remote radio units, one (1) GPS antennae, two (2) 6201 ODE Type C cabinets, two (2) PTS8003 cabinets, and one (1) surge suppressor, all enclosed within a 2,200-square-foot lease area. The installation of the monopine will involve small-scale construction activities that will not include 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, the proposed project is not anticipated to generate greenhouse gas emissions and will have a less than significant impact on the environment.

b) In September 2006, Governor Schwarzenegger signed Assembly Bill (AB) 32, the California Climate Solutions Act of 2006. AB 32 requires that statewide greenhouse gas (GHG) emissions be reduced to 1990 levels by the year 2020. To reach that goal, AB 32 directed the California Air Resources Board (CARB) to develop and implement regulations to reduce statewide GHG emissions from stationary sources.

Because AB 32 is the primary plan, policy or regulation adopted in California to reduce GHG emissions, the proposed Project will have a significant impact if it does not comply with the regulations developed under AB 32. A numerical threshold for determining the significance of greenhouse gas emissions in the SCAB has not been established by the SCAQMD for projects where it is not the lead agency. Likewise, the County of Riverside has not adopted a threshold of significance for GHG emissions. As such, a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year is utilized by Riverside County and standard practice to determine if a project has the potential to generate substantial GHG emissions. This threshold is a widely accepted screening threshold used by the County and numerous jurisdictions in the SCAB, and is based on SCAQMD’s proposed GHG screening thresholds for non-industrial projects. Additionally, the 3,000 MTCO_{2e} threshold is included in Riverside County’s Draft Climate Action Plan. If a project will emit less than 3,000 MTCO_{2e} of GHGs per year, the Project is not considered a substantial GHG emitter, and no mitigation or additional analysis required. On the other hand, if a project’s GHG emissions will exceed 3,000 MTCO_{2e} per year, the project will be considered a substantial source of GHG emissions and further quantitative analysis is required to analyze the project’s GHG impacts. Because of the project’s limited scope, there is no potential of exceeding the 3,000 MTCO_{2e} threshold. Therefore, 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 is required.

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

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 (1/4) 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(s): Project Application Materials

Findings of Fact:

a-b) Construction equipment will likely be fueled and maintained by petroleum based substances such as diesel fuel, gasoline, oil and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction will be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public and the environment. This is a standard risk on all construction sites, and there will be no greater risk for improper handling, transportation, or spills associated with the proposed Project than will occur on any other similar construction site. Construction contractors will be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to, requirements imposed by the Environmental Protection Agency (EPA) and the California Department of Toxic Substances Control (DTSC). Because compliance with these regulatory requirements by construction contractors is mandatory, impacts due to hazardous materials used, transported, and/or stored during construction will be less than significant. Additionally, because the project is simply an unmanned wireless communication facility, there will be no need for routine transport, use or disposal of hazardous materials. The main function of the communication facility will be to provide wireless services for Mobilite and will only require occasional routine maintenance. This project is not forecasted to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. There will be no impact.

c-d) The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Construction of the proposed project will not impair implementation of or physically

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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interfere with an adopted emergency response plan or an emergency evacuation plan because of the project's limited scope. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that will generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. There will be no impact.

e) The proposed 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, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 (2) 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-c). The proposed Project site is located just over 5 miles southwest of the March Air Reserve Base within Zone E of the Airport Compatibility Plan. As a result, the Project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on September 7, 2017, ZAP1280MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. In addition, the bio-retention basin on-site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The basin shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio-retention basin in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify potential buyers of the proposed lots and future tenants of the homes that the property is presently located in the vicinity of an airport influence area. Given that the proposed Project was found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and, with adherence to the conditions recommended by the Airport Land Use Commission (ALUC) Director and incorporated as a standard condition of approval, impacts will be less than significant in regards to these issue areas.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(COA 10. PLANNING. 23.) These conditions are standard conditions recommended by ALUC for proposed projects in the vicinity of an airport influence area and thus do not qualify as mitigation pursuant to CEQA.

d) The proposed project site is not located within the vicinity of a private airstrip. Corona Airport is located approximately 17 miles north of the project site and Perris Airport is located approximately 20 miles east of the project site. Thus, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Due to the limited scope of the proposed project, there will not be any violation of any water quality standard or waste discharge requirements. Since this is a wireless communication facility with no water supply or any relationship to the water storage facility adjacent to it, the proposed project will have no impact.

b) The proposed Project is simply an unmanned wireless communication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there will 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 will drop to a level which will not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

c) Due to the limited scope of the proposed Project, there will not be a substantial alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that will result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered to be less than significant.

d) The proposed project may result in some erosion during construction activities but is not anticipated to not cause any substantial amount of erosion or siltation on site as there are no open bodies of water in the general area. Thus, the project will be less than significant.

e) Due to the limited scope of the proposed project, it is not anticipated to substantially increase the rate or amount of surface runoff in a manner of which would result in flooding onsite or offsite as the 2,200 square foot lease area will be covered with a permeable gravel surface. Thus, the impact will be less than significant.

f) Due to the limited scope of the proposed project, there will not be any runoff that could exceed the capacity of storm water drainage systems. The proposed unmanned telecommunication facility is not anticipated to provide polluted runoff, since there is no mechanical machinery or any fuel source in a cell tower. Therefore, the proposed project will have a less than significant impact.

g) Due to the location of the project site just southwest of the highest elevation on the parcel in which it is located, the proposed project is not anticipated to impede or redirect flood flows. Thus, the project will be less than significant.

h) Due to the location of the project site, the proposed project will not pose a significant risk of releasing pollutants due to project inundation as the project site is not located within a flood hazard, tsunami, or seiche zones. Thus, the project will have no impact.

i) The project has been determined to not conflict with or obstruct implementation of water quality control plan or sustainable groundwater management plan as no such plans are currently in place within the project area. Thus, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project:				
24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed use has been determined to not result in a substantial alteration of the present or planned land use of this area as there are no proposed change of zone or general plan amendment applications being processed concurrently with this plot plan. The project site has a General Plan Land Use Designation of Rural Community – Very Low Density Residential (RC-VLDR). This project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. In addition, the project site is also located within the Residential Agricultural – 1 Acre Minimum (R-A-1) Zoning Classification. Ordinance No. 348, Section 19.404 allows for a disguised wireless facility, subject to the approval of a plot plan. Thus, the project will have no impact.

b) There are residential communities in the vicinity of the Project site. However, there are no components of the proposed Project that will obstruct access to the communities. Accordingly, the proposed Project will not disrupt or divide the physical arrangement of an established community and no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
25. 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) Potentially 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(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Based on available information, the Project is not located in or adjacent to any existing mining operations or known mineral resources. Additionally, given that the project site is located within a vacant parcel of the Rural Community – Very Low Density Residential (RC-VLDR) Land Use Designation and Residential Agricultural, 1 acre minimum (R-A-1) zoning classification, neither of which delineates the project site as being a mineral resource area, loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan will not result due to project implementation. Thus, no impact will occur.

c) The proposed project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan Figure S-20 “Airport Locations,” County of Riverside Airport Facilities Map

Findings of Fact:

a) The proposed project is located within the Zone E of the March Air Reserve Base Airport Compatibility Plan. The project site is located approximately 5 miles southwest of the March Air Reserve Base but the proposed project is an unmanned wireless communication facility and as such will not expose people residing or working in the project area to excessive noise levels. Thus, the project is anticipated to have a less than significant impact.

b) The proposed project is not located within the vicinity of a private airstrip, as such, the project will not expose people residing or working in the project area to excessive noise levels. Thus, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

<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) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?				
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): 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 briefly increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Additionally, the ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network. Therefore, the proposed Project itself will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts will be less than significant.

b) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities will be localized and intermittent. Construction activities that are expected to occur within the Project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response due to the limited scope of the project and because the proposed project will be located more than 100 feet from the nearest residence. Therefore, project construction vibration-related impacts will be less than significant.

The project will 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 is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to "Map My County," the project site has been mapped as having a low potential for paleontological resources. Nonetheless, the Project has been conditioned to mitigate any impact in the event fossil remains are encountered during site development (Planning. 8 – 0010-Planning-USE – LOW PALEO). This is a standard condition and not considered mitigation for CEQA purposes. There will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

a) Displace substantial numbers of existing people or 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) Induce substantial unplanned 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(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The proposed project is simply an unmanned wireless communication facility. The facility will not displace any existing housing, create a demand for additional housing, nor displace substantial numbers of people. Therefore, the proposed project will have no impact.

b) The proposed project is an unmanned wireless communication facility. 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. This wireless communication facility is not going to affect the homes on the adjacent properties in any noticeable way. The tower, at minimum will be 111 feet behind the nearest dwelling and will not alter the external appearance of the dwelling in any noticeable way, nor will it affect the housing requirements for residents in the area. Thus, the proposed project will have no impact.

c) The proposed Project will develop the site with an unmanned wireless communication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 following public services:

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project will primarily be served by the Riverside County Fire Department (Station No. 4), located approximately 2 miles Southwest of the Project site at 16453 El Sobrante Road, Riverside, CA 92503. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned communication facility, implementation of the proposed Project will not result in the need for new or physically altered fire protection facilities, and will not exceed applicable service ratios or response times for fire protection services. Therefore, there will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): 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. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact:

The proposed project is located within the Val Verde Unified School District. The Project simply proposes an unmanned wireless communication facility. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

Implementation of the Project will result in the development of an unmanned wireless communication facility. No housing, which could increase the demand for library services, is being proposed. Therefore, there will be no impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The proposed project is simply an unmanned wireless communication facility and will not cause an impact on health services. Additionally, the proposed project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Increase 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<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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Source(s): GIS database

Findings of Fact:

- a) The Project simply proposes an unmanned wireless communication facility and does not involve the construction or expansion of recreational facilities. Therefore, there will be no impact.
- b) The Project proposes an unmanned wireless communication facility on an approximately 2,200 square-foot lease area within parcel designated for Rural Community: Very Low Density Residential (RC: VLDR). As the Project is a wireless telecommunication facility, there will not be an increased use of the existing park due to implementation of the proposed Project. Therefore, there will be no impact.
- c) According to "Map My County," the Project site is not located within any County Service Area (CSA). Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Include the construction or expansion of a trail system?

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact:

The proposed project is an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the proposed project. Therefore, the proposed project will have no impact act.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

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 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) Substantially increase hazards due to a geometric 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"/>
d) 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"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The proposed Project is an unmanned wireless communication facility. Any traffic resulting from the proposed Project will be due to occasional maintenance, which will involve one vehicle at a time and minimal equipment. Therefore, there will be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there will be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Any impact will be less than significant.

c-d) The proposed Project is simply an unmanned wireless communication facility and does not propose any change in street design. Therefore, there will be no impact.

e) The proposed Project may cause a minimal effect upon circulation during the Project's construction. However, there will be a less than significant impact due to the small scale of the proposed Project.

f) The proposed Project is an unmanned wireless communication facility on an approximately 2,200-square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

Source(s): Riverside County General Plan

Findings of Fact:

The proposed Project is simply an unmanned wireless communication facility and does not create a need for- or impact a bike trail in the vicinity of the project. Therefore, there will be no impact.

Mitigation: No mitigation is required.

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

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on March 22, 2017. There was no response from the Colorado River Indian Tribes, the Morongo Band of Mission Indians, the Pala Band of Mission Indians, the Soboba Band of Luiseno, or the Rincon Band of Luiseno Indians. Consultation was requested by the Pechanga Band of Luiseno Indians in a letter dated April 27, 2017. Consultation with Pechanga took place on May 17, 2017. The Tribe requested the TCNS number for the project and stated that they would not be requesting to continue consultation. Consultation was concluded the same day. No Tribal Cultural resources were identified by any of the Tribes. As such, there will be no impact to Tribal Cultural Resources because there are not present within the project area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility that requires no water during operation. Therefore, the proposed Project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility and will not require any connection to sewer lines. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local management and reduction 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility and will not require solid waste services. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would 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) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a & c) Implementation of the proposed Project will require the construction of electrical and communication facilities. Electrical service will be provided by Southern California Edison and communication systems will be provided by Mobilitie. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment. Therefore, there will be a less than significant impact.

b & d-f) The Project does not propose any construction of natural gas systems, street lighting, public facilities, or other governmental services. Accordingly, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<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
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) The proposed project is not anticipated to substantially impair an adopted emergency response plan or emergency evacuation plan, thus the project will have no impact.

b) The proposed project is located on a relatively flat terrain with little combustible fuel sources in the immediate area. In addition, the proposed project is an unmanned wireless communication facility which will not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. As such, the project is considered to have a less than significant impact.

c) The proposed project will have utilities that may exacerbate fire risk such as electrical power lines, but the project is located on a vacant parcel setback from any habitable dwellings. As such, the project will have a less than significant impact.

d-e) According to County of Riverside General Plan, the project site is located in an area designated as high for wildfire susceptibility. However the project is located in a residential agricultural zoning classification with adequate fire access and will be reviewed by the Fire Department to minimize the risk of loss involving wildland fires. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
45. 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	<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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below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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(s): 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. The project will have a less than significant impact.

46. 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(s): Staff Review, Project Application Materials

Findings of Fact: As discussed throughout this environmental assessment, implementation of the proposed project will not result in potentially significant effects or cumulative effects. It is not expected that additional projects of a similar character will be implemented in the vicinity of the project site due to a sufficient service radius expected to result from the subject unmanned wireless communication facility. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this Negative Declaration.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. 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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VI. 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:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VII. 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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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



05/23/19, 10:36 am

PP26204

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26204. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plot Plan No. 26204 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan No. 26204 ("Project") is a request for the construction, operation and maintenance of a new disguised wireless communication facility, disguised as a pine tree (monopine) ("Project"). The project would include the installation of six (6) panel antennas, nine (9) remote radio units (RRUs), and one (1) GPS antenna. The project would also include ancillary ground mounted equipment consisting of two (2) 6201 MUAC cabinets and other supporting equipment within a 2,200-square-foot lease area surrounded by a 6-foot tall split-face block wall enclosure.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated May 11, 2017.

Exhibit B (Elevations), dated May 11, 2017.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 AND - PPW Collocation

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.

BS-Grade

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

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

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

Comments: RECOMMND SGONZALE 20170322
DRAFT SGONZALE 20170322

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

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

Comments: RECOMMND SGONZALE 20170322
DRAFT SGONZALE 20170322

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

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

Comments: RECOMMND SGONZALE 20170322
DRAFT SGONZALE 20170322

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

PERMIT ISSUANCE:

Per section 105.1 (2016 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 commercial and residential applications, each separate structure will require a separate building permit.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS
(cont.)

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both. For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440

Comments: RECOMMND WPEPPAS 20170320
DRAFT WPEPPAS 20170320

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Comments: RECOMMND KAKIM 20170321

Planning

Planning. 1 0010-Planning-USE - BUSINESS LICENSING

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

Comments: RECOMMND ASYED2 20171117
DRAFT AANGUIA1 20170315

Planning. 2 0010-Planning-USE - CEASED OPERATIONS

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-USE - CEASED OPERATIONS (cont.)
In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Comments: RECOMMND ASYED2 20171117
DRAFT AANGUIA1 20170315

Planning. 3 0010-Planning-USE - COMPLY WITH ORD./CODES

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

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

Comments: RECOMMND ASYED2 20171117
DRAFT AANGUIA1 20170315

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

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

Comments: RECOMMND ASYED2 20171117
DRAFT AANGUIA1 20170315

Planning. 5 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Comments: RECOMMND ASYED2 20171117
DRAFT AANGUIA1 20170315

Planning. 6 0010-Planning-USE - LOW PALEO

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 0010-Planning-USE - LOW PALEO (cont.)

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 on site, 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 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.

Comments: RECOMMND DWALSH 20170321

DRAFT DWALSH 20170321

Planning. 7 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan No. 26294 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 AND - Hold Harmless (cont.)
annul any other decision made by the COUNTY concerning the Plot Plan No. 26294, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 8 Telcom – Backup Generator

If a backup generator will used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 9 Telcom – Colocation

The applicant/operator of the facility shall agree to allow for the co-location of equipment of other wireless telecommunication 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 telecommunication

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 Telcom – Colocation (cont.)
provider(s), and the property owner.

Planning. 10 Telcom – Enclosure

Unless otherwise specifically noted on the approved plans, the telecommunication equipment enclosure shall be comprised of Splitface concrete block and shall be 6-feet in height.

Planning. 11 Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use), this condition of approval shall become null and void.

Planning. 12 Telcom – Equipment Cabinets

Unless otherwise specifically noted on the approved plans, the telecommunication equipment cabinet shelter color shall be grey or earth-tone, in order to be more compatible with the surrounding setting.

Planning. 13 Telcom – Lighting

All outside lighting shall be hooded and directed into the telecommunication facility area, so as not to shine directly upon adjoining property or in the public rights-of-way.

Planning. 14 Telcom – No Proposed Use

The remainder of the subject property, (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 Riverside County Ordinance No. 348.

Planning. 15 Telcom – Noise

Pursuant to Riverside County Ordinance No. 348 (Land Use), any noise produced by the telecommunication facility shall in no case exceed 45 dB inside the nearest dwelling and shall not exceed 60 dB at the project site's property line.

Planning. 16 Telcom – Signage

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 Telcom – Signage (cont.)

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 the telecommunication facility company.

If a colocated facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

Planning. 17 Telcom – Site Maintenance

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 surrounding the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention and aesthetic purposes. All branches, bark, and sock, material, pursuant to the original approval, shall be maintained and reapplied on an as-needed basis.

Planning. 18 Telcom – Tower Height

Pursuant to this plan, the telecommunication facility tower shall not exceed 50-feet in height.

Planning. 19 Telcom – Tower Pole

The color of the monopole and antenna array shall be either galvanized steel grey, light grey, or light tan. For simulated telecommunication towers disguised as a tree, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize negative 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.

Planning. 20 Telcom – Tower Tree Bark

For simulated telecommunication towers disguised as a tree, bark shall be applied to the tower and extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

Planning. 21 Telcom – Tower Tree Branch Coverage

For simulated telecommunication towers disguised as a tree, branches and foliage shall extend beyond every antenna array a minimum of two (2) feet horizontally and seven

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Planning

Planning. 21 Telcom – Tower Tree Branch Coverage (cont.)
 (7) feet vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, all antennas, and supporting bracketry shall be wrapped in artificial foliage.

Planning. 22 Telcom – Tower Tree Branches

For simulated telecommunication towers disguised as a tree, the branch count shall be a minimum of three (3) branches per lineal foot of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance. Branches shall be applied, starting at 10-feet from ground and extend to the top of the tower.

Planning. 23 Telcom – Transmission Interference

If the operation of this facility generates electronic interference with, or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology ("RCIT") staff and implement acceptable mitigation measures, as approved by RCIT.

Planning-CUL

Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 PDA06068r1 accepted

County Archaeological Report (PDA) No. 6068r1 submitted for this project (PP26204) was prepared by Bonnie Bruce of Helix Environmental and is entitled: "Mobilitie and T-Mobile West, LLC IE24889A (Gibson), Perris, Riverside County, California", dated December 2018.

PDA06068r1 recommends: Based on the results of the current study, no historic properties will be affected by the construction of Mobilitie and T Mobile West, LLC Facility Candidate IE24889A (Gibson). The project has been designed to avoid impacts to cultural resources to the extent feasible. Although P□33-028181 may be subject to impacts, it was tested and evaluated and is not considered a historic property for the purposes of the NHPA or a historical resource for CEQA. Thus, no effects to historical resources (per CEQA) or historic properties (per the NHPA) are anticipated.

These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 Unanticipated Resources

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, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)
 appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Transportation

Transportation. 1 0010-Transportation-USE - COUNTY WEBSITE

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

Comments: RECOMMND REGRAML5 20170310
 DRAFT REGRAML5 20170309

Transportation. 2 0010-Transportation-USE - LC LANDSCAPE SPECIES

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/landsape/lanscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

Comments: RECOMMND ASYED2 20171117
 DRAFT MARHUGHE 20170322

Transportation. 3 0010-Transportation-USE - LC RECLAIMED WATER

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.

Comments: RECOMMND ASYED2 20171117
 DRAFT MARHUGHE 20170322

Transportation. 4 0010-Transportation-USE - LC VIABLE LANDSCAPING

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-USE - LC VIABLE LANDSCAPING
(cont.)

Transportation Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

Comments: RECOMMND ASYED2 20171117
DRAFT MARHUGHE 20170322

Transportation. 5 0010-Transportation-USE - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, 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. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Comments: RECOMMND REGRAML5 20170310
DRAFT REGRAML5 20170309

Transportation. 6 0010-Transportation-USE - TS/EXEMPT

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

Comments: RECOMMND REGRAML5 20170310
DRAFT REGRAML5 20170309

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Comments: RECOMMND JMERLAN 20170329
DRAFT JMERLAN 20170329

Plan: PP26204

Parcel: 321050029

60. Prior To Grading Permit Issuance

BS-Grade

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

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

Planning

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

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

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.
- c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
- d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 2 0060-Planning-USE*- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2,200 square feet in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Transportation

060 - Transportation. 1 0060-Transportation-USE - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the:
Transportation Department, Plan Check Section, 8th Floor,
4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Plan: PP26204

Parcel: 321050029

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE-NO GRADING VERIFICATION Not Satisfied

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE-NO GRADING VERIFICATION (cont.) Not Satisfied
Department of Building and Safety "NO GRADING VERIFICATION" requirements.

Planning

080 - Planning. 1 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied

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

080 - Planning. 2 0080-Planning-USE* - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the approved exhibit.

080 - Planning. 3 Landscaping/Screening for Enclosure Perimeter Not Satisfied

Prior to obtaining building permits, the applicant shall provide landscaping around the perimeter of the equipment enclosure of similar species to the native landscaping in the general area.

Transportation

080 - Transportation. 1 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE INSPTN DPST Not Satisfied

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.

080 - Transportation. 3 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-USE - LC LANDSCAPE SECURITIES (c Not Satisfied
amounts to be approved by the Riverside County Transportation Department, Landscape 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.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WF Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside
County Department of Waste Resources for approval. At a minimum, the WRP must identify the
materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development,
the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the
amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or
reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one
for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials.
Additional bins are encouraged to be used for further source separation of C&D recyclable materials.
Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal
must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

090 - Planning. 2 0090-Planning-USE* - ORD NO. 659 (DIF) Not Satisfied

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the

Plan: PP26204

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-USE* - ORD NO. 659 (DIF) (cont.) Not Satisfied
"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. 26204 has been calculated to be 2,200 square feet.

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

090 - Planning. 3 0090-Planning-USE*- ORD 810 O S FEE (2) Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, 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. 26204 is calculated to be 2,200 square feet. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 4 0090-Planning-USE*- WALL & FENCE LOCATIONS Not Satisfied

Unless otherwise specifically noted on the approved plans, the telecommunication equipment enclosure shall be comprised of Splitface concrete block wall and shall be 6-feet in height.

Transportation

090 - Transportation. 1 0090-Transportation-USE - DEDICATIONS/ACCEPTANCE Not Satisfied

The applicant shall provide an offsite access road from the project site to a publicly maintained road to the satisfaction of Transportation.

If there was a previously dedicated public road and utility easement but was not accepted by the County, and if acceptance of said road and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedication by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

090 - Transportation. 2 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

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.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR (c Not Satisfied

090 - Transportation. 3 0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS Not Satisfied

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 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.

090 - Transportation. 4 0090-Transportation-USE - OFF-SITE INFO Not Satisfied

The off-site rights-of-way required for said access road shall be accepted to vest title in the name of the public if not already accepted.

090 - Transportation. 5 0090-Transportation-USE - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: November 17, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Information Technology
Riv. Co. Airport Land Use Commission
March Air Reserve Base, Attn. General
Manager
Woodcrest Municipal Advisory Council (MAC)

Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: 1st District
Riverside City Sphere of Influence
Val Verde Unified School District
Mojave Desert Air Quality Management District

Plot Plan No. 26204 – EA42998 – Applicant: Mobilitie – Engineer: Infinigy – First Supervisorial District – Cajalco Zoning District – Lake Mathews/ Woodcrest Area Plan – Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) – Location North of Avenue D, South of Avenue C, East of Alder Street, and West of Birch Street – 3.93 Gross Acres – Zoning: Residential Agriculture – 1 Acre Minimum (R-A-1) – **REQUEST:** Plot Plan No. 26204 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, nine (9) panel antennas, three (3) remote radio units, one (1) GPS antennae, two (2) 6201 ODE Type C cabinets, two (2) PTS8003 cabinets, and one (1) surge suppressor, all enclosed within a 2,200-square-foot lease area with by an eight (8) foot chain-link fence.. APN: 321-050-029 – **BBID: 978-506-896 UPROJ: PP26204**

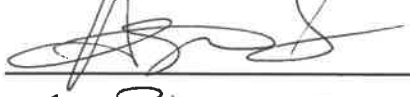
LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC comment on March 23, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached.

Any questions or comments regarding this project should be directed to Ash Syed, Project Planner, at (951) 955-6035 or e-mail at asyed@rivco.org /

Public Hearing Path: Administrative Action: DH: PC: BOS:

DATE: 1/8/2018 SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Ash Syed, Project Planner

TELEPHONE: 951-955-6035

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

September 7, 2017

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

Mr. Ashiq Syed, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR’S DETERMINATION

File No.: ZAP1280MA17
Related File No.: PP26204 (Plot Plan)
APN: 321-050-029

Dear Mr. Syed:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PP26204 (Plot Plan), a proposal to construct a 50 foot tall wireless telecommunications monopine facility and a 200 square foot equipment shelter on 3.9 acres located on the westerly side of Birch Street, northerly of its intersection with Avenue D and southerly of its intersection with Avenue C, in the unincorporated Glen Valley area and Cajalco Zoning District.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (1488 AMSL). At a distance of approximately 27,100 feet from the project property line to the nearest point of that runway, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with top of roof exceeding 1,759 feet AMSL. The elevation of the project site is 1,720 feet AMSL. With a maximum structure height of 50 feet, the top point elevation would be 1,770 feet AMSL. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was required. The applicant submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service (FAAOES) in 2017. A “Determination of No Hazard to Air Navigation” letter for Aeronautical Study No. 2017-AWP-7998-OE was issued on August 29, 2017. The study revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAAOES conditions have been incorporated into this finding.

AIRPORT LAND USE COMMISSION

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

CONDITIONS:


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. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (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.
 - (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 to tenants of any home(s) thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be used in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

AIRPORT LAND USE COMMISSION

6. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2017-AWP-7998-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 L Change 1 and shall be maintained in accordance therewith for the life of the project.
7. The maximum height of the proposed structure to top point shall not exceed 50 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,781 feet above mean sea level.
8. The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
9. The frequencies and power specified in the Determination of No Hazard to Air Navigation letter for Aeronautical Study No. 2017-AWP-7998-OE dated August 29, 2017 shall not be amended without further review by the Federal Aviation Administration, except as provided in said letter.
10. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 50 feet in height and a maximum elevation of 1,781 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. 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 or a decision is made not to construct the structure.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study No. 2017-AWP-7998-OE

AIRPORT LAND USE COMMISSION

cc: Mobilitie Investments III, LLC [Newport Beach] (applicant/fee-payer)
 Tom Johnson, TSJ Consulting (representative)
 Wilma Gibson (property owner)
 Gary Gosliga, Airport Manager, March Inland Port Airport Authority
 Denise Hauser or Daniel Rockholt, March Air Reserve Base
 ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1280MA17\ZAP1280MA17.LTR.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
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2017-AWP-7998-OE

Issued Date: 08/29/2017

Tom Johnson
 Mobilitie
 31878 Del Obispo St. #118-454
 San Juan Capistrano, CA 92675

**** 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 IE24889
 Location: Perris, CA
 Latitude: 33-50-54.25N NAD 83
 Longitude: 117-20-28.54W
 Heights: 1731 feet site elevation (SE)
 50 feet above ground level (AGL)
 1781 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 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

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 in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 03/01/2019 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, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, 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 includes all previously filed frequencies and power for this structure.

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.

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) 725-6558, or ladonna.james@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-7998-OE.

Signature Control No: 339423320-342415729

(DNE)

LaDonna James
Technician

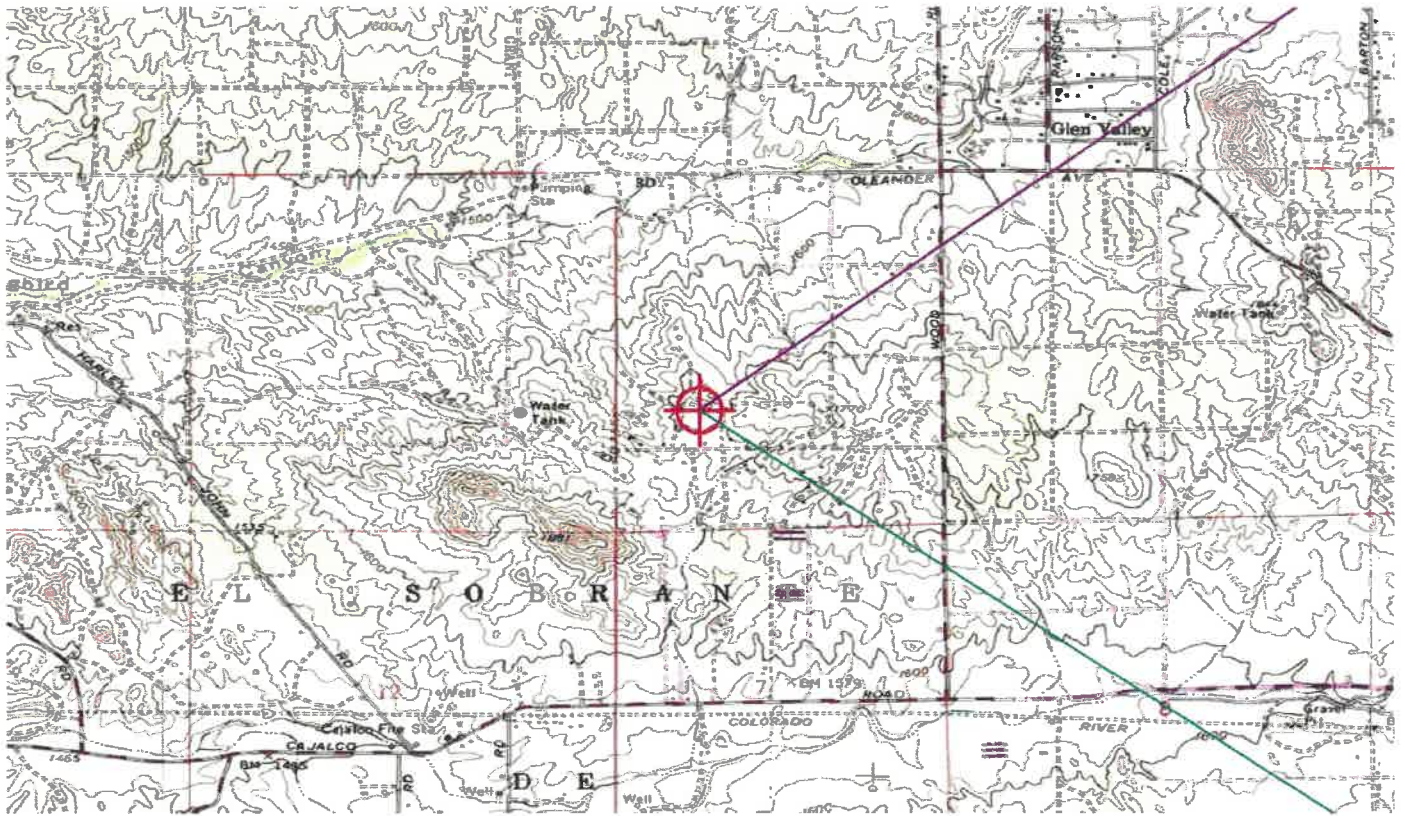
Attachment(s)
Frequency Data
Map(s)

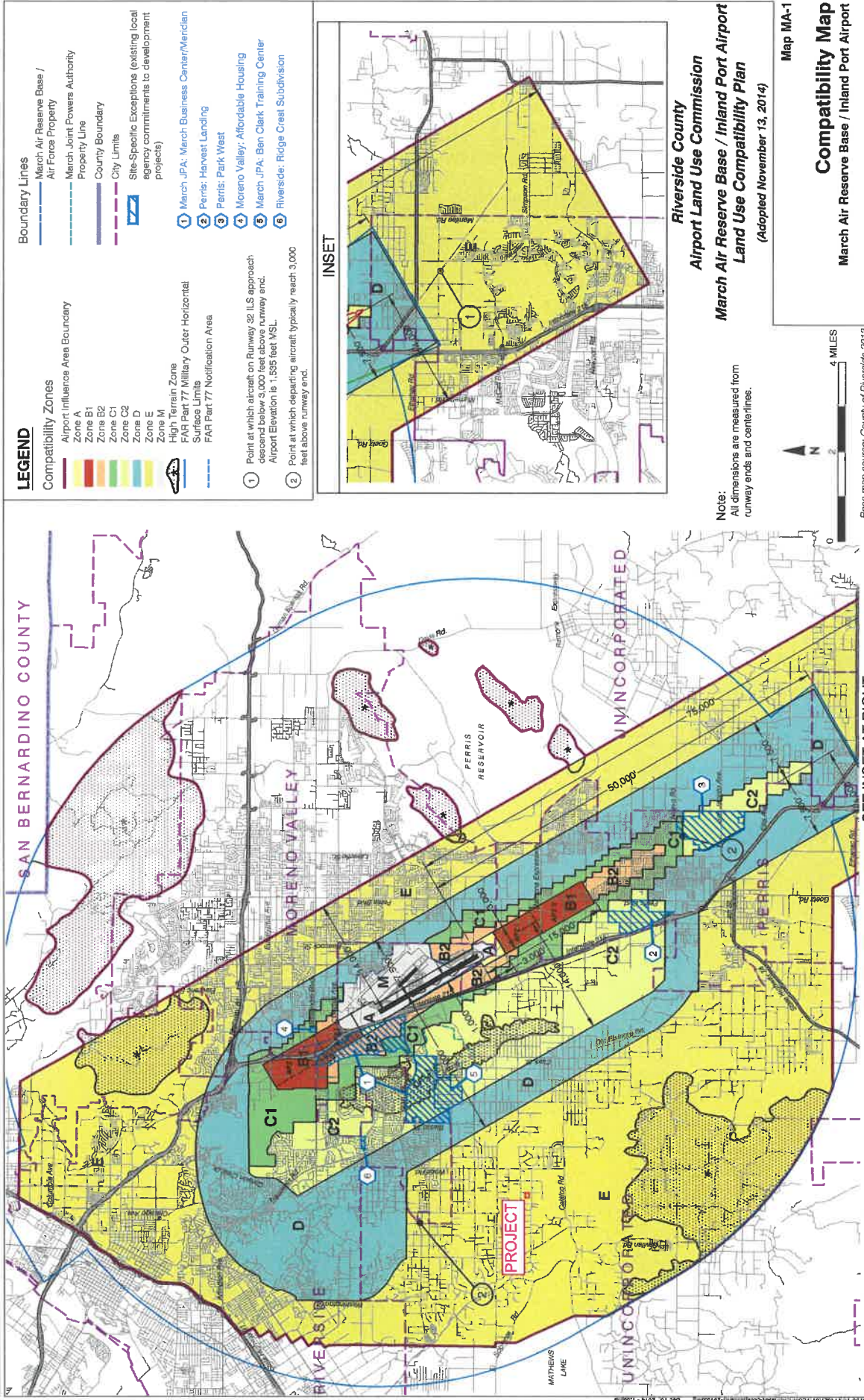
cc: FCC

Frequency Data for ASN 2017-AWP-7998-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
1710	1755	MHz	500	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
2110	2200	MHz	500	W

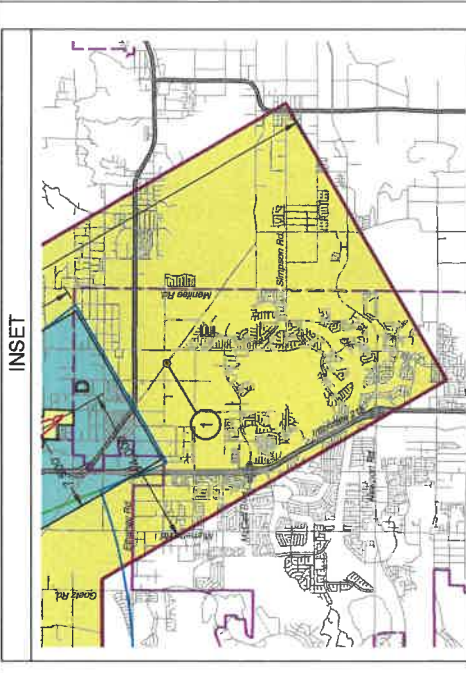
Verified Map for ASN 2017-AWP-7998-OE





LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - FAR Part 77 Military Outer Horizontal Surface Limits
 - FAR Part 77 Notification Area
- Boundary Lines**
- March Air Reserve Base / Air Force Property
 - March Joint Powers Authority Property Line
 - County Boundary
 - City Limits
 - Site-Specific Exceptions existing local agency commitments to development projects
- 1** March JPA: March Business Center/Meridian
- 2** Perris: Harvest Landing
- 3** Perris: Park West
- 4** Moreno Valley: Affordable Housing
- 5** March JPA: Ben Clark Training Center
- 6** Riverside: Ridge Crest Subdivision
- 1** Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,335 feet MSL.
- 2** Point at which departing aircraft typically reach 3,000 feet above runway end.



Note: All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1
Compatibility Map
 March Air Reserve Base / Inland Port Airport

SEE INSET AT RIGHT

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



PALA THPO

March 29, 2017

Heather Thompson
Riverside County Planning Dept.
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation; Plot Plan No. 26204

Dear Ms. Thompson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we decline AB-52 consultation at this time, but do not waive our right to request consultation under other applicable laws in the future. At this point we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

April 27, 2017

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson
Archaeologists
County of Riverside
Planning Department
4080 Lemon Street, 12th floor
Riverside, CA 92502-1409

Re: PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR PP26204, EA42998 (APN 321-050-029)

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 RE PP26204
April 27, 2017
Page 2

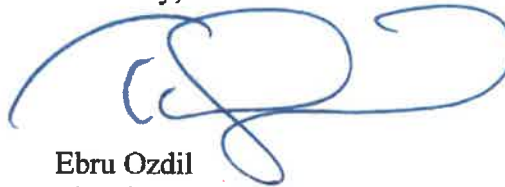
artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

PP 26204
EA 42998

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Mobilitie

Contact Person: Tom Johnson E-Mail: Tom@TSJConsultingInc.com

Mailing Address: 31878 Del Obispo St. #118-454
San Juan Capistrano CA 92675
City State ZIP

Daytime Phone No: (925) 785-3727 Fax No: (____) _____

Engineer/Representative Name: Infinigy

Contact Person: Tom Johnson E-Mail: Tom@TSJConsultingInc.com

Mailing Address: 31878 Del Obispo St. #118-454
San Juan Capistrano CA 92675
City State ZIP

Daytime Phone No: (925) 785-3727 Fax No: (____) _____

Property Owner Name: Wilma Gibson

Contact Person: Ty Holland E-Mail: _____

Mailing Address: 2904 W. 81st St.
Inglewood CA 90305
City State ZIP

Daytime Phone No: (310) 387-6424 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 • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

See attached
 PRINTED NAME OF PROPERTY OWNER(S)

 SIGNATURE OF PROPERTY OWNER(S)

 PRINTED NAME OF PROPERTY OWNER(S)

 SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 321-050-029

Approximate Gross Acreage: 3.9 Acres

General location (nearby or cross streets): North of Avenue D, South of _____,
 _____, East of _____, West of Birch st.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Installation of a new 50' tall monopine within a new enclosure along with new equipment.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: _____

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	<i>2500</i>	<i>50'</i>		<i>50' tall cell site</i>
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Tom [Signature] Date 2-21-17
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Mobilite hereafter "Applicant" and Wilma Gibson "Property Owner".

Description of application/permit use:

New cell site

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Wilma B. Gibson, and Mobilitie Investments III, LLC, a Delaware Limited Liability Company authorized to transact business in the State of California (collectively the “PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, Wilma Gibson has a legal interest in the certain real property described as APN 321-050-029 (“PROPERTY”); and,

WHEREAS, Mobilitie Investments III, LLC has a leasehold interest in the PROPERTY; and,

WHEREAS, on February 21, 2017, PROPERTY OWNER filed an application for Plot Plan 26204 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Wilma Gibson
c/o Ty Holland
2904 W. 81st Street
Inglewood, CA 90305

With a copy to:
Mobilitie Investments III, LLC
660 Newport Center Dr., Ste. 200
Newport Beach, CA 92660

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: [Signature]
~~Juan Perez~~ **CHAROSA LEACH**
Asst. Riverside County TLMA Director / Interim Planning Director

Dated: 12/14/17

PROPERTY OWNER:

By: [Signature]
Wilma B. Gibson

Dated: _____

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 12/14/17
MELISSA R. CUSHMAN DATE

Mobilitie Investments III, LLC, a Delaware Limited Liability Company

By: Mobilitie Management, LLC, a Delaware Limited Liability Company
Its Manager

DocuSigned by:
By: [Signature]
0000E78761DE49B...
Gary Jabara, Its Manager and CEO

Dated: 11/13/2017

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. 26204 – Intent to Adopt a Negative Declaration – EA42998 – Applicant: Mobilitie – Engineer: Infinigy – Owner: Wilma B. Gibson – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Land Use Designation: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location Northerly of Avenue D, southerly of Avenue C, easterly of Alder Street, and westerly of Birch Street – 3.93 Gross Acres – Zoning Classification: Residential Agricultural – 1 Acre Minimum (R-A-1) – REQUEST: Plot Plan No. 26204 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, nine (9) T-Mobile panel antennas, three (3) RRUs, one (1) GPS antenna. The project would include ancillary ground mounted equipment consisting of two (2) 6201 MUAC cabinets, and other supporting equipment within a 2,200 sq. ft. lease area surrounded by a 6-foot tall split-face block wall enclosure.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **JUNE 3, 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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 28, 2017,

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

APN (s) or case numbers PP26204 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

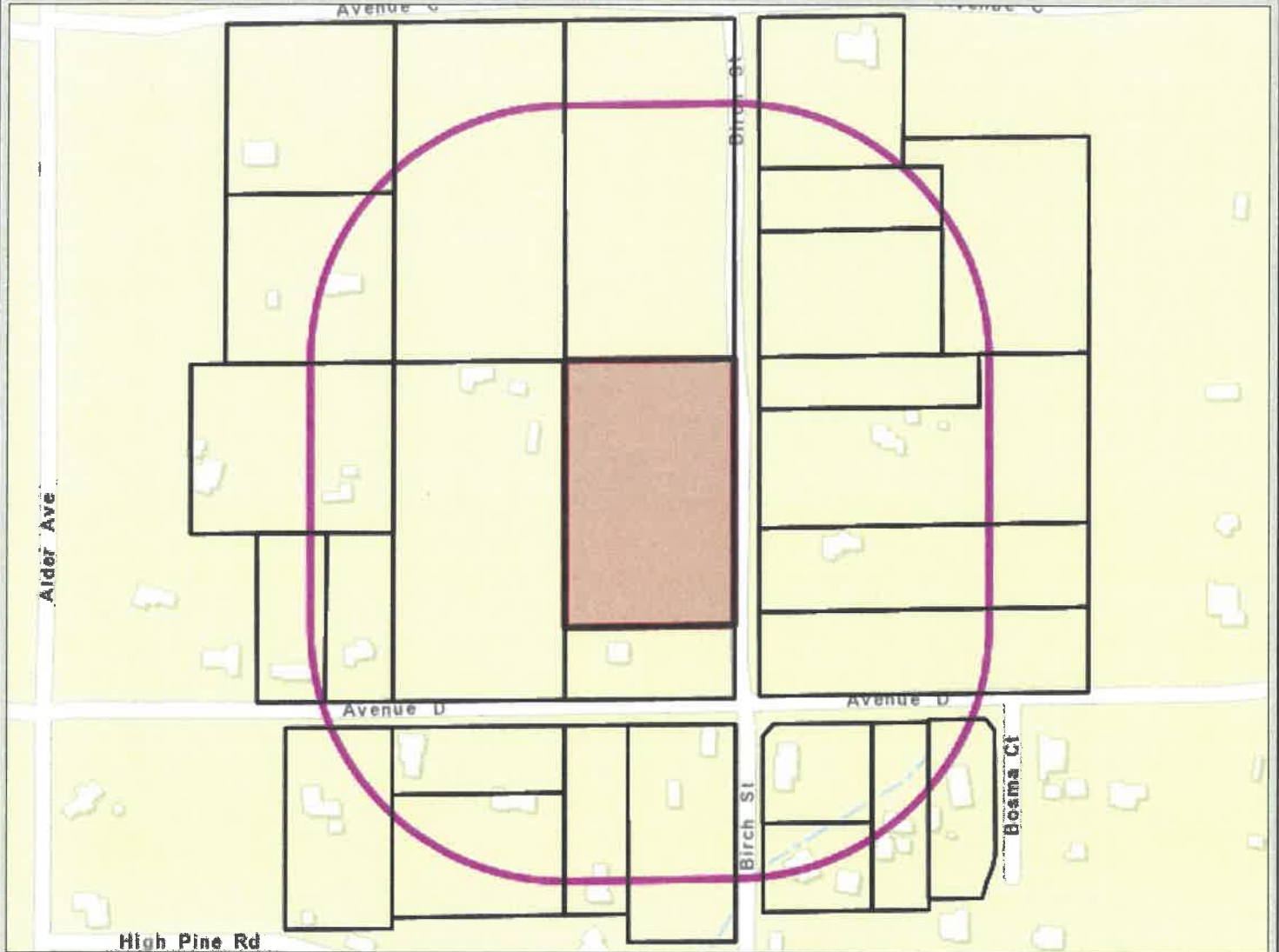
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS

PP26204 (600 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 376 752 Feet

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... 11/28/2017 9:11:58 AM

© Riverside County RCIT

321050029
WILMA B GIBSON
2904 W 81ST ST
INGLEWOOD CA 90305

321050030
JOAQUIN YEBRA HINOJOSA
18260 AVENUE D
PERRIS CA. 92570

321080034
JORGE TORRES
YOLANDA C KING
17838 ORANGEWOOD LN
RIVERSIDE CA 92503

321080033
RAYMOND AGUILAR
18373 AVENUE D
PERRIS CA. 92570

321060001
ROWENA TRABOLSI
P O BOX 18315
ANAHEIM CA 92817

321060005
MICHAEL C KIRK
NANCY LEE KIRK
1758 W THUNDERHILL DR
PHOENIX AZ 85045

321060009
JAMES ROBERT FLIEGE
ELIZABETH GRIFFIN FLIEGE
18650 BIRCH ST
PERRIS CA 92570

321060003
RENEE A RICHARDSON
102 ACACIA GLEN DR
RIVERSIDE CA 92506

321060004
MIGUEL C TORRES
1002 HORATIO AVE
CORONA CA 92882

321080032
MAGGIE GEARRING
JANICE COURSEN
ERICA L PACE

18770 BIRCH ST
PERRIS CA. 92570

321050003
ELIZABETH MARIE STEPHENSON
LUCY A TROUSAS
18275 AVENUE C
PERRIS CA. 92570

321050004
ARTURO E PAVEZ
BEATRIZ ISABEL OSORIO
655 VALLEYWOOD CIR
CORONA CA 92879

321050037
JOSE GARCIA
MARIA G GARCIA
C/O C/O JOSE GARCIA
18127 AVENUE C
PERRIS CA 92570

321050038
JOSE GARCIA
MARIA G GARCIA
C/O C/O JOSE GARCIA
18127 AVENUE C
PERRIS CA. 92570

321050016
ELLIOTT F CARSON
DEVIN DANIELLE CARSON
18215 AVENUE D
PERRIS CA. 92570

321080031
MAGGIE GEARRING
P O BOX 71
PERRIS CA 92572

321050018
TERI L OSBORN
18241 AVENUE D
PERRIS CA. 92570

321050010
STEVE V COTSENMOYER
ROBIN M COTSENMOYER
18200 AVENUE D
PERRIS CA. 92570

321050006
LUIS GARCIA
18650 ALDER ST
PERRIS CA. 92570

321050028
JOHN ERDODI
18020 AVENUE D
PERRIS CA. 92570

321050020
MARCELLA ROSAS
18651 PEQUENA ENTRADA
PERRIS CA 92570

321050015
THOMAS A RACOBS
18135 AVENUE D
PERRIS CA. 92570

321050027
JOSE D ESCOBAR
18060 AVENUE D
PERRIS CA. 92570

321050014
ALFREDO MARTINEZ
BEATRIZ MARTINEZ
791 SCOTT PLACE
COSTA MESA CA 92627

321060011
GEORGE A MIELDAZIS
MADALYN M MIELDAZIS
17981 CAJALCO RD
PERRIS CA 92570

321060008
JAMES ROBERT FLIEGE
ELIZABETH GRIFFIN FLIEGE
18650 BIRCH ST
PERRIS CA. 92570

321060010
RAUL RENTERIA
IRENE RENTERIA
18700 BIRCH ST
PERRIS CA. 92570

Applicant:

Mobilitie

c/o Tom Johnson

27130 Paseo Espada #A-1426

San Juan Capistrano, CA 92675

Applicant:

Mobilitie

c/o Tom Johnson

27130 Paseo Espada #A-1426

San Juan Capistrano, CA 92675

Engineer/Rep:

Infinigy

c/o Tom Johnson

27130 Paseo Espada #A-1426

San Juan Capistrano, CA 92675

Engineer/Rep:

Infinigy

c/o Tom Johnson

27130 Paseo Espada #A-1426

San Juan Capistrano, CA 92675

Owner:

Wilma Gibson

c/o Ty Holland

2904 W 81st St

Inglewood, CA 90305

Owner:

Wilma Gibson

c/o Ty Holland

2904 W 81st St

Inglewood, CA 90305

Non-County Agencies:

Richard Drury

Theresa Rettinghouse

Lozeau Drury, LLC.

410 12th Street Suite 250

Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, PE
Assistant TLMA 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.

PP26204 / EA42998

Project Title/Case Numbers

Ash Syed
County Contact Person

(951) 955-6035
Phone Number

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

Mobilite
Project Applicant

31878 Del Obispo Street, Suite 118-454, San Juan Capistrano, CA 92675
Address


18501-18769 Birch Street, Perris, CA 92570
Project Location

The plot plan proposes to construct a new wireless telecommunication facility disguised as a pine tree (monopine), consisting of a 50-foot-tall tower, nine (9) panel antennas, three (3) remote radio units, and one (1) surge suppressor, all enclosed by an eight (8) foot chain-link fence.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on January 8, 2018, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

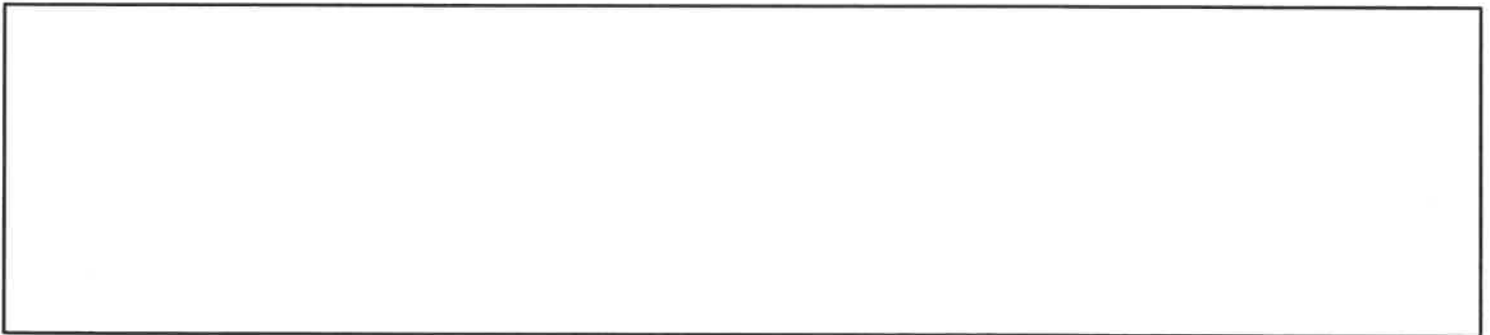
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.


Signature

Project Planner
Title

November 17, 2017
Date

Date Received for Filing and Posting at OPR: _____



**INVOICE (INV-00035864)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Mobilite
31878 Del Obispo St, Ste 118-454
San Juan Capistrano, Ca 92675

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00035864	01/03/2018	01/03/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06366	0453 - CF&W Trust EIR	\$2,280.75
SUB TOTAL		\$2,280.75

REFERENCE NUMBER	FEE NAME	TOTAL
PP26204	0500 - SUPPLEMENTAL DEPOSIT LMS Surcharge	\$390.89
	0790 - SUPPLEMENTAL DEPOSIT	\$19,544.61
SUB TOTAL		\$19,935.50

TOTAL **\$22,216.25**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211