



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JANUARY 25, 2021

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
4080 Lemon Street, Riverside, CA 92501
12th Floor Conference Room A
<https://planning.rctlma.org/>

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Teleconference participation by the Planning Director's designee and County staff. Public access to the meeting location will be limited to comply with the Executive Order.

Public comments will be accepted remotely by teleconference or email. To submit your comments or request to speak please contact the Hearing Secretary at (951) 955-7436 or email at: planninghearings@rivco.org. You will receive an email confirming your request that will provide further instructions. Your comments will be read into the record before the Hearing Officer considers the item. Additional information is available on the Planning Department website.

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

1.0 CONSENT CALENDAR:
NONE

2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.
NONE

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

3.1 PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services c/o Chris Colten – Third Supervisorial District – Rancho California Area – Southwest Area Plan - Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two (2) parabolic antenna dishes; one (1) four (4) foot and one (1) two (2) foot in diameter, 12 Remote Radio Units, two (2) junction box units all mounted on the mono-pine tower. The tower is within a 700 sq. ft. equipment lease area with a 15 KW DC generator and all enclosed by a six (6) foot high decorative block wall with perimeter landscaping. APN: 964-030-005. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:
NONE

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3 . 1

Director's Hearing: January 25, 2021

PROPOSED PROJECT

Case Number(s):	PPT180013	Applicant(s): Verizon Wireless
EA No.:	Negative Declaration	
Area Plan:	Southwest	Representative(s): Chris Colten, c/o
Zoning Area/District:	Rancho California Area	Spectrum Services
Supervisory District:	Third District	
Project Planner:	Tim Wheeler	 John Hildebrand Interim Planning Director
Project APN(s):	964-030-005	
Continued From:	July 27, 2020; November 4, 2019	
	October 7, 2019; July 8, 2019	

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two parabolic antenna dishes; one 4 foot and one 2 foot in diameter, 12 Remote Radio Units, two junction box units all mounted on the mono-pine tower. The tower is within a 700 square foot equipment lease area with a 15 KW DC generator and all enclosed by a 6 foot high decorative block wall with perimeter landscaping.

The project site is located north of Auld Road, south of Benton Road, east of Moser Road, and west of Washington Street.

The above is hereinafter referred to as "the project or Project".

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ180046, 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. 180013, subject to the attached conditions of approval, advisory notification document, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Public Facilities (CD: PF)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Commercial Tourist (CD: CT)
East:	Community Development: Public Facilities (CD: PF)
South:	Community Development: Public Facilities (CD: PF)
West:	Community Development: Medium Density Residential (CD: MDR)
Existing Zoning Classification:	Light Agriculture – 10 Acre Minimum (A-1-10)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan No. 286 (Winchester 1800 – PA 48)
East:	Rural Residential (R-R)
South:	Light Agriculture – 5 Acre Minimum (A-1-5) and Rural Residential (R-R)
West:	Light Agriculture – 10 Acre Minimum (A-1-10)
Existing Use:	Vacant Land owned by EMWD
Surrounding Uses	
North:	Residential and Vacant Land
East:	EMWD Lake Skinner Water Plant Facility
South:	EMWD Lake Skinner Water Plant Facility
West:	Residential Dwelling

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	38.62 Net Acres	N/A
Proposed Project/Building Area (SQFT):	Cell Site Project Area is 700 sq. ft.	N/A
Tower/Building Height (FT):	Disguised Monopine Height is 70 feet	70 feet Maximum

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low to Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKR fee area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

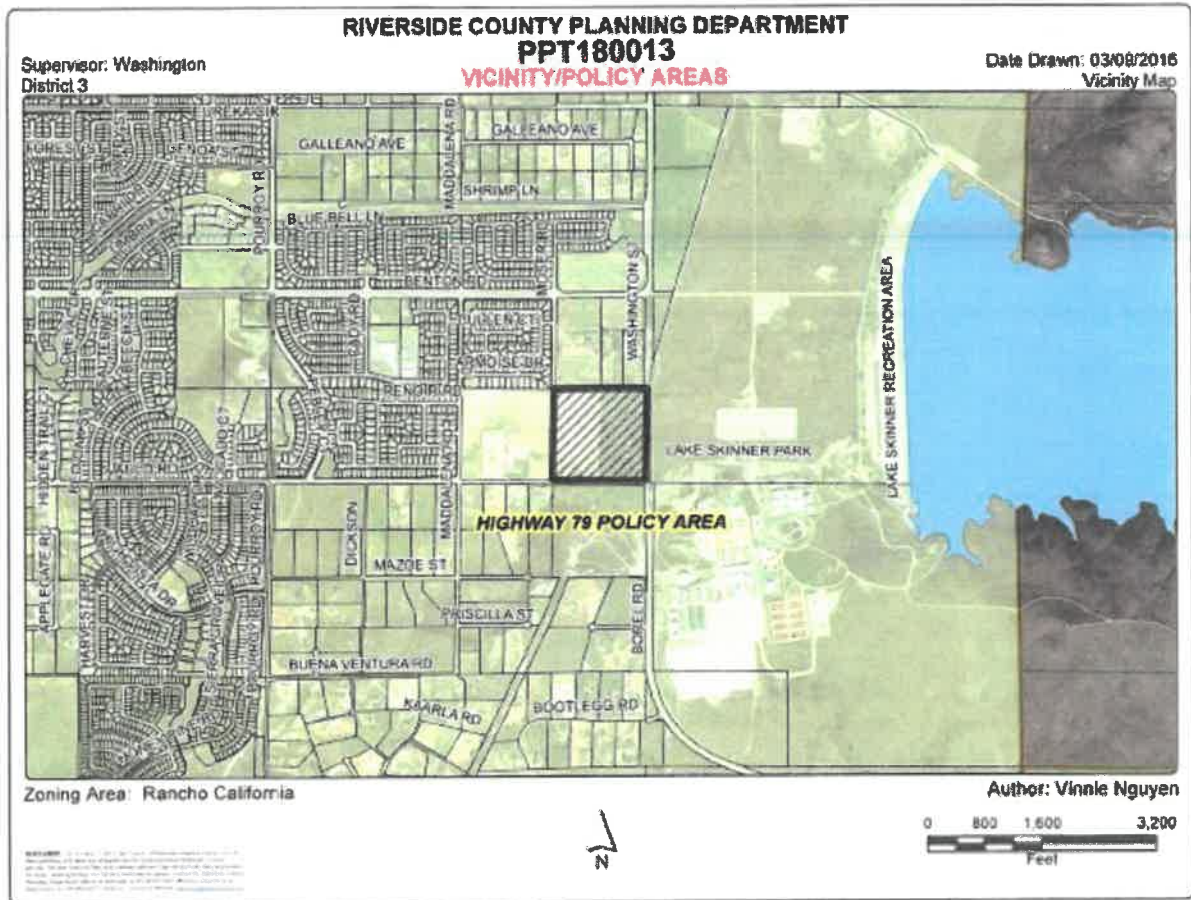


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan No. 180013 was applied for on April 18, 2018. It was previously known as Plot Plan No. 25340 that was applied for on April 4, 2013, which was abandoned due to lack of activity. The lack of activity was due to ongoing dialogue with the applicant, the property owners (EMWD), and the County on matters of landscaping, access, and CEQA review and sign-off by EMWD.

This project is located within the Southwest Area Plan (SWAP) and Lake Skinner area. It is also located within the Highway 79 Policy Area. The General Plan Land Use Designation is Community Development: Public Facility (CD: PF) due in fact to the man-made lake operated by the Eastern Metropolitan Water District (EMWD) known as Lake Skinner. The General Plan Land Use Designation of CD: PF allows for

various public, quasi-public, and private uses with similar characteristics, such as governmental facilities, utility facilities including public and private stations or facilities. The project is consistent with this land use designation because it is a wireless communication facility that benefits the general public. The Highway 79 Policy Area is related to transportation infrastructure concerns and traffic capacity. An unmanned wireless facility will provide very little traffic flow as maintenance of the facility will only occur on an as needed basis.

The Project was continued from its original Director's Hearing date of July 8, 2019 due to both the applicant, a wireless communication carrier, and the property owner, the Eastern Metropolitan Water District (EMWD), not yet coming to agreeable terms regarding indemnification agreements between their organizations and not providing fully executed Indemnification Agreements from both parties required by the County of Riverside. It was scheduled to a date certain of October 7, 2019.

As of September 23, 2019, both parties still had not agreed to terms with their organizations regarding their agreements and unable to sign the County's Indemnification Agreement. At the representative request the project was continued again to a date certain of November 4, 2019. Staff was informed that no further progress was achieved, so Staff recommended at the November 4, 2019 hearing for the project to be continued off calendar until both parties were able to finish their agreements. Both parties finalized their agreements and provide signed Indemnification Agreements for the County of Riverside to staff in June 2020.

Prior to the scheduled July 27, 2020 Director's Hearing, Staff was informed that minor changes to the lease area were needed per Verizon and again the project was continued. The revised plans were submitted to Staff in the October/November 2020 and reviewed for compliance with Ordinance No. 348 for wireless communication facilities.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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

No comment letters were received in response to the circulated IS and ND. Since the end of the public review period for the IS and ND, revisions were not made to the project. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment and no mitigation is required.

FINDINGS AND CONCLUSIONS

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

Entitlement Findings:

1. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for disguised wireless

communication facilities as set forth in Section 19.404, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:

- i. The unmanned wireless communication facility is designed and sited so that it is minimally visually intrusive as the proposed use is a disguised wireless communication facility that has been designed to be a pine tree (monopine) to assist in blending into the surrounding area on which the subject parcel is located. The facility matches the neutral earth tone colors with the surrounding areas landscape design.
- ii. The supporting equipment is located entirely within an equipment lease area screened by a 6 foot high decorative block wall. The lease area's decorative block wall is architecturally compatible with the surrounding area and the disguised wireless communication facility is screened with a neutral earth tone decorative block that wall. Additionally, the project meets the Countywide Standard Design Guidelines.
- iii. Pursuant to Section 19.409 of Ordinance No. 348, the application has met the processing requirements set forth in Article XIXg for wireless communication facilities, including a fully executed copy of the lease agreement entered into by the underlying property owner.
- iv. Pursuant to Section 19.404 A of Ordinance No. 348, disguised wireless communication facilities with an approved plot plan may be located in the Light Agriculture – 10 Acre Minimum (A-1-10) zone, which is the zoning classification for the parcel.
- v. Pursuant to Section 19.410 of Ordinance No. 348, the application has met the development standards for disguised wireless communication facilities as follows:
 - a. Disturbance to the natural landscape shall be minimized. This project meets the development standard because the disguised wireless communication facility requires little ground disturbance to erector maintain and is located on a vacant parcel of land with existing tree clusters in the vicinity, which shall not be impacted by the project.
 - b. All wireless communication facilities shall be enclosed with a screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets the development standard because the disguised wireless communication facility is a neutral earth tone decorative block wall of 6-feet-high and meets the Countywide Standard Design Guidelines.
 - c. Disguised wireless communication facilities in non-residential zone classifications shall not exceed seventy (70) feet. This project meets the development standard because the project site is zoned A-1-10. The A-1 zone classification is classified as a non-residential zone classification if the subject parcel is two and a half acres (2 ½ ac) in size or larger. The project site is 38.62 net acres. The proposed disguised monopine is 70 feet in height, which is permissible for a non-residential zoning classification.
 - d. All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This project complies with this development standard due to the limited project footprint, approximately 700 square feet. The project has been determined, through the Initial Study and Negative Declaration, to not have

any potential environmental impacts requiring mitigation or above a level considered to be less than significant. The facility as proposed will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

- e. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. This project meets the development standard because the proposed wireless communication facility is already located within a clustering of existing trees on the subject property. Furthermore, the property owner being Eastern Municipal Water District (EMWD) and their desire for no landscaping due to drought and water conservation measures, the County of Riverside Planning Director has agreed to not require any additional landscaping than what already exists.
- f. 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. This project meets the development standard because the disguised wireless communication facility will have two (2) service lights, shielded and directed down into the lease area. This shielded service light will be on a timer switch for use by maintenance technicians who will periodically service the facility, when needed.
- g. 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 (015. Planning-Noise Reduction). The nearest habitable dwelling is approximately 615 feet away. Additionally, the Industrial Hygiene Division of the Riverside County Environmental Health Department provided a letter in December 2014 stating that a noise study would not be required per their review and assessment of the equipment for the wireless communication facility.
- h. Temporary parking for service vehicles may be permitted but only on-site and paving for the parking shall be required, where appropriate, and may not be removed without proper mitigation. This project meets the development standard because the disguised wireless communication facility provides space for on-site, temporary parking within the non-exclusive access easement from the road right of way to the project site enclosure location.
- i. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets the development standard because the disguised wireless communication facility provides an all-weather surface for access through a non-exclusive easement from the road right of way.
- j. No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the disguised wireless

communication facility are proposed to be underground and shall minimize disturbance of existing vegetation and wildlife habitats during construction by remaining within the path of the proposed site access to be included with the development of this wireless facility.

- k. Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This development standard does not apply to this case as the proposed wireless communication facility will not be mounted to a roof.
- l. Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. This project meets the development standard because the disguised wireless communication facility is not proposed within a ridgeline or other sensitive viewshed. The proposed design for this wireless facility has been set to be as minimally intrusive as possible and the concealed monopine is sited to blend into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.
- m. Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings at a distance equal to two hundred (200) percent of the facility height or shall be setback from residential property lines a distance equal to one hundred (100) percent of the facility height, whichever is greater. This project meets the development standard because the disguised wireless communication facility is located adjacent to the residential zone A-1-10 and Specific Plan No. 286 (Winchester 1800 – PA 51 or an R-1 zone class). The disguised wireless communication facility is set back over 600 feet from the nearest habitable dwelling and is 140 feet from the nearest property line. This exceeds the required setback from a habitable dwelling of more than two hundred (200) percent of the facility height of 70 feet.
- n. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets the development standard because the disguised wireless communication facility's shelter and supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area.
- o. 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 the development standard because the wireless facility's tower, shelter, and equipment have been designed and painted to match in color and look with the surrounding pine trees and earth-tone colors.
- vi. Pursuant to Section 18.30 of Ordinance No. 348, the disguised wireless communication facility application has met the requirements for approval as follows:
 - a. The proposed "project" conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County, including the Southwest Area Plan (SWAP) and the Highway 79 Policy Area. The land use designation of the proposed development is Public Facility (PF), with a foundational component of Community Development. The project is located on a vacant parcel of land owned by EMWD, a public

facility. The existence of the proposed wireless communication facility on this land will not interrupt any future uses by EMWD. The project is located within the SWAP areas of Lake Skinner (a man-made lake operated by EMWD) for use by tourists and visitors to the area for outdoor activities (fishing, boating, hiking, or other outdoor activities). It is also located within the Highway 79 Policy Area, which was designated to address transportation infrastructure capacity. The project will not add any additional traffic flow then what already exists today as the project is an unmanned wireless communication facility.

- b. Based on the above, the public health, safety, and general welfare are protected through the project design.
- c. Based on the above, the project is compatible with the present and future logical development of the area.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project is not located within a city Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 13, 2015. Consultation was requested by the Pechanga Band of Luiseno Indians. The tribe was provided with the cultural report on September 2, 2015 and this project was discussed in a meeting held October 14, 2015. At this meeting the tribe requested the Tower Construction Notification system (TCNS) number for the project and did not identify any tribal cultural resources that may be impacted by this project. Consultation was concluded on May, 06, 2016. Because there are no tribal cultural resources present, there will be no impacts in this regard.
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 Local Responsibility Area ("LRA") and is not within a 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 date of this report, Planning Staff have not received written communication/phone calls from anyone indicating support/opposition to the proposed project.

APPEAL INFORMATION

The decision of the Planning Director is considered final and no action by the Planning Commission is required unless, within ten days after the notice appears on the Planning Commission agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in Ordinance No. 671, or unless the Planning Commission assumes jurisdiction by ordering the matter set for public hearing.

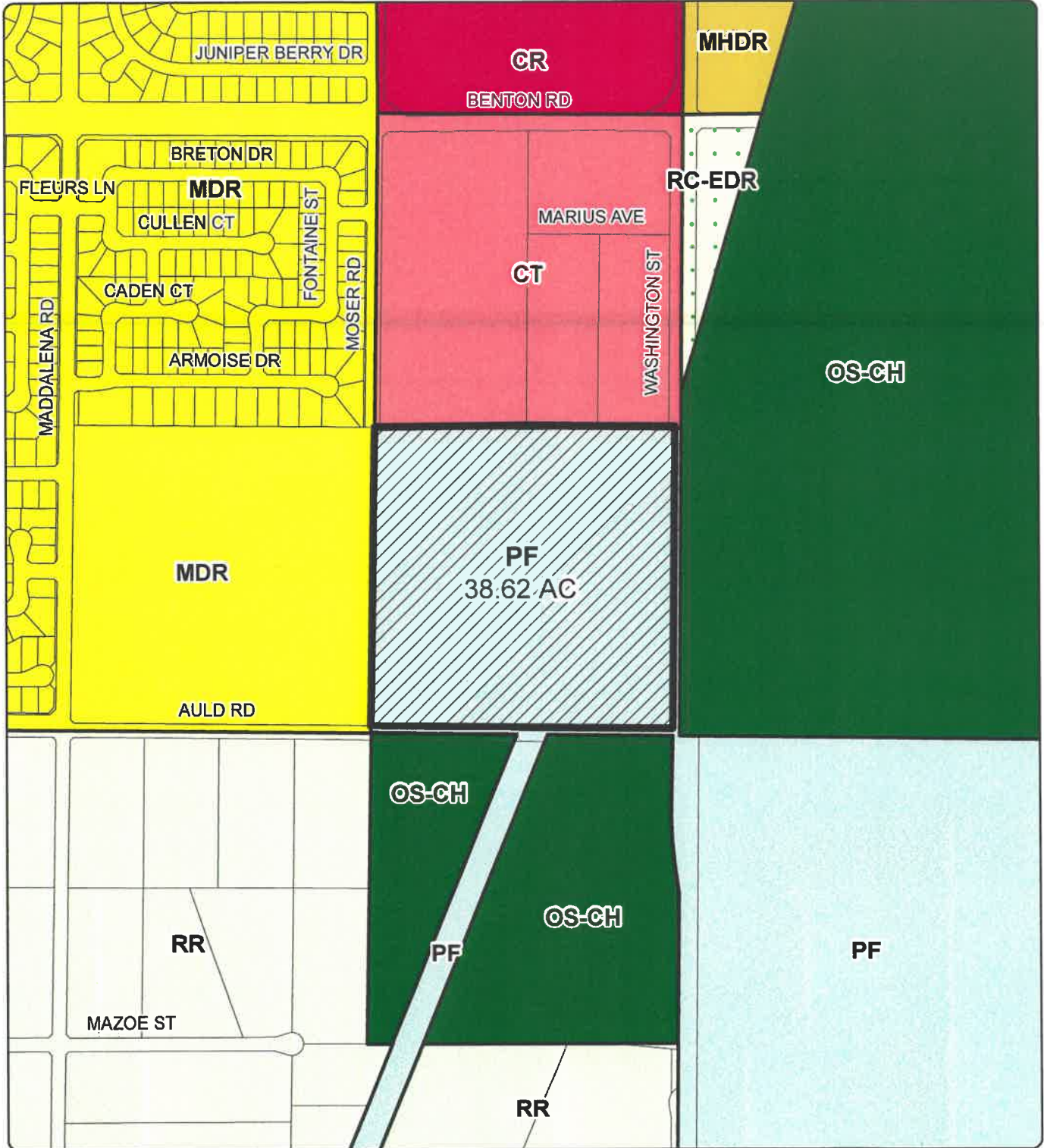
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180013

Supervisor: Washington
District 3

EXISTING GENERAL PLAN

Date Drawn: 03/09/2016
Exhibit 5



Zoning Area: Rancho California

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.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

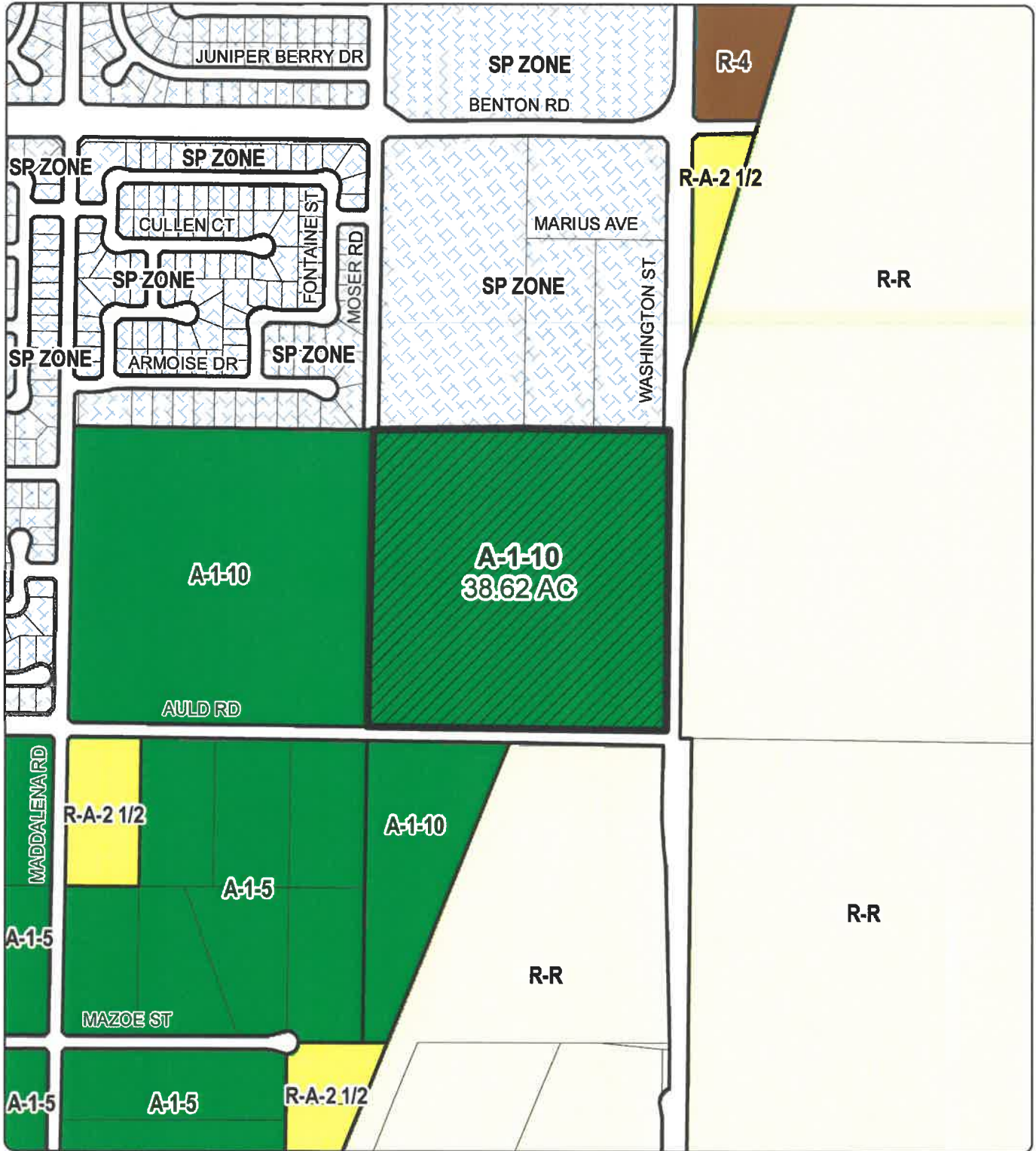
PPT180013

Date Drawn: 03/09/2016

Supervisor: Washington
District 3

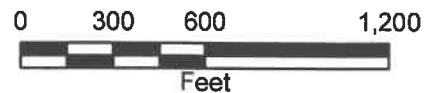
EXISTING ZONING

Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180013

Date Drawn: 03/09/2016

Supervisor: Washington

District 3

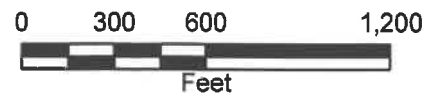
LAND USE

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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**SOLEDAD WINE
MTX-44 / BSC-13
MCE**

**UNADDRESSSED PARCEL
APN: 964-030-005-3
WINCHESTER, CALIFORNIA 92596**

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY	R.S.
1	01/19/21	90% ZONING		

SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
IRVINE, CA 92618
PHONE: (951) 495-8400
FAX: (951) 495-8408

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS UNCLASSIFIED FOR PUBLIC USE OR FOR ANY OTHER PURPOSE UNLESS SPECIFICALLY INDICATED OTHERWISE IN WRITING. ANY USE OR REPRODUCTION OF THIS INFORMATION IS STRICTLY PROHIBITED.

15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

**SOLEDAD WINE
MTX-44 / BSC-13
MCE**
UNADDRESSSED PARCEL
APN: 964-030-005-3
WINCHESTER, CALIFORNIA 92596

T1 **0**

REVISION:
0
LAX-167

SHEET TITLE:
TITLE SHEET

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	0
A1	SITE PLAN	0
A2	ENLARGED SITE PLAN	0
A3	SITE DETAIL	0
A4	SITE DETAIL WITH DIMENSIONS, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	0
A5	NORTH & WEST ELEVATIONS	0
A6	SOUTH & WEST ELEVATIONS	0
L1	LANDSCAPE PLAN	0
L2	LANDSCAPE DETAILS	0

Know what's below.
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TO OBTAIN LOCATION OF PARTICIPANTS UTILITY LOCATIONS IN CALIFORNIA, YOU MUST CALL 811. CALL 800 ALERT (800-ALERT) TO GET LISTED FOR FREE. CALL 811 TO GET LISTED FOR FREE. CALIFORNIA STATE REQUIREMENTS FOR 2 WORKING DAYS NOTICE BEFORE YOU DIG.

PROJECT SUMMARY

AFFILIATION/LESSEE:
Verizon

VERIZON WIRELESS TELECOMMUNICATIONS FACILITY:
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618
OFFICE: (949) 350-1000

ASSESSOR'S PARCEL NUMBER:
APN: 964-030-005-3

PROJECT OWNER:
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA
700 NORTH ALAMEDA STREET
SACRAMENTO, CALIFORNIA 95811
CONTACT: JEFF WYNN
TELEPHONE: (213) 217-8000

PROPERTY INFORMATION:
SITE NAME: SOLEDAD WINE PARCEL
SITE ADDRESS: APN: 964-030-005-3
TELEPHONE: (951) 495-8400
JURISDICTION: IRVINGHILL COUNTY

CONSTRUCTION INFORMATION:
AREA OF CONSTRUCTION: 25' X 28' (1-700 SQ FT)
OCCUPANCY TYPE: U
PUBLIC FACILITY: U
CONTRACTOR: U
CURRENT ZONING: U
PUBLIC FACILITIES (PF)
FACILITY IS UNMANNED AND NOT FOR HUMAN OCCUPANCY. THE FACILITY IS SUBJECT TO ALL APPLICABLE REGULATIONS AND REQUIREMENTS FOR THE CBC SECTION 11B-203.5.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO BEGINNING ANY WORK. ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

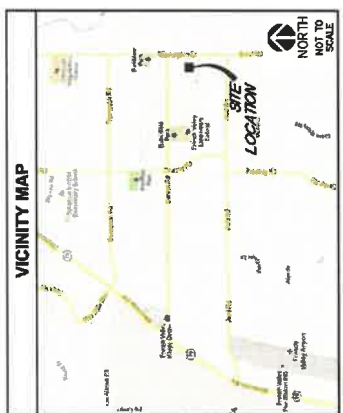
CODE COMPLIANCE

- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- INSTALLATION OF A 700 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
- INSTALLATION OF (12) VERIZON WIRELESS PARCEL ANTENNAS AT A 6' CENTRAL POINT ON A NEW 70' ANTENNA STRUCTURE
- INSTALLATION OF (12) VERIZON WIRELESS REAR MOUNTED ANTENNAS ON THE EAST SIDE OF THE FACILITY
- INSTALLATION OF (3) VERIZON WIRELESS TOWER MOUNTED JUNCTION BOXES ON THE EAST SIDE OF THE FACILITY
- INSTALLATION OF (2) VERIZON WIRELESS TOWER CELL EQUIPMENT CABINETS ON THE EAST SIDE OF THE FACILITY
- INSTALLATION OF A VERIZON WIRELESS GPS ANTENNA
- INSTALLATION OF A VERIZON WIRELESS 4" MCE 50MM METAL GATE
- INSTALLATION OF A VERIZON WIRELESS 5KW DC GENERATOR WITH A 54 AMPERES PER HOUR BATTERY
- INSTALLATION OF (2) 10' MILE CHAIN LINK GATES
- INSTALLATION OF 2" CHAIN LINK FENCE
- INSTALLATION OF A VERIZON WIRELESS 2' X 2' ANTENNAS
- NEW FEEDER CABLE RUN TO CABINETS
- NEW FEEDER DEDICATED ELECTRICAL SERVICE TO METER



DRIVING DIRECTIONS

FROM: VERIZON OFFICE
TO: APN: 964-030-005-3
WINCHESTER, CALIFORNIA 92596

FROM 15505 SAND CANYON AVENUE, IRVINE, CALIFORNIA 92618, START OUT GOING SOUTHWEST ON SAND CANYON AVENUE TOWARD WATERWORKS WAY, 0.3 MILES TO SAND CANYON AVENUE AND TURN LEFT TO TAKE PACIFICA, 0.04 MILES TO MERCE DIRT ROAD (13.5 N. 3.9 MI). KEEP LEFT TO TAKE 14B (WEST) ON TO CLAYTON VIA EAST 50A TOWARD BUNDY, 10.0 MILES. MERCE DIRT ROAD (13.5 N. 3.9 MI) TAKE THE BUNDY CANYON ROAD ONTO BUNDY CANYON ROAD, 25.3 MI. TAKE THE BUNDY CANYON ROAD ONTO BUNDY CANYON ROAD BECOMES SCOTT ROAD, 7.0 MI. SCOTT ROAD BECOMES BUNDY CANYON ROAD BECOMES SCOTT ROAD, 7.0 MI. THE SITE WILL BE TO THE NORTHWEST OF THE INTERSECTION OF WASHINGTON STREET AND BUNDY ROAD.

PROJECT TEAM

SITE ACQUISITION ENGINEER:
4405 E. AIRPORT DRIVE, SUITE 100
IRVINE, CALIFORNIA 92618
PHONE: (951) 495-8400
FAX: (951) 495-8408

CIVIL ENGINEER:
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
IRVINE, CALIFORNIA 92618
CONTACT: GARRETT HANFURKRE
PHONE: (951) 495-8400
FAX: (951) 495-8408

ELECTRICAL ENGINEER:
DSE CONSULTING ENGINEERING SERVICES LLC
3901 W. CHARLESTON BOULEVARD, SUITE 2538
IRVINE, CALIFORNIA 92618
CONTACT: JORJEK G. STEJNARAC
PHONE: (951) 865-1552

SUBJECTS:
DANWACHUCK LAND SURVING
8140 BRIGHT HURMAN WAY, SUITE 230
IRVINE, CALIFORNIA 92618
CONTACT: TERRY J. KEDDAN
PHONE: (951) 873-3297

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
REG. VENDOR:		
ARE VENDOR:		
ARE COORDINATOR:		
UTILITY VENDOR:		
RF:		
RE:		
CE:		
EE:		

**CASE: PPT180013
EXHIBIT A-B-C: Site/Elevation
PLANNER: T. Wheeler
DATE: January 25, 2021**

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	08/24/10	SOFT ZONING	R.S.L.

SPECTRUM SERVICES, INC.
4449 E. AIRPORT DRIVE, SUITE 100
IRVINE, CALIFORNIA 92618
PHONE: (949) 456-8401
FAX: (949) 456-8408

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15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618
WINCHESTER, CALIFORNIA 92596
APN: 964-030-005-3
MCE
SOLEDAD WINE
MTX-44 / B9C-13

SHEET TITLE
SITE PLAN

REVISION: **0**
A1
LAX-167

- LEGEND**
- LEASE AREA
 - CENTERLINE
 - EASEMENT
 - RIGHT-OF-WAY
 - SECTION LINE
 - PROPERTY LINE
 - OVERHEAD POWER
 - EXISTING CHAIN LINK FENCE
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED WROUGHT IRON FENCE
 - EXISTING 1" CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - FIRE HYDRANT
 - PARKING LOT AREA LIGHT
 - OFFICIAL RECORD
 - POWER POLE

- FLOODPLAIN LEGEND**
- DMR AWARENESS FLOODPLAIN (AUG 2011)
 - 100 YEAR FLOODPLAIN
 - NO BUILD ZONE



NOTES & TITLE REPORT EXCEPTIONS

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SITE PLAN

NO.	DATE	DESCRIPTION	BY
1	10/17/2014	ISSUE STATUS	R.S.
2			
3			
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30			

SPECTRUM
 SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 DENVER, COLORADO 80231
 PHONE: (303) 435-8401
 FAX: (303) 435-8408

PROPRIETARY INFORMATION
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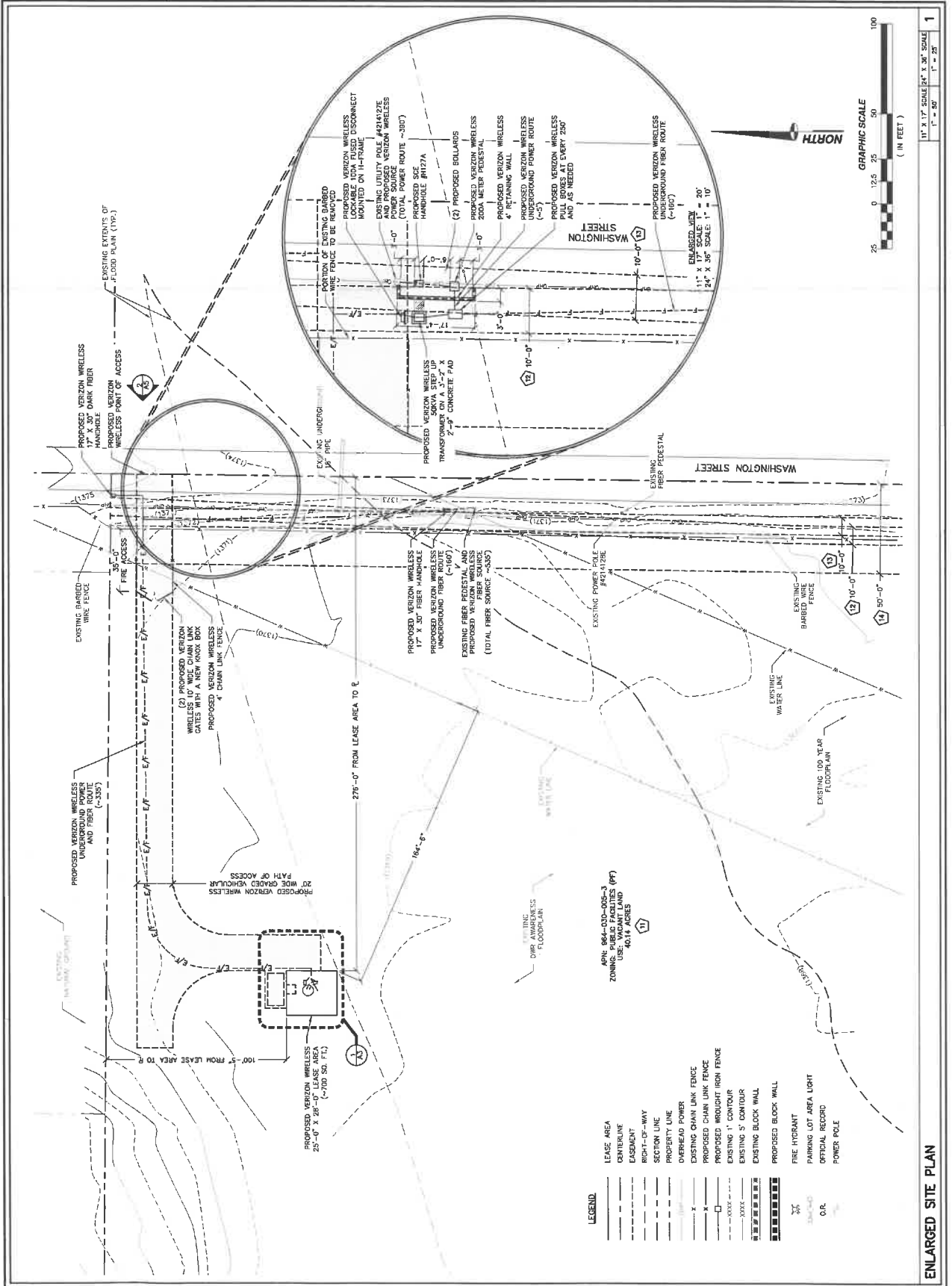
Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

UNADDRESSSED PARCEL
 APN: 964-030-005-3
 WINCHESTER, CALIFORNIA 92596

SOLEADAD WINE
 MTX-44 / B8C-18
 MCE

SHEET TITLE:
ENLARGED SITE PLAN

REVISION:
0
 LAX-167



ISSUE STATUS

REVISION: 0

LAX-167

ENLARGED SITE PLAN

REV.	DATE	DESCRIPTION	BY	CHECKED
A	09/28/20	90% ZONING	R.S.	

ISSUE STATUS

SPECTRUM
 SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 DENVER, CO 80231
 PHONE: (303) 436-8401
 FAX: (303) 436-8400

PROPRIETARY INFORMATION
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SOLEDAD WINE
 MTK-44 / B8C-13
 MCE
 UNADDRESSD PARCEL
 APN: 964-030-005-3
 WINCHESTER, CALIFORNIA 92596

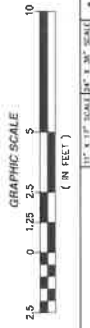
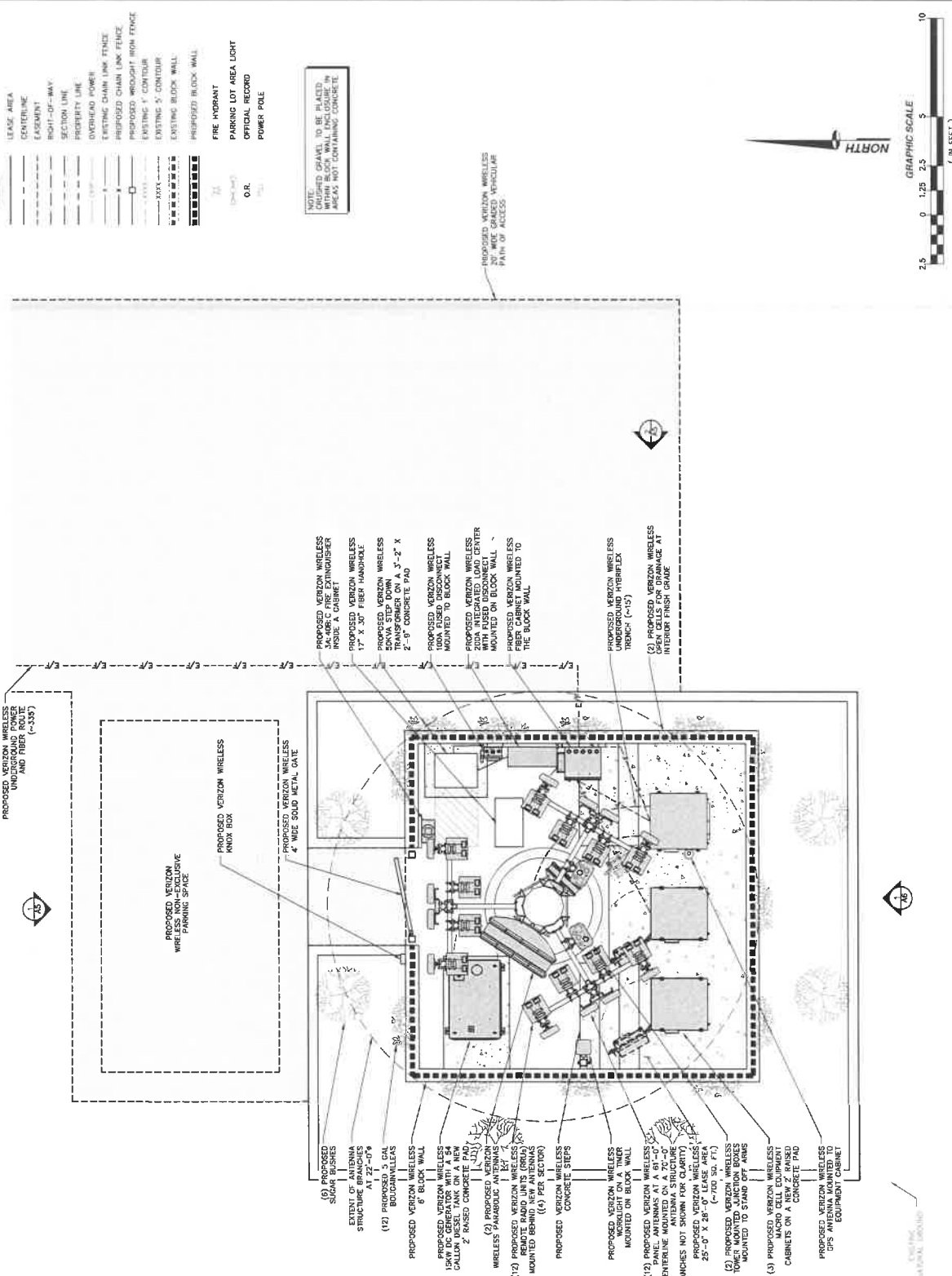
SHEET TITLE:
SITE DETAIL

REVISION:
A3 **0**
 LAN-167

LEGEND

--- (---)	LEASE AREA
---	CENTERSLINE
---	EASEMENT
- - -	RIGHT-OF-WAY
- - -	SECTION LINE
- - -	PROPERTY LINE
---	OVERHEAD POWER
- - -	EXISTING CHAIN LINK FENCE
- - -	PROPOSED WOODRANT HIGH FENCE
---	EXISTING 1" CONTOUR
---	EXISTING BLOCK WALL
---	EXISTING BLOCK WALL
---	PROPOSED BLOCK WALL
---	FIRE HYDRANT
---	PARKING LOT AREA LIGHT
---	OFFICIAL RECORD
---	POWER POLE

NOTE: ALL GRADES TO BE SHOWN WITHIN BLOCK WALL INCLUDE IN AREAS NOT CONTAINING CONCRETE



SITE DETAIL

REV.	DATE	DESCRIPTION	BY
1	09/28/21	POW ZONING	R.S.

ISSUE STATUS

SPECTRUM
 SPECTRUM SERVICES, INC.
 4440 W. CENTRAL EXPRESSWAY, SUITE 100
 GAITHERSBURG, CALIFORNIA 91751
 PHONE: (909) 456-8401
 FAX: (909) 456-8408

PROPRIETARY INFORMATION
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 SERVICES, INC. ANY REUSE OR
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 WRITTEN PERMISSION IS STRICTLY PROHIBITED.

Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

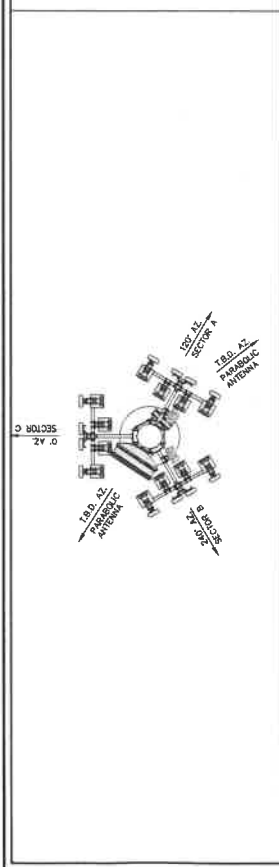
MTX-44 / BSC-R3
MCE
SOLEAD WINE
 UNADRESSED PARCEL
 APN: 964-030-005-3
 WINCHESTER, CALIFORNIA 92596

SHEET TITLE:
SITE DETAIL WITH DIMENSIONS
ANTENNA & CABLE SCHEDULE
AND ANTENNA LAYOUT

A4
 REVISION: **0**
 LAX-167

ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF RISUS	CENTRELINE	CABLE LENGTH	CABLE TYPE	COLOR CODE	JUMPER	COMMENTS
SECTOR A	120°	4	4	61'	85'	(2) HYBRIFLEX		15'	
SECTOR B	240°	4	4					15'	
SECTOR C	0°	4	4					15'	
PARABOLIC ANTENNAS	T.B.D.	2		T.B.D.					
GPS	N/A	1				1/2" COAX			

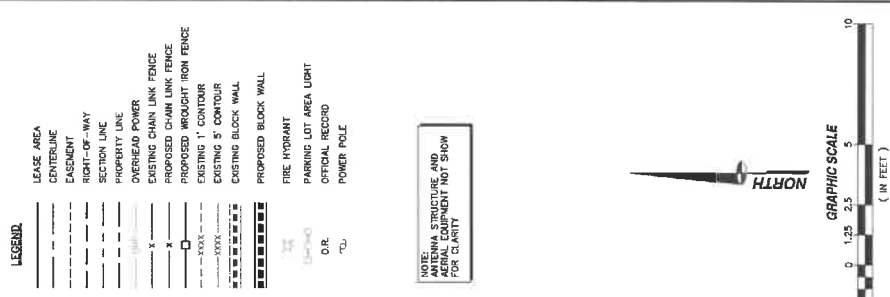
NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES.



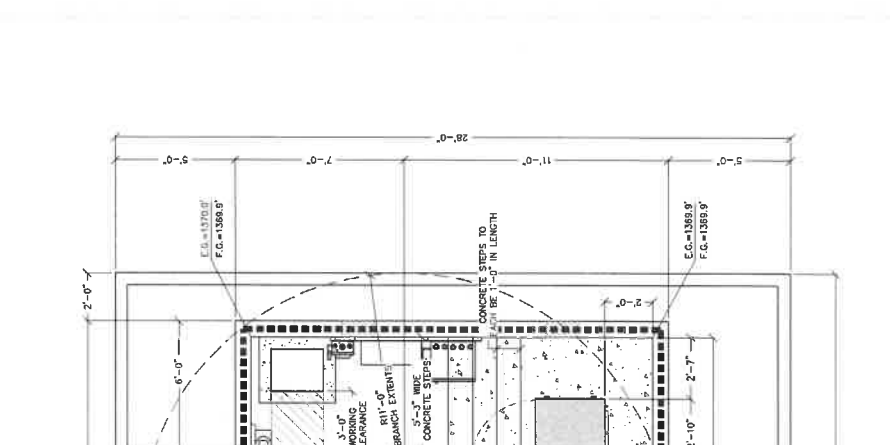
3 ANTENNA AND CABLE SCHEDULE
 1" x 1/4" SCALE (4" x 36" SCALE)
 1" = 5'

2
 SCALE: NONE

1
 1" x 1/4" SCALE (4" x 36" SCALE)
 1" = 5'



NOTE: ALL DIMENSIONS AND MATERIALS SHOWN FOR CLARITY



SITE DETAIL WITH DIMENSIONS
 1" x 1/4" SCALE (4" x 36" SCALE)
 1" = 5'

1
 1" x 1/4" SCALE (4" x 36" SCALE)
 1" = 5'

REV.	DATE	DESCRIPTION	BY
0	10/18/2018	90% ZONING	R.S.

ISSUE STATUS

NOTE: ALL PROPOSED ANTENNAS AND APPLICANCES TO BE INSTALLED TO MATCH ANTENNA STRUCTURE AND APPEARANCE OF FRIENDLY LEAF SODAS

SPECTRUM
SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 DENVER, CO 80231
 PHONE: (303) 455-8401
 FAX: (303) 455-8408

PROPRIETARY INFORMATION
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Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

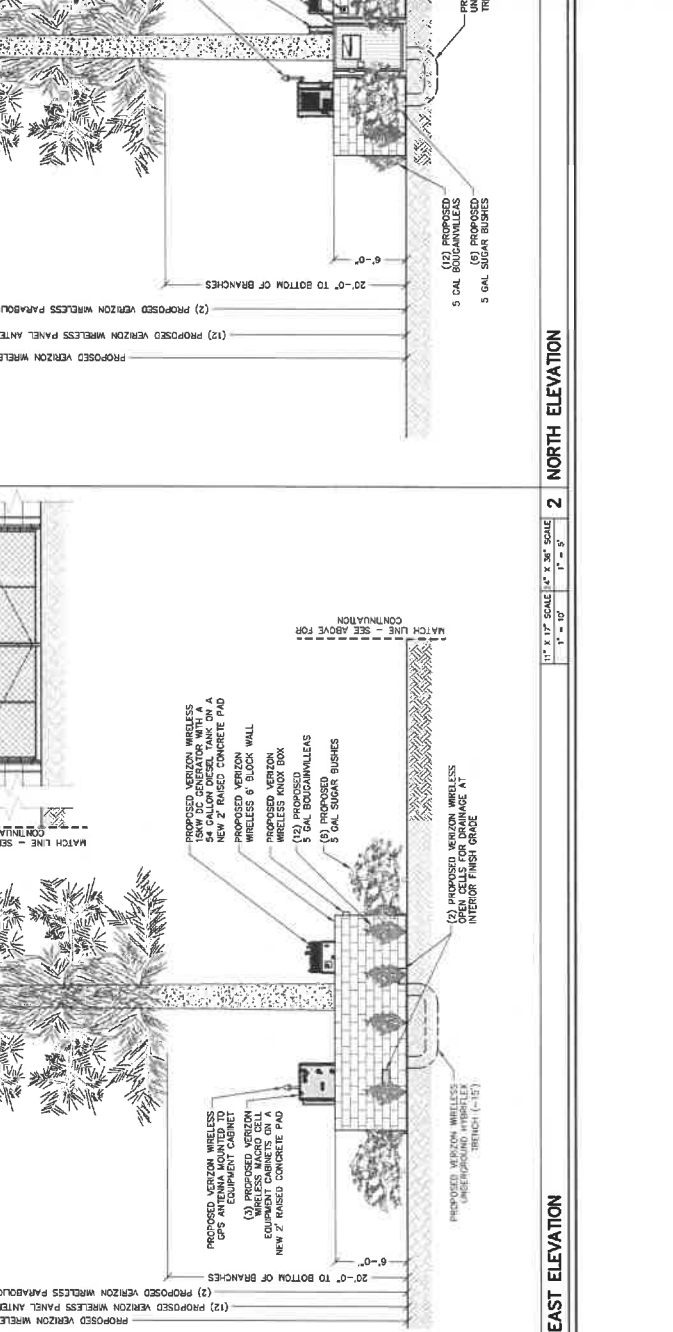
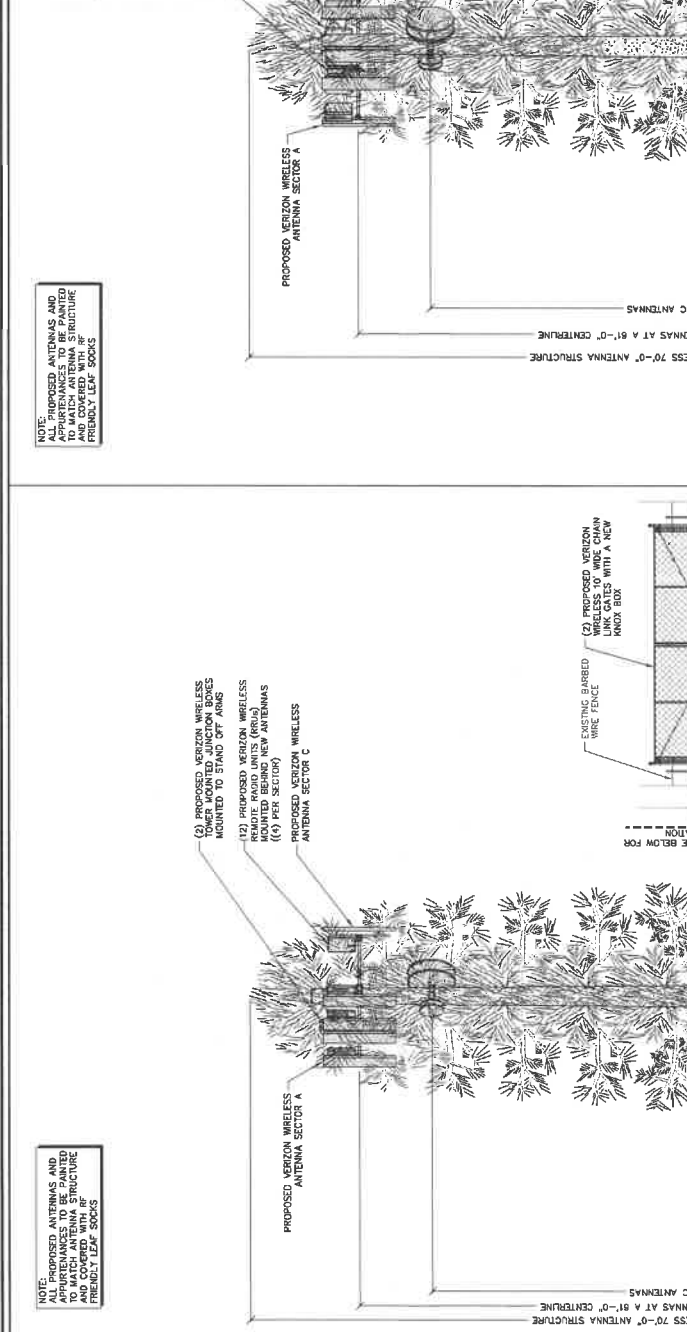
SOLEDAD WINE
 MTX-44 / B9C-13
 MCE
 UNADDRESSSED PARCEL
 APN: 964-030-005-3
 WINCHESTER, CALIFORNIA 92596

SHEET TITLE:
NORTH & EAST ELEVATION

REVISION:
0

A5

LAX-167



SCALE	1	2
1" = 5'	1" = 5'	1" = 5'
1" = 10'	1" = 10'	1" = 10'
1" = 15'	1" = 10'	1" = 10'

PLANT MATERIAL LEGEND

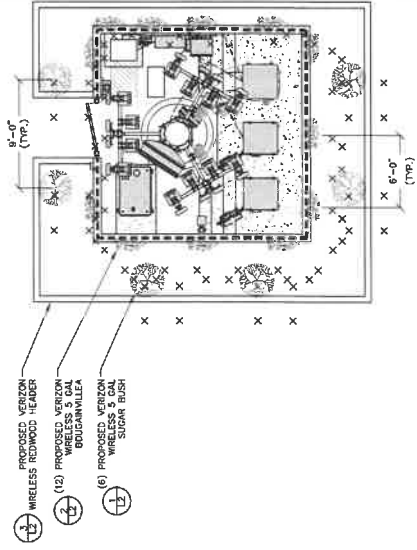
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT SPACING	PLANT SIZE	QUANTITIES	PLANT FACTOR (PF)
	RHUS OVATA	SUGAR BUSH	AS SHOWN	5 GAL.	8	2 (LOW)
	DOUGLASSVILLEA	DOUGLASSVILLEA	AS SHOWN	5 GAL.	12	2 (LOW)

SEE SPECIFICATIONS FOR USE OF PLANTING ALL LANDSCAPING
 1. 5 GAL. PLANTER
 2. 4 PARTS BY VOLUME ORGANIC AMENDMENT
 3. 1 LB. IRON SULFATE PER 100 YD. OF MIX.
 4. 1 LB. IRON SULFATE PER 100 YD. OF MIX.
 (NOTE: THE BACKFILL MIX IS FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE SOIL SAMPLES TO BE TESTED FOR ADJ. PHOSPHORUS AND SOIL NUTRIENT REQUIREMENTS.)
 2. PLANT TABLE FOR ALL LANDSCAPING
 3-2: 6000 AGRIFORM FERTILIZER TABLETS PER 15 GALLON STOCK

PLANTING NOTES AND PLANT MATERIAL LEGEND

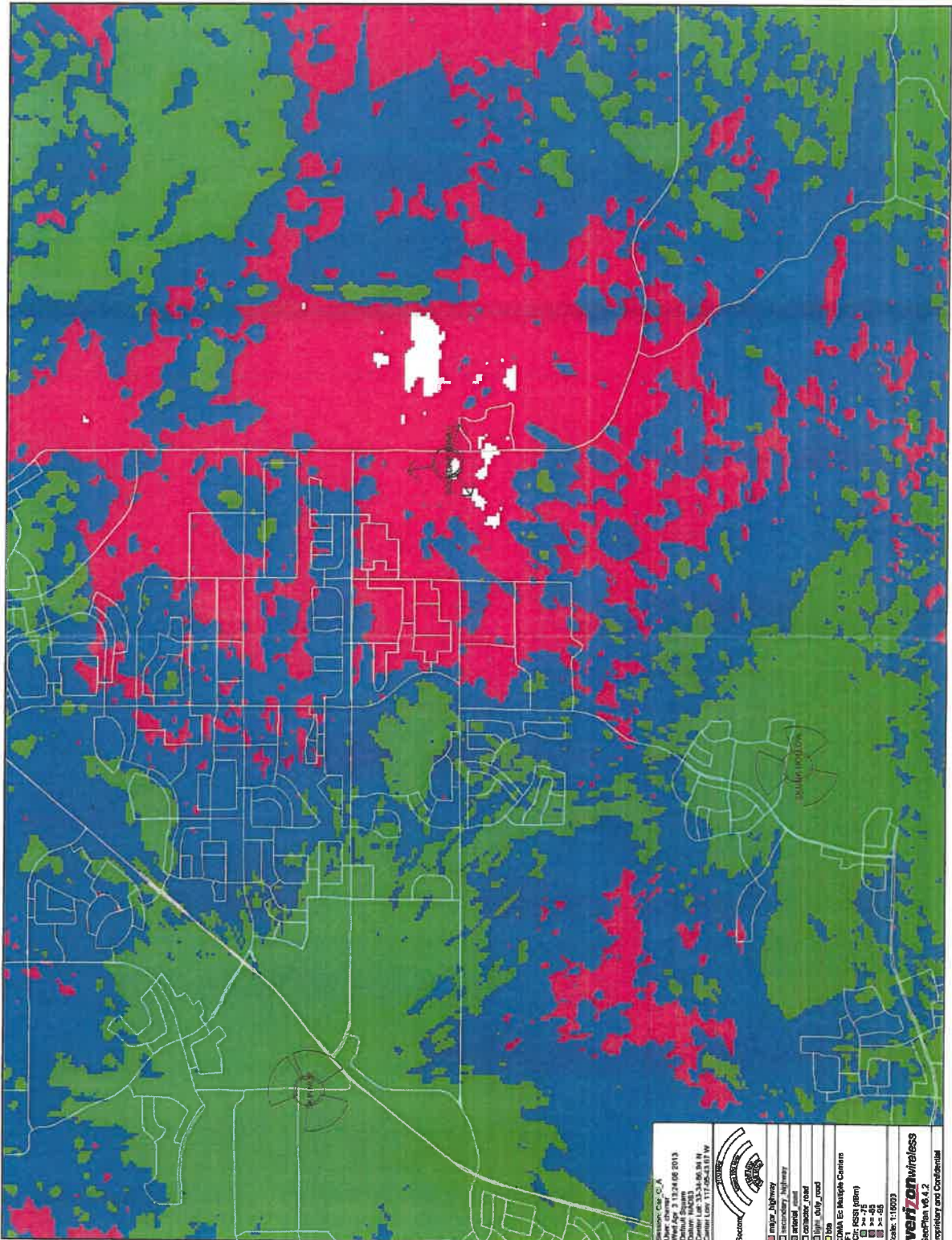
IRRIGATION LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION	QUANTITY
X	RAIN BIRD	SOFT IRRIGATION SUPPLEMENT DEL. PACK	144 TOTAL (4 PER PLANT)



NOTE:
 1. NO CHANGES OR SUBSTITUTIONS TO BE MADE WITHOUT THE WRITTEN PERMISSION AND THE APPROVAL BY THE COUNTY LANDSCAPE PLANNERS
 2. DEL PACKS TO BE REPLACED EVERY 90 DAYS UNLESS PLANTS MATURE.

- SCOPE OF WORK**
 THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LABOR, TOOLS, MATERIALS, PERMITS, TAXES, AND ALL OTHER COSTS, FURNISHABLE AND UNFURNISHABLE AT THE CONTRACTOR'S RISK AND RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
1. INTERPRETATION OF PLANS AND SPECIFICATIONS: THE LANDSCAPE ARCHITECT WILL BE RESPONSIBLE FOR INTERPRETING THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
 2. LICENSE REQUIREMENTS: THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.
 3. INSURANCE COVERAGE: THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER THE WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LITIGATION.
 4. MONITORING: THE CONTRACTOR SHALL MONITOR THE CONSTRUCTION AND SHALL HAVE VERIFIED ALL DIMENSIONS AND OTHER FACTORS AFFECTING THE WORK.
 5. INCREASED COSTS: IF EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE OWNER SHALL SIGN THE CONTRACTOR'S WRITTEN REQUEST FOR SUCH ADDITIONAL FUNDS PRIOR TO ACTUALLY DOING THE WORK.
 6. CHANGES: THE OWNER SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
 7. GRADING, GRASS AND/OR REMOVING SURPLUS SOIL AS REFERRED TO IN THESE SPECIFICATIONS SHALL BE BELOW HARDSCAPE AS FOLLOWS: 2" IN PLANTING AREAS, 1" IN LAWN AREAS.
1. CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT FITS TWO TIMES WIDER THAN PLANT CONTAINER AND A DEPTH OF THE HEIGHT OF ROOTBALL. PLANT CROWN TO BE PLANTED HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT. (GRASSES ONLY)
 2. ALL PLANTS SHALL BE WATERED IMMEDIATELY, PRIOR TO BACKFILLING PLANTING FITS.
 3. USE AGRIFORM 20-10-5, 21 GRAM TABLETS PER MAKER'S SPECIFICATIONS, WITH ALL EXCESS MATERIALS, DIRT, DEBRIS FROM THE SITE, OR DISPOSE OF SAME AS DIRECTED BY OWNER, ARCHITECT OR LANDSCAPE ARCH.
 4. PROVIDE A WATERING BASIN AROUND ALL 5 GALLON AND LARGER SIZE MATERIAL, APPROX AS FOLLOWS:
 5 GAL. 2" DEPTH X 1-1/2 TIMES CONTAINER
 5. OWNER'S THE CARE OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT GROWTH IS EVIDENT. IF CIRCULAR ROOTS EXIST, PLANTS WILL BE REJECTED.
 CLEAN UP
 UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERTY CLEAN AND REMOVE ALL EXCESS MATERIALS, DIRT, DEBRIS FROM THE SITE, OR DISPOSE OF SAME AS DIRECTED BY OWNER, ARCHITECT OR LANDSCAPE ARCH.
 5. MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER FOLLOWING THE WALK-THRU.
 2. MAINTENANCE PERIOD SHALL BE FOR THE FOLLOWING DURATION: 90 DAYS.
 3. THE CONTRACTOR SHALL KEEP SITE FREE CLEAR OF DEBRIS, AND ADJUST IRRIGATION SYSTEM AS REQUIRED. LAWN SHALL BE PROPERLY CUT AND ALL CUTTINGS REMOVED FROM THE SITE. ALL CUTTINGS SHALL BE REMOVED FROM PLANTS AND STAMING OF TREES SHALL BE ADJUSTED IF NECESSARY.
- WARRANTY AND REPLACEMENTS**
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HEALTHY PLANT ESTABLISHMENT FOR A PERIOD OF 12 MONTHS AND SHALL NOT BE RESPONSIBLE FOR DAMAGE DUE TO EXTREME WIND OR EXCESSIVE RAIN RUN-OFF ON NEW PLANTED GROUND COVER AREAS. SUCH "NATURAL" DAMAGE SHALL BE REPAIRED ON A TIME AND MATERIAL BASIS.
 2. ANY PLANT MATERIAL FAILING TO SURVIVE DUE TO CONTRACTOR'S IMPROPER INSTALLATION SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

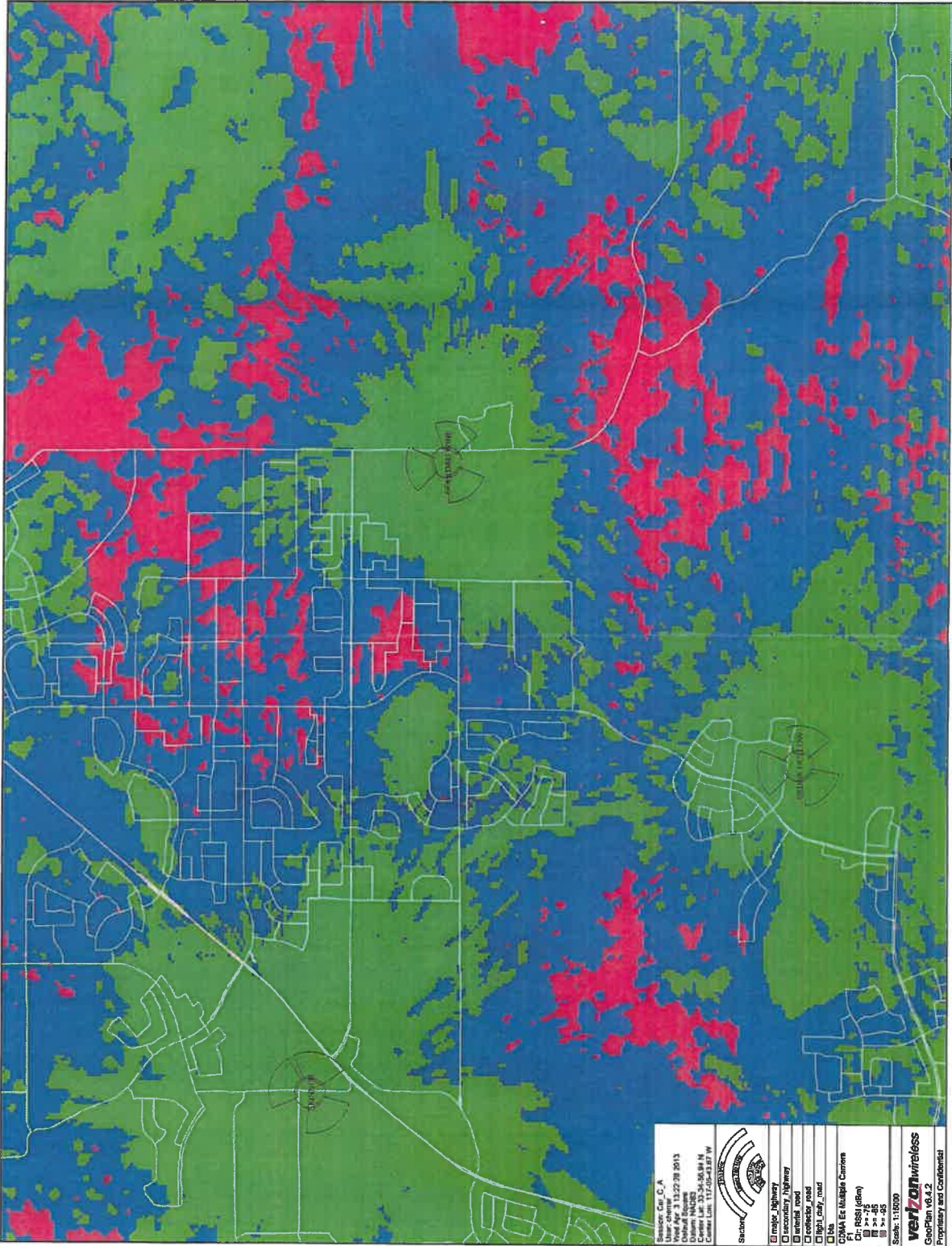


Union, Ohio, OH
 Wed Apr 3 13:24:08 2013
 Center Lat: 33.348636 N
 Center Lon: -83.548636 W
 Contour Len: 11.125000 M

- Section:
- major highway
 - minor highway
 - railroad
 - connector road
 - utility_duty_road
 - bike

Color: Ec: Multiple Centers
 Ctr: RSSI (dBm)
 < -65
 -65 ->
 > -65

Scale: 1:10000
 verizonwireless
 GeoMedia V8.1.3
 Proprietary and Confidential



Station: Ctr. C_A
 New York 11 13:22:28 2013
 Default Region
 Center Lat: 33-34-56.84 N
 Center Lon: -117-08-13.87 W



- Major Highway
- Secondary Highway
- Interchange
- Intersecting road
- Right of way road
- IGA
- CDMA E1 Multiplier Camera
- Cell RSSI (dbm)
- > -75
- > -85
- > -95

Scale: 1:10000
verizonwireless
 Geoplan v6.4.2
 Proprietary and Confidential

SOLEDAD WINE UNADDRESSED PARCEL, APN: 964-030-005-3, WINCHESTER, CALIFORNIA 92596

VIEW 1



LOCATION



PROPOSED INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS ON AN NEW 70' ANTENNA STRUCTURE.
PROPOSED INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS ON AN NEW 70' ANTENNA STRUCTURE.
PROPOSED INSTALLATION OF AN EQUIPMENT COMPOUND SCREENED BY A 6' BLOCK WALL



4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
OFFICE: (909) 455-8401
FAX: (909) 456-8408

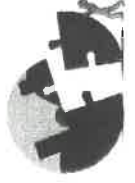


15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR IRVINE,
CALIFORNIA 92618



EXISTING

CASE: PPT180013
EXHIBIT P: Photo Sims
PLANNER: T. Wheeler
DATE: January 25, 2021



SOLEDAD WINE UNADDRESSED PARCEL, APN: 964-030-005-3, WINCHESTER, CALIFORNIA 92596

VIEW 2



LOCATION



PROPOSED INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS ON AN NEW 70' ANTENNA STRUCTURE.
PROPOSED INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS ON AN NEW 70' ANTENNA STRUCTURE.
PROPOSED INSTALLATION OF AN EQUIPMENT COMPOUND SCREENED BY A 6' BLOCK WALL



EXISTING



4005 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
OFFICE: (909) 455-8401
FAX: (909) 455-8408



15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR IRVINE,
CALIFORNIA 92618



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: PPT180013 / CEQ180046

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

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

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: December 22, 2020

Applicant/Project Sponsor: Verizon Wireless Date Submitted: April 18, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: January 25, 2021

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 Tim Wheeler at (951) 955-6060.

Please charge deposit fee case#: ZCEQ180046 / ZCFW180038

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ180046
Project Case Type (s) and Number(s): Plot Plan No. 180013
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: 951-955-6060
Applicant's Name: Verizon Wireless
Applicant's Address: 15505 Sand Canyon Road Building D1, Irvine CA 92618

I. PROJECT INFORMATION

Project Description: Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two parabolic antenna dishes; one 4 foot and one 2 foot in diameter, 12 Remote Radio Units, two junction box units all mounted on the mono-pine tower. The tower is within a 700 square foot equipment lease area with a 15 KW DC generator and all enclosed by a 6 foot high decorative block wall with perimeter landscaping.

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

B. Total Project Area: 700 square feet of lease area

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 70 foot high tower			

C. Assessor's Parcel No(s): 964-030-005

Street References: The project site is located north of Auld Road, south of Benton Road, east of Moser Road, and west of Washington Street.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South Range 2 West Section 4

E. Brief description of the existing environmental setting of the project site and its surroundings: The site is currently vacant and is immediately surrounded by open space, agricultural uses and scattered single-family residential to the west, and a water treatment facility to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Community Development: Public Facilities (CD: PF) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, this is an unmanned wireless

communication facility that will require occasional maintenance personnel to access the site. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within a fault zone but is located within a dam inundation zone. The project is not located within any other special hazard zone (area with high liquefaction potential, etc.). 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 measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The project is for an unmanned wireless communication facility so the Healthy Communities Policies do not apply to this project.
9. **Environmental Justice (After Element is Adopted):** N/A – not adopted.

B. General Plan Area Plan(s): Southwest Area Plan (SWAP)

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Community Development: Public Facilities (CD: PF)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Highway 79

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Southwest Area Plan (SWAP)

2. **Foundation Component(s):** Community Development (CD) and Rural (R)

3. **Land Use Designation(s):** Community Development: Public Facilities (CD: PF), Community Development: Commercial Tourist (CD: CT), Community Development: Medium Density Residential (CD: MDR), and Rural Residential (R: RR).

4. **Overlay(s), if any:** N/A

5. Policy Area(s), if any: Highway 79

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Winchester 1800, Specific Plan #286 (to the north)

2. Specific Plan Planning Area, and Policies, if any: Planning Area 48 (to the north)

I. Existing Zoning: Light Agriculture – 10 Acre minimum (A-1-10)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: SP #286 to the north, Light Agriculture – 10 Acre minimum (A-1-10) to the west, Light Agriculture – 5 acre minimum (A-1-5) and Rural Residential (R-R) to the south, and Rural Residential (R-R) to the east.

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

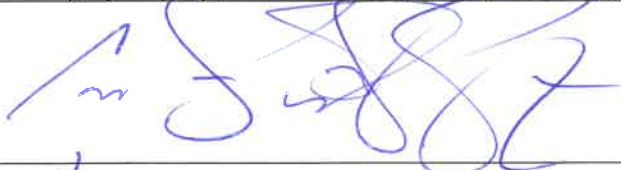
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

December 22, 2021

Date

Tim Wheeler,
Project Planner

Printed Name

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

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

Findings of Fact:

a) According to Southwest Area Plan Figure 9, Southwest Area Plan Scenic Highways, the nearest County Eligible Scenic Highway is I-215 located approximately 5.5 miles to the west of the Project site. Views of the Project site from I-215 are not possible due to distance, existing development and topography. Accordingly, the proposed Project would not have a substantial effect upon the corridor, and there will be no impacts.

b) The proposed Project is located on a 700 square-foot lease area within an approximately 38-acre vacant site. Under current conditions, the Project site is relatively flat and is regularly tilled to prevent overgrowth. As the site has previously been disturbed with a maintenance road, it is not likely that the proposed Project would have impacts substantially beyond the existing.

c) With respect to the visual character of the surrounding area, the proposed Project would be disguised as a monopine tower to blend in with trees in the vicinity of the Project site. Accordingly, the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would 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. Impacts will be less than significant.

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) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone A as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 20.14 miles northeast of the Mt. Palomar Observatory, and is therefore subject to the provisions of Ordinance No. 655, Zone B. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. The project incorporated the lighting requirements of the Riverside County Ordinance No. 655 into the proposed project design with shielding and directing the light directly into the lease area only. This will reduce the impacts to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

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

Findings of Fact:

a-b) The proposed wireless communications facility will provide a service light to be used at the time of servicing the facility and on a timer. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels as the lighting is shielded and directed into the project lease area. 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.

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, and Project Application Materials.

Findings of Fact:

a) According to "Map My County," the project site is designated as "Farmland of Local Importance" and "Other Lands". However, the 700 square-foot lease area is located entirely within the portion of the Project site designated as "Other Lands." Areas surrounding the Project site are designated as "Urban-Built Land," "Other Lands," and "Farmland of Local Importance." No portion of the Project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project would not result in the conversion of Farmland to a non-agricultural use, and there will be no impacts.

b) According to "Map My County," there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. As such, the Project would have no impacts to any Riverside County Agricultural Preserves.

Additionally, according to mapping information available from the California Department of Conservation, the Project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract. There will be no impacts.

c) The Project site and the area immediately to the west of the Project site are zoned Light Agriculture – 10 acre minimum (A-1-10). However, the 700 square-foot lease area is not being utilized for any agriculture uses. Due to limited scale of the proposed Project and because the property is designated for Public Facility uses, impacts will be less than significant.

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. There will be no impacts.

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.

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 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?

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?

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 would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. There will be no impacts.

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?

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?

c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities.

According to the consistency analysis presented above and the analysis presented in section b) below, the proposed project will not conflict with the AQMP. There will be no impacts.

b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

Table 1 SCAQMD Regional Thresholds

MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)		
Pollutant	Construction	Operational
No _x	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Lead (AQMD)	3 lbs/day	3 lbs/day
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It should be noted that all projects within the SCAB, including the proposed Project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, 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. Any implementing grading plans would 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.

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase. Impacts will be less than significant.

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, childcare centers, and athletic facilities. The nearest sensitive receptor is French Valley School located at 36680 Cady Rd, Winchester, CA 92596 at approximately .63 miles northwest of the Project site.

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

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. The proposed Project would not be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Land uses within one mile of the site comprise residential, commercial, schools, water treatment facility, and undeveloped lands, none of which are considered sources of point source emissions. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter. There will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Impacts will be less than significant as it relates to odors associated with the proposed Project construction and operations.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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,	<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
marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
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 and the proposed lease area do not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The proposed Project is not subject to Criteria Area requirements and would not conflict with the provisions of the MSHCP [as stated in section b and c, shown below]. There will be no impacts.

b-c) The proposal will disturb approximately a 700 square foot lease area for the construction of the telecommunication tower and associated equipment. A biological assessment conducted by Michael Brandman Associates in December 2014 concluded that the Project site does not contain any suitable habitat in the proposed lease area for Munz's onion, San Diego ambrosia, many-stemmed dudleya, California Orcutt grass, spreading navarretia and Wright's trichocoronis. Based upon the absence of suitable habitat, no recommendations were made for the focused rare plant surveys. The Project site and the proposed lease area is located within a fallow field that appears to be routinely disced. The site contains no suitable nesting habitat for burrowing owl. The site lacks small mammal burrows and does not provide sufficient habitat for nesting. Therefore, focused surveys for burrowing owl are not recommended. Impacts will be less than significant.

Based on previous construction, the site is not anticipated to have 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). Impacts will be less than significant.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors or impede the use of native wildlife nursery sites. There will be no impacts.

e-f) The project site does not contain riverine/riparian areas or vernal pools. There will be no impacts.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There will be no impacts.

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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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, PDA04904; 2014, Bonner; Cultural Resources Assessment Verizon Wireless Facility Candidate "Soledad Wine", Winchester, Riverside County, California

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a County approved Archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not exist on the project site. There will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by a County approved Archaeologist, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not exist on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials. PDA04904; 2014, Bonner; Cultural Resources Assessment Verizon Wireless Facility Candidate "Soledad Wine", Winchester, Riverside County, California.

Findings of Fact:

a) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Based upon analysis of records and a survey of the property 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. Therefore, no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Impacts will be less than significant.

c) Based on an analysis of records and archaeological survey of the property, 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, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Impacts will be 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?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Source(s): Source: Project implementation materials

Findings of Fact:

a-b) The proposed Project is an unmanned wireless communication facility. This use would 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 would 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 or conflict with applicable energy conservation plans. 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.

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 and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. According to County Geologic Report No. 2410, the nearest fault is located approximately 7.8 miles away from the project site. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically induced rupture impacts would occur. Additionally, the project is subject to the California Building Code (CBC) requirements pertaining to commercial development and thereby mitigating any potential impact to less than significant. CBC requirements are applicable to all commercial development, so they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

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," Geology Report

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 "Map My County," the Project site is identified as having a "low" liquefaction susceptibility. Additionally, County Geologic Report No. 2410 found that is very low due to presence of fine grained clay and clayed silt layers. Adherence to CBC requirements are applicable to all commercial developments but are not considered mitigation for CEQA implementation purposes. Impacts 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.

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)

Findings of Fact:

According to "Map My County," the Project site is not located in a fault zone or near an identified fault-line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the current CBC, structures within the site will be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant, and no mitigation is required. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report

Findings of Fact:

a) Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. The Project site has minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. As noted in the comments from geological or geotechnical report (GEO02410) provided by the applicant, there is no potential for landslides, and seismic slope instability is not expected to occur at the project site. Impacts will be less than significant.

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?

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 Figure S-7 "Documented Subsidence Areas Map," Geology Report

Findings of Fact:

a) The effects of area subsidence generally occurs at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is mapped as susceptible to subsidence. However, County Geologic Report No. 2410 concluded that subsidence should not be considered a hazard. Additionally, California Building Code (CBC) requirements pertaining to development would reduce any potential impact. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. Adherence to CBC requirements are applicable to all commercial developments but are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

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

Findings of Fact:

a) The Project site is more than 29 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches and would not be affected by volcanoes. The Project site is located approximately .71 miles west of Skinner Reservoir and within a high dam hazard zone, as illustrated by the Riverside County General Plan, Southwest Area Plan, Figure 10, *Southeast Area Plan Flood Hazards*. Additionally, Figure 10, *Southwest Area Plan Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not a potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, Slope Stability Report

Findings of Fact:

a-b) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require limited grading of the site to accommodate the unmanned wireless communication facility. Due to the limited scale of the proposed Project, the site's existing topographic conditions would be maintained. Impacts will be less than significant.

c) Under existing conditions, the Project site is vacant; there are no subsurface sewage disposal systems. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

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 would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited scale, and with incorporation of Best Management Practices (BMP's) would reduce the impact to below a level of significance. Impacts will be less than significant.

b) The Project may be located on expansive soil; however, compliance with California Building Code (CBC) requirements pertaining to commercial development reduce the potential impact to less than significant. CBC requirements are applicable to all development, so they are not considered mitigation for CEQA implementation purposes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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, 2003, Figure S-8). Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds. Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. Following construction, wind erosion would be non-existent, as the disturbed areas would be covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a) The Project proposes the installation of an unmanned wireless communication facility disguised as a 70 foot tall mono-pine within a 700 square-foot lease area. The installation of the mono-pine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, the Project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, and impacts will be less than significant.

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (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) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. There will be no impacts.

b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Impacts will be less than significant.

c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. There will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The site 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, its development would not create a significant hazard to the public or the environment. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports

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

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

Findings of Fact:

a-c) The nearest airport to the Project site is the French Valley Airport, which is located approximately 2.4 miles southwest of the Project site. Therefore, the proposed Project would not result in an inconsistency with an Airport Master Plan or require review by the Airport Land Use Commission. Additionally, the proposed Project would not result in a safety hazard for people residing or working in the Project area. There will be no impacts.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. There will be no impacts.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, it is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements. Since this is a wireless communication facility with no water supply, impacts will be less than significant.

b) Due to the relatively small nature of the proposed project, it is not anticipated that the project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts to groundwater recharge as a result of project implementation would be less than significant.

c) The proposed project is not anticipated to 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. Project development would include the grading of a small pad area in a relatively small portion of the site and would not create a substantial amount impervious surfaces. Due to the natural terrain, the majority of the site would remain untouched and in its natural condition. Because of the implementation of Best Management Practices (BMPs) and compliance with relevant regulating agencies, impacts would be considered less than significant.

d) The proposed project is not anticipated to result in substantial erosion or siltation on-site or off-site. Project development would include the grading of a small portion of the site and would not create areas that would erode or cause siltation because of compliance with relevant regulations preventing such conditions. Due to the existing terrain, the majority of the site would remain untouched and in its existing condition. The utilization of Best Management Practices (BMPs) and compliance with the relevant regulating agencies would reduce impacts to less than significant levels.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Because most of the site would be left untouched and the small scale of the graded area that would support the development, project development is not anticipated to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. The project would be required to comply with regulations that would prevent such conditions to occur. The utilization of Best Management Practices (BMPs) and compliance with the relevant regulating agencies would reduce impacts to less than significant levels.

f) Because most of the site would be left untouched and the small scale of the graded area that would support the development, project development is not anticipated to substantially 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. Impacts are considered less than significant.

g) The project site is located within a flood zone. However, due to the limited scope of the proposed Project, the small structures would not cause a significant impact to a flood hazard area which would impede or redirect flood flows. Impacts would be less than significant.

h) The project site is located within a flood zone and approximately 0.72 mile west of Lake Skinner. The risk for tsunami would be very remote as the project is located approximately 30 miles from the Pacific Ocean and has mountainous terrain in between the ocean and the site. Due to the limited scope of the proposed Project, the small structures and minimal electrical equipment that would be part of the monopine facility would not cause a significant impact to a release of pollutants due to inundation. Impacts would be less than significant.

i) As presented above, the relatively small scope of the project would not have the potential to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

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?

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

Findings of Fact:

a) a) Under existing conditions, the Project site is vacant. With implementation of the proposed Project, only the 700 square-foot lease area would be disturbed. According to the General Plan, the proposed wireless communication facility would be in compliance with the current land use designation of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Community Development: Public Facilities (CD: PF). Although the proposed Project will not result in a substantial alteration of the present or planned land use of the area, all potential environmental impacts associated with the Project are evaluated throughout this environmental assessment. Therefore, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigation an environmental effect. Impacts will be less than significant.

b) There are residential communities to the north and west of the Project site. However, there are no components of the proposed Project that would obstruct access to the communities. The residential communities would continue to utilize the existing circulation system. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community. There will be no impacts.

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?

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?

c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General Plan Figure OS-5, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not 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, nor would the Project 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. There will be no impacts.

c) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resource deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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property to hazards from proposed, existing, or abandoned quarries or mines. There will be no impacts.

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?

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?

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The nearest airport to the Project site is the French Valley Airport, which is located approximately 2.4 miles southwest of the Project site and the Project is not located within an Airport Influence Area. Therefore, the proposed Project would not result in an inconsistency with an Airport Master Plan or require review by the Airport Land Use Commission. Additionally, the proposed Project would not result in a safety hazard for people residing or working in the Project area. There will be no impacts.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. There will be no impacts.

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?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Although the project will 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/periodic facility maintenance, the impacts are not considered significant. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. Impacts would be less than significant.

b) The Project's only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the unmanned wireless communication facility would not result in the generation of any significant temporary or periodic noise increases. The occasional facility maintenance would not result in a significant noise increase. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

Findings of Fact:

a) According to "Map My County," the project site has been mapped as having a low potential for paleontological resources. Additionally, a paleontological report (PDP No. 1474) was prepared by Kenneth J. Lord in 2014. PDP No. 1474 concluded that the project has low potential of encountering Paleontological resources at or near the surface (within the upper 10 feet) but that there is a high potential for sensitive paleontological resources within the subsurface at depth. PDP No. 1474 recommended no monitoring program to mitigate for potential impacts to Paleontological resources. Impacts will be less than significant.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

a & c) Under existing conditions, there are no existing homes on-site, nor is the site occupied by any people. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. There will be no impacts.

b) The Project simply proposes an unmanned wireless telecommunication and would not result in an affordable housing demand. There will be no impacts.

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 would primarily be served French Valley Station (Station No. 83), located approximately 2.7 miles southwest of the Project site at 37500 Sky Canyon Dr. # 401 Murrieta CA, 92563. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned wireless communication facility, implementation of the proposed Project would not result in the need for new or physically altered fire protection facilities and would not exceed applicable service ratios or response times for fire protection services. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Sheriff's Department provides community policing to the Project area via the Southwest Sherriff's Station located approximately 2.2 miles southwest of the Project site at 30755 Auld Road, Murrieta, CA 92563. The proposed Project's demand on sheriff protection services would be little to nonexistent because the proposed Project is simply an unmanned wireless communication facility. Therefore, implementation of the proposed Project would not result in in the need for new or physically altered sheriff stations. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

The Project simply proposes an unmanned telecommunication facility. Therefore, there would be no impact. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

The Project simply proposes an unmanned wireless communication facility. No housing, which could increase the demand for health services, is being proposed. There will be no impacts.

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.

RECREATION Would the project:

35. Parks and Recreation

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The Project simply proposes an unmanned wireless communication facility and does not involve the construction or expansion of recreational facilities. There will be no impacts.

b) The Project simply proposes an unmanned wireless communication facility and does not involve the use of existing neighborhood or regional parks or other recreational facilities. Implementation of the Project would not increase the use of existing neighborhood or regional park use that would cause physical deterioration of recreational facilities. There would be no impacts.

c) According to "Map My County," the Project site is not located within a County Service Area (CSA). There would be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

a) Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

a) According to the Southwest Area Plan Figure 8, *Trails and Bikeway System*, there are regional trails planned along Washington Street. However, due to the limited scope of the proposed Project, it is not likely that the planned trail would be negatively impacted as the proposed development does not impact the right-of-way. Impacts would 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.

TRANSPORTATION Would the project:				
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 type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) The proposed Project is simply an unmanned wireless communication facility. Any traffic resulting from the proposed Project would be due to occasional maintenance. Therefore, there would be no substantial traffic increase in relation to the existing traffic load and capacity of the street system and there would be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Impacts will be less than significant.

b) Pursuant to Senate Bill 743, CEQA Guidelines Section 15064.3, the most appropriate measure of transportation impacts is vehicle miles traveled (VMT), which refers to the amount and distance of automobile travel attributable to a project. The proposed Project would require a minimal amount of temporary construction vehicle trips. The construction vehicle trips are anticipated to come from the local region. Regional construction vehicle trips for temporary project construction are not anticipated to generate a substantial increase in Vehicle Miles Traveled (VMT) on local or regional roadways or vehicle emissions. When construction is completed, all construction worker commute trips would halt, and the operational facility would require a minimal amount of periodic vehicle trips (less than 5 trips per day) for occasional maintenance, which is anticipated to have no substantial impacts to local or regional roadways or cause a substantial increase in vehicle emissions. The Project is anticipated to fall below any thresholds for screening for VMTs and would have a minimal effect on VMT during construction and operation. Projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less than significant transportation impact. Impacts are considered less than significant.

c) The proposed Project is simply an unmanned wireless communication facility that would not substantially increase hazards due to a geometric design feature. The project would be accessed off

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of Washington Street and would have a gated driveway on-site to allow periodic maintenance of the facility. Impacts would be less than significant.

d-e) The proposed Project is simply an unmanned wireless communication facility and does not propose any change in street design. No effect upon, or a need for new or altered maintenance of roads are anticipated for construction or Project operations. All construction staging would be on-site and periodic maintenance of the operational facility would not require any roadway improvements that would cause an effect upon circulation during the Project's construction. Impacts would be less than significant.

f) The proposed Project is simply an unmanned wireless communication facility on a 700 square-foot lease area. All construction would be located on-site. No roadway improvements are proposed that would result in inadequate emergency access to nearby uses. There would be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact: The proposed Project is simply an unmanned wireless communication facility and does not create a need for- or impact a bike trail in the vicinity of the project. No bike trails are required or proposed along Washington Street or near the proposed site. No impact would occur.

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.)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 13, 2015. Consultation was requested by the Pechanga Band of Luiseno Indians. The tribe was provided with the cultural report on September 2, 2015 and this project was discussed in a meeting held October 14, 2015. At this meeting the tribe requested the Tower Construction Notification System (TCNS) number for the project and did not identify any tribal cultural resources that may be impacted by this project. Consultation was concluded on May, 06, 2016. The Native American tribes did not identify any tribal cultural resources, so there would be no impacts.

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?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Source(s): Project Application Materials, Water Company

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility. No water service is required for construction or operation. Therefore, the proposed Project would not require or result in the construction of new water treatment facilities or expansion of existing facilities. There would be no impacts.

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?

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility and would not require any connection to sewer lines or the creation of a septic system. No sewer service is required for Project construction or operation. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There would be no impacts.

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?

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)?

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

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility and would not require solid waste services. Construction of such a small facility would generate minimal construction waste that would be hauled off the site in accordance with County regulations as construction activities are completed. No waste would be generated during operation and maintenance workers would be required to haul and appropriately dispose of any minimal amount of waste generated. Therefore, the proposed Project would not require or result in the construction of new landfill facilities, including the expansion of existing facilities. There would be no impacts.

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?

b) Natural gas?

c) Communications systems?

d) Street lighting?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

a-f) Implementation of the proposed Project would require the construction of electrical and communication facilities. Electrical service would be provided by Southern California Edison and communication systems would be provided by Verizon. No natural gas would be required to serve the site, no street lighting is required for project implementation, no public facility or roadway maintenance would be required for project construction or operation. No other governmental services are required for project construction or operation. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment. Impacts would be less than significant.

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

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

Findings of Fact:

a-e) According to County of Riverside General Plan, Southwest Area Plan, Figure 11, *Southwest Area Plan Wildfire Susceptibility*, the Project site is not located within a wildland fire zone. Any structure constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, CFC, and CBC. There would be no impacts.

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.

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:

As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 34), 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. Impacts would be less than significant.

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 documented throughout this Initial Study, the project does not have impacts which are individually limited, but cumulatively considerable. No impacts would occur.

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

Source(s): Staff Review, Project Application Materials

The Project's potential to result in substantial adverse environmental effects on human beings, either directly or indirectly, have been evaluated throughout this environmental assessment. There are no components of this project likely to result in substantial adverse effects on human beings that have not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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already been evaluated and disclosed throughout this environmental assessment or reference source documents. Impacts would be considered less than significant.

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: N/A

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

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



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

Juan C. Perez
Agency Director



12/22/20, 5:00 pm

PPT180013

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT180013. 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 (Plot Plan No. 180013) 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

Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two parabolic antenna dishes; one 4 foot and one 2 foot in diameter, 12 Remote Radio Units, two junction box units all mounted on the mono-pine tower. The tower is within a 700 square foot equipment lease area with a 15 KW DC generator and all enclosed by a 6 foot high decorative block wall with perimeter landscaping.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd District Design Guidelines
2. 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 8/28/20.
- Exhibit B (Elevations), dated 8/28/20.
- Exhibit C (Floor Plans), dated 8/28/20.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Current California Building Code (CBC)
 - 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. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - 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. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Road & Bridge Benefit District (Southwest Area, Zone D)

Advisory Notification. 6 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 PPT180013; 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 PPT180013, including, but not limited to, decisions made in response to California Public Records Act requests.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 6 AND - Hold Harmless (cont.)**

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

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

Advisory Notification. 7 AND - PPW Collocation

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

BS-Grade**BS-Grade. 1 0010-BS-Grade-USE - NPDES INSPECTIONS**

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures. Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board.

ADVISORY NOTIFICATION DOCUMENT**BS-Grade****BS-Grade. 1****0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)**

You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request. Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day. Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS-Plan Check**BS-Plan Check. 1****0010-BS-Plan Check-USE - BUILD & SAFETY PLNCK**

PERMIT ISSUANCE: Per section 105.1 (current California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure. In non- residential applications, separate building permits may include a permit for the structure (Shell building), grading, tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing, etc.

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

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 7 0010-Planning-USE - GEO02410 (cont.)**

to the proposed development. 11.Seiches are not considered a potential hazard to the project. 12.Tsunamis do not pose a seismic risk hazard. 13.Project site is within flood zone hazard. GEO02410 recommended: 1.After the site clearing, the equipment shelter and generator pad areas should be scarified 12 inches; moisture conditioned and compacted, subject to inspection. 2.All re-compacted native and import soil should be spread, watered or aerated, mixed and compacted by mechanical means of approximately six-inch thick lifts. 3.In case of failure of Skinner reservoir the project may be inundated. GEO No. 2410 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2410 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning. 8 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 9 0010-Planning-USE - MAINTAIN SOCKS/BRANCHES

The proposed mono-pine shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

Planning. 10 0010-Planning-USE - MAX HEIGHT

The mono-pine/antenna array located within the property shall not exceed a height of 70 feet.

Planning. 11 0010-Planning-USE - NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 964-030-005 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 12 0010-Planning-USE - NOISE REDUCTION

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

Planning. 13 0010-Planning-USE - PDA 4904 ACCEPTED

County Archaeological Report (PDA) No 4904, submitted for this project (PP25340) was prepared by Michael Brandman Associates and is entitled: "Cultural Resources Assessment Verizon Wireless Facility

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 13 0010-Planning-USE - PDA 4904 ACCEPTED (cont.)**

Candidate "Soledad Wine", Winchester, Riverside County, California," dated August 29, 2014. (PDA) No 4904 concludes: although no cultural resources were identified within the project area, there is a moderate chance that buried prehistoric cultural resources will be impacted by construction-related earthmoving. (PDA) No 4904 recommends: archaeological monitoring of all ground disturbing activities associated with this project. This study has been incorporated as part of this project, and has been accepted.

Planning. 14 0010-Planning-USE - PDP01474

County Paleontological Report (PDP) No. 1474 submitted for this project PP25340 was prepared by Kenneth J. Lord, Ph.D. With Michael Brandman Associates and is entitled "Paleontological Resources Assessment of the Soledad Wine Facility for Verizon Wireless, Winchester, unincorporated Riverside County, California", dated August 12, 2014". PDP01474 concluded that the project has low potential of encountering Paleontological resources at or near the surface (within the upper 10 feet) but that there is a high potential for sensitive paleontological resources within the subsurface at depth. PDP01474 recommends no monitoring program to mitigate for potential impacts to Paleontological resources is required.

Planning. 15 0010-Planning-USE - SITE MAINTENANCE CT

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

Planning. 16 0020-Planning-USE - EXPIRATION DATE USE CASE

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 17 0020-Planning-USE - LIFE OF PERMIT

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18

015-Planning-60 Day to Complete IA

This approved plot plan shall have an Indemnification Agreement (IA) completed (filed and signed by all parties: VZW, EMWD, County of Riverside) within Sixty (60) days from the approval date otherwise, the plot plan shall be null and void. The Assistant TLMA Director, at their discretion, may grant additional time beyond Sixty (60) days with written explanation to the need for more time.

Plan: PPT180013

Parcel: 964030005

60. Prior To Grading Permit Issuance

BS-Grade

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

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

Planning

060 - Planning. 1 0060-Planning-USE - ARCHAEOLOGIST RETAINED Not Satisfied

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

060 - Planning. 2 0060-Planning-USE - CULTURAL PROFESSIONAL Not Satisfied

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

Plan: PPT180013

Parcel: 964030005

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-USE - IF HUMAN REMAINS FOUND Not Satisfied

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

060 - Planning. 4 0060-Planning-USE - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.12 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

Transportation

060 - Transportation. 1 0060-Transportation-USE - PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 2 0060-Transportation-USE-SBMT/APPVD GRADG Not Satisfied

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance. Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - PHASE IV REPORT Not Satisfied

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County

Plan: PPT180013

Parcel: 964030005

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - PHASE IV REPORT (cont.) Not Satisfied

Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

80. Prior To Building Permit Issuance

BS-Grade

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

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

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A.

080 - Planning. 2 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied

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

080 - Planning. 3 0080-Planning-USE - RVW BLDNG PLNS/SOCKS/BRN Not Satisfied

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed mono-pine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 20 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

Transportation

080 - Transportation. 1 0080-Transportation-USE - CONSTRUCT/DRIVEWAY Not Satisfied

The proposed gate shall have a minimum of 90' radial/lateral clearance from the existing centerline. Applicant shall secure an encroachment permit from the County Transportation Department prior to starting any work within the road right-of-way.

080 - Transportation. 2 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

080 - Transportation. 3 0080-Transportation-USE-UTILITY PLAN CELL TOWER Not Satisfied

Proposed electrical power lines below 33.6 KV within public right-of-way and onsite for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work

Plan: PPT180013

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-USE-UTILITY PLAN CELL TOWER Not Satisfied
with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Waste Resources

080 - Waste Resources. 1 0080 - 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 0090 - Hazmat BUS Plan Not Satisfied

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

090 - E Health. 2 0090 - Hazmat Contact & Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

090 - E Health. 3 0090 - Hazmat 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.

Fire

090 - Fire. 1 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

Install portable fire extinguishers in accordance with the California Fire Code.

Planning

090 - Planning. 1 0090-Planning-USE - ORD 810 NO. O S FEE Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance

Plan: PPT180013

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1 **0090-Planning-USE - ORD 810 NO. O S FEE (cont.)** **Not Satisfied**
No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 180013 is calculated to be 0.02 net acres.

090 - Planning. 2 **0090-Planning-USE - ORD NO. 659 (DIF)** **Not Satisfied**
Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 180013 has been calculated to be 0.02 net acres.

090 - Planning. 3 **0090-Planning-USE - SIGNAGE REQUIREMENT** **Not Satisfied**
Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information: - Address of wireless communications facility and any internal site identification number or code; - Name(s) of company who operates the wireless communications facility; - Full company address, including mailing address and division name that will address problems; - Telephone number of wireless communications facility company. If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

090 - Planning. 4 **0090-Planning-USE - SITE INSPECTION** **Not Satisfied**
Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PPT180013 have been met; specifically the color of the mono-pine (trunk), natural earth tone colors of the equipment shelter and/or cabinets, that the branches for proposed mono-pine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 20 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

090 - Planning. 5 **0090-Planning-USE - SKR FEE CONDITION** **Not Satisfied**
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.12 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

Plan: PPT180013

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90. Prior to Building Final Inspection
Planning

090 - Planning. 6 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1 0090-Transportation-USE-UTILITY INSTALL CELL TOWER Not Satisfied

Proposed electrical power lines below 33.6 KV within public right-of-way and onsite for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 2 Map - WRCOG TUMF Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 0090 - Waste 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.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

August 20, 2015

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Scearce, III
Neal Ibanez
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Ms. Heather Thomson
County Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, Ca. 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for PP 25340

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 14, 2015 and received in our office July 21, 2015.

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

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

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe’s, aboriginal territory as evidenced by the existence of Payómkawichum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re: PP 25340
August 20, 2015
Page 2

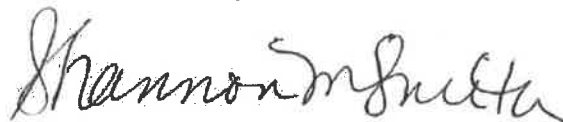
cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area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

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

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

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-8113 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,

P-P 

Ebru Ozdil

Cc Pechanga Office of the General Counsel

Wheeler, Timothy

From: Jones, David
Sent: Thursday, May 5, 2016 9:52 AM
To: Thomson, Heather; Wheeler, Timothy
Subject: RE: PP 25340 (TCNS 100289)

Heather,

I'm not sure whether I cleared the route or not. According to LMS, you placed several conditions of approval on the project the same day the route was cleared (3/24/15).

Do you need to put a tribal monitoring condition on the case? If so, you can easily add it to LMS at this time.

David L. Jones
Chief Engineering Geologist
TLMA- Planning

From: Thomson, Heather
Sent: Wednesday, May 04, 2016 2:35 PM
To: Wheeler, Timothy
Cc: Jones, David
Subject: FW: PP 25340 (TCNS 100289)

Tim-

Apparently, Dave cleared the route on this project. I had not entered a condition for Tribal monitoring. Please see email below.

From: Ebru Ozdil [<mailto:eozdil@pechanga-nsn.gov>]
Sent: Wednesday, May 04, 2016 12:53 PM
To: Thomson, Heather
Cc: Anna Hoover; Shannon Smith
Subject: PP 25340 (TCNS 100289)

Hi Heather,

Our records indicate that this project is associated with Cell Tower TCNS# 100289 and we have submitted our comments to the FCC back on November 13, 2013. In our comments, we requested monitoring for this project; hence, we recommend the County to condition this project for tribal monitoring to be consistent with NEPA and FCC process.

Please do not hesitate to contact me if you have any questions.

Thank you,

*Ebru T. Ozdil
Planning Specialist
Pechanga Band of Mission Indians*

P.O. Box 2183
Temecula, CA 92593

Office:(951)-770-8113
Fax:(951)-693-2314
cozdil@pechanga-nsn.gov

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May 6, 2013

HP Kang, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409



RE: Plot Plan (PP) No. 25340
Proposal: The PP proposes to construct a wireless communications facility.
APN: 964-030-005

Dear Mr. Kang:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Auld Road, south of Benton Road, east of Moser Road and west of Washington Street, in the Southwest Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department 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.**
2. **Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.**

3. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Principal Planner

Wheeler, Timothy

From: Sarkissian, John
Sent: Tuesday, March 14, 2017 9:06 AM
To: Wheeler, Timothy
Cc: Newton, Howard
Subject: RE: PP25340 (Solidad)

Tim,

With your additional data, this case can now be cleared by RCIT. Have a good day.

Thank you,

John Sarkissian
PSEC Communications Division
Converged Communications Bureau
Office: (951)955-3732
Jsarkiss@Rivco.org

From: Wheeler, Timothy
Sent: Thursday, March 09, 2017 4:05 PM
To: Newton, Howard <HNewton@RIVCO.ORG>; Sarkissian, John <JSarkiss@RIVCO.ORG>
Subject: PP25340 (Solidad)
Importance: High

Howard/John,

This might be one that John is more familiar with. PP25340 is still outstanding for RCIT clearance. Is it ok? Attached is what I have on the project for RCIT. I have notes that this was provided in February 2016. But I do not have it cleared and this project has been slow going. Please let me know anything you can ASAP.

Thanks guys!

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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Phillip Gresham III
Planner, Wildomar NDP

12/17/2014

To whom it may concern:

On 13 November 2014, I received an email from Randi Newton (forwarded from SCE Project Manager Lester Carter) regarding conditions of approval on a proposed Verizon cell tower to be located on Washington St. in Winchester, CA, a community of Riverside County (this site is nicknamed "Soledad Wine"). According to Randi Newton, "the County of Riverside has come back with a condition of approval to underground any proposed lines that are below 33.6 KV" and has cited the following (emphasis added):

80.TRANS. 1 USE-UTILITY PLAN CELL TOWER

Proposed electrical power lines below 33.6 KV within public right-of-way and onsite for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. **A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.**

90.TRANS. 1 USE-UTILITY INSTALL CELL TOWER

Proposed electrical power lines below 33.6 KV within public right-of-way and onsite for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. **A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.**

The existing facilities are overhead 12kV primary lines; proposed facilities include an overhead transformer, associated protective equipment, a low-voltage secondary riser and handhole, and underground service conduit and cable to Verizon's meter pedestal. The additional overhead equipment is the minimum required to economically serve a new customer in areas lacking an existing nearby secondary source (i.e. low-voltage). Therefore, the proposed underground electrical facilities are in accordance with the above conditions and this letter may serve to satisfy any written requirements related to these conditions.

Please let me know if I can be of further assistance.

Sincerely,

Phillip Gresham III

Digitally signed by Phillip Gresham III
DN: cn=Phillip Gresham III, o=SCE, ou=Planning, email=phillip.gresham@sce.com, c=US
Date: 2014.12.17 08:06:34 -0800

Planner
Wildomar New Development Planning

24487 Prielipp Drive
Wildomar, CA 92595
(951) 249-8439 PAX 19439
phillip.gresham@sce.com

December 29, 2014

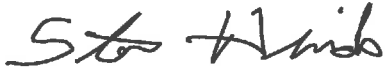
TO: Mark Corcoran, Project Planner

RE: Plot Plan No. 25340

A noise study is not required based upon the submitted diagrams (Verizon Communication Tower) and the distance of the nearest sensitive receptors. However, they still need to follow:

1. Facility-related noise, as projected to any portion of any surrounding property containing a “sensitive receiver, habitable dwelling, hospital, school, library or nursing home”, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

If you have any questions, please call me at (951) 955-8980.



Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist





Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

Date: July 27, 2020

To: Riverside County Planning Director – Director’s Hearing

From: Tim Wheeler, Project Planner

RE: July 27, 2020 Regular Scheduled Planning Director’s Hearing, Agenda Item 3.2, PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration

The applicant/representative for Plot Plan No. 180013 has requested a continuance of Agenda Item 3.2. The reason for the continuance is for update lease area layout which will include the removal of the equipment shelter. Letter from the applicant is included.

Therefore, staff recommends that item 3.2 be continued to the September 28, 2020 regularly scheduled Planning Director’s Public Hearing.

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

Wheeler, Timothy

From: Chris Colten <CColten@spectrumse.com>
Sent: Monday, July 27, 2020 12:52 PM
To: Wheeler, Timothy
Subject: RE: PPT180013 - AND.COA pages and Director's Hearing Zoom Meeting details for Monday 7.27.20

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tim,

In reviewing the staff report in preparation for the hearing, I realized that we have not provided you with the updated design for our site. Our site does not use a concrete equipment shelter any longer. It places its equipment cabinets and back-up generator on one concrete pad, behind the 8' CMU block wall.

I will have my A & E department revise our drawings and photo sims and then I will get those over to you.

As we discussed, please continue (date certain) our project to the director's hearing on 9/28/2020.

Thanks,

Chris



Chris Colten
PROJECT MANAGER
4405 E. AIRPORT DRIVE, SUITE 100 | ONTARIO, CA 91761
PHONE 909.831.5990
CCOLTEN@SPECTRUMSE.COM
CONTRACTOR FOR SPECTRUM SERVICES
DRE LICENSE #01414093
www.spectrumse.com

From: Wheeler, Timothy [mailto:TWHEELER@RIVCO.ORG]
Sent: Friday, July 24, 2020 11:05 AM
To: Chris Colten <CColten@spectrumse.com>
Cc: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: PPT180013 - AND.COA pages and Director's Hearing Zoom Meeting details for Monday 7.27.20
Importance: High

Chris,

Please see the attached AND/COAs (they haven't changed since June 2019).

Additionally, below are the details for the Zoom 'DH' meeting for Monday 7.27.20 at 1:30:

Riverside County Planning Department is inviting you to a scheduled Zoom meeting.

Topic: Director's Hearing (DH)

Time: July 27th, 2020 01:30 PM Pacific Time (US and Canada)

Join by Phone: 1 669-900-9128 **Meeting ID:** 869 0153 1217 **Password:** 30340720

Join Zoom Meeting: <https://us02web.zoom.us/j/86901531217?pwd=enqrQy9SYkZ1WXZIR3d5MHBsNTk5QT09>

(If using the Zoom application you must have a microphone and speakers. If calling in, even if using the Zoom application for video feed, please turn off computer or device speakers to avoid sound disturbance to the meeting.)

Alternative to Zoom

If you cannot connect using Zoom, please use the following (non-Zoom) conference call number to listen in on the meeting (mute your phone immediately):

Phone: 866-617-3597

Participant Code: 9331780

***Please provide Elizabeth (on this email) with the phone number or screen name they will used to connect to Zoom so we can identify them during the meeting. We ask that you join the meeting at least 10 minutes prior to the start time. Please be informed do not to share the meetings remote access information. All interested parties must register prior to the meeting and provide their identification information.**

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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County of Riverside California

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

2.1

Date: October 29, 2019

To: Riverside County Planning Director – Director’s Hearing

From: Tim Wheeler, Project Planner

RE: November 4, 2019 Regular Scheduled Planning Director’s Hearing, Agenda Item 2.1, PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration

The applicant/representative for Plot Plan No. 180013 has requested another continuance of Agenda Item 2.1. The reason for the continuance is to allow all parties, both property owner and wireless communication facility carrier, additional time to fully execute the Indemnification Agreement.

Therefore, staff recommends that item 2.1 be continued “off-calendar” to a date early next year. The project will be re-noticed for a Director’s Hearing once a fully executed Indemnification Agreement has been received by both the property owner and the wireless facility carrier.

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

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

2.1

Memorandum

Date: September 23, 2019

To: Riverside County Planning Director – Director’s Hearing

From: Tim Wheeler, Project Planner

RE: October 7, 2019 Regular Scheduled Planning Director’s Hearing, Agenda Item 2.1, PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration

The applicant/representative for Plot Plan No. 180013 has requested a continuance of Agenda Item 2.1. The reason for the continuance is to allow all parties, both property owner and wireless communication facility carrier, additional time to fully execute the Indemnification Agreement.

Therefore, staff recommends that item 2.1 be continued to the November 4, 2019 regularly scheduled Planning Director’s Public Hearing.



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

3.1

Date: July 1, 2019

To: Riverside County Planning Director – Director’s Hearing

From: Tim Wheeler, Project Planner

RE: July 8, 2019 Regular Scheduled Planning Director’s Hearing, Agenda Item 3.1, PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration

The applicant/representative for Plot Plan No. 180013 has requested a continuance of Agenda Item 3.1. The reason for the continuance is to allow all parties, both property owner and wireless communication facility carrier, additional time to fully execute the Indemnification Agreement.

Therefore, staff recommends that item 3.1 be continued to the October 7, 2019 regularly scheduled Planning Director’s Public Hearing.

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Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

To Case

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Unmanned wireless telecommunications facility
 consisting of a 70' monopole, 11'-6" x 16' shelter, parabolic antenna & 5' x 8' concrete pad
 ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Article XIX G

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

CASE NUMBER: _____ DATE SUBMITTED: 4/4/13

APPLICATION INFORMATION

Applicant's Name: Verizon Wireless E-Mail: n/a

Mailing Address: 15505 San Canyon Ave, Bldg. D, 1st floor
Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 286-7000 Fax No: () n/a

Engineer/Representative's Name: Spectrum Services E-Mail: philyerd@spectrumse.com

Mailing Address: 8390 Maple Place, Ste. 110
Rancho Cucamonga CA 91730
City State ZIP

Daytime Phone No: (909) 944-5471 x20 Fax No: (909) 944-5971

Property Owner's Name: Metropolitan Water District of SoCal E-Mail: jwynn@mwaha20.com

Mailing Address: 700 N. Alameda Street
Los Angeles CA 90012
City State ZIP

Daytime Phone No: (213) 217-6000 Fax No: () n/a

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APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

FIONA HILYER
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

John Clardy
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-030-005 (portion)

Section: 4 Township: 7S Range: 2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 40.14 acres

General location (nearby or cross streets): North of Auld Road, South of Benton Road, East of Maddalena Rd, West of Washington Street.

Thomas Brothers map, edition year, page number, and coordinates: Page. 929 Grid F2, 62

Project Description: (describe the proposed project in detail)

Unmanned wireless telecommunication facility consisting of a 70' monopole with antennas mounted at a 62' el. & parabolic antennas, 11'x6'x16' equipment shelter, 5'x8' concrete pad

Related cases filed in conjunction with this application:

None

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site? None

Estimated amount of cut = cubic yards: _____

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards na

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 900 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No na

Is the project located within 1000 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 Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

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 following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

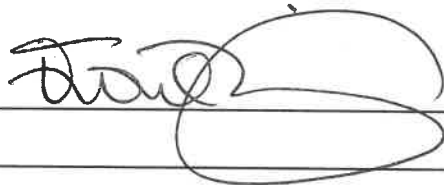
Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)



Date

3/20/13

Applicant (2)

Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

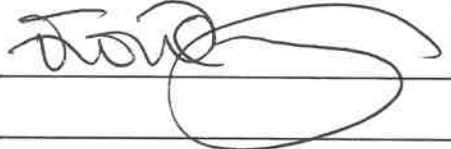
1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

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 3/20/13
Owner/Authorized Agent (2) _____ 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.

Property Owner(s) Signature(s) and Date

Steve Lamb - Director - Network

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

"Planning Our Future... Preserving Our Past"

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.



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.

Lilly Shraibati 5-20-20

Property Owner(s) Signature(s) and Date

LILLY SHRAIBATI

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
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(951) 955-3200 • Fax (951) 955-1811

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Palm Desert, California 92211
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"Planning Our Future... Preserving Our Past"

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. 180013 – Intent to Adopt a Negative Declaration – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services c/o Chris Colten – Third Supervisorial District – Rancho California Area – Southwest Area Plan - Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two (2) parabolic antenna dishes; one (1) four (4) foot and one (1) two (2) foot in diameter, 12 Remote Radio Units, two (2) junction box units all mounted on the mono-pine tower. The tower is within a 700 sq. ft. equipment lease area with a 15 KW DC generator and all enclosed by a six (6) foot high decorative block wall with perimeter landscaping. APN: 964-030-005.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **JANUARY 5, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

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 will be 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 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 is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. 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

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. 180013 – Intent to Adopt a Negative Declaration – CEQ180046 – Applicant: Verizon Wireless – **Engineer/Representative:** Randi Newton/Spectrum Services – **Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) (≤ 0.60 FAR) – Location:** Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – **38.62 Net Acres – Zoning:** Light Agriculture – **10 Acre Minimum (A-1-10) – REQUEST:** Plot Plan No. 180013 proposes to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless with 12 panel antennas, one (1) 4-foot parabolic antennas dish, (1) 2-foot parabolic antenna dish, 12 remote radio units, (2) tower mounted junction box units, a 195 sq. ft. equipment shelter, and a 30 KW generator within an approximate 900 sq. ft. lease area enclosed by a 6-foot tall decorative block wall. .

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **JULY 8, 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 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 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

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. 180013 – Intent to Adopt a Negative Declaration – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Randi Newton/Spectrum Services – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) (≤ 0.60 FAR) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan No. 180013 proposes to construct a wireless communication facility consisting of a 70 foot high monopine for Verizon Wireless with 12 panel antennas, one (1) 4 foot parabolic antennas dish, one (1) 2 foot parabolic antenna dish, 12 Remote Radio Units, two (2) tower mounted junction box units, a 195 sq. ft. equipment shelter, and a 30 KW generator within an approximate 900 sq. ft. lease area enclosed by a 6 foot tall decorative block wall.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **JULY 27, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

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 will be 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>.

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Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. 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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 01, 2020,

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

APN (s) or case numbers PPT180013 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

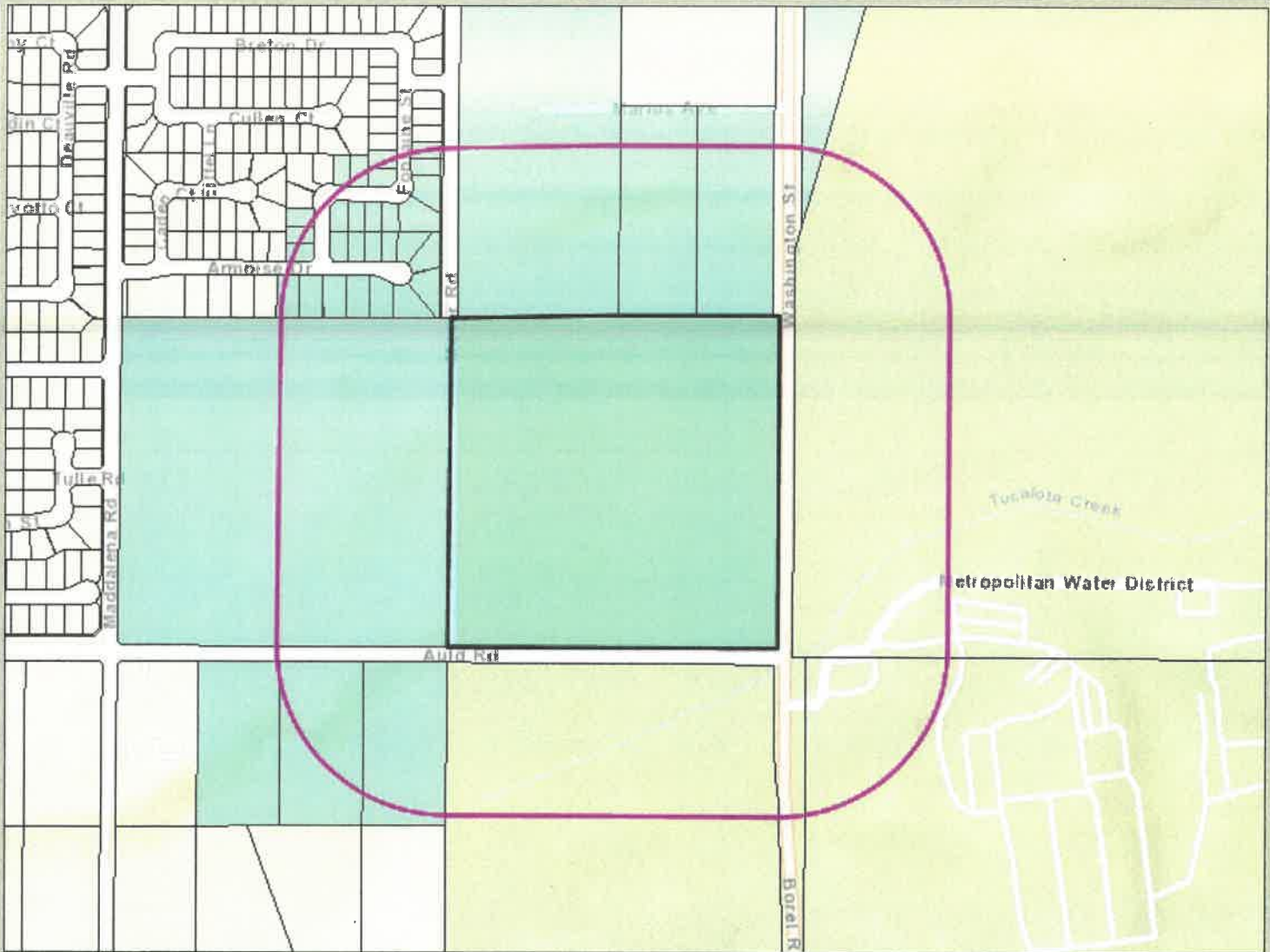
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPT180013 (800 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON...7/1/2020 10:01:15 AM

© Riverside County RCIT

964030001
SHUN HSING LU
12 VILLAGER
IRVINE CA 92602

964030003
GEORGIA MAE NICOLAS
36657 WASHINGTON AVE
WINCHESTER CA 92596

964030004
ANGELOS THEODOSSIS
27791 GOLDEN RIDGE LN
SAN JUAN CAPISTRANO CA 92675

964030005
MWD
P O BOX 54153
LOS ANGELES CA 90054

964030006
ROSENTHAL RANCH
32660 AULD RD
WINCHESTER CA 92596

964030009
NAM HUI KIM
19725 FALCON RIDGE LN
NORTHRIDGE CA 91326

964050015
RICHARD A. WILMER
32573 AULD RD
WINCHESTER CA 92596

964050016
MICHAEL A. SMITH
32625 AULD RD
WINCHESTER CA 92596

964050017
KEVIN T. FARRINGTON
32705 AULD RD
WINCHESTER CA 92596

964341004
SAMUEL VALENZUELA
36594 FONTAINE ST
WINCHESTER CA 92596

964341005
VALLEY WIDE RECREATIONAL & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

964350001
JORGE A. LOPEZ
36606 FONTAINE ST
WINCHESTER CA 92596

964350002
HEATHER DIGIACINTO
36618 FONTAINE ST
WINCHESTER CA 92596

964350003
THOMAS HOLMES
36630 FONTAINE ST
WINCHESTER CA 92596

964350004
SHIRLEY NGOC BUI
36642 FONTAINE ST
WINCHESTER CA 92596

964350005
EZELL N. SPENCER
36654 FONTAINE ST
WINCHESTER CA 92596

964350006
MARIA ELENA FLORES DE ROMERO
36668 FONTAINE ST
WINCHESTER CA 92596

964350007
BRYAN SKOR
36680 FONTAINE ST
WINCHESTER CA 92596

964350008
CHRISTOPHER MICHAEL CLAPP
32664 ARMOISE DR
WINCHESTER CA 92596

964350009
MICHAEL MAX PHELPS
32676 ARMOISE DR
WINCHESTER CA 92596

964350010
ELIAS A. YEPEZ
32688 ARMOISE DR
WINCHESTER CA 92596

964350011
STEPHEN DOYLE EAGLETON
32700 ARMOISE DR
WINCHESTER CA 92596

964350012
VIRGINIA PLACENCIA SERRATO
32712 ARMOISE DR
WINCHESTER CA 92596

964350013
KENNETH J. WILLIAMS
32724 ARMOISE DR
WINCHESTER CA 92596

964350014
MATTHEW S. LUJAN
383 KA AWAKEA RD
KAILUA HI 96734

964350015
PAUL CLARKE
32705 ARMOISE DR
WINCHESTER CA 92596

964350016
HARRY JOHN PORTER
32693 ARMOISE DR
WINCHESTER CA 92596

964350017
MARTA LANGE
32669 ARMOISE DR
WINCHESTER CA 92596

964350018
DAVID S. GREGORY
32657 ARMOISE DR
WINCHESTER CA 92596

964350019
FRANCISCO SANTELICES
32633 ARMOISE DR
WINCHESTER CA 92596

964350020
CHRISTOPHER C. NGET
32621 ARMOISE DR
WINCHESTER CA 92596

964352001
BRACE FAMILY TRUST DATED 12/21/2018
36599 FONTAINE ST
WINCHESTER CA 92596

964352002
DEAN TERRELL PRICE
36611 FONTAINE ST
WINCHESTER CA 92596

964352003
JEREMY PRIBYL
36659 FONTAINE ST
WINCHESTER CA 92596

964352004
DARIN DAVID CARLSON
36671 FONTAINE ST
WINCHESTER CA 92596

964352008
RONALD J. CIAMAGA
36719 FONTAINE ST
WINCHESTER CA 92596

964352009
CHRISTOPHER SEAN MATA
36731 FONTAINE ST
WINCHESTER CA 92596

964352010
GARNET D. THOMPSON
36743 FONTAINE ST
WINCHESTER CA 92596

Spectrum Services
4405 East Airport Dr. Suite 100
Ontario, CA 91761
Attn: Chris Colten

Verizon Wireless
15505 Sand Canyon Ave.
Building D1
Irvine, CA 92618

Pechanga Temecula Band of Luiseño Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

PPT180013 / CEQ180046
Project Title/Case Numbers

Tim Wheeler
County Contact Person

(951) 955-6060
Phone Number

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

Verizon Wireless
Project Applicant

15505 Sand Canyon Ave. Building D1, Irvine, CA 92618
Address

North of Auld Road, south of Benton Road, east of Moser Road, and west of Washington Street
Project Location

Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two parabolic antenna dishes: one 4 foot and one 2 foot in diameter, 12 Remote Radio Units, two junction box units all mounted on the mono-pine tower. The tower is within a 700 square foot equipment lease area with a 15 KW DC generator and all enclosed by a 6 foot high decorative block wall with perimeter landscaping.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on January 25, 2021, and has made the following determinations regarding that project:

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

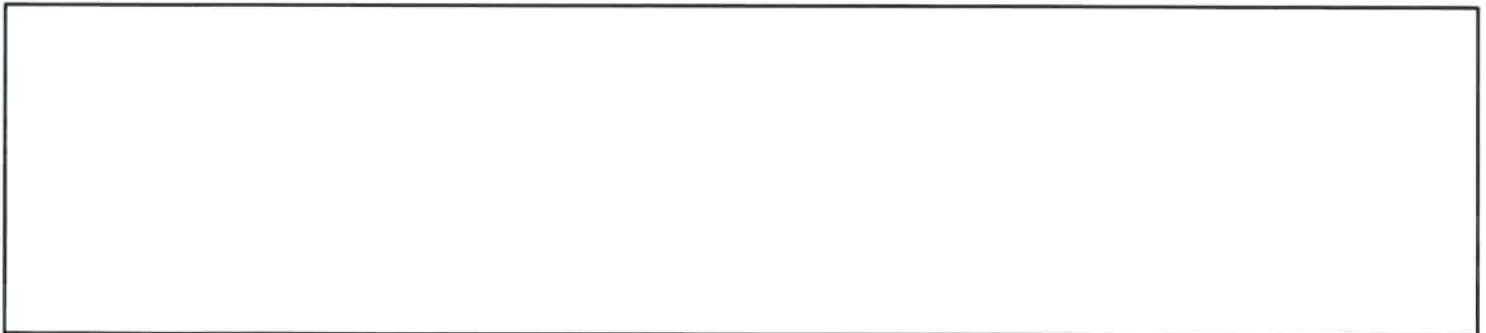
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

January 25, 2021
Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1302997

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

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

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

Received from: VERIZON WIRELESS \$50.00
paid by: CK 56802
EA42589
paid towards: CFG05965 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 04, 2013 13:03
MGARDNER posting date Apr 04, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1304877

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

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

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

Received from: VERIZON WIRELESS \$2,156.25
paid by: CK 57368
EA42589
paid towards: CFG05965 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 30, 2013 11:19
BNTHOMAR posting date May 30, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

Overpayments of less than \$5.00 will not be refunded!

**INVOICE (INV-00121772)
FOR RIVERSIDE COUNTY**

**County of Riverside
Transportation & Land Management Agency**



BILLING CONTACT / APPLICANT

Los Angeles Smsa Dba Verizon
4405 E Airport Dr, Ste 100
Ontario, Ca 91761

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00121772	08/26/2020	08/26/2020	Due

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180038	0451 - CF&W Trust ND/MND	\$2,406.75

SITE ADDRESS	
	SUB TOTAL
	\$2,406.75

TOTAL DUE	\$2,406.75
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PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.