



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

OCTOBER 28, 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:

1.1 **ADOPTION OF THE 2020 DIRECTOR'S HEARING CALENDAR**

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. 180010 – Intent to Adopt a Negative Declaration** – CEQ180026 – Applicant: T-Mobile – Engineer/Representative: Coastal Business Group – Owner: Desert Solitaire – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Oleander Avenue, easterly of Brown Street, southerly of Nandina Avenue, and westerly of Haines Street – 1.98 Gross Acres – Zoning Classification: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 180010 proposes the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree ("monopine") consisting of a 50-foot-tall tower, three (3) dual panel antennas, three (3) panel antennas, three (3) RRUs, one (1) GPS antenna. In addition, the project would include ancillary ground mounted equipment within a 400 sq. ft. lease area surrounded by a 6-foot tall split-face block wall enclosure with three (3) new pine trees. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

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

NONE

5.0 PUBLIC COMMENTS:

2020 DIRECTOR'S HEARING CALENDAR

Mondays at 1:30 p.m. on the dates and location noted below

Riverside: County Administration Center, Conference Room 2A 1st floor, 4080 Lemon Street

Desert: Desert Permit Assistance Center, 77-588 El Duna Court Suite H, Palm Desert

No Meeting: Dark

Holidays: Closed

January						
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Review the agenda prior to meeting date to confirm the time and location. The meeting dates, times, and locations are subject to change.

Director's Hearing Date Mondays at 1:30 P.M.	Hearing location
County Administration Center, Conference Room 2A 4080 Lemon Street 1 st floor	Riverside
Desert Permit Assistance Center 77-588 El Duna Court Suite H	Palm Desert
January 6, 2020	Riverside CAC
January 13, 2020	Desert
January 27, 2020	Riverside CAC
February 3, 2020	Desert
February 10, 2020	Riverside CAC
February 24, 2020	Riverside CAC
March 2, 2020	Desert
March 9, 2020	Riverside CAC
March 23, 2020	Riverside CAC
April 6, 2020	Riverside CAC
April 13, 2020	Desert
April 27, 2020	Riverside CAC
May 4, 2020	Riverside CAC
May 11, 2020	Riverside CAC
May 18, 2020	Desert
June 1, 2020	Riverside CAC
June 15, 2020	Riverside CAC
June 22, 2020	Desert
July 13, 2020	Riverside CAC
July 20, 2020	Desert
July 27, 2020	Riverside CAC
August 3, 2020	Desert
August 17, 2020	Riverside CAC
August 31, 2020	Riverside CAC
September 14, 2020	Riverside CAC
September 21, 2020	Desert
September 28, 2020	Riverside CAC
October 5, 2020	Riverside CAC
October 19, 2020	Riverside CAC
October 26, 2020	Desert
November 2, 2020	Riverside CAC
November 9, 2020	Desert
November 16, 2020	Riverside CAC
December 7, 2020	Riverside CAC
December 14, 2020	Desert




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: October 28, 2019

PROPOSED PROJECT

Case Number(s):	PPT180010	Applicant(s):	
EA No.:	CEQ180026	Representative(s):	
Area Plan:	Mead Valley		
Zoning Area/District:	Mead Valley District		
Supervisory District:	First District		
Project Planner:	Gabriel Villalobos		
Project APN(s):	295-190-009		
			 Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180010 (PPT180010) proposes to construct a 50-foot tall wireless communication facility, disguised as a mono-pine, with a 400 square-foot equipment enclosure ("Project").

The project site is located north of Oleander Ave, east of Brown St, south of Nandina Ave, and west of Haines St.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 180026**, 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. 180010, subject to the attached Advisory Notification Document, 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:	Light Agriculture – 1 Acre Minimum (A-1-1)
Surrounding Zoning Classifications	
North:	Light Agriculture – 1 Acre Minimum (A-1-1)
East:	Light Agriculture – 1 Acre Minimum (A-1-1)
South:	Light Agriculture – 1 Acre Minimum (A-1-1)
West:	Light Agriculture – 1 Acre Minimum (A-1-1)
Existing Use:	Vacant
Surrounding Uses	
North:	Residential
South:	Residential, Vacant
East:	Residential
West:	Elementary School

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.98	N/A
Proposed Building Area (SQFT):	400 (Telcom Enclosure)	N/A
Building Height (FT):	50	50 max

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:	1			

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area (“CSA”):	Yes – CSA 117, CSA 152
Special Flood Hazard Zone:	No – Outside Floodplain
Agricultural Preserve:	No – Not in an Agricultural Preserve
Liquefaction Area:	No – Not in a Liquefaction Area
Subsidence Area:	No – Not in a Subsidence Area
Fault Zone:	No – Not in a Fault Zone

Fire Zone:	No – Not in a Fire Hazard Zone
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No – Not in a Cell Number
CVMSHCP Conservation Boundary:	No – Not Coachella Valley
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or partially within the SKR Fee Area
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project site is located on a 1.98 acre vacant parcel located within a predominantly rural residential neighborhood. There are no previous entitlements that have been approved on this parcel. The project site is surrounded by existing single family residences to the north, east and south, as well as, an elementary school and preschool located approximately 200 feet to the west of the project site.

This project proposes to construct a 50-foot tall wireless communication facility, disguised as a monopine, with an accompanying 400 square foot equipment enclosure to house supporting equipment. Included in the project description is a six (6) foot high CMU block wall enclosure, three (3) six (6) foot high dual panel antennas, three (3) additional panel antennas, one (1) GPS antenna, additional associated equipment, three (3) new pine trees for screening purposes, and a 12 foot wide non-exclusive access path leading to a non-exclusive parking space adjacent to the wireless facility.

The project site has a Light Agriculture – 1 Acre Minimum (A-1-1) zoning classification, which allows for a maximum wireless communication facility tower height of 50 feet and a setback of either 200% of the facility height from the nearest habitable dwelling or 100% of the facility height from the nearest property line, whichever is greater. The project meets the development standards set forth in the ordinance for the A-1-1 zoning classification. The proposed height of the tower is 50 feet and the distance from the nearest property line is approximately 100 feet, double the required 100% of the facility height. In addition, the wireless facility is well over the 200% of facility requirement from the nearest habitable dwelling, with an approximate distance of 280 feet from the nearest habitable dwelling.

The wireless facility is located towards the southwestern portion of the project site. The location of the proposed project is in a highly visible location, as it is located approximately 100 feet from the Oleander Ave street right-of-way, and proposes to plant new pine trees to assist with screening. Implementation of this screening would match the disguised facility and help screen the tower from the street, the adjacent school, and surrounding residences.

On June 13, 2019, the Riverside County Airport Land Use Commission (ALUC) found the project to be conditionally consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, while incorporating the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on June 3, 2019. The project, through ALUC's review, has been conditioned to prevent any impacts the project may potentially have on the nearest airports (Planning. 2 – Airport Land Use Commission Conditions).

The road to the south of the project site, Oleander Avenue, has an existing right-of-way of 44 feet north of the street centerline. No additional dedication would be required from the property owner and the right-of-way would allow for future sidewalks and other improvements. In addition, the road to the east of the project site, Haines Street, has an existing 60 foot right-of-way dedication, which is typical for residential streets. No further dedication is requested from the Transportation Department.

Plot Plan No. 180010 was submitted to the County of Riverside on March 21, 2018.

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 judgment of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute 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:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural Community – Very Low Density Residential (RC-VLDR).

2. The project site has a Zoning Classification of Light Agriculture – 1 Acre Minimum (A-1-1), which is consistent with the Riverside County General Plan.
3. The project is consistent with Ordinance No. 348 (Land Use) and is allowed within the Light Agriculture – 1 Acre Minimum (A-1-1) Zoning Classification, subject to Plot Plan approval.

Entitlement Findings:

Findings for a recommendation to grant a Plot Plan permit for a Disguised Wireless Telecommunication facility shall include the following, pursuant to the provisions of the Riverside County Ordinance No. 348 (Land Use):

1. The facility is designed and sited so that it is minimally visually intrusive. The proposed project is designed to be disguised as a pine tree or “monopine” to better blend in with its surrounding setting. In addition, the proposed project will also plant three (3) additional pine trees adjacent to the facility to help screen the tower (AND. Planning. 4 – New Trees to be Planted).
2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The proposed project consists of a 400 square foot equipment enclosure with a 6 foot high block wall. The enclosure will be partially screened from view by the additional landscaping proposed around the site (AND. Planning. 4 – New Trees to be Planted).
3. The application has met the processing requirements set forth in this article. The proposed project has met all processing requirements as set forth in Ordinance No. 348.
4. The application has met the location and development standards set forth the Article 19.404 of the Riverside County Zoning ordinance.
5. That 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. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

Development Standards Findings:

1. Area Disturbance – Disturbance to the natural landscape shall be minimized and shall be remediated immediately after construction. The proposed project will meet this development standard as the area of disturbance will include a little over 400 square feet of ground disturbance for the development of the equipment enclosure and 12 foot wide access path leading to the facility. The parcel is currently vacant and no further disturbance is proposed outside the facility footprint.
2. Fencing and Walls – The proposed project includes a 400 square foot equipment enclosure to be enclosed by a 6 foot tall CMU block wall. Given the visibility of the proposed facility from the public right-of-way, the enclosure will be partially visible but obscured by the proposed landscaping which will include 3 pine trees used to screen the facility (AND. Planning. 4 – New Trees to be Planted).

3. Height Limitations – Disguised wireless communication facilities located within any residential zoning classification shall not exceed fifty (50) feet in height. The proposed project complies with this development standard as the proposed monopine does not exceed the 50 foot height requirement of the A-1-1 zoning classification and is proposed to be 50 feet in height.
4. Impacts – All wireless communication facilities shall be sited so as to minimize the adverse impacts to all surrounding community and biological resources. This project complies with this development standard as the facility is sited in the parcel in which it is located in an area that meets all setbacks requirements according to Ordinance No. 348. The facility is located at least 100 feet away from any property line and is located well over 100 feet from any habitable dwelling. The site is visible from the public right-of-way, but mitigates impacts through the proposed project design and supplemental landscaping to be used for screening purposes. Impacts have been reviewed in the Initial Study and Negative Declaration (ND) and have been determined to be less than significant.
5. 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 (Planning. 4 – New Trees to be Planted) to include additional landscaping adjacent to the facility and shall include trees of a similar species to that of the design of the proposed facility. The landscaping is for the purpose of screening the facility and tower from the adjacent land uses.
6. 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.
7. 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 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. The nearest habitable dwelling is approximately 280 feet away from the proposed facility which should mitigate some of the noise concerns.
8. Parking Space – Temporary parking for service vehicles may be permitted on site and no off-site parking shall be allowed for any service vehicle. As such, one (1) non-exclusive parking space for technicians has been provided onsite adjacent to the proposed facility with an access path leading to the parking space from the public right-of-way.
9. Paved Access – The project site shall be accessed by a 12 foot wide access path, leading from Oleander Avenue to the proposed facility. Because the wireless communication facility is located on within a residential development containing lots larger than 18,000 square feet, the access path shall be an all-weather surface.
10. Power and Communication Lines – No above-ground power or communication line 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 as the lines are to be laid underneath the proposed access path.

11. **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.
12. **Sensitive Viewshed** – Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined by Ordinance No. 348, shall be concealed and sited so that the top of the facility is below the ridgeline as viewed from any direction. The proposed project meets this development standard as the proposed facility is not located on or near any ridgeline. The project's proposed design of a "monopine" is considered to be minimally intrusive, 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.
13. **Setbacks** – Disguised wireless in or adjacent to residential zone classifications shall be setback from habitable dwellings a distance equal to two hundred (200) percent of the facility height or shall be setback from the residential property lines a distance equal to one hundred (100) percent of the facility height, whichever is greater. The proposed project meets this development standard as the facility is setback 100 feet from the nearest property line, double the 100% facility height requirement, and is located approximately 280 feet away from the nearest habitable dwelling, well over the 200% facility height requirement.
14. **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 & Guidelines, where appropriate. This project meets this development standard as 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 of the surrounding area.
15. **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 as the wireless facility's tower and equipment have been designed and shall be painted to match in color and look with the surrounding pine trees and earth-tone colors.

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 Perris Sphere of Influence. This project was provided to City of Perris for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on April 22, 2019 and on June 13, 2019, the Riverside County Airport Land Use Commission (ALUC) found the proposed project to be conditionally consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan subject to conditions imposed by the FAA and ALUC.

The project, through ALUC's review, has been conditioned to shield or hood any outdoor lighting to mitigate light pollution, prohibit certain uses/activities that would impede air navigation in the area, include a notice to all potential purchasers of the property or lessees of the facility to be recorded as a deed notice, design any propose detention basins as to provide for a maximum 48 hour detention period following the conclusion of a storm event, and the notification of the March Air Reserve Base of any land use having electromagnetic radiation component. The following conditions were incorporated on the Federal Aviation Administration's (FAA) behalf, if any marking or lighting is to be installed it shall be accordance with FAA Advisory Circular 70/7460-1 L Change 2, the proposed structure shall not exceed 50 feet above ground level and a maximum elevation at to point of 1,734 feet above mean sea level, the maximum height and top point elevation as previously specified shall not be amended without further review by ALUC and the FAA, any temporary construction equipment used during the actual construction of the structure shall not exceed 50 feet in height and a maximum elevation of 1,734 feet above mean sea level, and within five (5) days after the construction of the structure reaches its greatest height (50 feet), 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 FAA.

4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on April 11, 2018. Of the nine (9) tribes that were mailed notices, only two (2) responded back, with both the Rincon and Pala tribes declining AB52 consultation on the project. In addition, County Archaeological Report (PDA) No. 7015r2, dated October 9, 2018, was submitted to and reviewed by the County. The report concluded that although no cultural resources were observed within the project area and within a half-mile of the project Area of Potential Effect (APE), the number of sites within a mile of the project APE suggest a moderate to high sensitivity for prehistoric resources. Due to a small drainage running through the project APE, monitoring by an archaeologist and Native American monitor during all ground disturbance activities associated with the proposed project is recommended and has been conditioned for this project (060 – Planning-CUL. 1 – Native American Monitor).
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 not located within a Cal Fire State Responsibility Area ("SRA") or a Local Responsibility Area ("LRA") and is also not located within a high or moderate hazard severity zone.

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 800 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone indicated support or opposition to the proposed project.

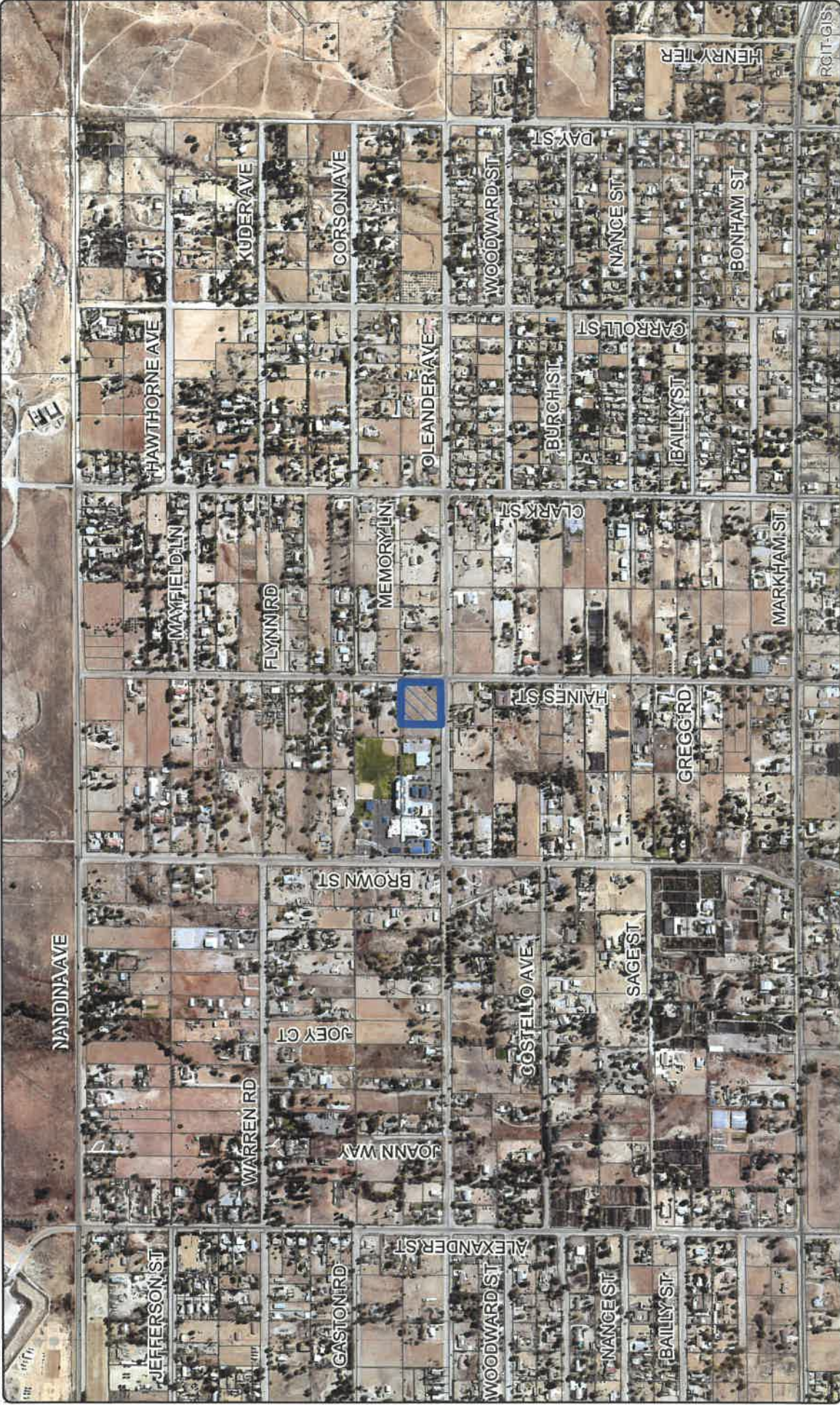
APPEAL INFORMATION

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 PPT180010 CEQ180026 VICINITY/POLICY AREAS

Supervisor: Jeffries
District 1

Date Drawn: 09/18/2019
Vicinity Map



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. The County of Riverside Planning Department is currently reviewing the General Plan for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 952-3200 (Western County) or in Palm Desert at (760) 968-8277 (Eastern County) or Website: <http://planning.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180010 CEQ180026

EXISTING GENERAL PLAN

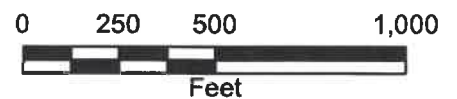
Supervisor: Jeffries
District 1

Date Drawn: 09/18/2019
Exhibit 5



Zoning Dist: Mead Valley

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.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

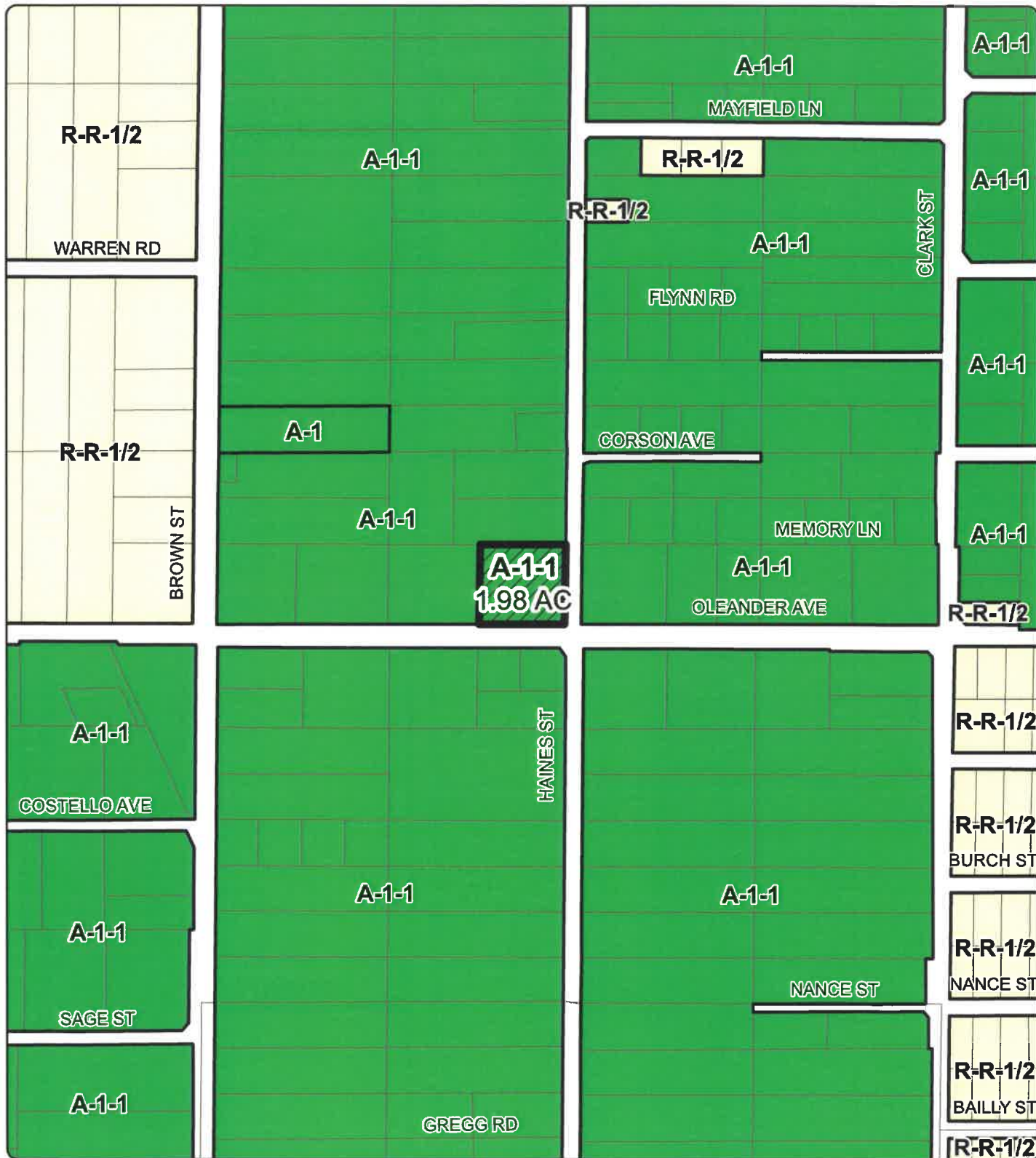
PPT180010 CEQ180026

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 09/18/2019

Exhibit 2



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



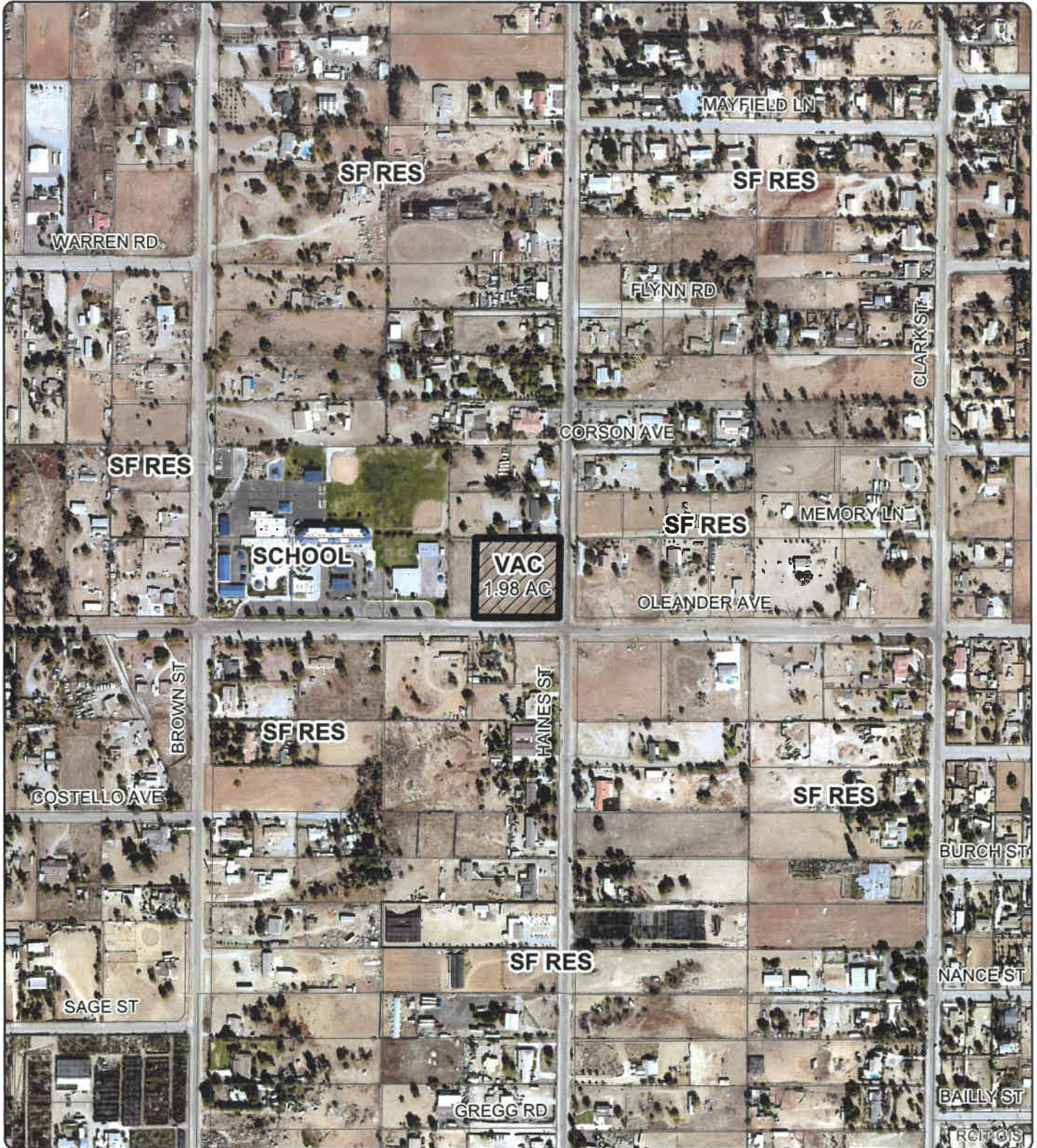
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT180010 CEQ180026

Supervisor: Jeffries
District 1

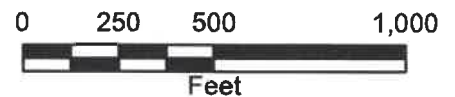
Date Drawn: 09/18/2019
Exhibit 1

LAND USE



Zoning Dist: Mead Valley

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.netima.org>

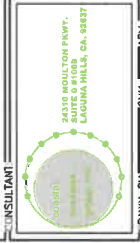


PROJECT INFORMATION
IES4448
OLEANDER RAW LAND
 CORNER OF OLEANDER AVE AND HAINES ST.
 PERRIS, CA 92570
 RIVERSIDE COUNTY

ISSUED FOR: 06-01-2018

ZONING

REV.	DATE	DESCRIPTION	BY
1	06-01-18	REVISED ZDs PER CITY	LHC
2	02-16-18	REVISED ZDs PER CITY	LHC
3	12-15-17	100% Zds	LHC
4	11-09-17	REVISED PER SURVEY	LHC
5	10-26-17	90% Zds FOR REVIEW	LHC

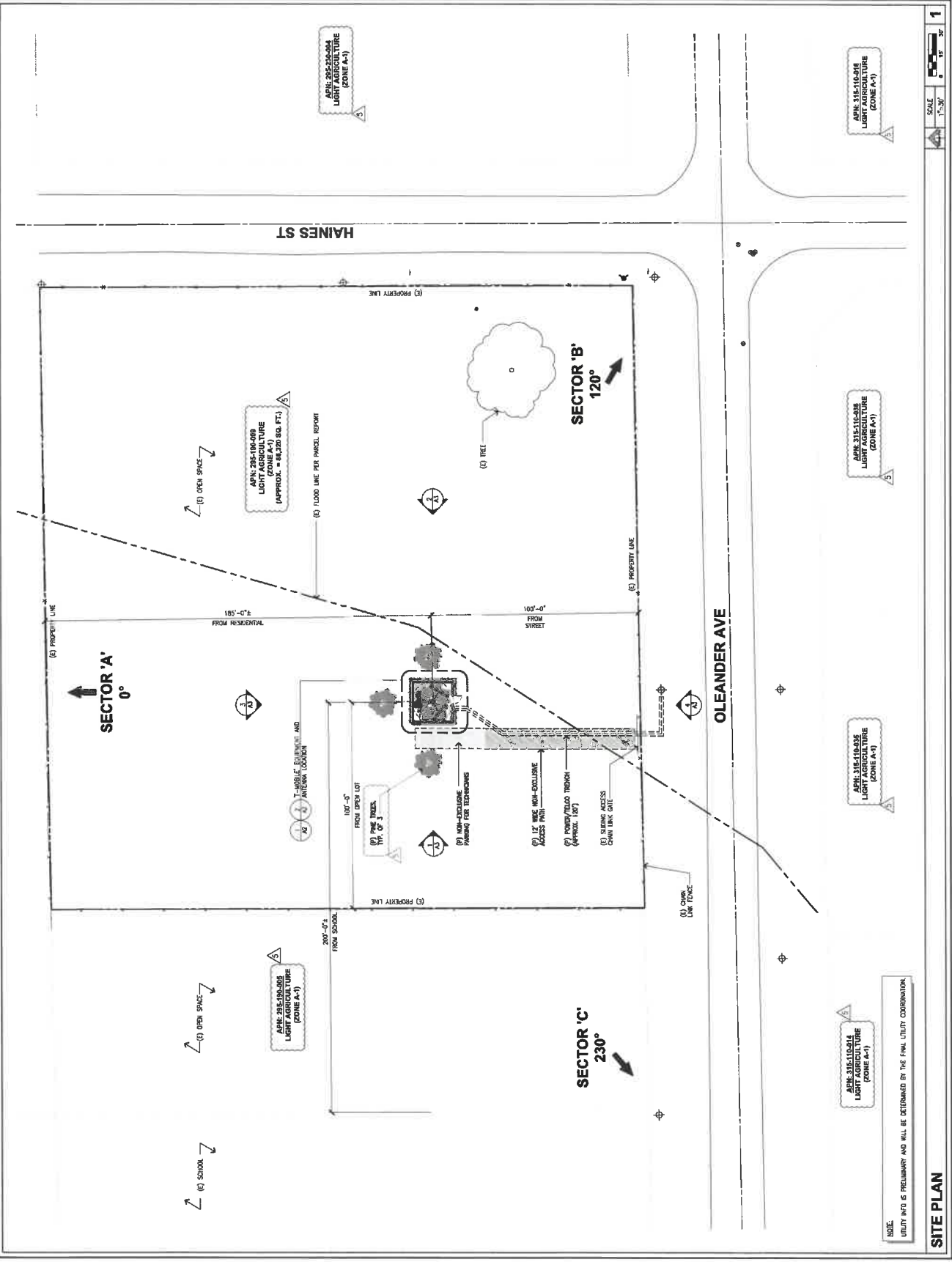


PLANS PREPARED BY:
 JEM LHC
 CHK: JEM
 APPV: LHC

NOT TO BE USED FOR CONSTRUCTION

SITE PLAN

A1
 SHEET NUMBER: A1
 REVISION: 5
 IES4448A



NOTE:
 UTILITY INFO IS PRELIMINARY AND WILL BE DETERMINED BY THE FINAL UTILITY COORDINATION.

SITE PLAN

SCALE: 1" = 30'



1800 REGAN ST. #802
LOS ANGELES, CALIFORNIA 90028

PROJECT INFORMATION:
OLEANDER RAW LAND
CORNER OF OLEANDER AVE. AND JAMES ST.
PACIFIC PALMS, LOS ANGELES COUNTY
RIVERSIDE COUNTY

ISSUED FOR:
06-01-2018

ZONING

REV.	DATE	DESCRIPTION	BY
A	06-01-18	REVISED ZON PER CITY	LUC
A	02-16-18	REVISED ZON PER CITY	LUC
A	12-15-17	100K ZON	LUC
A	11-09-17	REVISED PER SURVEY	LUC
A	10-26-17	BOX ZON FOR REVIEW	LUC



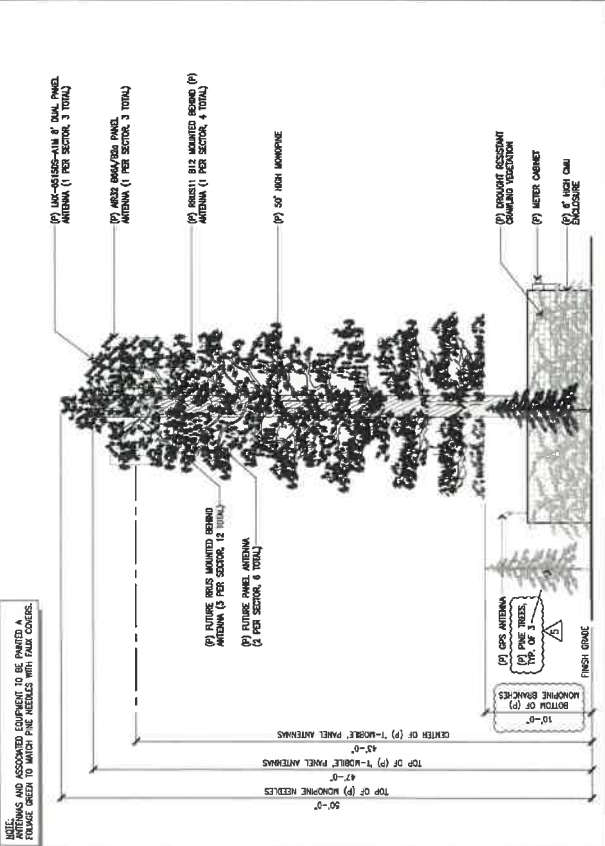
SCALE: 3/16"=1'-0"

NOT TO BE USED FOR CONSTRUCTION

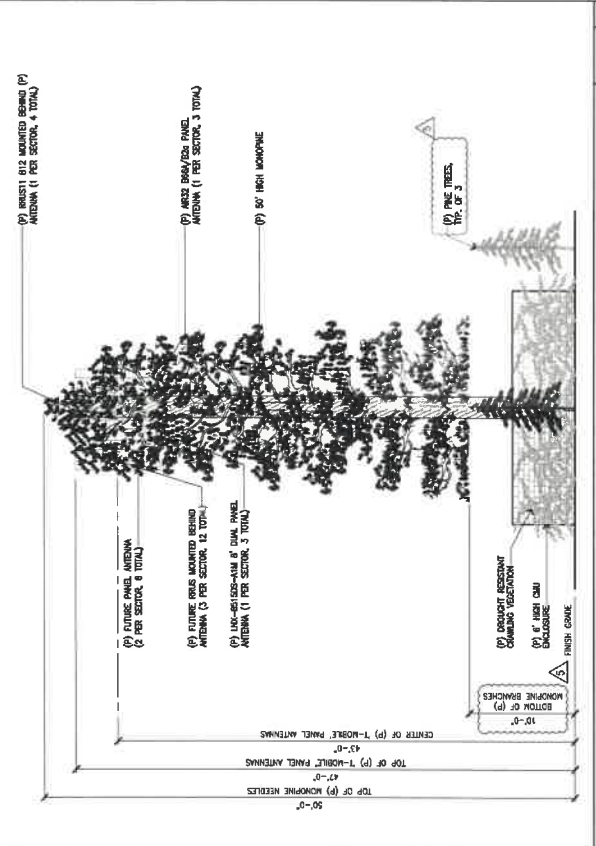
ELEVATIONS

A3
REVISION: **5**
SHEET NUMBER: **5**

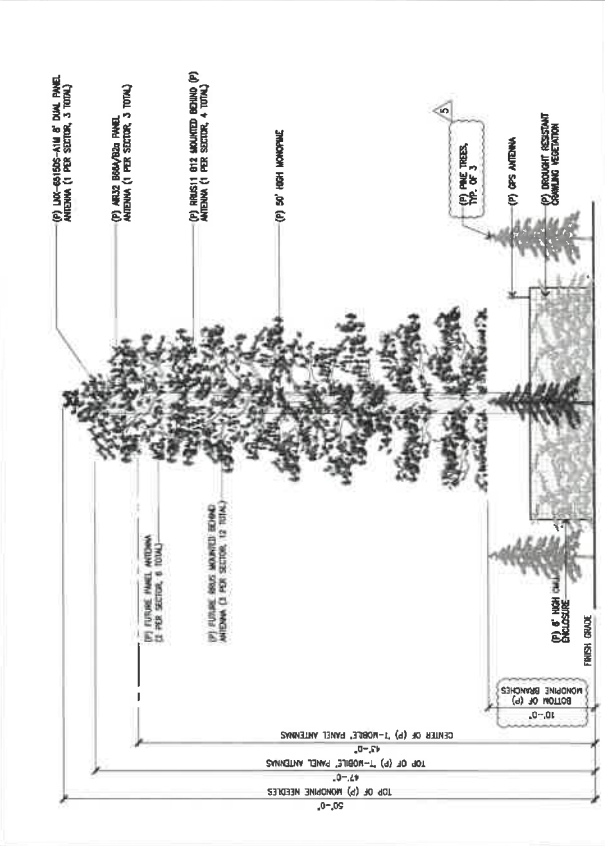
PROJECT NUMBER: **180448A**



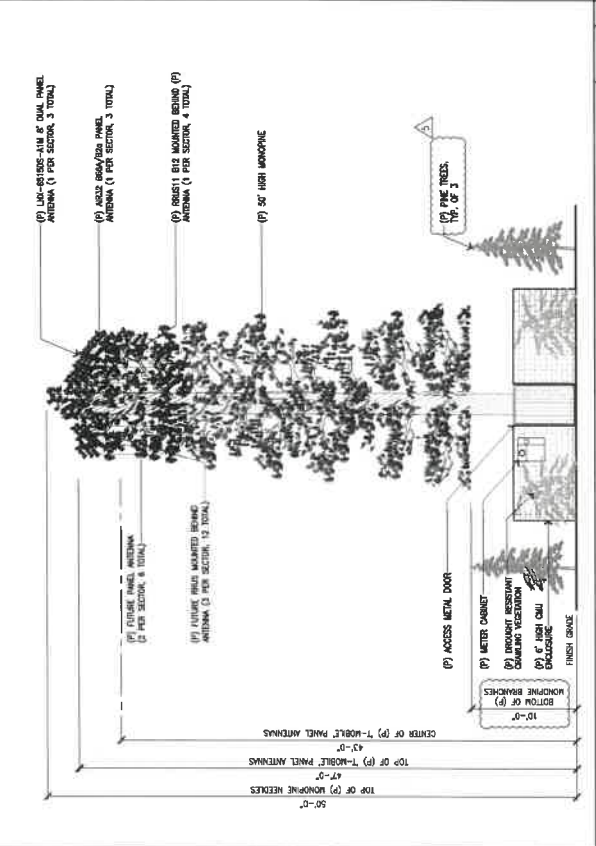
1 WEST ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION



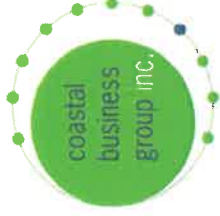
4 SOUTH ELEVATION



IE94448A

OLEANDER RAWLAND - MONOPINE

HAINES ST. & OLEANDER AVE, PERRIS, CA 92570

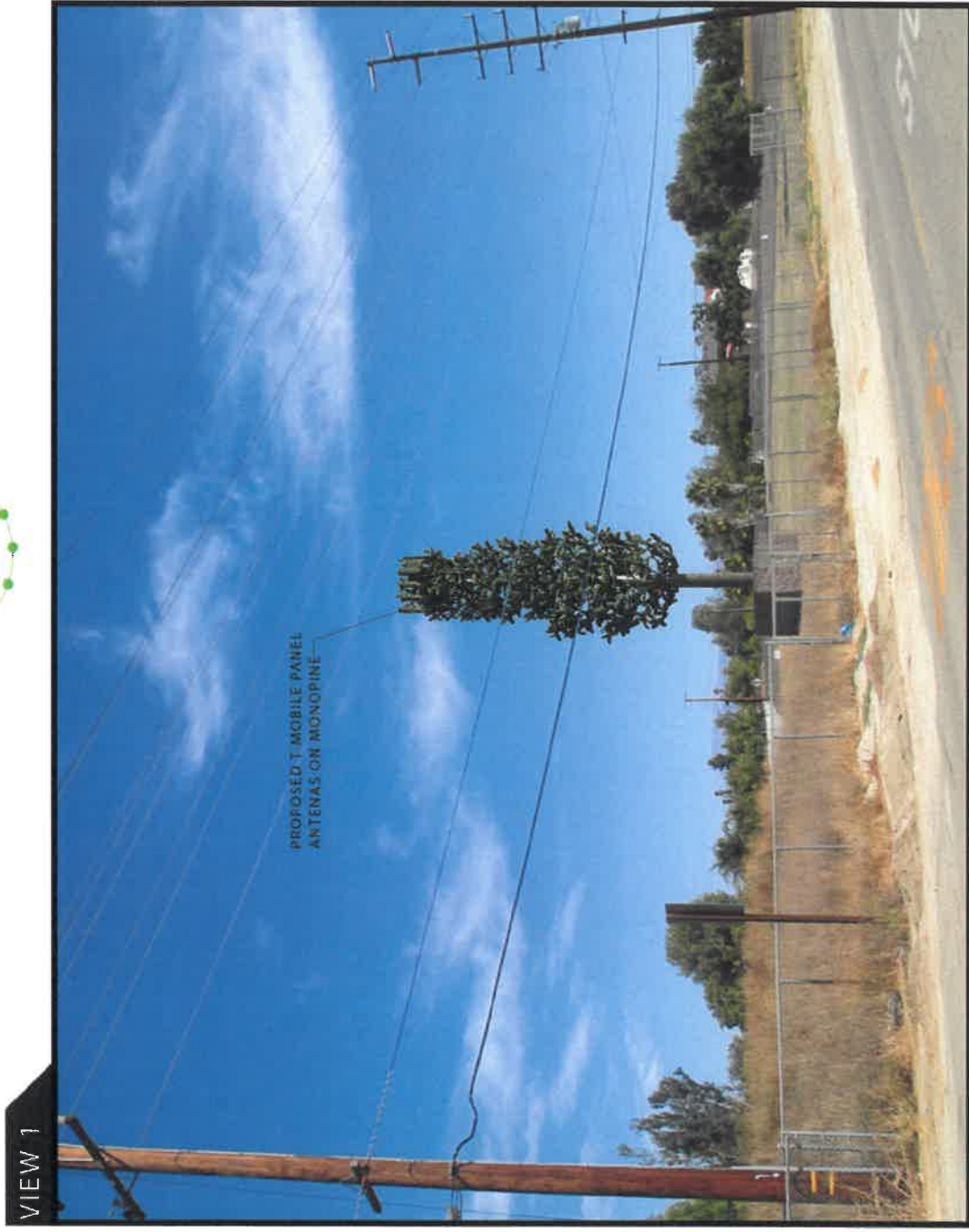


©2017 GOOGLE MAPS

LOCATION



EXISTING



VIEW 1

PROPOSED

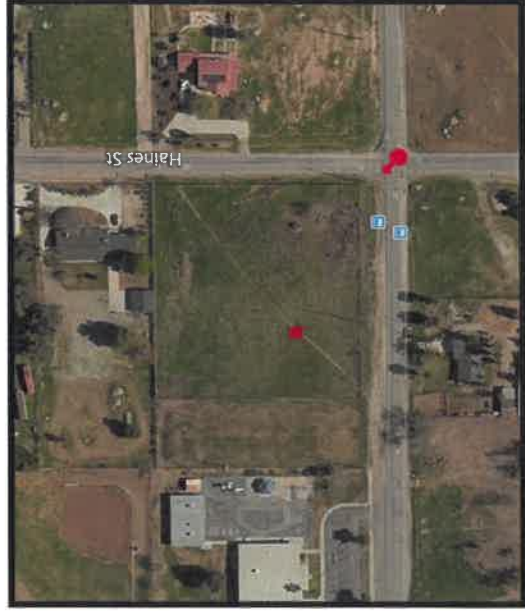
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



IE94448A

OLEANDER RAWLAND - MONOPINE

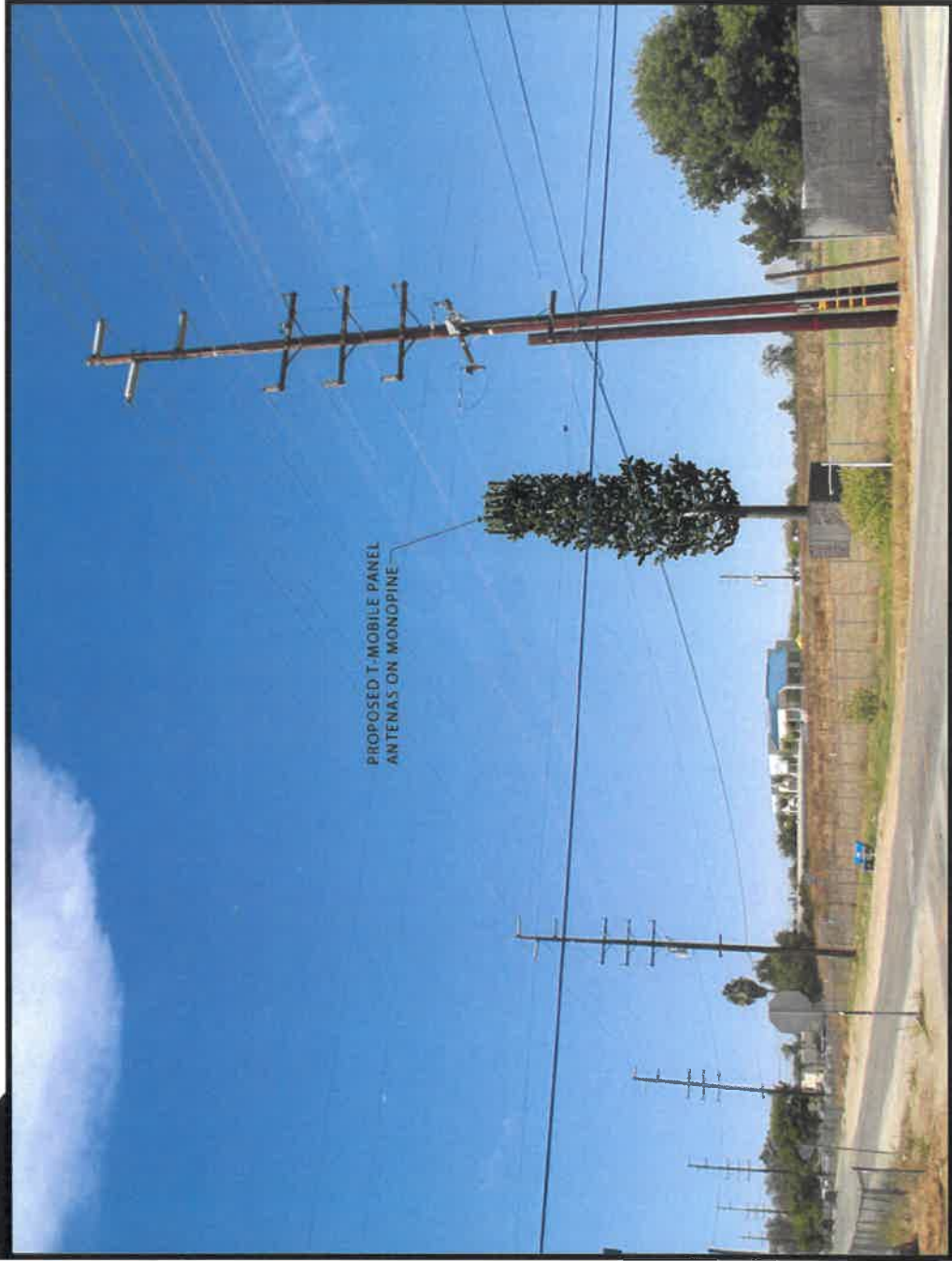
HAINES ST. & OLEANDER AVE, PERRIS, CA 92570



©2017 GOOGLE MAPS

LOCATION

VIEW 2



PROPOSED



EXISTING

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



IE94448A

OLEANDER RAWLAND - MONOPINE

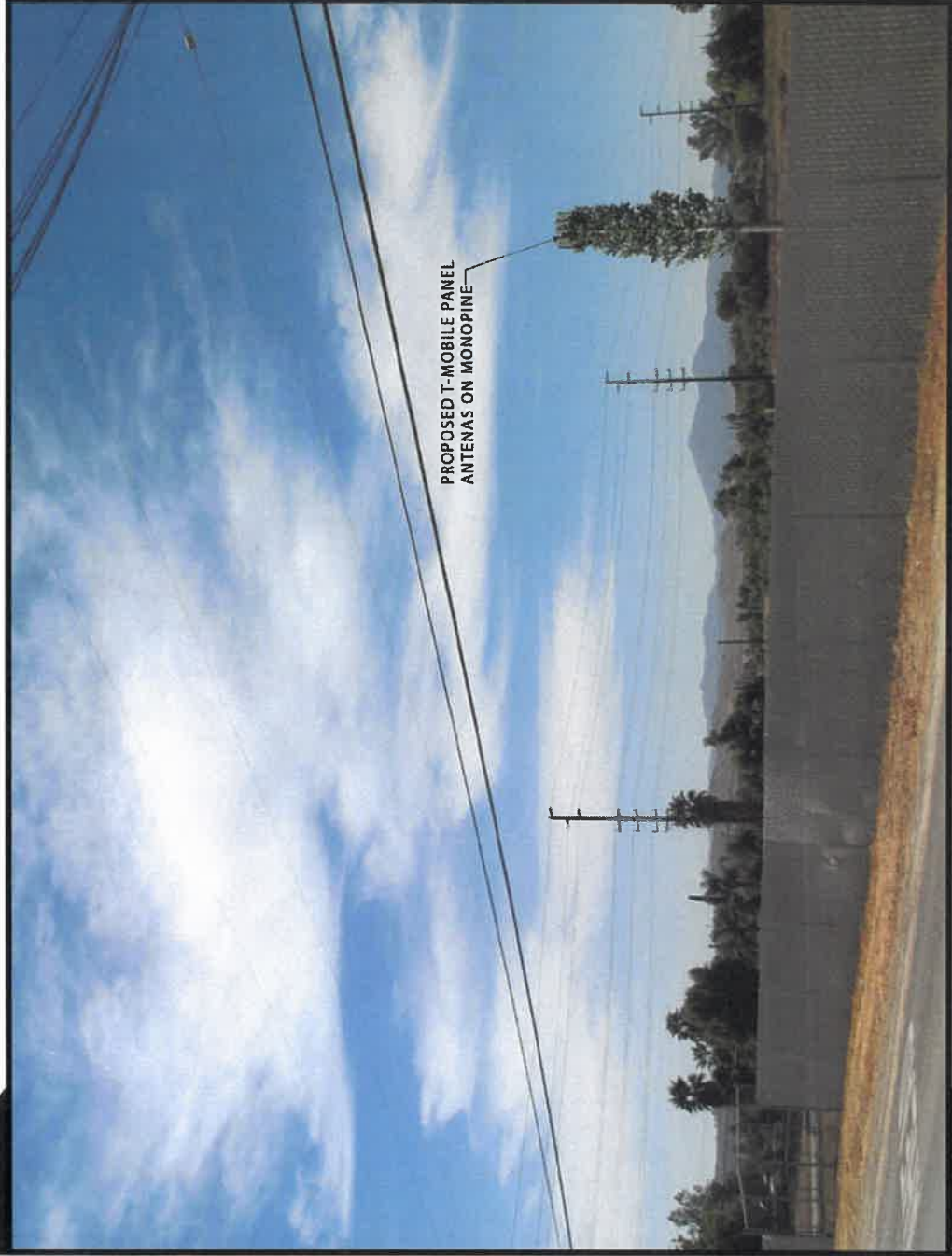
HAINES ST. & OLEANDER AVE, PERRIS, CA 92570



LOCATION

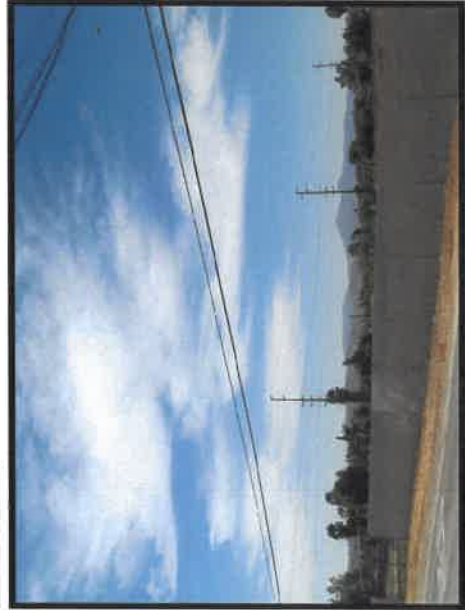
©2017 GOOGLE MAPS

VIEW 3



PROPOSED T-MOBILE PANEL ANTENNAS ON MONOPINE

PROPOSED



EXISTING

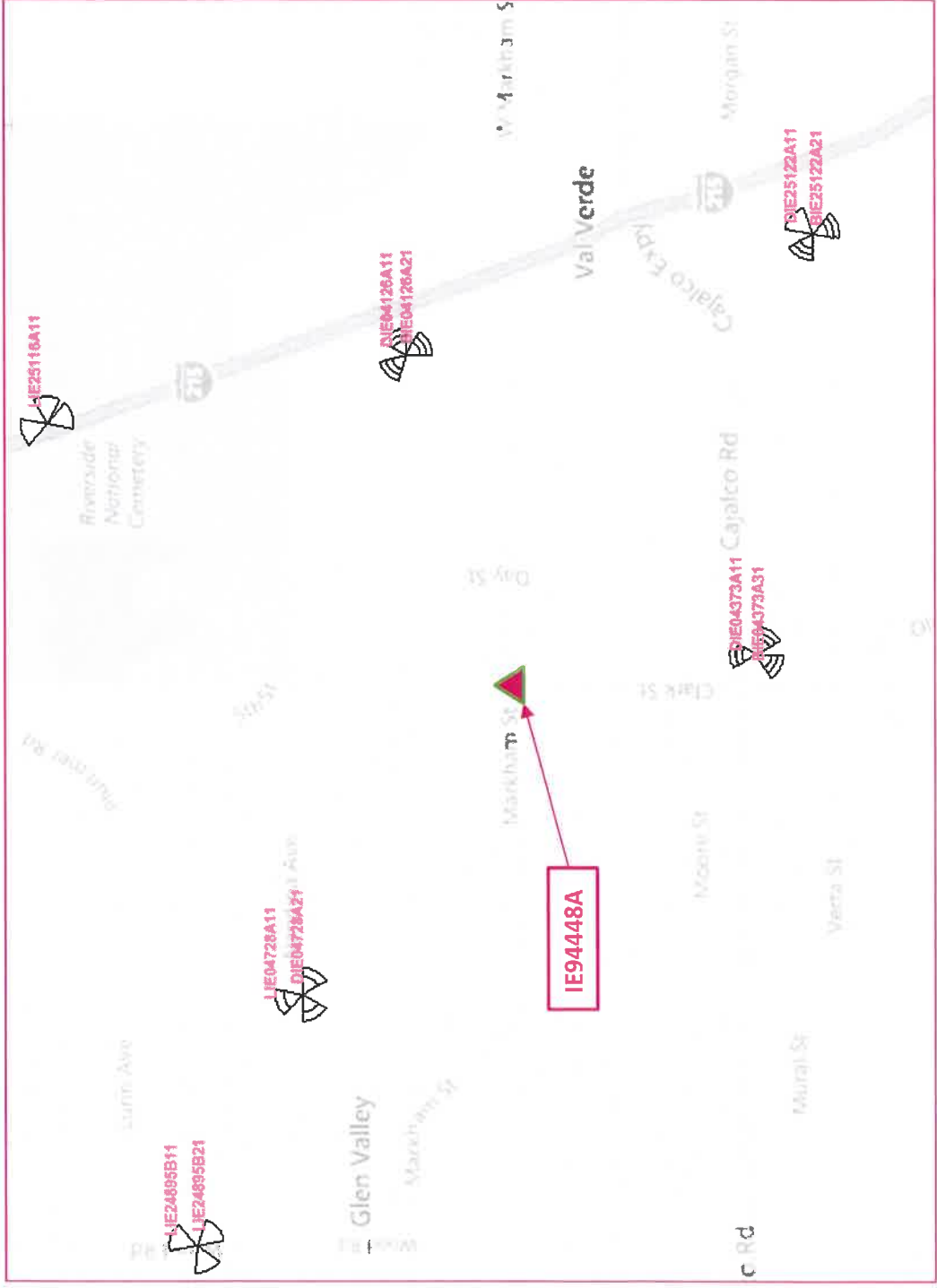
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



IE94448A
PROPAGATION PLOTS

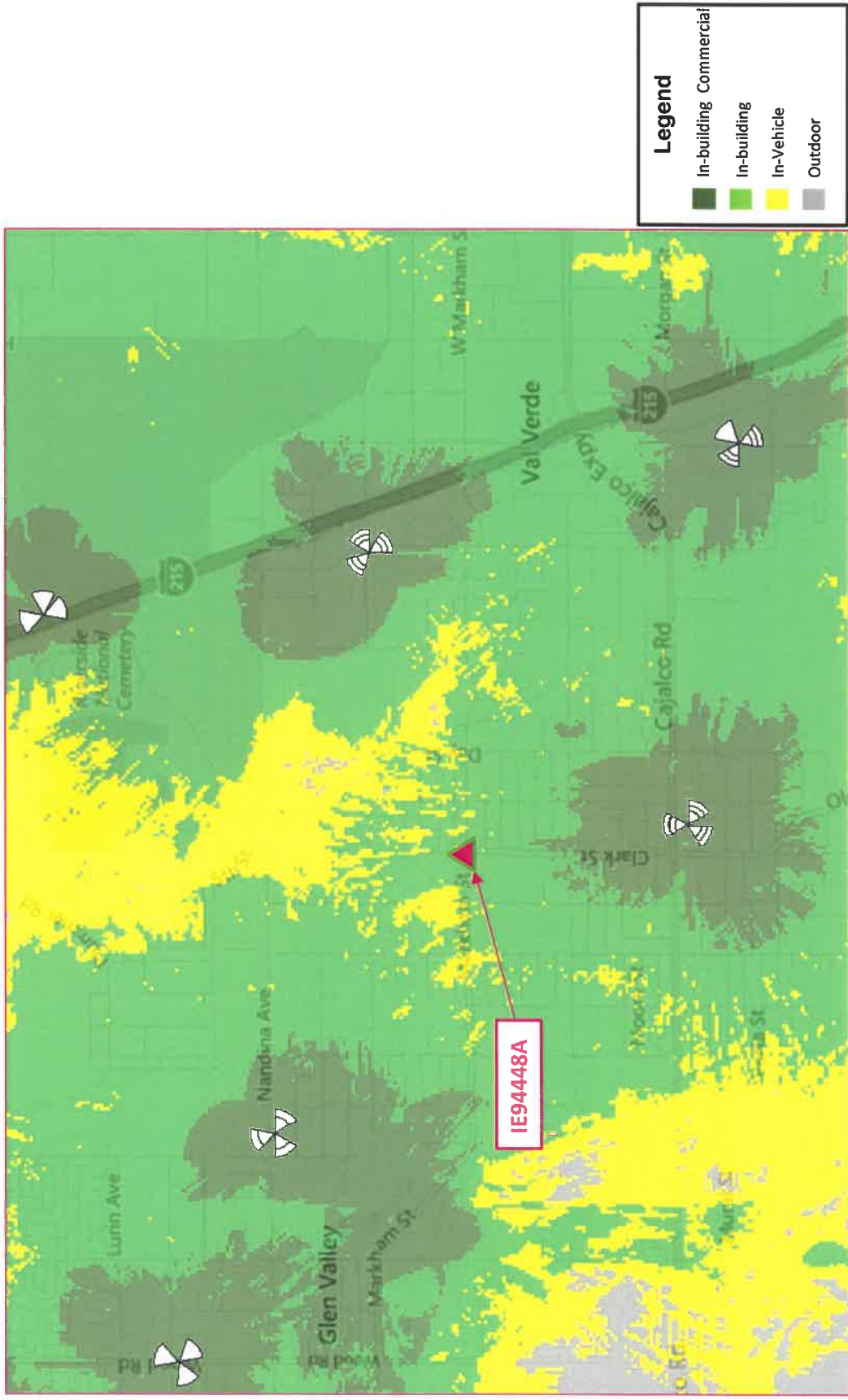
DECEMBER 2017

Surrounding Cells



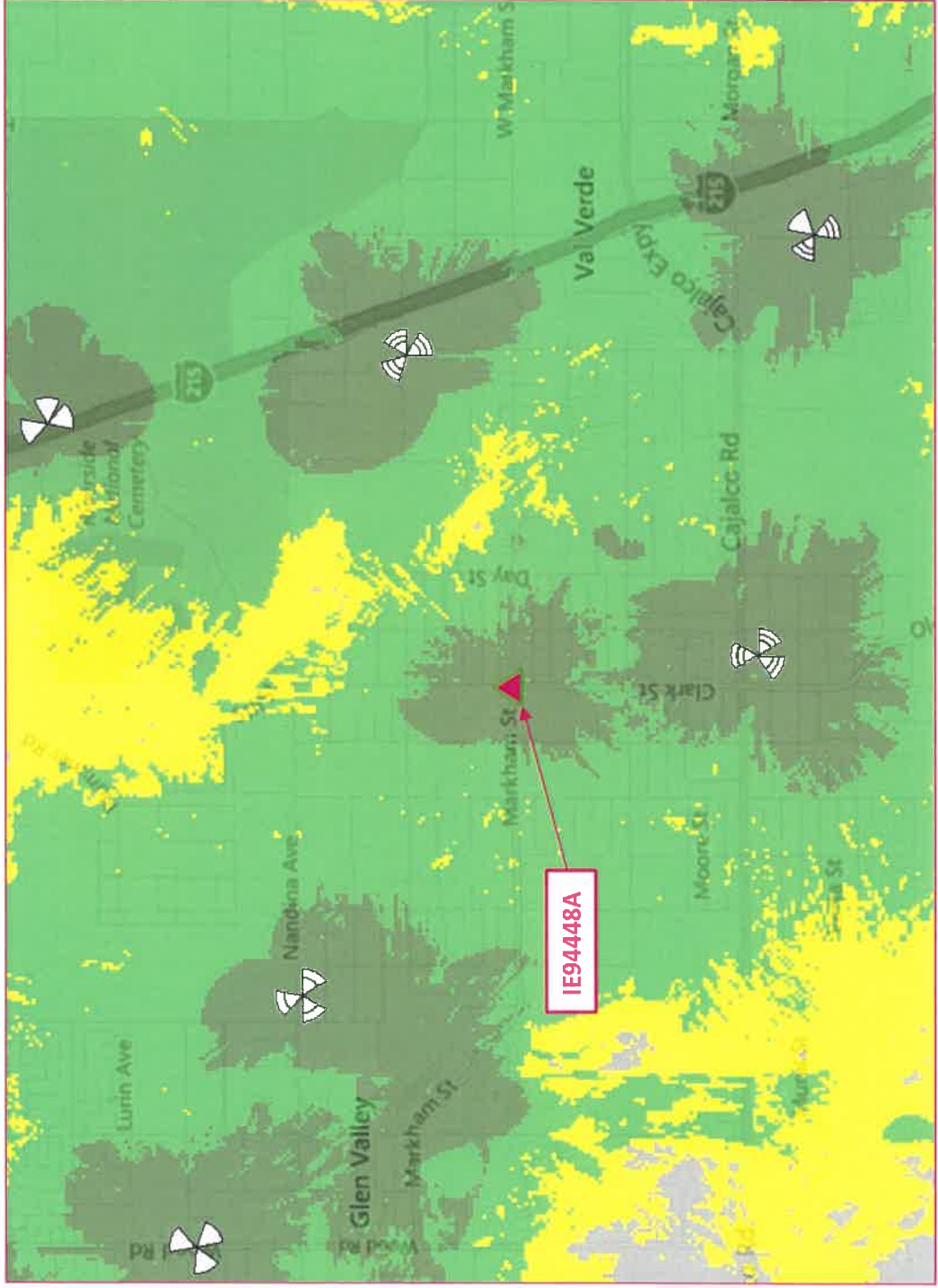
Existing Coverage Without IE94448A

-L2100



Predicted Coverage With IE94448A

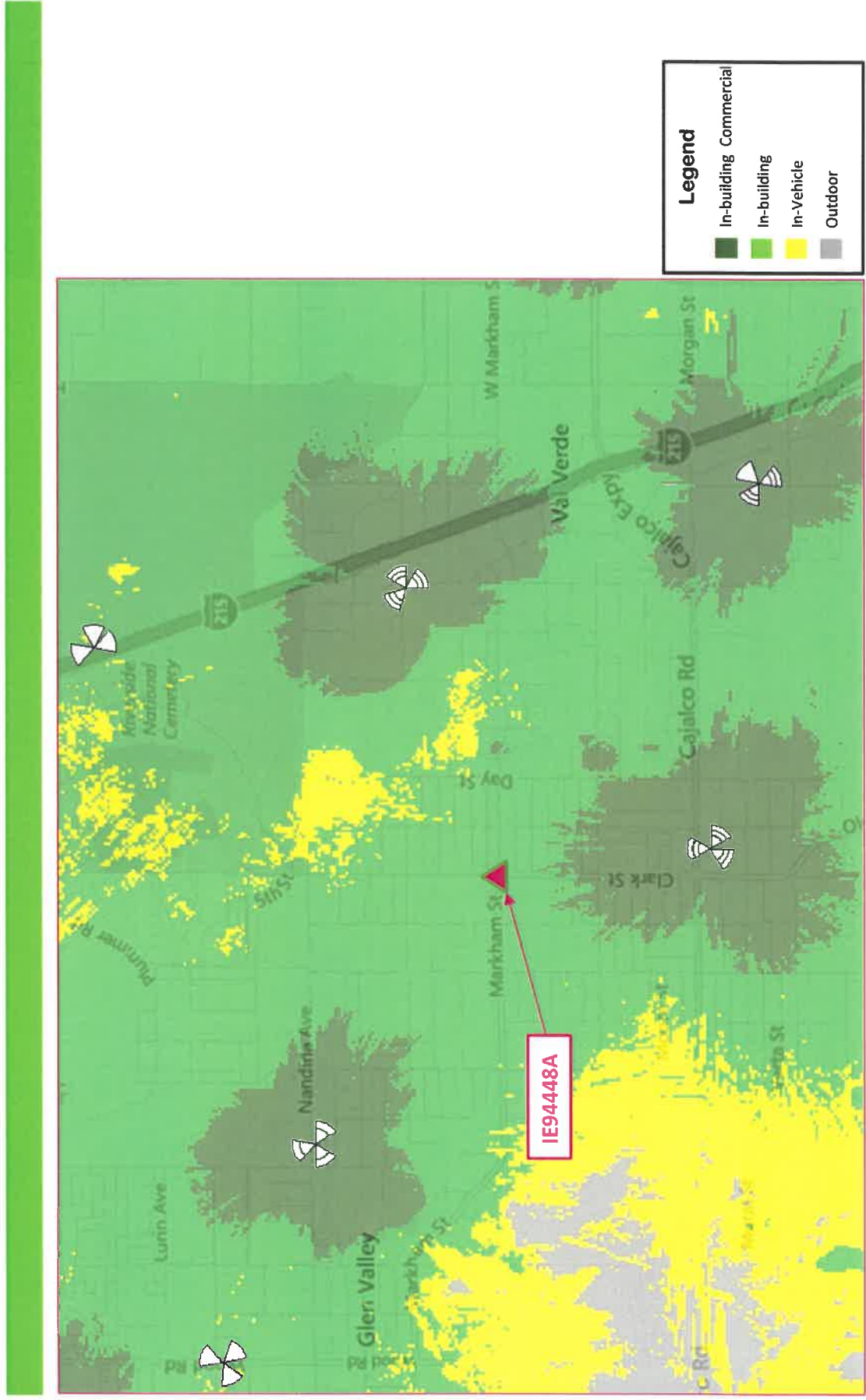
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Existing Coverage Without IE94448A



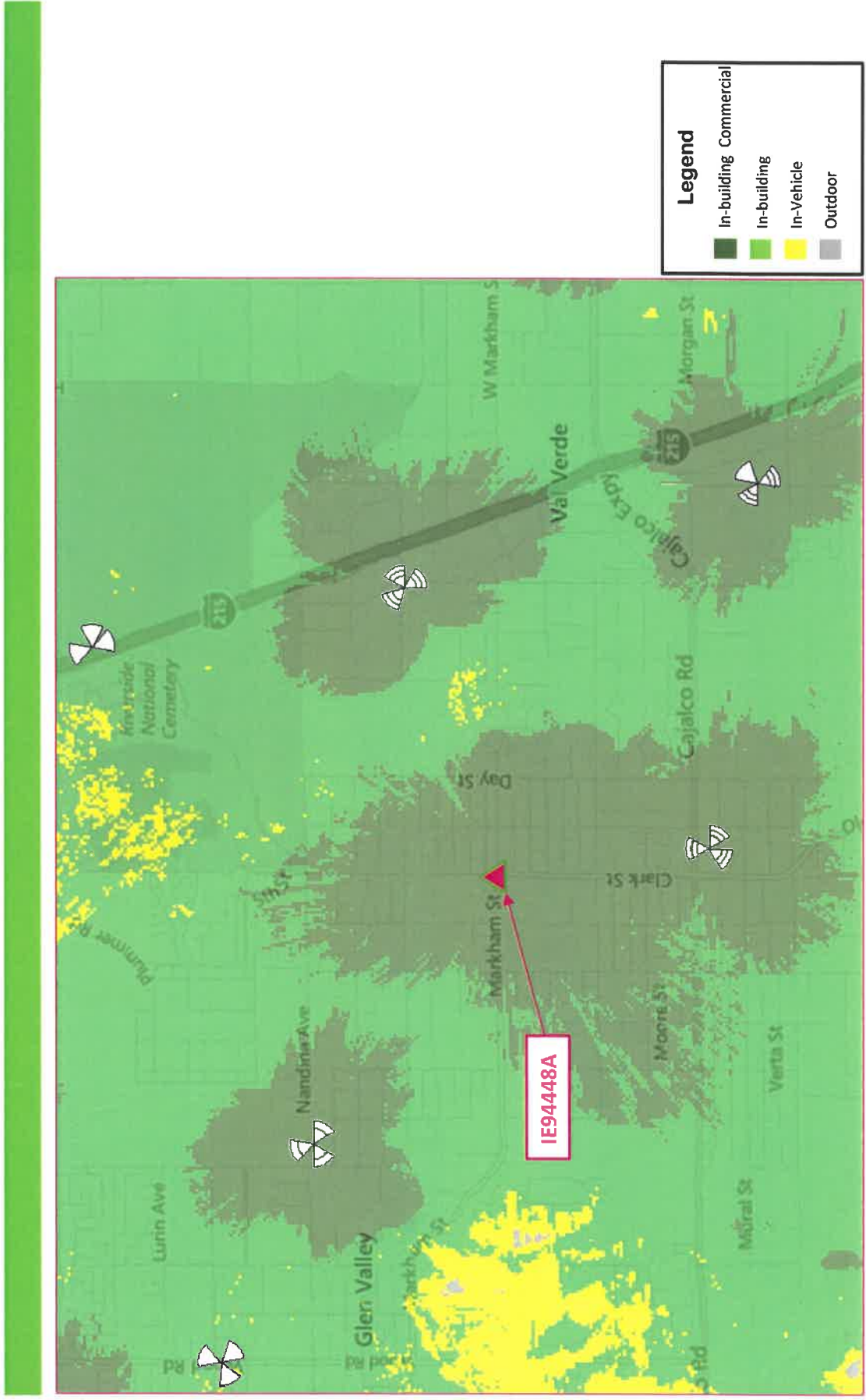
-L700



Predicted Coverage With IE94448A

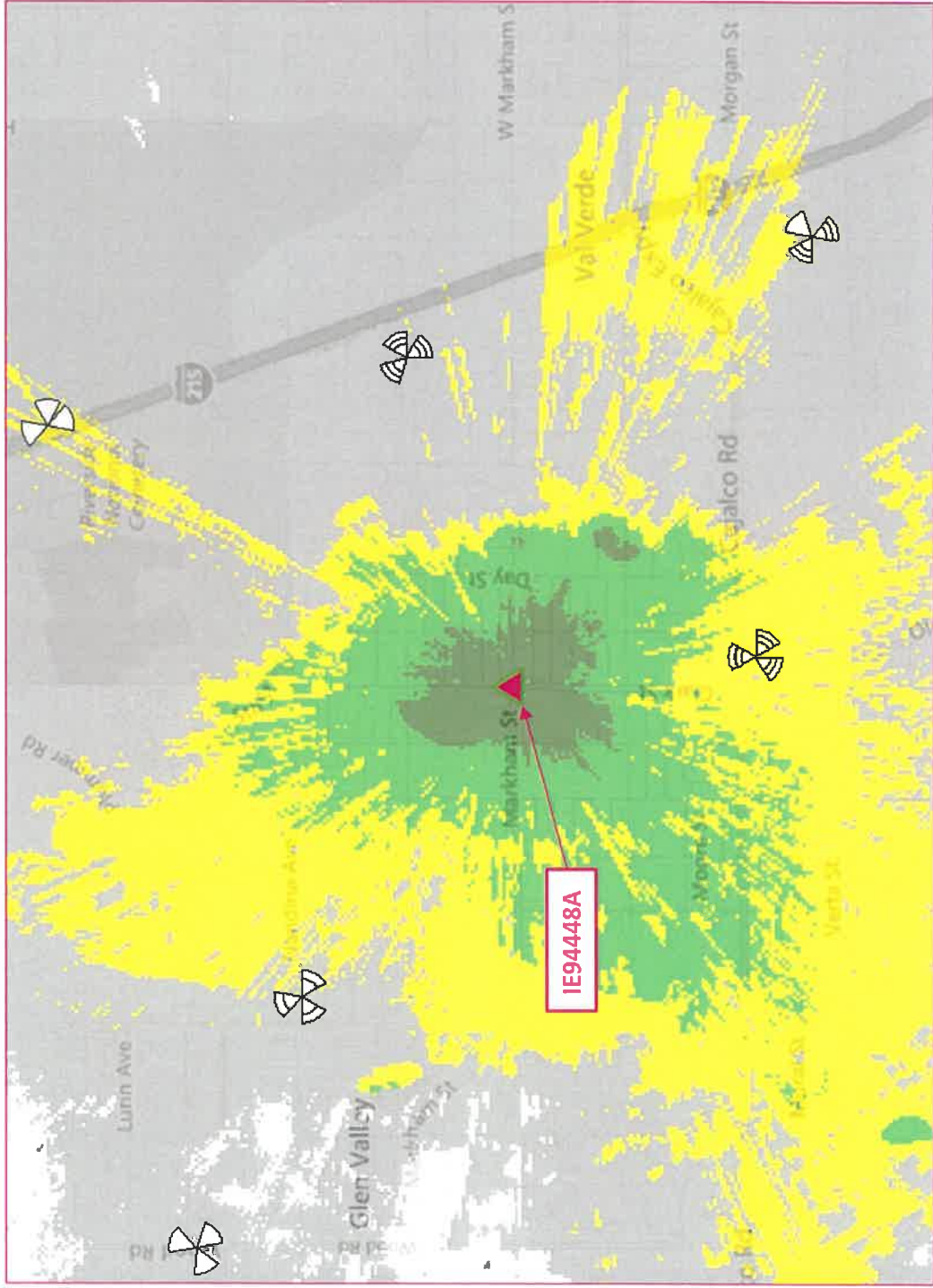


-L700



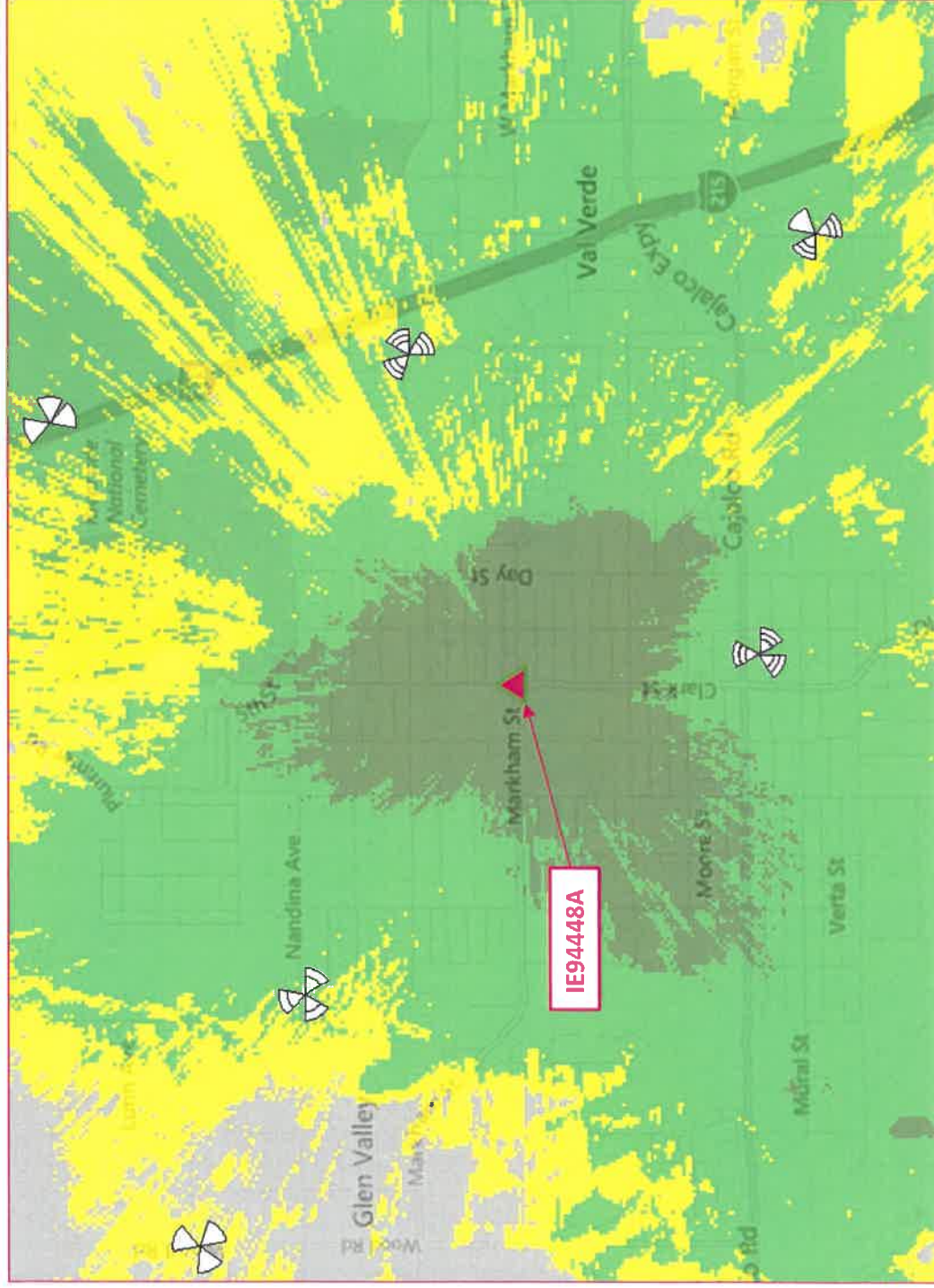
Predicted Coverage Of IE94448A

-L2100



Predicted Coverage Of IE94448A

-L700





RIVERSIDE COUNTY PLANNING DEPARTMENT

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

NEGATIVE DECLARATION

Project/Case Number: PPT180010/CEQ180026

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: September 25, 2019

Applicant/Project Sponsor: Coastal Business Group Date Submitted: March 21, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: Ken Baez Date: October 28, 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.

Please charge deposit fee case#: ZCEQ180026 ZCFW180024

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ180026
Project Case Type (s) and Number(s): Plot Plan No. 180010 (PPT180010)
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: Coastal Business Group
Applicant's Address: 24310 Moulton Pkwy, Suite O # 1009, Laguna Hills, CA 92637

I. PROJECT INFORMATION

- A. Project Description:** This project proposes to construct a 50-foot tall T-Mobile wireless communication facility, disguised as a monopine, with an accompanying 400 square foot equipment enclosure to house supporting equipment ("Project"). The Project includes a six (6) foot high CMU block wall enclosure, three (3) six (6) foot high dual panel antennas, three (3) additional panel antennas, one (1) GPS antenna, additional associated equipment, three (3) new pine trees for screening purposes, and a 12 foot wide non-exclusive access path leading to a non-exclusive parking space adjacent to the wireless facility.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 400 square foot lease area
- D. Assessor's Parcel No(s):** 295-190-009
- E. Street References:** The project site is located North of Oleander Ave, east of Brown St, south of Nandina Ave, and west of Haines St.
- F. Section, Township & Range Description or reference/attach a Legal Description:**
Township 3 South Range 4 West Section 34 Southwest
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located within a 1.98 acre parcel characterized as a vacant parcel with little to no vegetation within an urbanized environment. The parcel is considered an "urban interface mapping unit" per Riverside County's Map My County report generator. The area is comprised of mostly raw land as the parcel is undeveloped, with some single family residences in the adjacent parcels to the north, east and south of the proposed project site and an elementary school to the west. The topography of the site is mostly flat and has little natural screening of the lease area in regards to elevation or natural landscaping thus creating the need to add additional trees to the project site to help mitigate the impact the proposed project may have on the surrounding environment.

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 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 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 Oleander Ave through the proposed 12 foot wide non-exclusive access path. 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 high fire zone, fault zone, flood zone, or a zone with any liquefaction potential. 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): Mead Valley

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

D. Land Use Designation(s): Very Low Density Residential (RC-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):** Mead Valley

2. **Foundation Component(s):** Rural Community (RC)

3. **Land Use Designation(s):** Very Low Density Residential (RC-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: Light Agriculture – 1 Acre Minimum (A-1-1)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) 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

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", Mead Valley Area Plan Figure 10 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately 2 miles west of Interstate 215, per Figure 10 of the Mead Valley Area Plan, that section of the 215 is not designated as a state eligible scenic highway. 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 help screen the proposed project from adjacent properties and right-of-way. 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 42.5 miles northwest of the Mt. Palomar Observatory. Ordinance No. 655 identifies Zone "B" as the area located greater than 15 miles, but less than 45 miles from the observatory. No lighting fixtures have been proposed in the plans, but the project shall be conditioned to shield or hood all lighting fixtures. 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 does not have any lighting fixtures proposed. Regardless, 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. 6 – Planning-Telcom - Lighting). 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
--	--------------------------------	--	------------------------------	-----------

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 Light Agriculture – 1 Acre Minimum (A-1-1). Although the project site has a Light Agriculture Zoning Classification, the area is not an agricultural preserve and does not contain agricultural uses. The proposed project will only affect a 400-square-foot lease area of a 1.98-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 12220(g)), timberland (as defined by Public Resources Code	<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
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 plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. There are some sensitive receptors in the area including residences to the north, east, and south and an elementary school and playground to the west of the project site.

While the proposed Project will be located within one mile of sensitive receptors, any impacts will be less than significant based on the proposed land use and a lack of production of high levels CO, toxic air contaminants or odors in addition 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:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 400-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 but does include a blueline that travels along the center of the parcel. The project site was visited by the county biologist and was cleared of any potential for impacts as a result of the proposed project. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 7015r2

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.

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

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 PDA7015r2 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 PDA7015r2, 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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

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 electrical and telco service to equipment. The project is a relatively small in scale, approximately 400-square feet, 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.

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.

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Mead Valley Area Plan Figure 15 “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, Mead Valley Area Plan Figure 15 “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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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 400 square foot lease area. The project site is relatively flat and 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	<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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where sewers are not available for the disposal of waste water?

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

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.

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

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

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?

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 tall wireless communication facility, disguised as a monopine, with an accompanying 400 square foot equipment enclosure to house supporting equipment. Included in the project description is a 6 foot high CMU block wall enclosure, three (3) 6 foot high dual panel antennas, three (3) additional panel antennas, one (1) GPS antenna, additional associated equipment, three (3) new pine trees for screening purposes, and a 12 foot wide non-exclusive access path leading to a non-exclusive parking spot adjacent to the wireless facility. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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 approximately 2.5 miles west of the March Air Reserve Base within Zone C2 of the Airport Compatibility Plan. As a result, the Project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on June 13, 2019, the Riverside County Airport Land Use Commission (ALUC) found the project to be conditionally consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, while incorporating the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on June 3, 2019. The project, through ALUC's review, has been conditioned to shield or hood any outdoor lighting to mitigate light pollution, prohibit certain uses/activities that would impede air navigation in the area, include a notice to all potential purchasers of the property or lessees of the facility to be recorded as a deed notice, design

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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any propose detention basins as to provide for a maximum 48 hour detention period following the conclusion of a storm event, and the notification of the March Air Reserve Base of any land use having electromagnetic radiation component. The following conditions were incorporated on the Federal Aviation Administration's (FAA) behalf, if any marking or lighting is to be installed it shall be accordance with FAA Advisory Circular 70/7460-1 L Change 2, the proposed structure shall not exceed 50 feet above ground level and a maximum elevation at to point of 1,734 feet above mean sea level, the maximum height and top point elevation as previously specified shall not be amended without further review by ALUC and the FAA, any temporary construction equipment used during the actual construction of the structure shall not exceed 50 feet in height and a maximum elevation of 1,734 feet above mean sea level, and within five (5) days after the construction of the structure reaches its greatest height (50 feet), 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 FAA (Planning. 2 – Airport Land Use Commission Conditions). 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. Perris Valley Airport is located approximately 7.16 miles southeast 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

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 Light Agriculture – 1 Acre Minimum (A-1-1) 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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

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 Light Agriculture – 1 Acre Minimum (A-1-1) 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"/>
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"/>

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 C2 of the March Air Reserve Base Airport Compatibility Plan. The project site is located approximately 2.5 miles west 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.

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

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:

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-PAL. 1 – 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"/>
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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"/>
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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"/>
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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 over 200 feet away from 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

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. 59), located approximately 1.82 miles Southeast of the Project site at 21510 Pinewood St, Perris, CA 92570. 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

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

Source(s): Riverside County General Plan

Findings of Fact:

The proposed project is 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
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"/>
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"/>

Source(s): GIS database

Findings of Fact:

a) The Project 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 400 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"/>
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:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 400-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?	<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

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.

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) The project site is not listed 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). As such there will be no impact.

b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on April 11, 2018. Of the nine (9) tribes that were mailed notices, only two (2) responded back, with both the Rincon and Pala tribes declining AB52 consultation on the project. In addition, County Archaeological Report (PDA) No. 7015r2, dated October 9, 2018, was submitted to and reviewed by the County. The report concluded that although no cultural resources were observed within the project area and within a half-mile of the project Area of Potential Effect (APE), the number of sites within a mile of the project APE suggest a moderate to high sensitivity for prehistoric resources. Due to a small drainage running through the project APE, the report suggests a finding of potential significant impact/adverse effect and recommends monitoring by an archaeologist and Native American monitor during all ground disturbance activities associated with the proposed project in the event that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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artifacts are unearthed. No Tribal Cultural resources were identified by any of the Tribes but the report suggests a possibility of resources being within the area and as such, the project has been conditioned to have a monitor onsite for ground disturbing activities (060 – Planning-CUL. 1 – Native American Monitor). This a standard conditions and is not considered a mitigation measure for CEQA purposes and as such the project impacts are considered to be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed Project is 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"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed Project is 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 T-Mobile. 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"/>
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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 not located in an area designated as high for wildfire susceptibility. The project is located in a residential 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 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

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.



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

Juan C. Perez
Agency Director



09/25/19, 11:32 am

PPT180010

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT180010. 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 Plan (PPT180010) 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. 180010 proposes to construct a 50-foot tall T-Mobile wireless communication tower, disguised as a monopine, with an accompanying 400 square foot equipment enclosure to house supporting equipment. Included in the project description is a 6 foot high CMU block wall enclosure, three (3) 6 foot high dual panel antennas, three (3) additional panel antennas, one (1) GPS antenna, additional associated equipment, three (3) new pine trees for screening purposes, and a 12 foot wide non-exclusive access path leading to a non-exclusive parking spot adjacent to the wireless facility.

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 6/1/18.
Exhibit B (Elevations), dated 6/1/18.

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)
 - State Subdivision Map Act
 - 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 (Native Americans: CEQA)

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. 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 Stephen's 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.

E Health

E Health. 1 HAZMAT CONDITIONS

- A) Emergency Generator – A general condition shall be placed on the project indicating that the following shall apply for any proposed diesel emergency generator:
 - 1) A Hazardous Materials Business Plan (HMBP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 HAZMAT CONDITIONS (cont.)

- 2) A proposal for an approved method of secondary containment may be required.
 - 3) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
 - 4) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
 - 5) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
 - 6) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
 - 7) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
 - 8) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.
- B) Hazardous Materials Business Plan (HMBP) – A condition shall be placed on the project, "Prior to Building Final", indicating that this facility shall be required to submit a HMBP to the Hazardous Materials Management Branch (HMMB) for review and acceptance. For further information, please contact HMMB at (951) 358-5055.
- C) Backup battery storage – An NFPA 704 sign shall be placed on the most visible side of the cabinet(s) containing any amount of lead-acid batteries and if fenced, on the most likely means of entrance into the enclosure.

E Health. 2 UNMANNED FACILITY/NO WASTEWATER PLUMBING

A general condition shall be placed on the project indicating that, if permanent restroom facilities are required, the Department of Environmental Health (DEH) is to be contacted for specific requirements regarding water and sewer.

Planning

Planning. 1 0020-Planning-USE - CAUSES FOR REVOCATION

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

Planning. 2 Airport Land Use Commission Conditions

Per ALUC File No. ZAP1366MA19, dated June 13, 2019, the ALUC found the project to be conditionally consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan under the following conditions:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

Airport Land Use Commission Conditions (cont.)

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 A on Table 4 of the Mead Valley 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 single 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 following uses/activities are specifically prohibited at this location; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; waste water management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.

5. The attached notice shall be given to all prospective purchasers of the property and lessees of the facility, and shall be recorded as a deed notice.

6. Any proposed detention basins on the site (including water quality management basins) 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 basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

8. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2019-AWP-5172-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 2 and shall be maintained in accordance therewith for the life of the project.

9. The proposed structure shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,734 feet above mean sea level.

10. The maximum height and top point elevation specified above shall not be amended without further

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

Airport Land Use Commission Conditions (cont.)

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.

11. Temporary construction equipment used during actual construction of the structure shall not exceed 50 feet in height and a maximum elevation of 1,734 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

12. 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 applicable structure.

Planning. 3

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. 180010 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan No. 180010, 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,

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 PDA07015r2 Accepted (cont.)

Helix Environmental Planning, Inc. and is entitled: "Phase I Cultural Resources Assessment T-Mobile West, LLC Facility Candidate IE94448A (Oleander Rawland), Perris, Riverside County, California", dated October 09, 2018.

PDA07015r2 concludes: The results of this assessment indicate that although no cultural resources were observed within the project area, and none are recorded within a half-mile of the project APE, the number of sites within a mile of the project APE suggest a moderate-high sensitivity for prehistoric resources. Due to a small drainage running through the project APE, HELIX recommends a finding of potential significant impact/adverse effect and recommends monitoring by an archaeologist and Native American monitor during all ground disturbance activities associated with the construction of T-Mobile candidate IE94448A.

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 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.

Planning-PAL

Planning-PAL. 1 LOW PALEO

LOW PALEO SENSITIVITY

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:

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO (cont.)

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; 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.

Transportation

Transportation. 1

COUNTY WEB SITE

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 COUNTY WEB SITE (cont.)

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

Transportation. 2 STD INTRO (ORD 460/461)

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

Plan: PPT180010

Parcel: 295190009

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.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove

Plan: PPT180010

Parcel: 295190009

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied

compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Transportation

060 - Transportation. 1 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

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

Plan: PPT180010

Parcel: 295190009

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 Planting Plan and Irrigation (cont.) Not Satisfied
 requirements.

Transportation

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

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, 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

E Health

090 - E Health. 1 HAZMAT CONTACT/REVIEW Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact (951)358-5055 for any additional questions.

Transportation

090 - Transportation. 1 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 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling 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.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 27, 2019

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

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

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

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1366MA19
Related File Nos.: PPT180010 (Plot Plan)
APN: 295-190-009
Compatibility Zone: Zone C2

Dear Mr. Villalobos:

On June 13, 2019, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PPT180010 (Plot Plan), a proposal to construct a 50 foot tall mono-tree wireless communication facility with a 400 square foot equipment shelter on 1.98 acres located on the northwest corner of Haines Street and Oleander Avenue in the unincorporated community of Mead Valley, **CONDITIONALLY CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, pending Federal Aviation Administration (FAA) review, which has now been completed, subject to the following conditions, as amended to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on June 3, 2019 (new conditions, as added pursuant to FAA letter subsequent to hearing, shown in **bold type**).

CONDITIONS:

1. Any outdoor lighting 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 A on Table 4 of the Mead Valley 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 following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
- 4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
- 5. The attached notice shall be given to all prospective purchasers of the property and lessees of the facility, and shall be recorded as a deed notice.
- 6. Any proposed detention basins on the site (including water quality management basins) 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 basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
- 7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

The following conditions were added subsequent to the June 13, 2019 ALUC hearing.

- 8. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2019-AWP-5172-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 2 and shall be maintained in accordance therewith for the life of the project.**
- 9. **The proposed structure shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,734 feet above mean sea level.**
- 10. **The maximum height and top point elevation specified above 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.**

11. **Temporary construction equipment used during actual construction of the structure shall not exceed 50 feet in height and a maximum elevation of 1,734 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
12. **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 applicable structure.**

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study Number 2019-AWP-5172-OE

cc: T-Mobile – Ontario office (applicant)
Chuck Saunders, Coastal Business Group (representative/fee-payer)
Desert Solitaire – Rancho Mirage (listed property owner)
Douglas Jones – Palm Springs
Gary Gosliga, March Inland Port Airport Authority
Daniel “Rock” Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1366MA19\ZAP1366MA19.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.
 2019-AWP-5172-OE

Issued Date: 06/03/2019

Chuck Saunders
 CBG
 24310
 Moulton Pkwy
 Laguna Hills, CA 92637

**** 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: Antenna Tower Monopine
 Location: Perris, CA
 Latitude: 33-51-32.58N NAD 83
 Longitude: 117-17-33.15W
 Heights: 1684 feet site elevation (SE)
 50 feet above ground level (AGL)
 1734 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 2.

This determination expires on 12/03/2020 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.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

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 (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AWP-5172-OE.

Signature Control No: 405136725-407400027
Karen McDonald
Specialist

(DNE)

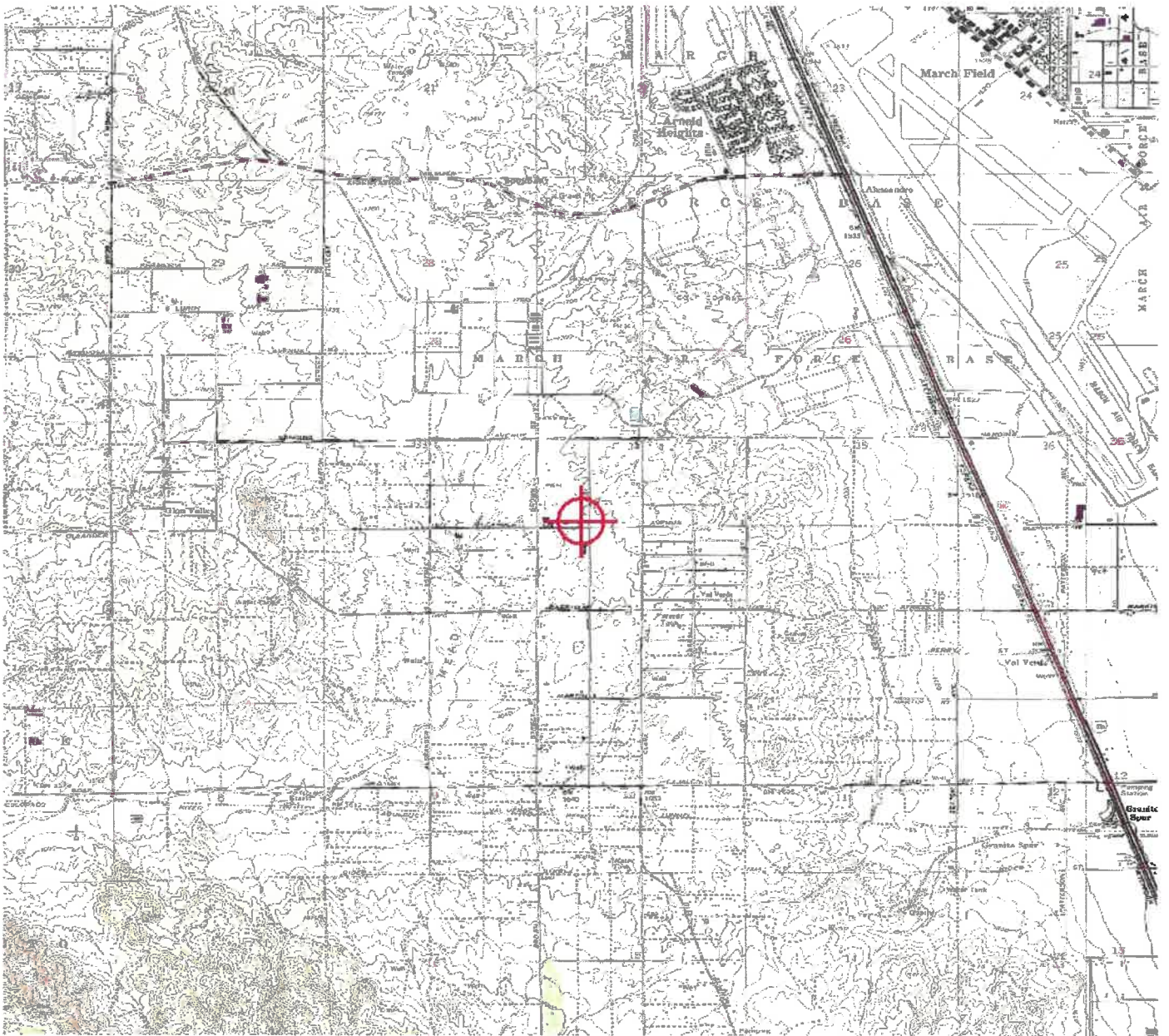
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2019-AWP-5172-OE

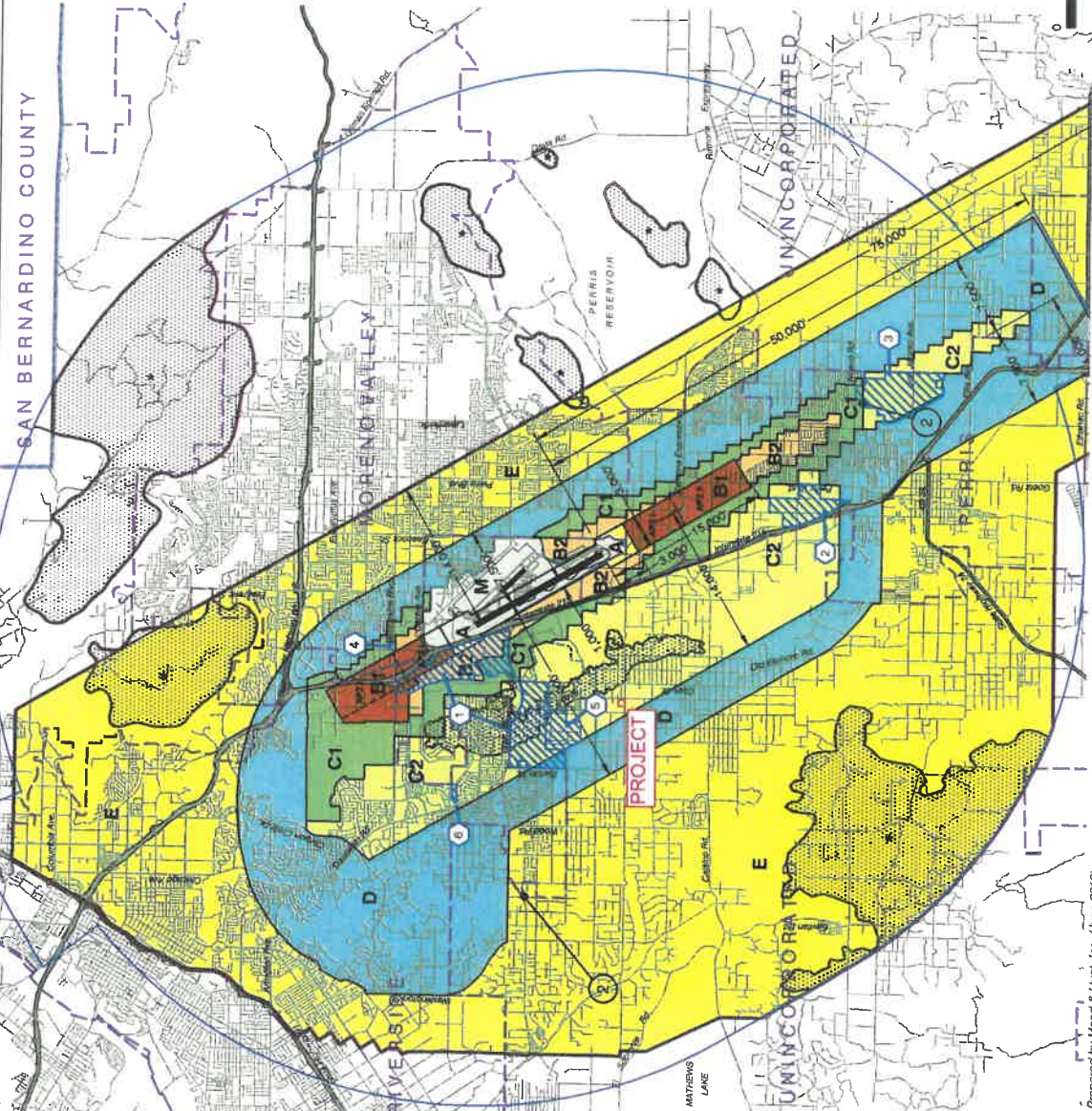
LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W

TOPO Map for ASN 2019-AWP-5172-OE

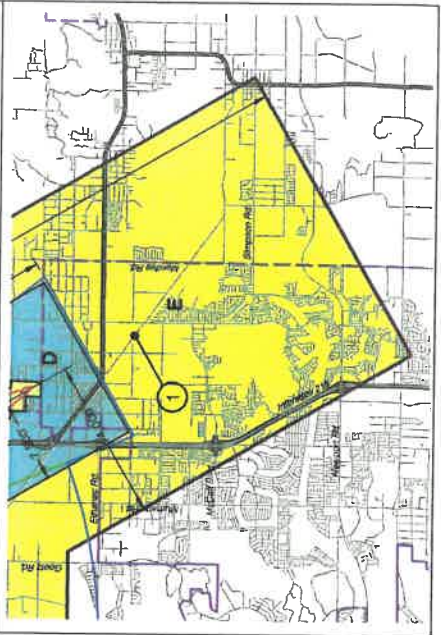


LEGEND

- Compatibility Zones**
- 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 Exemptions (existing local agency commitments to development projects)
- 1** Point at which aircraft on Runway 32 (LS approach) descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- 2** Point at which departing aircraft typically reach 3,000 feet above runway end.
- 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



INSET



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



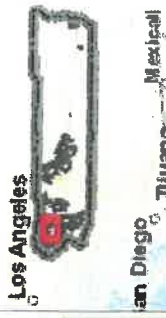
Base map source: County of Riverside 2013

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

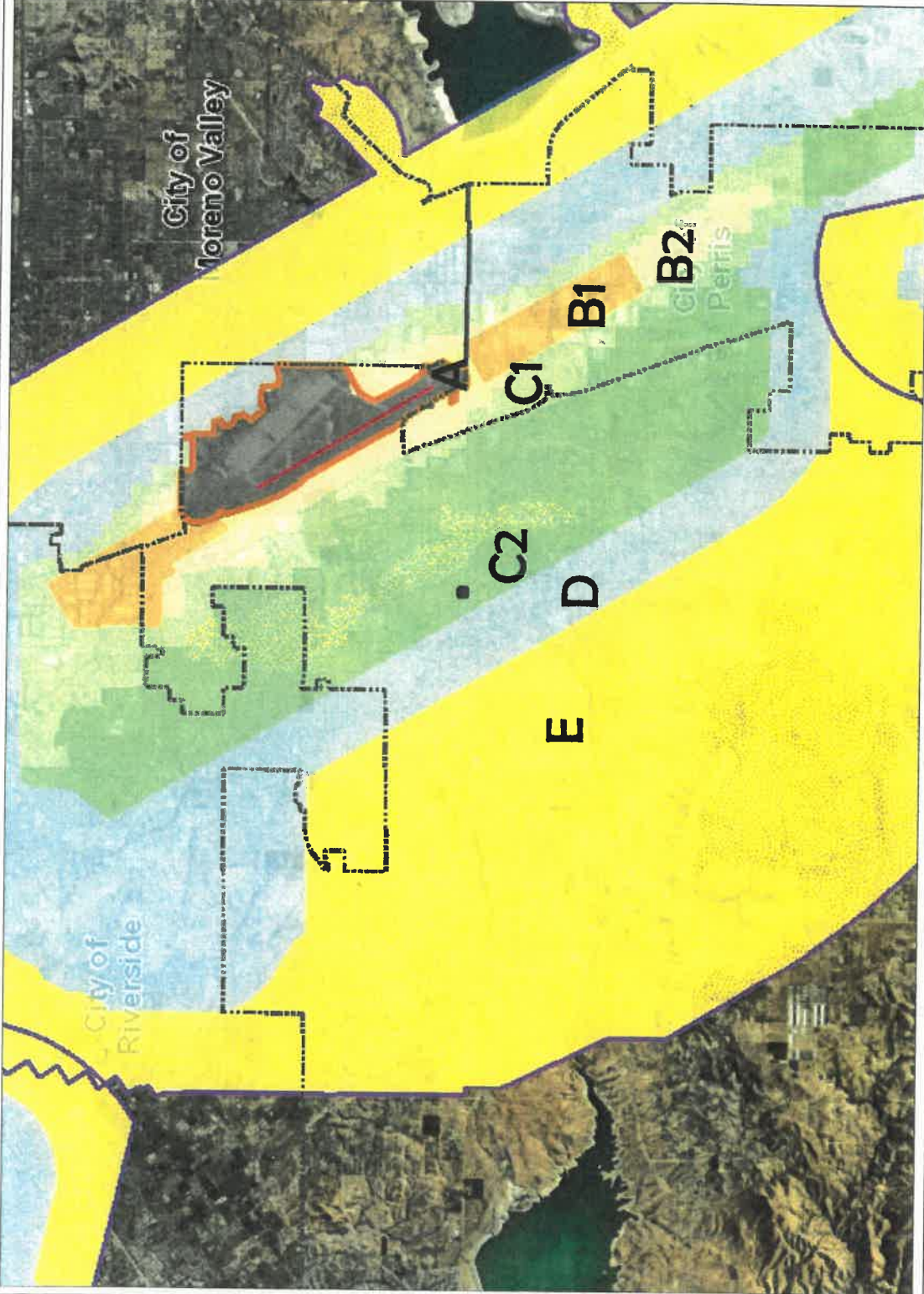
Map MA-1
 Compatibility Map
 March Air Reserve Base / Inland Port Airport



Map My County Map



- Legend**
- Runways
 - Airports
 - Airport Influence Areas
 - Airport Compatibility Zones
 - OTHER COMPATIBILITY ZONE
- | | | |
|----|----------------|--|
| A | A-EXC1 | |
| B1 | B1-APZ I | |
| | B1-APZ I-EXC1 | |
| | B1-APZ II | |
| | B1-APZ II-EXC1 | |
| | B1-EXC1 | |
| B2 | B2-EXC1 | |
| C | C | |
| C1 | C1 | |
| | C1-EXC1 | |
| | C1-EXC3 | |
| | C1-EXC4 | |
| | C1-HIGHT | |
| C2 | C2 | |
| | C2-EXC1 | |
| | C2-EXC2 | |
| | C2-EXC3 | |
| | C2-EXC5 | |
| | C2-EXC6 | |



Notes

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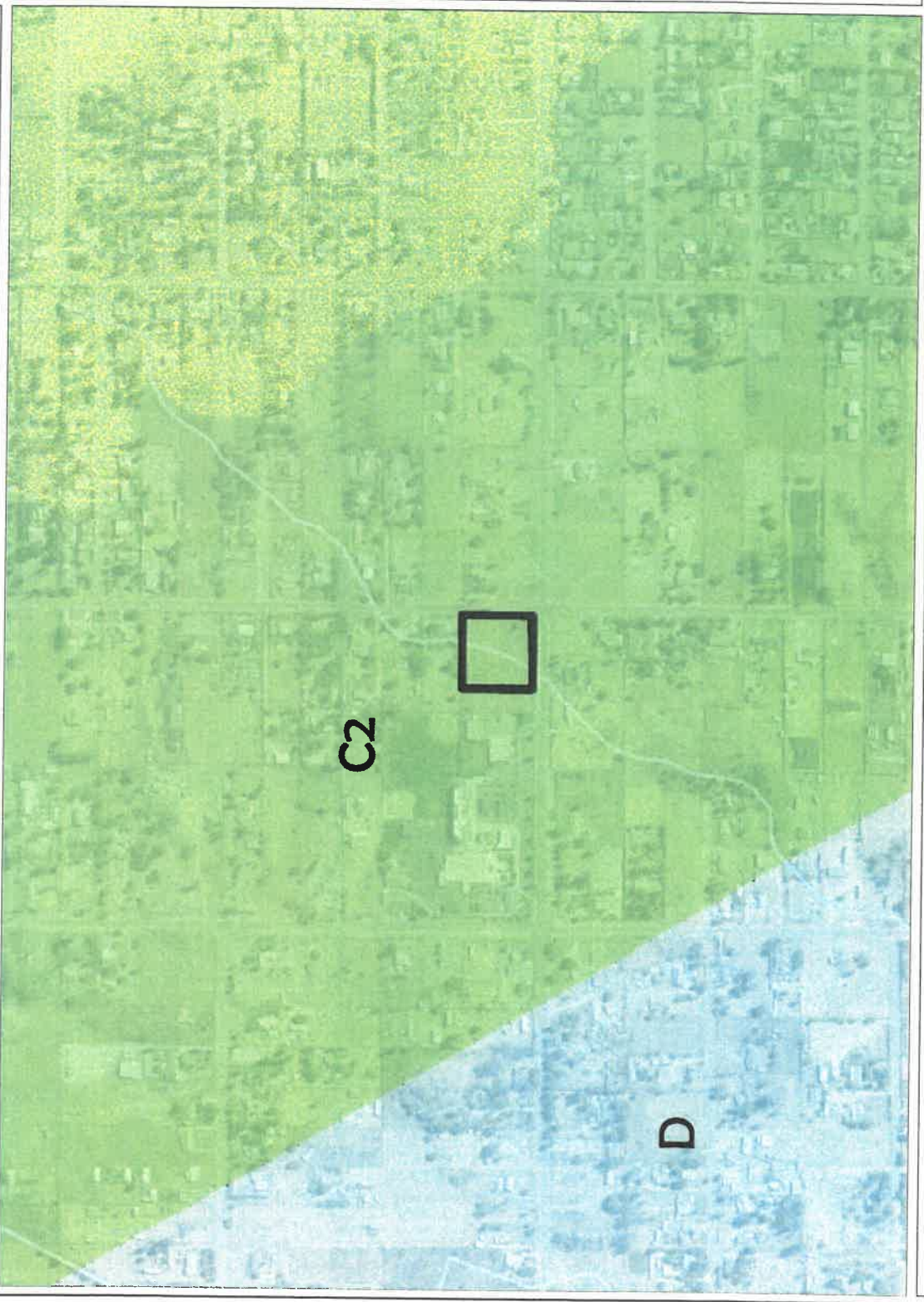
Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE

- A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ II-EXC1
 - B1-APZ II
 - B1-APZ III-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
- C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6



Notes

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Map My County Map



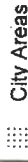
Los Angeles



San Diego



Legend



City Areas

World Street Map



0 12 24,254 Feet



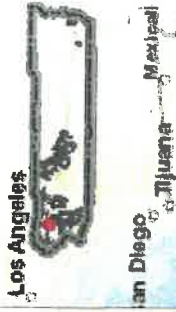
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Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



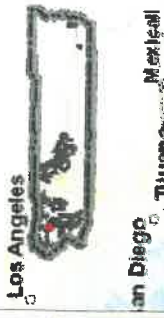
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Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map

Notes

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0 758 1,516 Feet

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Map My County Map



Los Angeles



San Diego Tijuana Mexico

Legend

-  Parcels
-  Blueline Streams
-  City Areas
-  World Street Map



0 189 379 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.

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Notes

T-Mobile

SITE NUMBER: IE94448A
SITE NAME: OLEANDER RAWLAND
SITE TYPE: MONOPINE

CITY: PERRIS
COUNTY: RIVERSIDE
JURISDICTION: CITY OF PERRIS



3500 MAGRAW AVENUE
 IRVING, CA 92617

PROJECT INFORMATION:
IE94448
OLEANDER RAW LAND
 CORNER OF OLEANDER AVE AND HANES ST.
 PERRIS, CALIFORNIA 92570
 RIVERSIDE COUNTY

CURRENT ISSUE DATE:
 03-26-2019

ISSUED FOR:
 ZONING

REV.	DATE	DESCRIPTION	BY
1	03-26-19	REVISED PER NEW UIC	UIC
2	02-14-19	REVISED PER PER	UK
3	08-01-18	REVISED ZON PER	UIC
4	02-16-18	REVISED ZON PER	UIC
5	12-15-17	100% ZON	UIC
6	11-09-17	REVISED PER SURVEY	UIC

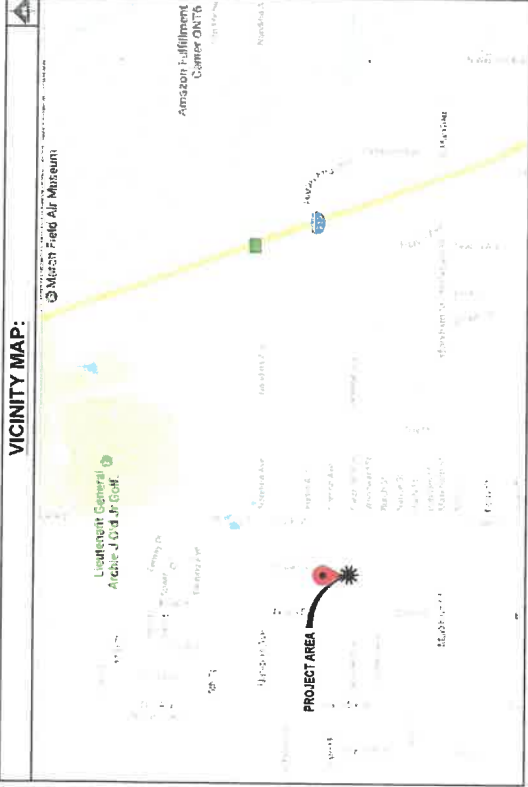


CONSULTANT:
 CASA
 5835 POWERS BLVD. #105
 SANTA FE SPRINGS, CALIFORNIA 92670

DESIGNED BY: UIC
CHECKED BY: UIC
DRAWN BY: UIC
DATE: UIC

NOT TO BE USED FOR CONSTRUCTION

TITLE SHEET
SHEET NUMBER: T1
REVISION: 7
 IE94448A



SHEET INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET
T81	TOPOGRAPHIC SURVEY
A1	SITE PLAN
A2	COMPUTER PLAN, ANTENNA PLAN AND ANTENNA SCHEDULE
A3	ELEVATIONS

PROJECT SUMMARY

SITE ADDRESS:
 HANES ST. & OLEANDER AVE.
 PERRIS, CA 92570

OWNER:
 T-MOBILE USA, INC.
 3500 MAGRAW AVENUE
 IRVING, CA 92617

PROJECT DESCRIPTION:
 THE PROJECT CONSISTS OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF A MONOPINE WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

- 1. ANTENNA (1) 50' HIGH MONOPINE
- 2. ANTENNA (1) 50' HIGH MONOPINE
- 3. ANTENNA (1) 50' HIGH MONOPINE
- 4. ANTENNA (1) 50' HIGH MONOPINE
- 5. ANTENNA (1) 50' HIGH MONOPINE
- 6. ANTENNA (1) 50' HIGH MONOPINE
- 7. ANTENNA (1) 50' HIGH MONOPINE
- 8. ANTENNA (1) 50' HIGH MONOPINE
- 9. ANTENNA (1) 50' HIGH MONOPINE
- 10. ANTENNA (1) 50' HIGH MONOPINE
- 11. ANTENNA (1) 50' HIGH MONOPINE
- 12. ANTENNA (1) 50' HIGH MONOPINE
- 13. ANTENNA (1) 50' HIGH MONOPINE
- 14. ANTENNA (1) 50' HIGH MONOPINE
- 15. ANTENNA (1) 50' HIGH MONOPINE
- 16. ANTENNA (1) 50' HIGH MONOPINE
- 17. ANTENNA (1) 50' HIGH MONOPINE
- 18. ANTENNA (1) 50' HIGH MONOPINE
- 19. ANTENNA (1) 50' HIGH MONOPINE
- 20. ANTENNA (1) 50' HIGH MONOPINE

CONSTRUCTION PERMITS:
 A-1-1
 COMMUNITY - VERY LOW DENSITY RESIDENTIAL (OC-10P)
 CONSTRUCTION AREA OF PARCEL: 0.1535 AC. (1)

DRIVING DIRECTIONS:

DIRECTIONS FROM I-78/94 INTERSECTION:
 TAKE I-78 SOUTH AND TAKE EXIT 10A FOR HIGHWAY 94. TURN RIGHT ONTO HIGHWAY 94. TURN LEFT ONTO OLEANDER AVE. TURN RIGHT ONTO HANES ST. TURN LEFT ONTO THE PROJECT AREA. TURN RIGHT ONTO THE PROJECT AREA.

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPROVE.

PRINT NAME	SIGNATURE	DATE
LADARIO		
ORTEGA, MGR		
CHEN, MGR		
PRUL, MGR		
ZONING MGR		
RF ENGINEER		
SAC REP.		
RFPS		

CONSULTING TEAM

SAC/ZONING:
 ARCHITECTURAL ENGINEERING,
 CAAI MICHIGAN, INC.
 10850 REGAN ST., #400
 DOWNEY, CA 90241
 PHONE: (562) 692-5330

APPLICABLE CODES:

- 2018 CALIFORNIA BUILDING CODE
- 2018 CALIFORNIA MECHANICAL CODE
- 2018 CALIFORNIA FIRE CODE
- 2018 CALIFORNIA ENERGY CODE

DRIVING DIRECTIONS:

DIRECTIONS FROM I-78/94 INTERSECTION:
 TAKE I-78 SOUTH AND TAKE EXIT 10A FOR HIGHWAY 94. TURN RIGHT ONTO HIGHWAY 94. TURN LEFT ONTO OLEANDER AVE. TURN RIGHT ONTO HANES ST. TURN LEFT ONTO THE PROJECT AREA. TURN RIGHT ONTO THE PROJECT AREA.

APPLICABLE CODES:

- 2018 CALIFORNIA BUILDING CODE
- 2018 CALIFORNIA MECHANICAL CODE
- 2018 CALIFORNIA FIRE CODE
- 2018 CALIFORNIA ENERGY CODE



2025 BROADWAY AVENUE
IRVINE, CA 92617

PROJECT INFORMATION:
IE94448

OLEANDER RAW LAND
CORNER OF OLEANDER AVE AND HAINES ST.
PROJECT NO. 2025-18-008
SANTA FE SPRINGS, CALIFORNIA

CURRENT ISSUE DATE:
03-26-2019

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
1	03-26-19	REVISED PER NEW UIC	UIC
2	02-14-19	REVISED PER UIC	UIC
3	06-01-18	REVISED ZONING PER CITY	UIC
4	02-15-18	REVISED ZONING PER CITY	UIC
5	12-15-17	100% ZONING	UIC
6	11-09-17	REVISED PER SURVEY	UIC

PLANS PREPARED BY:



8888 PIONEER BLVD, SUITE 100
SANTA FE SPRINGS, CALIFORNIA 91970



2025 BROADWAY AVENUE
IRVINE, CA 92617

RAWN BY: SEM UIC UIC UIC
CHECKED BY: UIC UIC UIC

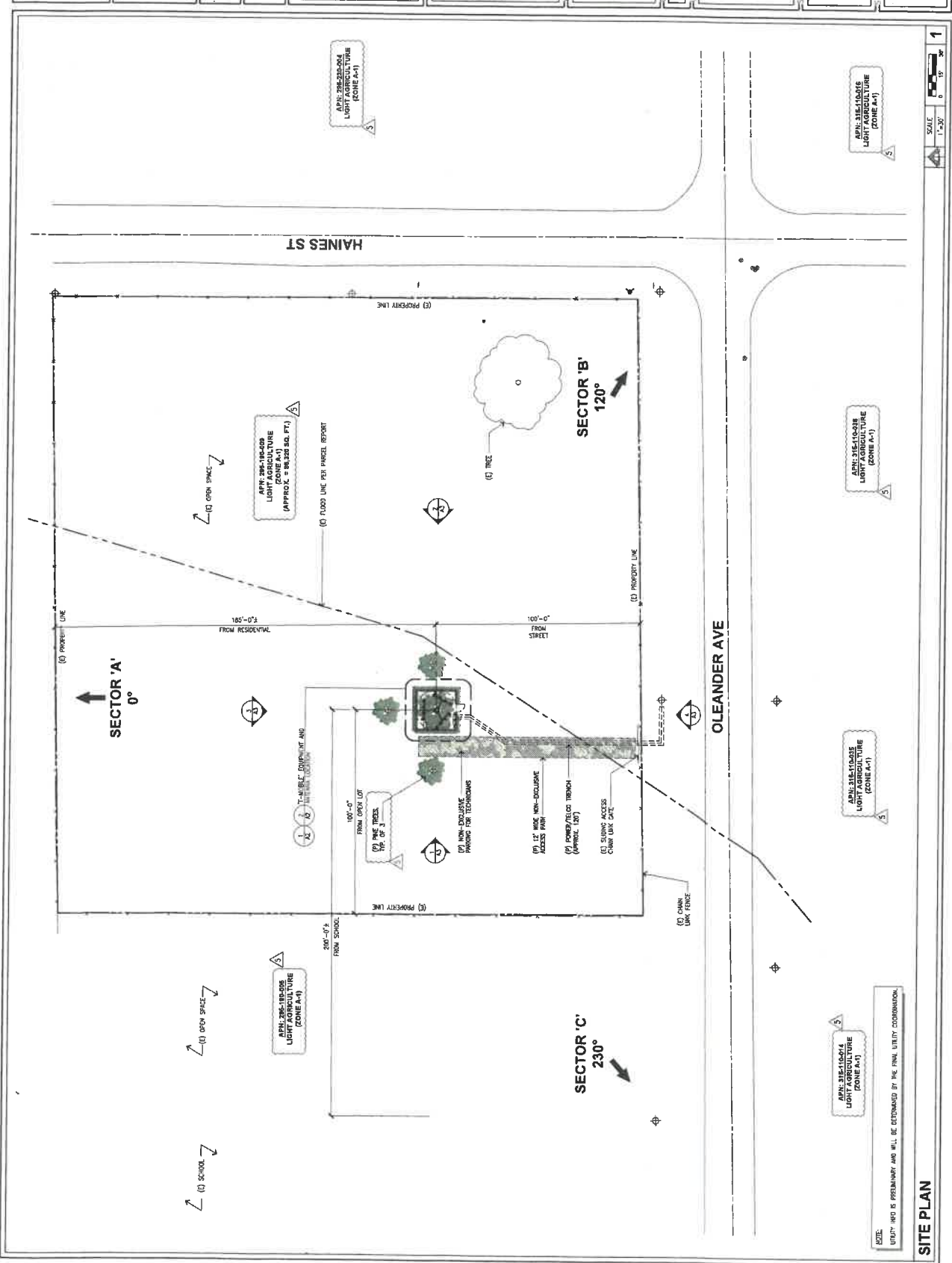
NOT TO BE USED FOR CONSTRUCTION

SITE PLAN

SHEET NUMBER: A1

REVISION: 7

IE94448A



NOTE:
STUDY AND IS PRELIMINARY AND WILL BE CANCELLED BY THE FINAL UTILITY COORDINATION.

SITE PLAN

SCALE: 1" = 20'

1

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

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



August 29, 2018

Heather Thomson
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation: PPT180010

Dear Ms. Thomson:

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. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you. 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

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2635 Fax:(760) 692-1498



May 9, 2018

Heather Thomson
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: Plot Plan No. 180010

Dear Ms. Thomson:

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding the Plot Plan NO. 180010 Project and we thank you for the opportunity to consult on this project. The identified location is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

Embedded in the Luiseño territory are Rincon's history, culture and identity. We do not request consultation at this time. However, we do recommend an archaeological records search and ask that a copy of the results be provided to Rincon.

If you have additional questions or concerns please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Destiny Colocho
Director
Rincon Cultural Resources

Bo Mazzetti
Tribal Chairman

Tishmall Turner
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PPT180010
PLANNING DEPARTMENT

CEQ 180026
CFW 180024

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: T Mobile

Contact Person: Duan Dao E-Mail: csaunders@coastalbusinessgro

Mailing Address: 2008 McGaw Avenue

Irvine City CA State 92614 ZIP

Daytime Phone No: (949) 336-1550 Fax No: (949) 435-6130

Engineer/Representative Name: Coastal Business Group

Contact Person: Chuck Saunders E-Mail: csaunders@coastalbusinessgro

Mailing Address: 24310 Moulton Pkwy, Suite O #1009

Laguna Hills City CA State 92637-3306 ZIP

Daytime Phone No: (760) 271-6189 Fax No: (949) 435-6130

Property Owner Name: Desert Solitaire

Contact Person: Robert Roark E-Mail: Rroark@gmail.com

Mailing Address: 179 Desert Lakes Dr.

Rancho Mirage City CA State 92270 ZIP

Daytime Phone No: (760) 275-4979 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

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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.)

Robert Roark

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): 295-190-009

Approximate Gross Acreage: 1.98

General location (nearby or cross streets): North of Oleander Ave., South of _____, East of _____, West of Haines St.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

T-Mobile proposes to construct, operate and maintain an unmanned wireless communications facility.

150' High Monopole, 6' CMU wall, (2) : Panel Antennas

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

Number of existing lots: 1

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 type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	4'	50'	N/A	Unmanned Wireless Communication Facility
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	400'	Unmanned Wireless Communication Facility
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: T Mobile

Address: 2008 Mcgaw Ave., Irvine, CA 92614

Phone number: 760-271-6189

Address of site (street name and number if available, and ZIP Code): Oleander and Haines St. 92570

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 295-190-009

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: Chuck Saunders Date 2/27/18

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) _____ Date _____

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 T-Mobile hereafter "Applicant" and Deceit Solitaire Property Owner".

Description of application/permit use:

T-Mobile proposes to construct, operate and maintain an unbranded 50' high monopine, to include (1) 6' cmu wall, (2) 6' post Arkenay

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.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessor's Parcel Number(s): 295-190-009

Property Location or Address: Olander and Hain Street 92570

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Desert Solitaire Phone No.: 760-275-4979
 Firm Name: Desert Solitaire Email: CPT6@verizon.net
 Address: 7311 El Paseo, STE 205
Palm Desert 92260

3. APPLICANT INFORMATION:

Applicant Name: Duan Dao (TMO) Phone No.: 760-271-6189
 Firm Name: ~~TD~~ Tmobile Email: C.Sanders@Coastal Business Group, Inc
 Address (if different from property owner): 2008 McGraw Ave
Irving, CA 92614

4. SIGNATURES:

Signature of Applicant: Robert Roark Date: 3-16-18
 Print Name and Title: Robert Roark

Signature of Property Owner: Duan Dao Date: 3-14-18
 Print Name and Title: Duan Dao

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Bob Row 3-16-18

Property Owner(s) Signature(s) and Date

Robert Row

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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) 863-7040

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

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

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

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

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 20, 2019,

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

APN (s) or case numbers PPT180010 / CEQ180026 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

315110036
TEMPLO EVANGELICO EL TABERNACULO
1182 E 35TH ST
LOS ANGELES CA 92570

295230014
RITA G DARTIS
1236 S HESPERIAN ST
SANTA ANA CA 92704

295230017
LLOYD V LANGIE
EMMA R LANGIE
14106 SO NORTHWOOD AVE
COMPTON CA 90222

315110014
SAMUEL A INMAN
LORRAINE D INMAN
1473 W BAKER AVE
FULLERTON CA 92833

295200005
JOSE R SEVALLOS
GLORIA SEVALLOS
17826 BROWN ST
PERRIS CA. 92570

295240012
MANUEL RIVAS
MARIANA RIVAS
17830 HAINES ST
PERRIS CA. 92570

295200018
PEDRO L AYALA
CATALINA C AYALA
17851 HAINES ST
PERRIS CA. 92570

295200017
PEDRO L AYALA
CATALINA C AYALA
17851 S HAINES ST
PERRIS CA 92570

295240013
ALLEN G ROBERTSON
SANDRA A ROBERTSON
17860 HAINES ST
PERRIS CA. 92570

295240033
JUAN G NAJAR
ANA I NAJAR
17862 HAINES ST
PERRIS CA. 92570

295240034
DAVID MORTON
17866 HAINES ST
PERRIS CA. 92570

295240017
ABEL ALBA
17870 HAINES ST
PERRIS CA. 92570

295190009
DESERT SOLITAIRE
179 DESERT LAKES DR
RANCHO MIRAGE CA 92270

295190007
DARIO NEVAREZ
MARIA G NEVAREZ
17901 HAINES ST
PERRIS CA. 92570

295230019
GIANCARLO PATTI
KELLY YADIRA BARRIENTOS
17902 HAINES ST
PERRIS CA. 92570

295190008
ADRIAN VALDIVIA
GRISELDA VALDIVIA
17905 HAINES ST
PERRIS CA. 92570

295230004
CAROLYN JACKSON
17960 HAINES ST
PERRIS CA. 92570

315110042
MARTA E GARCIA
18020 BROWN ST
PERRIS CA. 92570

315110013
GARRY COMLEY
LYNDA L COMLEY
18111 HAINES ST
PERRIS CA. 92570

315110019
JOSEPHINA SEVILLA
MIGUEL AGUILAR
18120 HAINES SR
PERRIS CA 92570

295200006
IGLESIA NUEVA VIDA ASAMBLEAS DIOS PUENTE
18555 FARJARDO ST
ROWLAND HEIGHTS CA 91748

315110018
BILL GARD
BEVERLY L CORBERT GARD
20884 WESTBURY RD
RIVERSIDE CA 92508

315110035
CARLOS DIAZ
21181 OLEANDER AVE
PERRIS CA. 92570

315110017
MANUEL J MIRAMONTES
21281 OLEANDER AVE
PERRIS CA. 92570

295230020
FRANCISCO GUAJARDO
21351 CORSON AVE
PERRIS CA. 92570

295230025
DANIEL A PACHECO
MARGARET R PACHECO
21370 OLEANDER AVE
PERRIS CA. 92570

295230026
RUBIN B ATILANO
23344 TULIP CT
CORONA CA 92883

315110004
LUIS HIGAREDA
MARIA HIGAREDA
298 CALDERA ST
PERRIS CA 92570

315110003
EVA O OROZCO
483 E GROVE AVE
ORANGE CA 92865

295200008
IGLESIA ESMIRNA
533 W VERNON AVE
LOS ANGELES CA 90037

315110002
DONG SOON KIM
SOON RYE SHIN KIM
7570 CODY DR
STANTON CA 90680

295190002
VAL VERDE UNIFIED SCHOOL DIST
975 W MORGAN ST
PERRIS CA 92571

315110016
JOHNNIE CURRIE
EURA CURRIE
P O BOX 4335
RIVERSIDE CA 92514

Applicant:

Coastal Business Group
c/o Damien Pichardo
24310 Moulton Pkwy, Suite O #1009
Laguna Hills, CA 92637-3306

Non-County Agencies:

Applicant:

Coastal Business Group
c/o Damien Pichardo
24310 Moulton Pkwy, Suite O #1009
Laguna Hills, CA 92637-3306

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Engineer/Rep:

T-Mobile
c/o Duan Dao
2008 McGaw Ave
Irvine, CA 92614

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Engineer/Rep:

T-Mobile
c/o Duan Dao
2008 McGaw Ave
Irvine, CA 92614

Owner:

Robert Roark
179 Desert Lakes Dr
Rancho Mirage, CA 92270

Owner:

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179 Desert Lakes Dr
Rancho Mirage, CA 92270



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DETERMINATION

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 ("NOD") in compliance with Section 21152 of the California Public Resources Code.

PPT180010/CEQ180026
Project Title/Case Numbers

Gabriel Villalobos
County Contact Person

(951) 955-6184
Phone Number

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

T-Mobile
Project Applicant

24310 Moulton Pkwy, Suite O #1009, Laguna Hills, CA 92637
Address

Perris, CA 92570
Project Location

Plot Plan No. 180010 proposes to construct a 50-foot tall T-Mobile wireless communication tower, disguised as a mono-pine, with a 400 square-foot equipment enclosure, to house supporting equipment.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 28, 2019, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration (ND) was prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$2,354.75+\$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

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: EA / CEQ 180026 CFG / CFW 180024

FOR COUNTY CLERK'S USE ONLY