

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED 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 WIRELESS NO. 190016 (PPW190016) and VARIANCE NO. 200002 (VAR200002) – Intent to Adopt a Mitigated Negative Declaration – Applicant: Smartlink/Alisha Strasheim (for AT&T) – Engineer/Representative: Smartlink/Alisha Strasheim (for AT&T) – Third Supervisorial District – Pinon Flats Zoning District – Western Coachella Valley Area Plan – Open Space: Conservation Habitat (OS-CH) – Location: Southeasterly of Pines To Palms Highway (State Route 74) and southerly of Carrizo Road – 62.80 Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1) – **REQUEST:** Plot Plan Wireless No. 190016 (PPW190016) is a proposal to construct a disguised wireless communication facility as a faux water tower. The faux water tower would be 70 feet high and consist of the following: (12) eight-foot panel antennas, (15) Remote Radio Units (RRUs), one (1) eight foot in diameter microwave dish antenna, and four (4) DC-9 surge protectors on the tower. On the ground would consist of the following: one (1) 8x8 equipment shelter with three (3) DC-12 outdoor units attached, one (1) utility H-frame with a Global Positioning System (GPS) antenna and telco/fiber cabinets, and one (1) 20kW 132-gallon diesel generator within a 1,000 sq. ft. lease area enclosed by an 8-foot-high chain-link fence with green vinyl slats and covered with faux vines. Variance No. 200002 (VAR200002) has been applied for to exceed the height limitation of 50 feet per the project site's residential zone and based on project site's topography allow a height of 70 feet. The height of the proposed wireless communication facility exceeds the maximum height limitation of the project's zoning classification. Due to the project site's mountainous terrain, the disguised wireless facility needs to be taller than the hills or mountains to allow for wireless coverage and connectivity. APN: 635-450-005.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 13, 2021**
PLACE OF HEARING: Riverside County Desert Permit Assistance Center
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@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 mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The proposed mitigated negative declaration is available for review online on the Planning Department website at <https://planning.rctlma.org/>, listed under Environmental Documents. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone during the public review period; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

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: Tim Wheeler, P.O. Box 1409, Riverside, CA 92502-1409