



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

MAY 10, 2021

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER  
4080 Lemon Street, Riverside, CA 92501  
12<sup>th</sup> 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](mailto: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](mailto: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 WIRELESS NO. 190018 – REQUEST FOR APPLICATION WITHDRAWAL** – Exempt from the California Environmental Quality Act (CEQA), pursuant to the State CEQA Guidelines Section 15303 (new construction or Conversion of Small Structures) – Applicant: Smartlink, LLC – Owner: Deborah Thompson – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community – Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Paso Lago Drive, easterly of Oaknoll Drive, southerly of Via Barranca, and westerly of Via Lago – 2.57 Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – **REQUEST:** The proposed application is a request to withdraw the previously approved application for Plot Plan Wireless No. 190018. The proposed project was approved by the Hearing Officer at the October 26, 2020 Director's Hearing, which proposed a new 50-foot-tall wireless communication facility, disguised as a monopine, and accompanying equipment within a 720 sq. ft. lease area. In addition, the project would include the installation of 12 panel antennas, 36 Remote Radio Units (RRUs), two (2) two-foot-tall microwave antennas, one (1) 20kw diesel generator, and other associated equipment within a six-foot-tall concrete masonry unit (CMU) block wall enclosure. The area surrounding the enclosure will be landscaped with shrubs, vines, and pine trees. The proposed facility would be accessible from Via Barranca and will have one parking space. APN: 287-290-058. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

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

**5.0 PUBLIC COMMENTS:**



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**


**3 . 1**

**Director's Hearing: May 10, 2021**

**PROPOSED PROJECT**

**Case Number(s):** PPW190018  
**Environmental:** Exempt – Sections 15061(b)(3)  
 15061(b)(4)  
**Area Plan:** Lake Mathews/Woodcrest  
**Zoning Area/District:** Lake Mathews District  
**Supervisory District:** First District  
**Project Planner:** Gabriel Villalobos  
**Project APN(s):** 287-290-058

**Applicant(s):**  
 Smartlink LLC for AT&T  
**Representative(s):**  
 Alisha Strasheim

  
 John Hildebrand  
 Planning Director

**PROJECT DESCRIPTION AND LOCATION**

Plot Plan Wireless No. 190018 ("Project") approved the construction, operation, and maintenance of a new 50-foot-tall wireless communication facility, disguised as a monopine, and accompanying equipment within a 720-square-foot lease area. In addition, the project would include the installation of twelve (12) panel antennas, thirty-six (36) Remote Radio Units (RRUs), two (2) two-foot-tall microwave antennas, one (1) 20kw diesel generator, and other associated equipment within a six-foot-tall concrete masonry unit (CMU) block wall enclosure. The area surrounding the enclosure will be landscaped with shrubs, vines and pine trees. The proposed facility will be accessible from Via Barranca and will have one parking space.

The project is located north of Paso Lago Drive, east of Oaknoll Drive, south of Via Barranca, and west of Via Lago, within the Lake Mathews/Woodcrest Area Plan.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT**-from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) and Section 15061(b)(4) based on the findings and conclusions in the staff report; and,

**RESCIND THE APPROVAL OF PLOT PLAN WIRELESS NO. 190018** pursuant to the attached withdrawal request from the permittee.

**PROJECT DATA**

**Land Use and Zoning:**

Existing General Plan Foundation Component:	Rural Community
Existing General Plan Land Use Designation:	Estate Density Residential (RC-EDR)
Surrounding General Plan Land Uses	
North:	Estate Density Residential (RC-EDR)
East:	Estate Density Residential (RC-EDR)
South:	Rural Residential (RR)
West:	Estate Density Residential (RC-EDR), Rural Residential (RR)
Existing Zoning Classification:	Residential Agricultural – 2 Acre Minimum (R-A-2)
Surrounding Zoning Classifications	
North:	Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½)
East:	Residential Agricultural – 2 Acre Minimum (R-A-2)
South:	Residential Agricultural – 2 Acre Minimum (R-A-2)
West:	Residential Agricultural – 2 Acre Minimum (R-A-2)
Existing Use:	Residential
Surrounding Uses	
North:	Residential
East:	Residential
South:	Vacant
West:	Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.57 acres	N/A
Existing Building Area (SQFT):	3,431 sq. ft.	N/A
Proposed Building Area (SQFT):	720 sq. ft.	N/A
Structure Height (FT):	50 ft.	50 ft. Max.

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Maintenance Vehicle Parking		1 space required for maintenance vehicle	1	1
<b>TOTAL:</b>			<b>1</b>	<b>1</b>

**Located Within:**

City's Sphere of Influence:	Yes -- Riverside
Community Service Area ("CSA"):	Yes – CSA #152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High/SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within the SKR fee area
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background:**

#### *Rescind Approval from Director's Hearing*

Plot Plan Wireless No. 190018 was originally approved through the Director's Hearing on October 26, 2020. Prior to closing out the project, Planning staff received correspondence from the property owners at 15785 Via Barranca St (APN: 287-290-058) stating that they had received negative backlash from neighbors and local community members due to the approved project and because of that they wished to have the project withdrawn and to not go forward at their property. After discussions with AT&T and the property owners, an agreement was made to have the case withdrawn and to have the approval decision from October 26<sup>th</sup> rescinded for this project. On January 4, 2021, AT&T officially submitted a request to have the application withdrawn from consideration per the attached correspondence and signed withdrawal form. Riverside County will take an action to rescind the approval of the project from the Director's Hearing on October 26, 2020.

#### *Public Comments*

The project was originally scheduled and publicly noticed for the Director's Hearing on September 28, 2020. During the noticing period, planning staff received numerous emails and phone calls from local residents who had received notices in the mail regarding the proposed project. Planning staff provided information and also received comments for consideration. Below are some response to the comments received:

1. *Are impacts to the easement burden of all residents to maintain the roads being taken into consideration?* The road in question (Via Barranca) is a public road that is not maintained by the County of Riverside. Therefore, the community is responsible for maintain the roads. To help mitigate this effect from the installation equipment, AT&T has included funding in the lease for the property owner to distribute as necessary.
2. *Are aesthetic impacts of the proposed development being taken into account and does it meet the characteristics of the neighborhood?* The proposed faux tree is state of the art design. It has 3 branches per foot as well as additional branches at antenna level to help go in front of the antennas to further screen them. The antennas will also be covered with "socks" to further help mitigate the effect. The tree is also planned to have 3 additional live trees planted nearby that have the potential to grow to the tower height. There is also shrubs and vines covering the ground equipment area to further help lower the impact of the tower view. All County ordinances and requirements have been met and exceeded on this project with regards to the placement, height, screening, and landscaping.
3. *Are noise impacts of the proposed development being taken into consideration?* The tower will put out minimal sound to impact the noise in the area. The air conditioning units are no louder than a typical air conditioning and the generator will only go on in the event of a power outage.
4. *Are health concerns resulting from the proposed development being taken into consideration?* AT&T follows all federal guidelines on emission standards. Every site has a test performed to confirm that the site is well under the federal limitations. The report has been provided to the county and reviewed by their Radio Frequency Engineers

5. *Are grading/water runoff concerns resulting from the proposed development being taken into consideration?* The design for the access road as well as the site location were designed with rainwater in mind. The County of Riverside also takes this into account in the grading and building permit stage. The grading plans include several longitudinal gutters as well as, in the deepest point of the canyon, there is a drainage rip rap to be installed. These designs have already been submitted to grading and approved.

#### Site Characteristics

The proposed disguised wireless communication facility will be located on a property that is approximately 2.57 acres. A single-family dwelling and accessory structures are located on the northern portion of the property and are accessible from the street Via Barranca. The property is surrounded by large residential and vacant lots.

The proposed project footprint includes: 720-square-foot lease area which encompasses the wireless facility equipment, landscape area surrounding the six-foot-tall concrete wall enclosure, an access roadway, and one maintenance vehicle parking space. The proposed project is sited near the southwest corner of the property and will also be accessible from Via Barranca.

The project site has a General Plan Land Use Designation of Rural Community – Estate Density Residential (RC-EDR) and its zoning classification is Residential Agricultural – 2 acre minimum (R-A-2).

#### General Plan Consistency

The project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. The project's footprint is considered minimal and would not result in extensive grading or construction activity. The project's proposed design of a pine tree ("monopine") would be minimally intrusive and would be consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

#### Zoning and Development Standards

The proposed wireless communications facility would be subject to the specific development standards outlined in Article XIXG (Wireless Communication Facilities), Section 19.410 of Ordinance No. 348. The project has been classified as a "Disguised Wireless Communication Facility", since the facility will be disguised as a pine tree (Monopine). The project site is located within the Lake Mathews community on a private residential property in an area with varying topography which provides some natural screening for the proposed project site. The project design shall include the implementation of a 6-foot tall CMU block wall enclosure to screen and enclose the proposed equipment to be installed at the base of the tower. The applicant is also proposing to plant three (3) trees of a similar species adjacent to the project site, in addition to, shrubs and vines along the perimeter of the equipment enclosure to provide additional screening through the proposed landscaping. Thus, the proposed project design and siting would result in the project having a minimally visually intrusive effect on the surrounding parcels.

Ordinance No. 348, Section 19.404 allows for a disguised wireless facility to be located on property that is zoned Residential Agricultural, subject to the approval of a plot plan. The maximum height allowed for the proposed facility is 50 feet and is required to be setback from the nearest residential dwelling by at least 200% of the facility height or setback from residential property lines a distance equal to 100% of the

facility height, whichever is greater. The proposed monopine is 50 feet tall and is located approximately 335 feet to the north of the nearest residential dwelling, which is well beyond the 200% facility height setback requirement. In addition, the proposed facility is also located 50 feet from the nearest residential property lines. The project has been designed to comply with all applicable development standards in accordance with Ordinance No. 348, Section 19.410.

Plot Plan Wireless No. 190018 was submitted to the County of Riverside on November 25, 2019.

**ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) and 15061(b)(4) (Review for Exemption). Section 15061(b)(3) allows for an activity to be covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The approved plot plan for the project has been requested to be removed from consideration for further development and starting construction and as such, the approval decision from the previous action taken on October 26, 2020 must be rescinded. The action of rescinding the approval of the proposed project will have no significant effect on the environment so the activity is not subject to CEQA. In addition, Section 15061(b)(4) states that a project will also be exempt from CEQA if the project will be rejected or disapproved by a public agency. Considering the rescinding of the approval for this proposed project, the action taken on the project is once again considered exempt.

**FINDINGS AND CONCLUSIONS**

The County is rescinding Plot Plan Wireless No. 190018 for the approved project in accordance with the permittee's request attached hereto as Attachment A.

**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 1,200 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or 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.

## Villalobos, Gabriel

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**From:** Alisha Strasheim <alisha.strasheim@smartlinkgroup.com>  
**Sent:** Monday, January 4, 2021 8:02 AM  
**To:** Baez, Ken; Ketcham, Thomas; Villalobos, Gabriel; Nanthavongdouangsy, Phayvanh  
**Cc:** Alexis Dunlap; Tyler Kent; Hughes, Mark; Sherry, Mikki; Millet, Brian; Diego Gomez  
**Subject:** AT&T Application Withdrawal - PPW190018 - CSL02187  
**Attachments:** CSL02187\_PPW190018\_Request\_for\_Application\_Withdrawal\_01.04.2021.pdf2.pdf

Happy New Year!

I am reaching out to officially request for an application withdrawal on this project. I also request to have the accompanying landscape, grading, fire and multiple building permits that were being completed concurrently, to be withdrawn as well.

Thank you very much for your time and consideration on this project.

PPW190018 – planning  
PPA200030 – landscaping  
BMP2000103 – grading inspection  
BGR2000104 – grading  
FPWCS2000007 – Fire  
BXX2000118 – generator  
BWL2000378 – wall  
BTW200012 – tower  
BNR2000026 – equipment shelter



**Alisha Strasheim | Project Manager**  
**Smartlink**  
(m) 951.440.0669

This electronic mail (including any attachments) may contain information that is privileged, confidential, and/or otherwise protected from disclosure to anyone other than its intended recipient(s). Any dissemination or use of this electronic email or its contents (including any attachments) by persons other than the intended recipient(s) is strictly prohibited. If you have received this message in error, please notify us immediately by reply email that we may correct our internal records. Please then delete the original message (including any attachments) in its entirety. Thank you.





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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REQUEST FOR APPLICATION WITHDRAWAL OR TRANSFER OF RIGHTS

Request Date: 1/4/2021

### PROJECT/PLAN INFORMATION:

Project/Plan Number(s): **PPW190018**  Set I.D. No.:

### APPLICANT INFORMATION

Applicant Contact: Alisha Strasheim from Smartlink on behalf of AT&T

Contact Person: **Alisha** First Name **Strasheim** Last Name

E-mail Address: **alisha.strasheim@smartlinkllc.com**

Mailing Address: **3300** Street Number **Irvine Ave** Street Name **300** Unit or Suite

**Newport Beach** City **CA** State **92660** Zip Code

Daytime Phone No.: **951-440-0669** Mobile Phone No.: **same**

**NOTE: Only the applicant of record, as shown in the County Public Land Use System (PLUS), can request withdrawal of Project/Plan application(s).**

*(Check the Appropriate Box)*

I **Alisha Strasheim**  hereby verify that I am the applicant of record and request to withdraw the above-referenced Project/Plan application(s) currently on file with the County of Riverside Planning Department.

Check box if all concurrent plans are to be withdrawn.

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555


"Planning Our Future... Preserving Our Past"

**REQUEST FOR APPLICATION WITHDRAWAL OR RIGHTS TRANSFER**

I \_\_\_\_\_ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced Project/Plan application(s) currently on file with the County of Riverside Planning Department  
 Check box if all concurrent plans are to be withdrawn.

I \_\_\_\_\_ verify that I am the applicant of record, but no longer wish to continue as such, and hereby transfer all rights, privileges, and responsibilities to the new applicant, as indicated below, who verifies receipt thereof.  
 Check box if all concurrent plans are to be transferred.

NEW Applicant Contact:		
Contact Person:		
<i>First Name</i>	<i>Middle Name</i>	<i>Last Name</i>
E-mail Address:		
Mailing Address:		
<i>Street Number</i>	<i>Street Name</i>	<i>Unit or Suite</i>
<i>City</i>	<i>State</i>	<i>Zip Code</i>
Daytime Phone No.:		Mobile Phone No.:

**Alisha Strasheim** Digitally signed by Alisha Strasheim  
 Date: 2021.01.04 07:48:00 -08'00'  
 \_\_\_\_\_  
*Signature of Existing Applicant*  
 1/4/2021   
 \_\_\_\_\_  
*Date Signed*

**Alisha Strasheim** Digitally signed by Alisha Strasheim  
 Date: 2020.04.24 08:22:55 -07'00'  
 \_\_\_\_\_  
*Signature of New Applicant*  
 1/4/2021   
 \_\_\_\_\_  
*Date Signed*

## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN WIRELESS NO. 190018 – REQUEST FOR APPLICATION WITHDRAWAL** – Exempt from the California Environmental Quality Act (CEQA), pursuant to the State CEQA Guidelines Section 15303 (new construction or Conversion of Small Structures) – Applicant: Smartlink, LLC – Owner: Deborah Thompson – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community – Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Paso Lago Drive, easterly of Oaknoll Drive, southerly of Via Barranca, and westerly of Via Lago – 2.57 Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – **REQUEST:** The proposed application is a request to withdraw the previously approved application for Plot Plan Wireless No. 190018. The proposed project was approved by the Hearing Officer at the October 26, 2020 Director's Hearing, which proposed a new 50-foot-tall wireless communication facility, disguised as a monopine, and accompanying equipment within a 720 sq. ft. lease area. In addition, the project would include the installation of 12 panel antennas, 36 Remote Radio Units (RRUs), two (2) two-foot-tall microwave antennas, one (1) 20kw diesel generator, and other associated equipment within a six-foot-tall concrete masonry unit (CMU) block wall enclosure. The area surrounding the enclosure will be landscaped with shrubs, vines, and pine trees. The proposed facility would be accessible from Via Barranca and will have one parking space. APN: 287-290-058.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **MAY 10, 2021**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> 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 Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

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

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



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
OCTOBER 26, 2020**

**1.0 CONSENT CALENDAR:**

**NONE**

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

**NONE**

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

**3.1 PLOT PLAN WIRELESS NO. 190018 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Smartlink, LLC – Owner: Deborah Thompson – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community – Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Paso Lago Drive, easterly of Oaknoll Drive, southerly of Via Barranca, and westerly of Via Lago – 2.57 Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – REQUEST: New 50-foot-tall wireless communication facility, disguised as a monopine, and accompanying equipment within a 720 sq. ft. lease area. In addition, the project would include the installation of 12 panel antennas, 36 Remote Radio Units (RRUs), two (2) two-foot-tall microwave antennas, one (1) 20kw diesel generator, and other associated equipment within a six-foot-tall concrete masonry unit (CMU) block wall enclosure. The area surrounding the enclosure will be landscaped with shrubs, vines and pine trees. The proposed facility will be accessible from Via Barranca and will have one parking space. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).**

**Staff Report Recommendation:**

**FIND the project exempt from the California Environmental Quality Act (CEQA); and,**

**APPROVE Plot Plan Wireless No. 190018, subject to the conditions of approval.**

**Staff's Recommendation:**

**FIND the project exempt from the California Environmental Quality Act (CEQA); and,**

**APPROVE Plot Plan Wireless No. 190018, subject to the conditions of approval.**

**Planning Director's Actions:**

**FOUND the project exempt from the California Environmental Quality Act (CEQA); and,**

**APPROVED Plot Plan Wireless No. 190018, subject to the conditions of approval.**

**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: October 26, 2020

## PROPOSED PROJECT

**Case Number(s):** PPW190018

**Environmental:** Exempt – Section 15303

**Area Plan:** Lake Mathews/Woodcrest

**Zoning Area/District:** Lake Mathews District

**Supervisory District:** First District

**Project Planner:** Gabriel Villalobos

**Project APN(s):** 287-290-058

**Continued From:** September 28, 2020

**Applicant(s):**  
Smartlink LLC for AT&T

**Representative(s):**  
Alisha Strasheim



Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

Plot Plan Wireless No. 190018 ("Project") is a request for the construction, operation, and maintenance of a new 50-foot-tall wireless communication facility, disguised as a monopine, and accompanying equipment within a 720-square-foot lease area. In addition, the project would include the installation of twelve (12) panel antennas, thirty-six (36) Remote Radio Units (RRUs), two (2) two-foot-tall microwave antennas, one (1) 20kw diesel generator, and other associated equipment within a six-foot-tall concrete masonry unit (CMU) block wall enclosure. The area surrounding the enclosure will be landscaped with shrubs, vines and pine trees. The proposed facility will be accessible from Via Barranca and will have one parking space.

The project is located north of Paso Lago Drive, east of Oaknoll Drive, south of Via Barranca, and west of Via Lago, within the Lake Mathews/Woodcrest Area Plan.

## PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:

#### **THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

**APPROVE PLOT PLAN WIRELESS NO. 190018**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Existing General Plan Foundation Component:	Rural Community
Existing General Plan Land Use Designation:	Estate Density Residential (RC-EDR)
Surrounding General Plan Land Uses	
North:	Estate Density Residential (RC-EDR)
East:	Estate Density Residential (RC-EDR)
South:	Rural Residential (RR)
West:	Estate Density Residential (RC-EDR), Rural Residential (RR)
Existing Zoning Classification:	Residential Agricultural – 2 Acre Minimum (R-A-2)
Surrounding Zoning Classifications	
North:	Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½)
East:	Residential Agricultural – 2 Acre Minimum (R-A-2)
South:	Residential Agricultural – 2 Acre Minimum (R-A-2)
West:	Residential Agricultural – 2 Acre Minimum (R-A-2)
Existing Use:	Residential
Surrounding Uses	
North:	Residential
South:	Vacant
East:	Residential
West:	Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.57 acres	N/A
Existing Building Area (SQFT):	3,431 sq. ft.	N/A
Proposed Building Area (SQFT):	720 sq. ft.	N/A
Structure Height (FT):	50 ft.	50 ft.

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Maintenance Vehicle Parking		1 space required for maintenance vehicle	1	1
<b>TOTAL:</b>			<b>1</b>	<b>1</b>

**Located Within:**

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – CSA # 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High/SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within the SKR fee area
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

The project was originally scheduled and publicly noticed for the Director's Hearing on September 28, 2020. During the noticing period, planning staff received numerous emails and phone calls from local residents who had received notices in the mail regarding the proposed project. Planning staff provided information and also received comments for consideration. Below are some response to the comments received:

1. *Are impacts to the easement burden of all residents to maintain the roads being taken into consideration?* The road in question (Via Barranca) is a public road that is not maintained by the County of Riverside. Therefore, the community is responsible for maintain the roads. To help mitigate this effect from the installation equipment, AT&T has included funding in the lease for the property owner to distribute as necessary.
2. *Are aesthetic impacts of the proposed development being taken into account and does it meet the characteristics of the neighborhood?* The proposed faux tree is state of the art design. It has 3 branches per foot as well as additional branches at antenna level to help go in front of the antennas to further screen them. The antennas will also be covered with "socks" to further help mitigate the effect. The tree is also planned to have 3 additional live trees planted nearby that have the potential to grow to the tower height. There is also shrubs and vines covering the ground equipment area to further help lower the impact of the tower view. All County ordinances and requirements have been met and exceeded on this project with regards to the placement, height, screening, and landscaping.
3. *Are noise impacts of the proposed development being taken into consideration?* The tower will put out minimal sound to impact the noise in the area. The air conditioning units are no louder than a typical air conditioning and the generator will only go on in the event of a power outage.
4. *Are health concerns resulting from the proposed development being taken into consideration?* AT&T follows all federal guidelines on emission standards. Every site has a test performed to confirm that the site is well under the federal limitations. The report has been provided to the county and reviewed by their Radio Frequency Engineers
5. *Are grading/water runoff concerns resulting from the proposed development being taken into consideration?* The design for the access road as well as the site location were designed with rainwater in mind. The County of Riverside also takes this into account in the grading and building permit stage. The grading plans include several longitudinal gutters as well as, in the deepest point of the canyon, there is a drainage rip rap to be installed. These designs have already been submitted to grading and approved.

#### *Site Characteristics*

The proposed disguised wireless communication facility will be located on a property that is approximately 2.57 acres. A single family dwelling and accessory structures are located on the northern portion of the property and are accessible from the street Via Barranca. The property is surrounded by large residential and vacant lots.

The proposed project footprint includes: 720-square-foot lease area which encompasses the wireless facility equipment, landscape area surrounding the six-foot-tall concrete wall enclosure, an access roadway, and one maintenance vehicle parking space. The proposed project is sited near the southwest corner of the property and will also be accessible from Via Barranca.



The project site has a General Plan Land Use Designation of Rural Community – Estate Density Residential (RC-EDR) and its zoning classification is Residential Agricultural – 2 acre minimum (R-A-2).

#### *General Plan Consistency*

The project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. The project's footprint is considered minimal and would not result in extensive grading or construction activity. The project's proposed design of a pine tree ("monopine") would be minimally intrusive and would be consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

#### *Zoning and Development Standards*

The proposed wireless communications facility would be subject to the specific development standards outlined in Article XIXG (Wireless Communication Facilities), Section 19.410 of Ordinance No. 348. The project has been classified as a "Disguised Wireless Communication Facility", since the facility will be disguised as a pine tree (Monopine). The project site is located within the Lake Mathews community on a private residential property in an area with varying topography which provides some natural screening for the proposed project site. The project design shall include the implementation of a 6-foot tall CMU block wall enclosure to screen and enclose the proposed equipment to be installed at the base of the tower. The applicant is also proposing to plant three (3) trees of a similar species adjacent to the project site, in addition to, shrubs and vines along the perimeter of the equipment enclosure to provide additional screening through the proposed landscaping. Thus, the proposed project design and siting would result in the project having a minimally visually intrusive effect on the surrounding parcels.

Ordinance No. 348, Section 19.404 allows for a disguised wireless facility to be located on property that is zoned Residential Agricultural, subject to the approval of a plot plan. The maximum height allowed for the proposed facility is 50 feet and is required to be setback from the nearest residential dwelling by at least 200% of the facility height or setback from residential property lines a distance equal to 100% of the facility height, whichever is greater. The proposed monopine is 50 feet tall and is located approximately 335 feet to the north of the nearest residential dwelling, which is well beyond the 200% facility height setback requirement. In addition, the proposed facility is also located 50 feet from the nearest residential property lines. The project has been designed to comply with all applicable development standards in accordance with Ordinance No. 348, Section 19.410.

Plot Plan Wireless No. 190018 was submitted to the County of Riverside on November 25, 2019.

### **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). Section 15303(c) allows for a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area.

The proposal would result in the construction of a disguised wireless communications facility within a 720-square-foot lease area, landscape area, an access roadway, and one parking space, and would not involve the use of significant amounts of hazardous substances as there is no manufacturing

component that would require the use of such substances. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. Therefore, the project meets the criteria of the categorical exemption and would be applicable to Section 15303.

## **FINDINGS AND CONCLUSIONS**

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

### **Land Use Findings:**

1. The project site has a General Plan Land Use Designation of RC-EDR. The RC-EDR land use designation has a minimum lot size of 2 acres and allows for the development of detached single family residential dwelling units and ancillary structures on large parcels. The proposed use, a disguised wireless telecommunications facility, is consistent with the intent of the existing land use designation as the proposed use is considered an ancillary structure in support of the residential community in which it is being implemented.
2. The project site has a Zoning Classification of R-A-2, which is consistent with the Riverside County General Plan. The proposed project, as designed and conditioned, complies with the applicable development standards of the R-A-2 zone and the specific development standards and findings identified in Ordinance No. 348, Section 19.410. As proposed, the project will meet all applicable development standards as demonstrated below.
3. The proposed use, a disguised wireless communications facility, is consistent with Ordinance No. 348 Article XIXg Wireless Communication Facilities and is allowed within areas that are zoned Residential Agricultural, subject Plot Plan approval.

### **Entitlement Findings:**

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

1. The facility is designed and sited so that it is minimally visually intrusive. The proposed project is disguised as a pine tree or monopine for the purposes of blending into the environment in which it is located. While the project is located on a parcel with a currently existing residence, the portion of the parcel that the project is located upon is comprised of raw land and sited towards the back of the parcel and away from the public right-of-way. As such, the proposed facility shall be considered to have a minimal aesthetic impact on the surrounding area.
2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The antennas and associated equipment will be painted to match the monopine and will include foliage socks. The proposed project includes a 6 foot tall CMU block wall equipment enclosure will be painted brown, with landscaping around the perimeter and meets this requirement as proposed.

3. The application has met the processing requirements set forth in Article XIXg Section 19.409 of Ordinance No. 348. The application included all necessary documentation in order for the county to process the application, including a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment.
4. The application has met the location and development standards set forth in Article XIXg Section 19.404 and Section 19.410 of Ordinance No. 348. The proposed project is located on property that is zoned RA, which is one of the residential zones that is listed in Section 19.404 that permits disguised wireless facility with an approval of a plot plan. As demonstrated in detail below, the applicant has met the development standards set forth in Section 19.410.
5. An application pursuant to Article XVII General Provision Section 18.30 Plot Plan, is being processed for this case. The proposed project conforms to all of the requirements of the General Plan and applicable state law and ordinances of Riverside County. The project is compatible with the present and future logical development of the surrounding property. The project is located on a single legally divided parcel.

**Development Standards Findings:**

All wireless communication facilities shall comply with the following development standards:

1. Area Disturbance – Disturbance to the natural landscape shall be minimized. This project meets this development standard as the disguised wireless communication facility will require minimal ground disturbance to erect and maintain. In addition, the project is located on a vacant portion of a 2.57 acre parcel that has an existing residence onsite, which shall not be impacted by the project, and will not require the removal of any vegetation or other natural features to accommodate the proposed facility. The access roadway will follow the natural contour of the land and will require minimal grading.
2. Fencing and Walls – The 720-square-foot lease area will be enclosed in by a 6-foot-tall block wall which will screen all equipment from the general public. The block wall will be painted brown and will be planted with vines. The landscape area will also include shrubs, vines and pine trees.
3. Height Limitations – Disguised wireless communication facilities within any residential zoning classification shall not exceed fifty (50) feet. The proposed project includes the implementation of a fifty (50’)-foot-tall disguised “monopine” which meets the specified development standard.
4. Impacts – All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This project complies with this development standard due to the limited project footprint. The project has also been conditioned for a 30-day preconstruction burrowing owl survey, within 30 days prior to the issuance of a rough grading permit and a Migratory Bird Treaty Act Nesting Bird Survey if habitat must be cleared during the nesting season (060-Planning-EPD.1 30-Day Preconstruction Burrowing Owl Survey and 060-Planning-EPD.2 MBTA Nesting Bird Survey).
5. Landscaping – All wireless communication facilities shall have landscaping around the perimeter of the leased area that shall match and/or augment the natural landscaping in the area. The proposed project meets this development standard as landscaping is proposed around the perimeter of the

equipment enclosure in addition to planting three (3) trees of a similar species to that of the proposed disguised facility. The shrubs and vines are low water use plants. The irrigation system will be a high efficiency automatic drip system.

6. Lighting – Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant (Planning. 7 – Telcom – Lighting).
7. Noise – All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the disguised wireless communication facility plans include A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (Planning. 9 – Telcom -Noise ). The nearest habitable dwelling is approximately 335 feet away.
8. Parking Space – The project site shall be accessed by a twelve (12') foot wide access path leading to the parking space and lease area. One parking space will be required. Since the project parcel is located within a residential development it is subject to the paved access requirements and shall be comprised of a Class II crushed aggregate base (CAB). The project is providing one standard parking space (10 feet by 20 feet) that would serve for service vehicle parking for any incidental maintenance.
9. Paved Access – All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. This project meets the development standard as a twelve (12') foot wide access path with a Class II crushed aggregate base (CAB) has been included in the proposal.
10. Power and Communication Lines – No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground.
11. Roof-Mounted Facilities – Wireless communication facilities mounted on a roof shall be less than ten feet above the roofline. This development standard does not apply to this project because the project is on the ground, not a roof-mounted facility. The project is to be disguised as a monopine since it cannot be concealed from view. The finish will be similar in color to the surrounding environment.
12. Sensitive Viewshed – Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. The disguised wireless communication facility is not proposed within a ridgeline. The project's proposed pine tree disguise would be minimally visually intrusive, specifically consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area. The disguised monopine is sited to blend into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.
13. Setbacks – Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings at a distance equal to 200% of the facility or

setback from residential property lines 100% of the facility height, whichever is greater. This project meets this development standard because the disguised wireless communication facility is setback approximately 335 feet from the nearest habitable dwelling and 50 feet from the nearest residential property lines. With the height of the proposed facility being 50 feet; the distance would need to be equal to 100 feet from a habitual dwelling. The location of the monopine exceeds the required setback distance.

14. Support Facilities – Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets this development standard because the disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area.
15. Treatment – Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. This project meets this development standard because the wireless facility's tower and equipment have been designed and painted to match in color and look with the surrounding pine trees and earth-tone colors.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Multi-species Habitat Conservation Plan.
2. The project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to the City of Riverside for review and comment. No comments were received either in favor or opposition of the project.
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. The project is exempt from CEQA per Section 15303 (New Construction or Conversion of Small Structures) and as such is not required to submit for AB52.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

1. The project site is located within a Cal Fire State Responsibility Area (“SRA”) and is also located within a very high fire hazard severity zone.

**Conclusion:**

1. For the reasons discussed above, 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 1,200 feet of the project site. As of the writing of this report, Planning Staff has received both written communication and phone calls from residents indicating opposition to the proposed project. Planning staff has included responses to those concerns in this staff report.

**APPEAL INFORMATION**

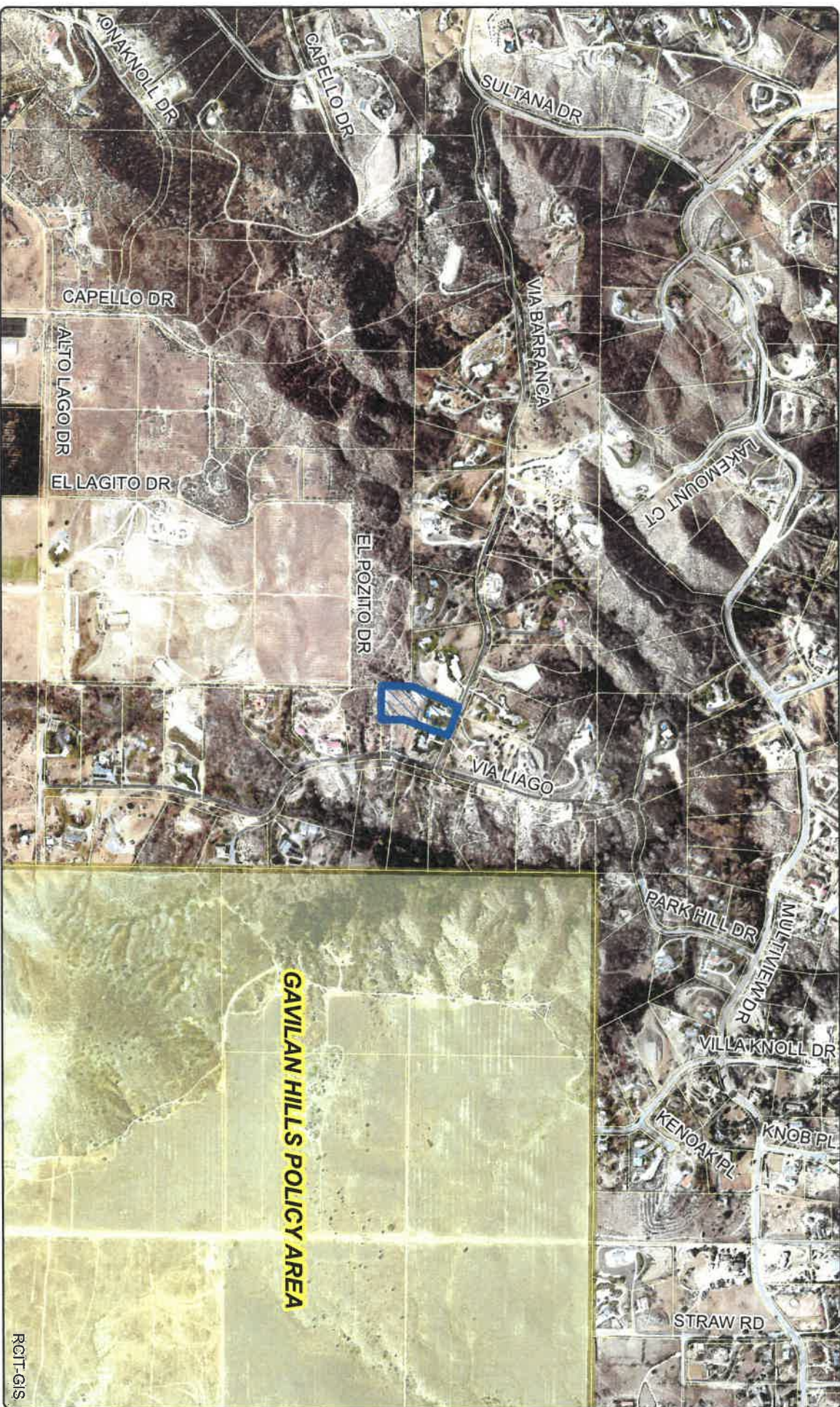
The decision of the Planning Director is considered final and no action by the Planning Commission is required unless, within ten days after the notice appears on the Planning Commission agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in Ordinance No. 671,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

---

Supervisor: Jeffries  
District 1

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PPW190018**  
**VICINITY/POLICY AREAS**

Date Drawn: 07/17/2020  
Vicinity Map



Zoning Dist: Lake Mathews

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 in the current zoning ordinance. The County of Riverside Planning Department is not responsible for any errors in this vicinity map. Please contact the Planning Department at (951)955-3200 (Riverside County) or in Palm Desert at (760)863-8277 (Riverside County) or Website: <http://riverside.ca.gov>



RIVERSIDE COUNTY PLANNING DEPARTMENT  
PPW190018

Supervisor: Jeffries  
District 1

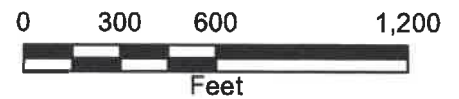
Date Drawn: 07/17/2020  
Exhibit 1

LAND USE



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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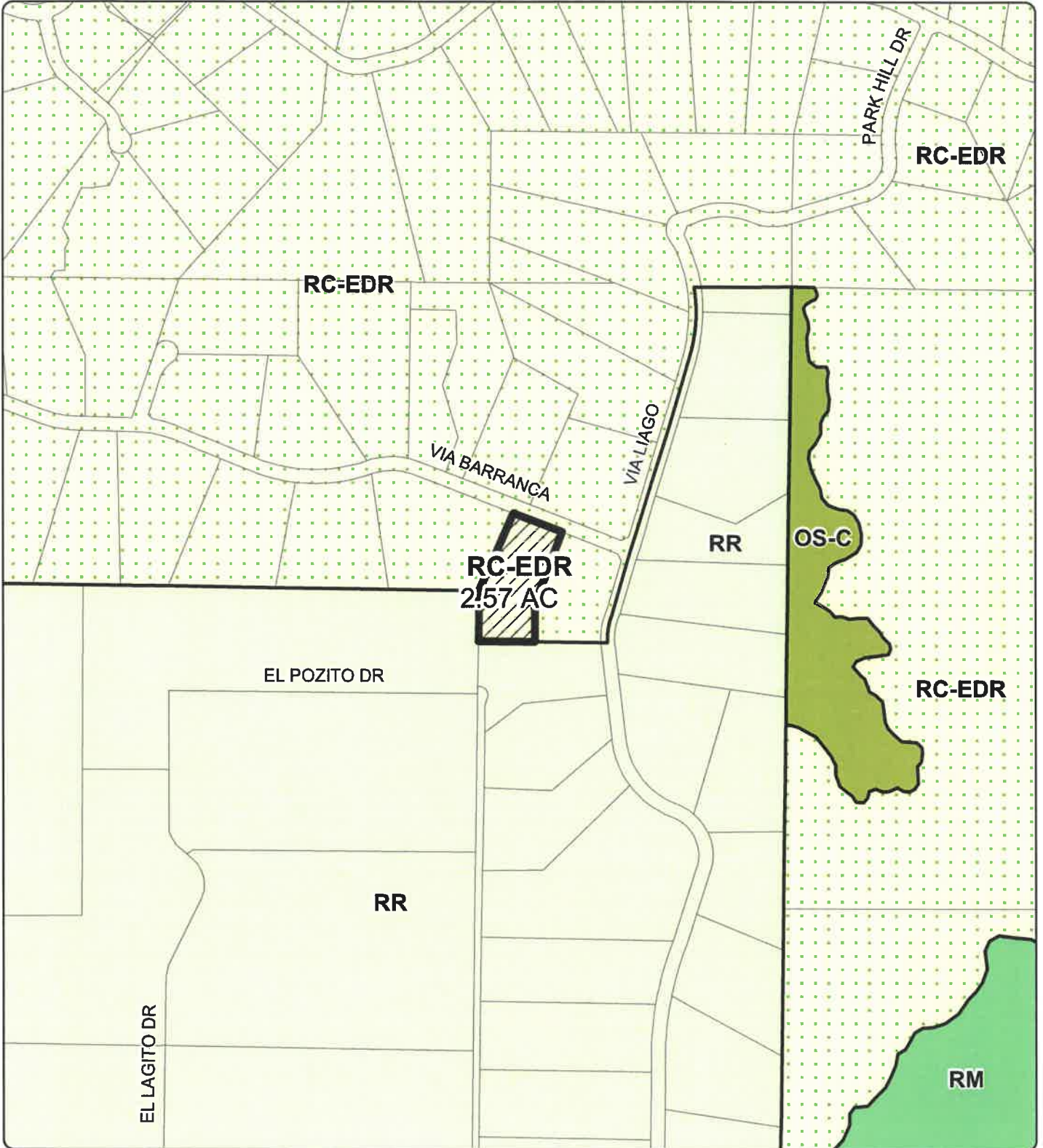
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190018

EXISTING GENERAL PLAN

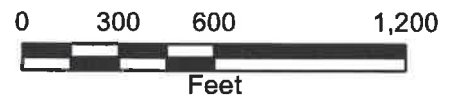
Supervisor: Jeffries  
District 1

Date Drawn: 07/17/2020  
Exhibit 5



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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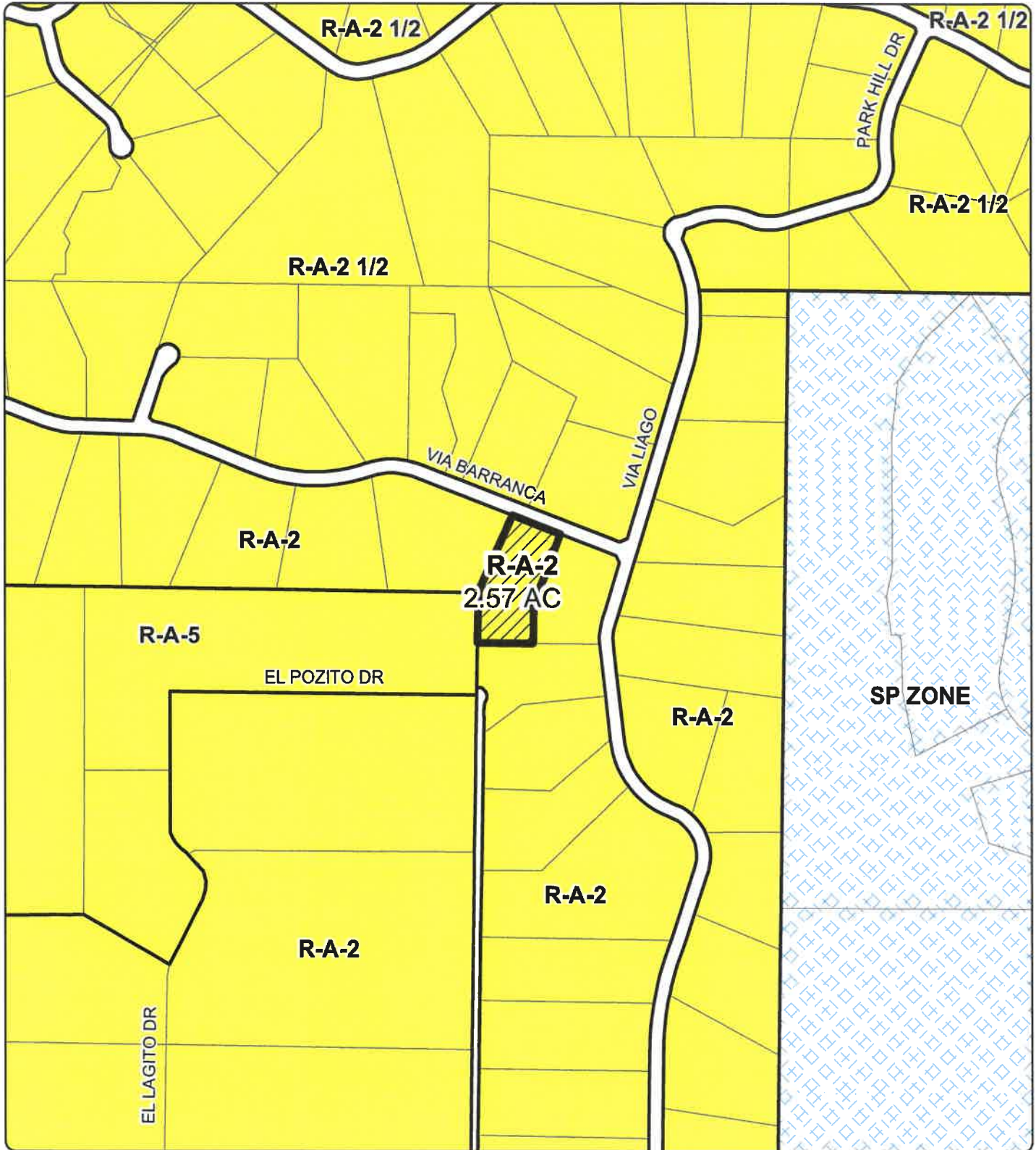
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190018

EXISTING ZONING

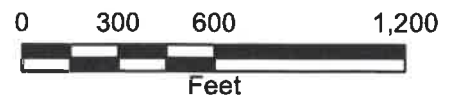
Supervisor: Jeffries  
District 1

Date Drawn: 07/17/2020  
Exhibit 2



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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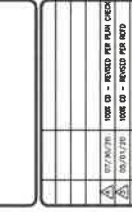




1465 ENDICER AVE.  
TUSTIN, CALIFORNIA 92780



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FAX: (949) 387-1275



4400 MERRIMAN AVE. SUITE D  
ANNEMEN, CALIFORNIA 90707



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CSLS02187  
THOMPSON  
15787 VIA BARRANCA,  
PERRIS, CA 92570  
MONOPINE (INDOOR)

DRAWN BY: EMS  
CHECKED BY: JS

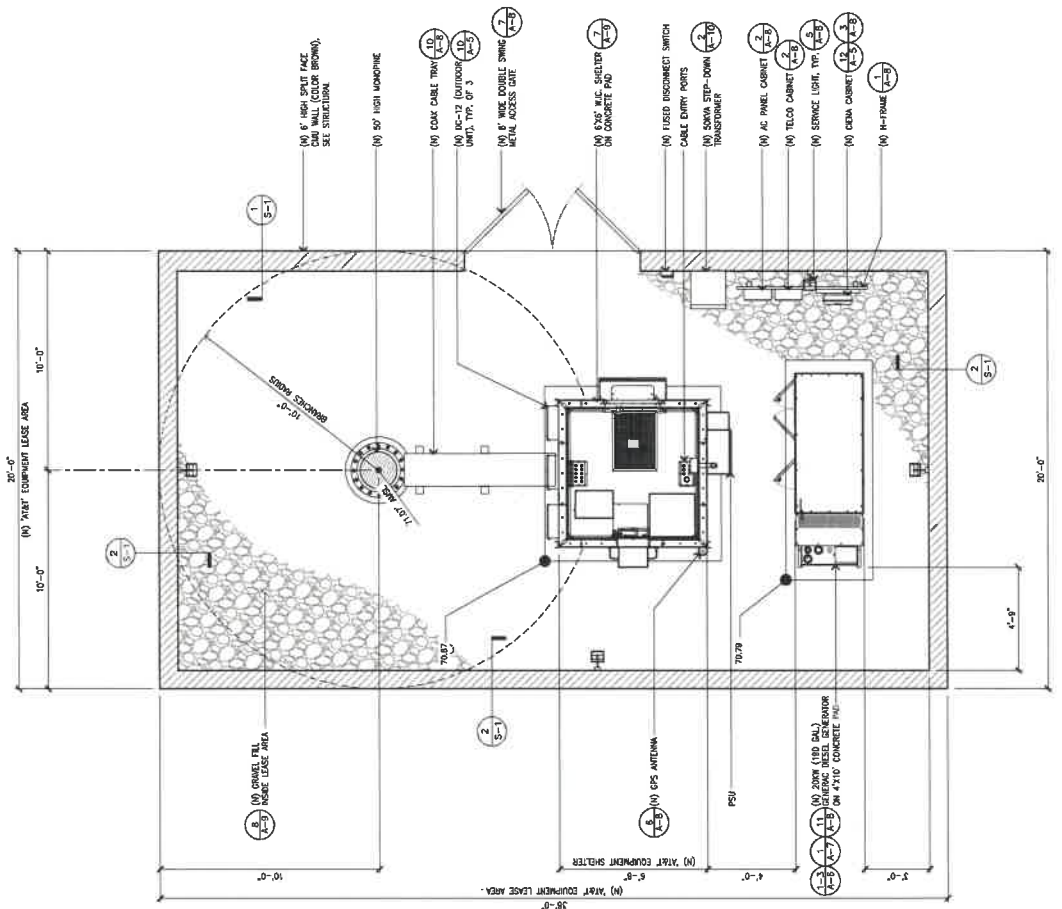
SHEET TITLE:  
LEASE AREA/ANTENNA PLAN  
& ANTENNA/RRU SCHEDULE

SHEET NUMBER:  
A-2

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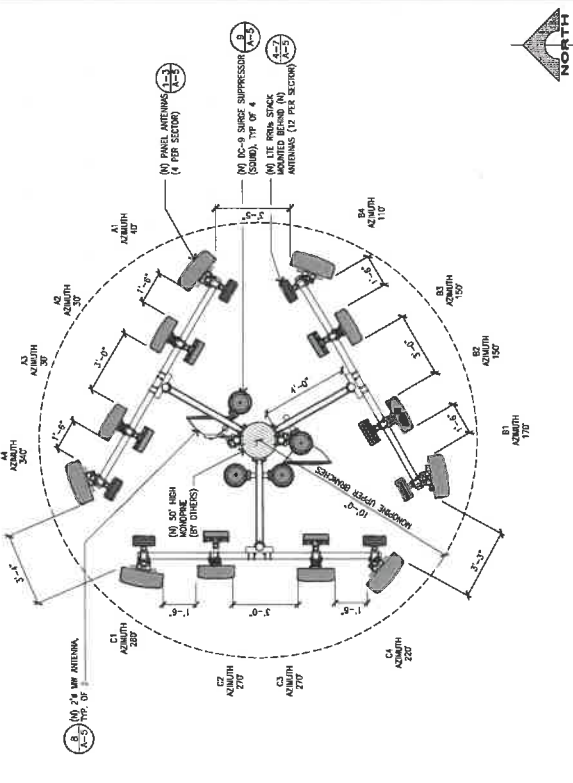
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NOTES:  
• SERVICE LIGHTS TO BE MOVED TO MINIMIZE NEGATIVE IMPACT OF ADJACENT PROPERTIES AND NEARBY.  
• COMPASS COORDINATES TO BE SHOWN ON EARTH-TONE.



LEASE AREA PLAN

NOTES:  
• NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH THE PROPOSED MONOPINE AND WILL INCLUDE POLYURETHANE SOCKS.



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

2

ANTENNA PLAN

SECTION	PROPOSED TECHNOLOGY	ANTENNA CENTER	ANTENNA SIZE (L x W x H)	ANTENNA HEIGHT (FEET)	TRANSMISSION LINE LENGTH (FEET)	DC CABLE LENGTH (FEET)
A1	PANEL	47	41"-0"	41"	1'-2"	1'-2"
A2	UTL	37	41"-0"	41"	1'-2"	1'-2"
A3	UTL	37	41"-0"	41"	1'-2"	1'-2"
A4	PANEL	247	41"-0"	41"	1'-2"	1'-2"
B1	PANEL	170	41"-0"	41"	1'-2"	1'-2"
B2	UTL	107	41"-0"	41"	1'-2"	1'-2"
B3	UTL	117	41"-0"	41"	1'-2"	1'-2"
B4	PANEL	207	41"-0"	41"	1'-2"	1'-2"
C1	UTL	237	41"-0"	41"	1'-2"	1'-2"
C2	UTL	237	41"-0"	41"	1'-2"	1'-2"
C3	UTL	237	41"-0"	41"	1'-2"	1'-2"
C4	PANEL	207	41"-0"	41"	1'-2"	1'-2"

SECTION	RRU UP OR DOWN	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES ABOVE	BELOW	SEES
A1	UP	<15'	15'	5'	5'
A2	UP	<15'	15'	5'	5'
A3	UP	<15'	15'	5'	5'
A4	UP	<15'	15'	5'	5'
B1	UP	<15'	15'	5'	5'
B2	UP	<15'	15'	5'	5'
B3	UP	<15'	15'	5'	5'
B4	UP	<15'	15'	5'	5'
C1	UP	<15'	15'	5'	5'
C2	UP	<15'	15'	5'	5'
C3	UP	<15'	15'	5'	5'
C4	UP	<15'	15'	5'	5'

3

ANTENNA AND RRU SCHEDULE







CSL02187

THOMPSON

15785 VIA BARRANCA, PERRIS, CALIFORNIA 92570



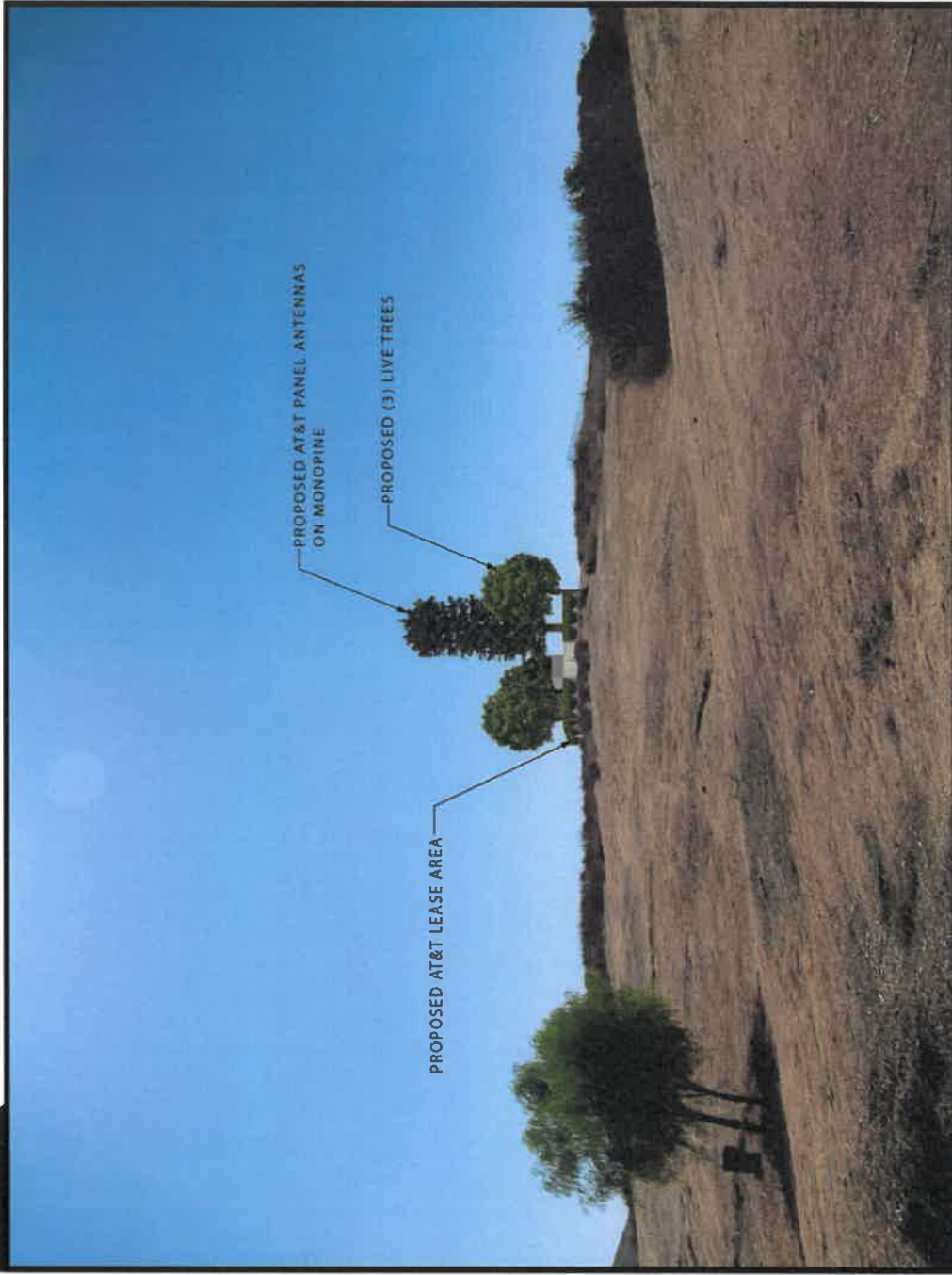
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LOCATION



EXISTING

VIEW 1



PROPOSED

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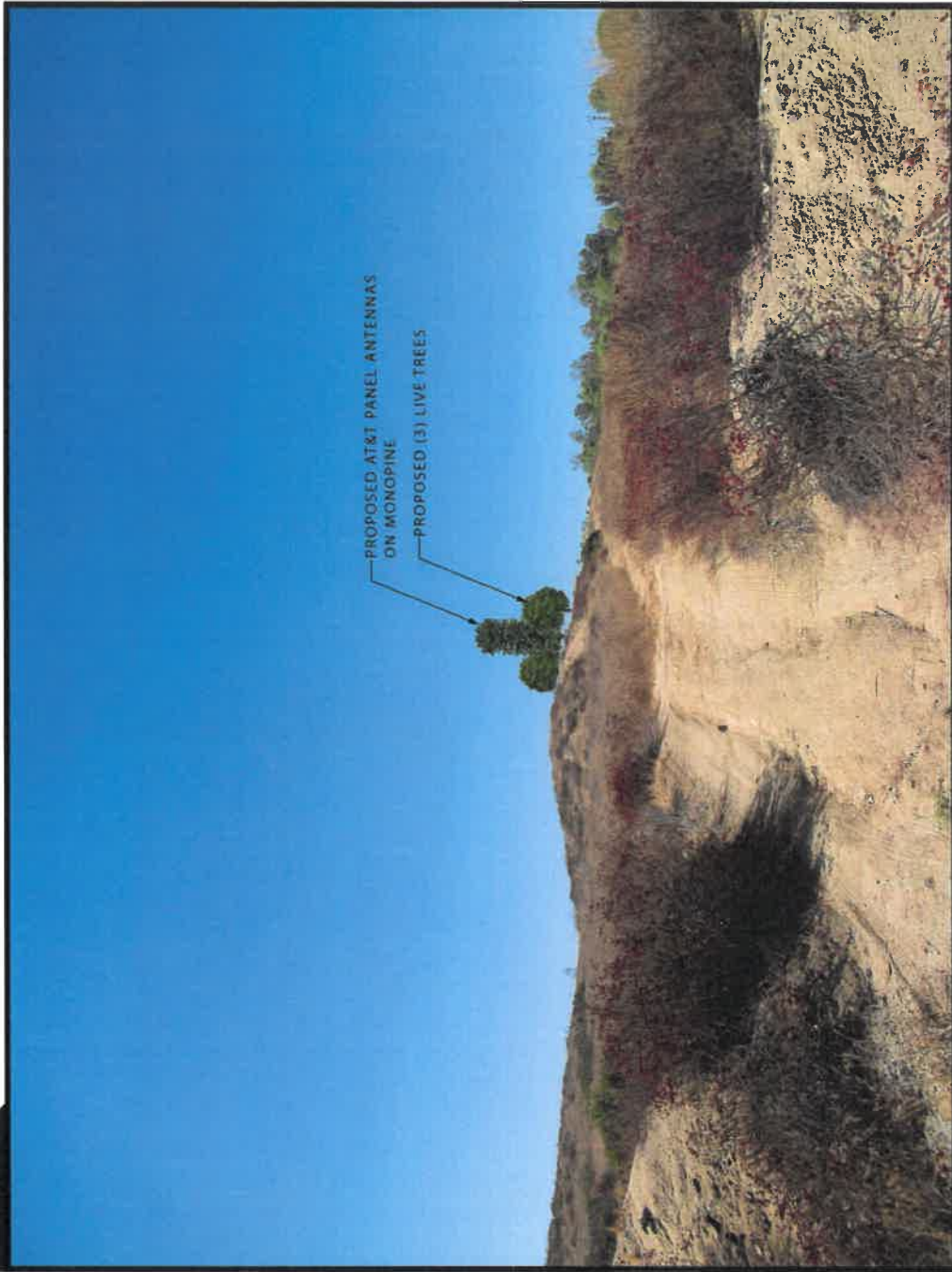
LOCATION

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EXISTING

VIEW 2



PROPOSED

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





CSL02187

THOMPSON

15785 VIA BARRANCA, PERRIS, CALIFORNIA 92570



LOCATION



EXISTING

VIEW 3



PROPOSED

PROPOSED AT&T PANEL ANTENNAS ON MONOPINE

PROPOSED (3) LIVE TREES

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

# Coverage Map

Market Name: **Los Angeles**

Site ID: **CSL02187**

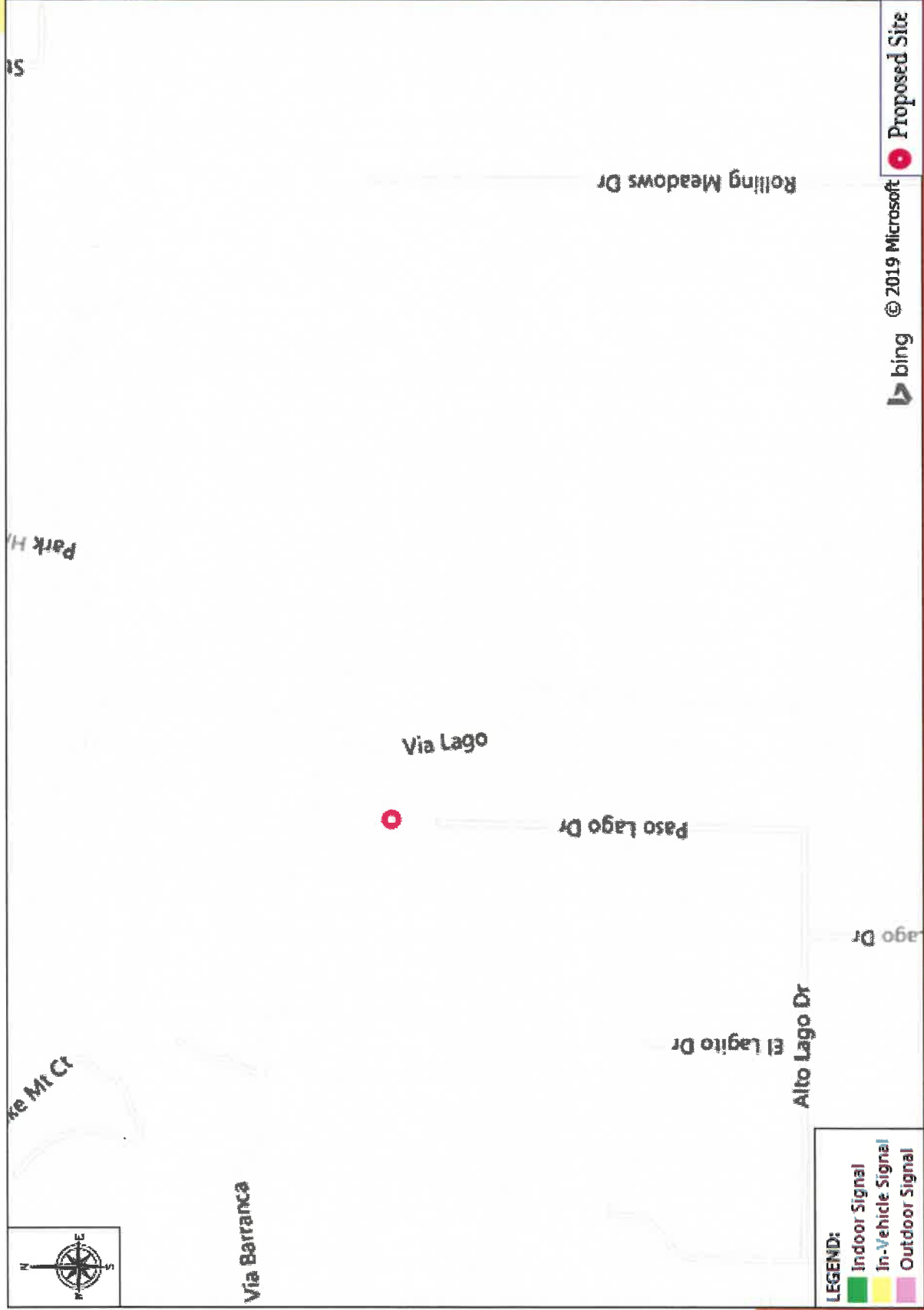
Site Type/Name: **Fixed Wireless Local Loop(WLL)**

Site Address: **15785 VIA BARRANCA, PERRIS, CA 92570**

ATOLL Plots Completion Date: **Nov 13, 2019**



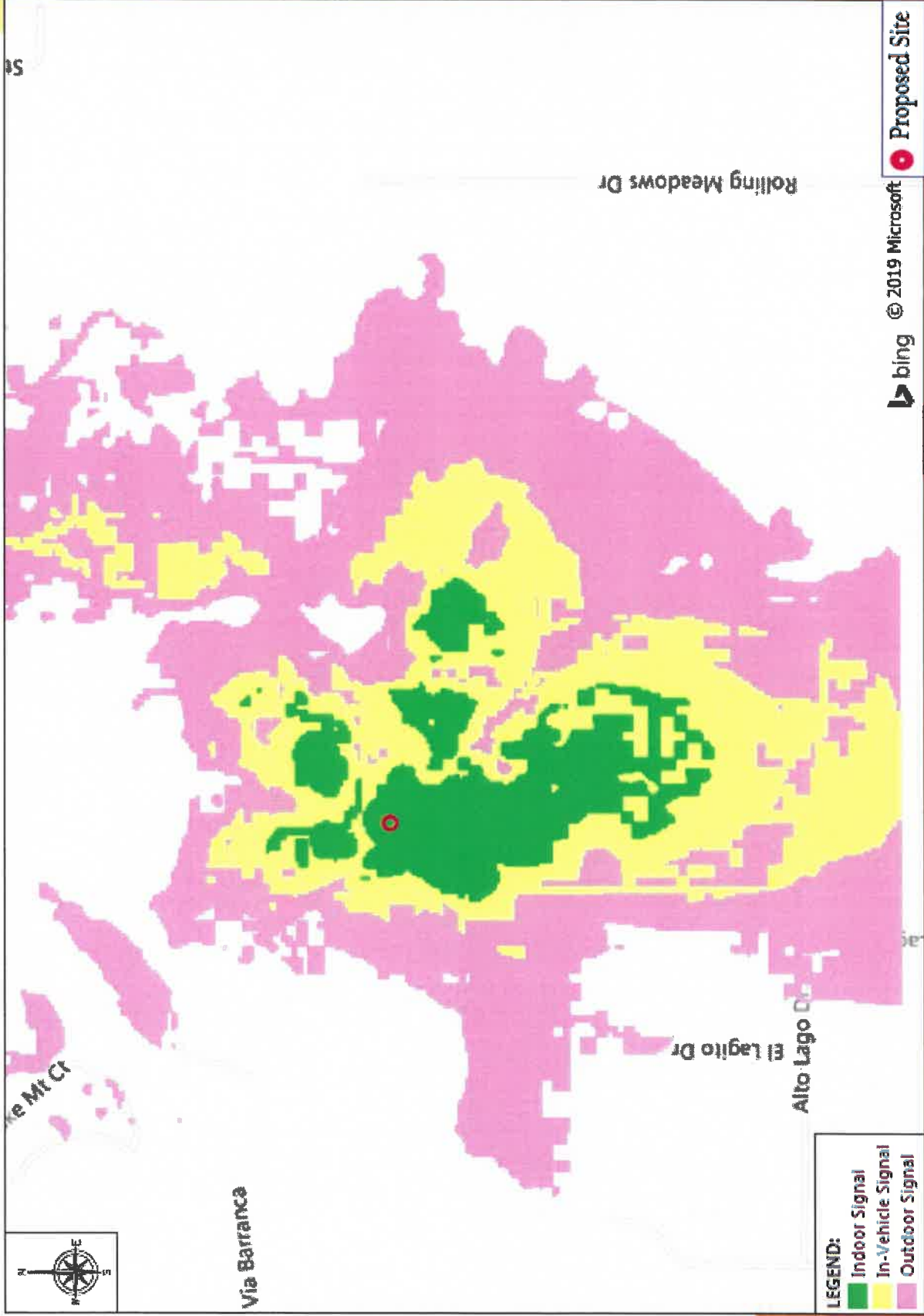
# Coverage of on Before the Proposed Site:



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# FWLL Coverage of the Proposed Site



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# Coverage Legend



*Rethink Possible*

**In-Building Service:** In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

**In-Transit Service:** The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

**Outdoor Service:** The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.



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

Juan C. Perez  
Agency Director



09/23/20, 5:33 pm

PPW190018

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPW190018. 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 PPW190018 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2            AND - Project Description & Operational Limits**

Plot Plan Wireless No. 190018 ("Project") is a request for the construction, operation, and maintenance of a new 50-foot-tall wireless communication facility, disguised as a monopine, and accompanying equipment within a 720-square-foot lease area. In addition, the project would include the installation of twelve (12) panel antennas, thirty-six (36) Remote Radio Units (RRUs), two (2) two-foot-tall microwave antennas, one (1) 20kw diesel generator, and other associated equipment within a six-foot-tall concrete masonry unit (CMU) block wall enclosure. The area surrounding the enclosure will be landscaped with shrubs, vines and pine trees. The proposed facility will be accessible from Via Barranca and will have one parking space.

**Advisory Notification. 3            AND - Design Guidelines**

Compliance with applicable Design Guidelines:  
1. County Wide Design Guidelines and Standards

**Advisory Notification. 4            AND - Exhibits**

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

- Exhibit A (Site Plan), Amended No. 4, dated 08/20/20.
- Exhibit B (Elevations), Amended No. 4, dated 08/20/20.
- Exhibit C (Floor Plans), Amended No. 4, dated 08/20/20.
- Exhibit G (Grading Plans), Amended No. 4, dated 08/20/20.
- Exhibit L (Landscape Plans), Amended No. 4, dated 08/20/20.

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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

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)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

#### **Advisory Notification. 6            AND - Hold Harmless**

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan Wireless No. 190018 or its associated environmental documentation; and,

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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 6            AND - Hold Harmless (cont.)**

decision made by the COUNTY concerning the Plot Plan Wireless No. 190018, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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

#### **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-Plan Check

#### **BS-Plan Check. 1            Gen - Custom**

NOTIFICATIONS:

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any



## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1

#### Gen - Custom (cont.)

construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances 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.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

#### PERMIT ISSUANCE:

Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

### E Health

#### E Health. 1

#### ECP COMMENT

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

### Fire

#### Fire. 1

#### Fire - Advisory

#### Access

1. Roadways installed and maintained by the cellular company/radio agency solely for maintenance of their equipment shall be deemed acceptable. Roadways to the site shall not be required to be installed and maintained to support fire apparatus.

#### Water Supply

1. No additional water supply for fire protection is required.

### Planning

#### Planning. 1

#### 15 - Planning - Landscape Requirement









## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1                      GEO190045 ACCEPTED (cont.)

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. Based on a review of published geologic maps, the potential for surface fault rupture is considered nil.
2. Based on groundwater not being encountered within 31.5 feet below the site, and the very dense nature of the underlying geologic materials, it is our opinion that the site area, using commonly utilized parameters, is not subject to liquefaction hazard.
3. The potential geologic hazards of subsidence, seiche, debris flow, wind and water erosion, landslide, and flooding are considered low at the site.
4. The proposed monopine may be supported by caisson to a minimum depth of 15 feet, or mat foundations to a minimum depth of 4 feet.

GEO190045 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.
3. All deleterious materials should be discarded offsite and the upper 12 to 18 inches of the subsurface materials should be removed and replaced with compacted fills.
4. The proposed monopine may be founded on caisson that is embedded in the ground for a minimum of 15 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.
5. The equipment shelter may be supported by drilled piers of 18-inch to 30-inch diameter, embedded in the ground for a minimum of 10 feet.

GEO No. 190045 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190045 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 of Riverside upon application for grading and/or building permits.

### Planning-PAL

#### Planning-PAL. 1                      LOW PALEO POTENTIAL

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1                      LOW PALEO POTENTIAL (cont.)

immediately notify the County Geologist of the discovery.

3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

### Transportation

#### Transportation. 1                      TRANS GENERAL CONDITIONS

1. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.
2. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1                      TRANS GENERAL CONDITIONS (cont.)

exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.



Plan: PPW190018

Parcel: 287290058

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      EASEMENTS/PERMISSION                      Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2                      IF WQMP IS REQUIRED                      Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3                      IMPROVEMENT SECURITIES                      Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at for additional information and requirements.

Planning-EPD

060 - Planning-EPD. 1                      30-Day Preconstruction Burrowing Owl Survey - EPD                      Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at [mpoonama@rivco.org](mailto:mpoonama@rivco.org) for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2                      MBTA Nesting Bird Survey - EPD                      Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential

Plan: PPW190018

Parcel: 287290058

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied  
impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

Transportation

060 - Transportation. 1 CONDITIONAL WQMP REQUIREMENT Not Satisfied  
An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied  
In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied  
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

Plan: PPW190018

Parcel: 287290058

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      NO BUILDING PERMIT W/O GRADING PERMIT (cont.)                      Not Satisfied

080 - BS-Grade. 2                      ROUGH GRADE APPROVAL                      Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Fire

080 - Fire. 1                      Prior to permit                      Not Satisfied

Emergency and Standby Power

1. Emergency power systems, standby power systems and uninterrupted power supplies shall be in accordance with the CFC. Sign(s) designed in accordance with NFPA Standard 704 must be posted as applicable.

080 - Fire. 2                      Prior to permit                      Not Satisfied

Gates & Barriers

1. Gates or other barriers across access roadways and at entrances to sites shall provide rapid reliable access by means of a Knox Box or Knox Padlock in an accessible location to provide immediate access for life safety and/or firefighting purposes. The Knox product and its location shall be approved.

Transportation

080 - Transportation. 1                      80 - RCTD - Landscape Inspection Deposit Required                      Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation

Plan: PPW190018

Parcel: 287290058

### 80. Prior To Building Permit Issuance

#### Transportation

080 - Transportation. 1            80 - RCTD - Landscape Inspection Deposit Required (cont.)    Not Satisfied  
Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2            80 - RCTD - Landscape Plot Plan/Permit Required                    Not Satisfied  
Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

Plan: PPW190018

Parcel: 287290058

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2            80 - RCTD - Landscape Plot Plan/Permit Required (cont.)            Not Satisfied

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3            EVIDENCE/LEGAL ACCESS            Not Satisfied

Provide evidence of legal access.

080 - Transportation. 4            SUBMIT WQMP IF REQUIRED            Not Satisfied

This condition applies if a grading permit is not required.

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

080 - Transportation. 5            UTILITY PLAN            Not Satisfied

Proposed electrical power lines below 33.6 Kv within public right of way 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. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1            PRECISE GRADE APPROVAL            Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Plan: PPW190018

Parcel: 287290058

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      PRECISE GRADE APPROVAL (cont.)                      Not Satisfied  
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1                      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                      Hazmat Clearance                      Not Satisfied  
Obtain clearance from the Hazardous Materials Management Division.

Transportation

090 - Transportation. 1                      90 - RCTD - Landscape Inspection and Drought Compliance                      Not Satisfied  
Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2                      UTILITY INSTALL                      Not Satisfied  
Proposed electrical power lines below 33.6 Kv within public right of way 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. 3                      WQMP COMPLETION IF REQUIRED                      Not Satisfied  
If a WQMP is required, the project shall acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the

Plan: PPW190018

Parcel: 287290058

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3      WQMP COMPLETION IF REQUIRED (cont.)      Not Satisfied  
requirements for inspection and cleaning the BMPs are established, and for businesses registering  
BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 4      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.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT    Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Amanda Hollihan of Smartlink on behalf of AT&T

Contact Person: Amanda Hollihan                      E-Mail: Amanda.hollihan@smartlinkllc.com

Mailing Address: 330 Irvine Ave suite 300

Newport Beach                      CA                      92660

*City*                      *State*                      *ZIP*

Daytime Phone No: ( 949 ) 335-8740                      Fax No: (     )

Engineer/Representative Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_                      E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_ *Street*

\_\_\_\_\_ *City*                      \_\_\_\_\_ *State*                      \_\_\_\_\_ *ZIP*

Daytime Phone No: (     ) \_\_\_\_\_                      Fax No: (     ) \_\_\_\_\_

→ Property Owner Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_                      E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_ *Street*

\_\_\_\_\_ *City*                      \_\_\_\_\_ *State*                      \_\_\_\_\_ *ZIP*

Daytime Phone No: (     ) \_\_\_\_\_                      Fax No: (     ) \_\_\_\_\_

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"




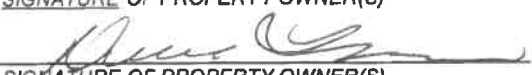
**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

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

<u>CHRIS THOMPSON</u> PRINTED NAME OF PROPERTY OWNER(S)	<u></u> SIGNATURE OF PROPERTY OWNER(S)
<u>DEBORAH THOMPSON</u> PRINTED NAME OF PROPERTY OWNER(S)	<u></u> SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 287-290-058

Approximate Gross Acreage: \_\_\_\_\_

General location (nearby or cross streets): North of Via Barranca Rd., South of Residential lots, East of Via Liago, West of Residential.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Number of existing lots: \_\_\_\_\_

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

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

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

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide a signed copy(ies): \_\_\_\_\_

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

Is this an application for a development permit? Yes  No

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: \_\_\_\_\_

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

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

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

Owner/Authorized Agent (1) \_\_\_\_\_ Date \_\_\_\_\_

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

---

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx  
Created: 04/29/2015 Revised: 08/03/2018

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN WIRELESS NO. 190018 – Exempt from the California Environmental Quality Act (CEQA) –** Applicant: Smartlink, LLC – Owner: Deborah Thompson – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community – Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Paso Lago Drive, easterly of Oaknoll Drive, southerly of Via Barranca, and westerly of Via Lago – 2.57 Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – **REQUEST:** New 50-foot-tall wireless communication facility, disguised as a monopine, and accompanying equipment within a 720 sq. ft. lease area. In addition, the project would include the installation of 12 panel antennas, 36 Remote Radio Units (RRUs), two (2) two-foot-tall microwave antennas, one (1) 20kw diesel generator, and other associated equipment within a six (6) foot tall concrete masonry unit (CMU) block wall enclosure. The area surrounding the enclosure will be landscaped with shrubs, vines and pine trees. The proposed facility will be accessible from Via Barranca and will have one (1) parking space.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **SEPTEMBER 28, 2020**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> FLOOR, CONFERENCE ROOM A  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference. 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 Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project 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. Public access to this meeting will not be available. 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 this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on August 27, 2020,

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

APN (s) or case numbers PPW190018 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

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 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

## NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

**PLOT PLAN WIRELESS NO. 190018 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Smartlink, LLC – Owner: Deborah Thompson – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community – Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Paso Lago Drive, easterly of Oaknoll Drive, southerly of Via Barranca, and westerly of Via Lago – 2.57 Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – **REQUEST:** New 50-foot-tall wireless communication facility, disguised as a monopine, and accompanying equipment within a 720 sq. ft. lease area. In addition, the project would include the installation of 12 panel antennas, 36 Remote Radio Units (RRUs), two (2) two-foot-tall microwave antennas, one (1) 20kw diesel generator, and other associated equipment within a six-foot-tall concrete masonry unit (CMU) block wall enclosure. The area surrounding the enclosure will be landscaped with shrubs, vines and pine trees. The proposed facility will be accessible from Via Barranca and will have one parking space.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **OCTOBER 26, 2020**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> 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 Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@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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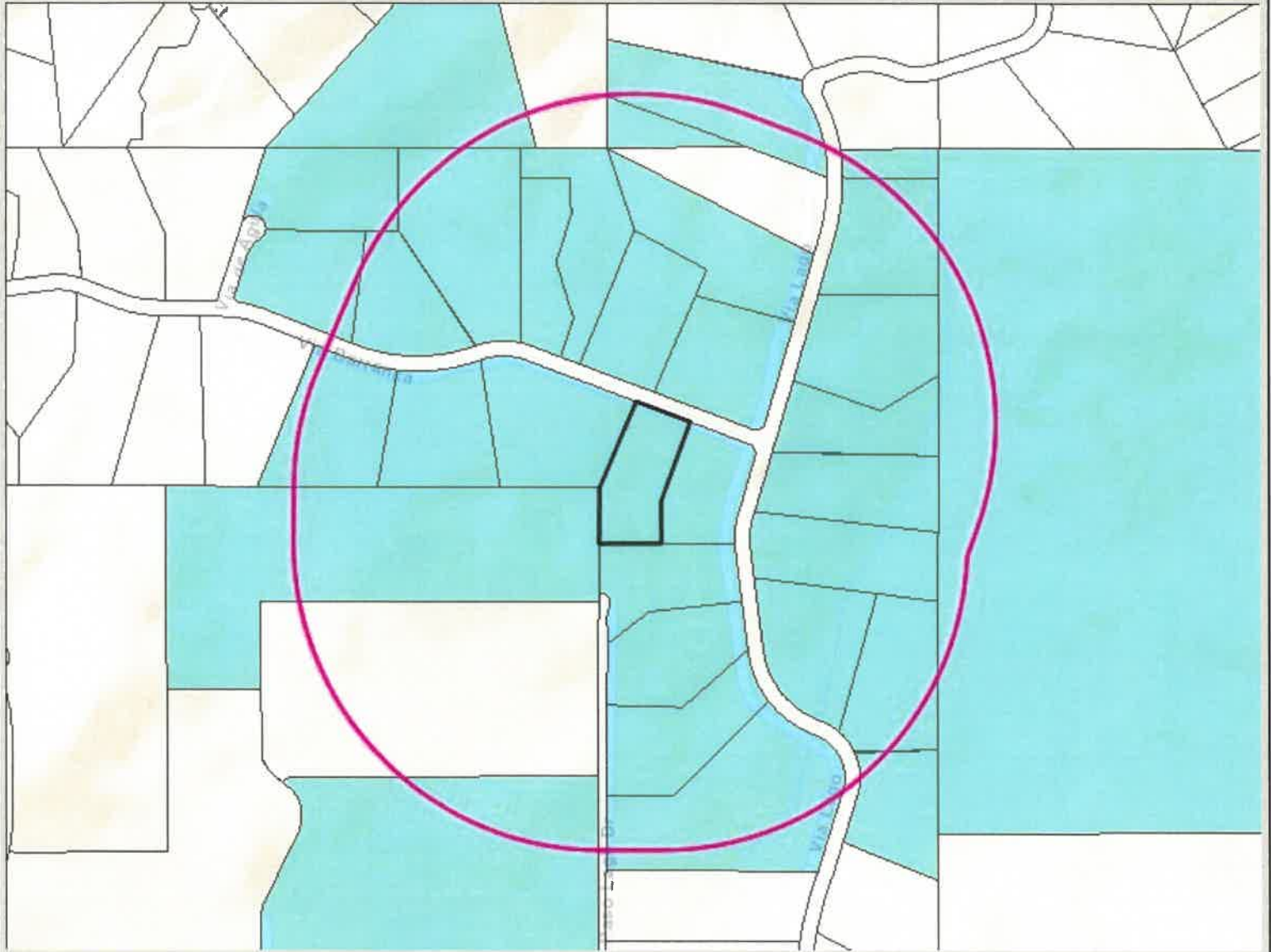
If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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



# Riverside County GIS Mailing Labels

PPW190018 ( 1200 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... 8/27/2020 1:34:32 PM

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287290004  
PATRICIA B MAXWELL FINGER  
P O BOX 1736  
CORONA CA 92878

287290059  
SUSAN K. PARKER  
15833 VIA BARRANCA  
PERRIS CA 92570

287300001  
BAR H INC  
15650 ALTO LAGO  
PERRIS CA 92570

287290035  
KAYLYNN T. TRAN  
21350 VIA LIAGO  
PERRIS CA 92570

287290053  
ANTHONY J. RODRIGUEZ  
21415 VIA LIAGO  
PERRIS CA 92570

287210037  
GM GABRYCH FAMILY LTD PARTNERSHIP  
2006 OLD HWY 395  
FALLBROOK CA 92028

287290025  
ERIC P. BREWER  
15715 VIA BARRANCA  
PERRIS CA 92570

287290052  
ROBERT EDEN KNIGHT  
3374 DAPPLE GRAY LN  
NORCO CA 92860

287290026  
CHARLES S. HARRISON  
15755 VIA BARRANCA  
PERRIS CA 92570

287290043  
CHARLES PETTINGER  
21208 VIA LAGO  
PERRIS CA 92570

287290024  
STEPHEN C. WHITE  
15687 VIA BARRANCA  
PERRIS CA 92570

287290030  
JEREMY SULLIVAN  
15820 VIA BARRANCA  
PERRIS CA 92570

287290031  
RALPH D. SHAW  
21123 VIA LIAGO  
PERRIS CA 92570

287290044  
KENNY NANCY C  
21220 VIA LAGO  
PERRIS CA 92570

287080019  
GARY A. BODENWEISER  
21025 VIA LIAGO  
PERRIS CA 92570

287290006  
JAMES C. RILEY  
15740 VIA BARRANCA  
PERRIS CA 92570

287290020  
BAR H RANCH INC  
15650 ALTO LAGO  
PERRIS CA 92570

287290003  
IMAN LOUIS  
21077 VIA DE AGUILA ST  
PERRIS CA 92570

287290005  
LARRY F. KROL  
15720 VIA BARRANCA  
PERRIS CA 92570

287290034  
MICHAEL MURAD  
21250 VIA LIAGO ST  
PERRIS CA 92570

287290037  
SHUNA ZHAO  
21484 VIA LIAGO  
PERRIS CA 92570

287290054  
JUAN VALDEZ  
21450 VIA LIAGO DR  
PERRIS CA 92570

287290055  
DONALD DEAN ROBINSON  
1136 RICHFIELD RD  
PLACENTIA CA 92870

287290057  
STEPHANIE PATRICIA BARDEN  
1125 PAMPLONA DR  
RIVERSIDE CA 92508

287290058  
CURT J. THOMPSON  
15785 VIA BARRANCA ST  
PERRIS CA 92570

287290029  
FEDERICO O. RODRIGUEZ  
920 VIA BLAIRO  
CORONA CA 92879

287290041  
RALPH J. JOBELIUS  
836 S AVOCADO ST  
ANAHEIM CA 92805

287290056  
ERICK RENE ZECENA  
P O BOX 3125  
SAN BERNARDINO CA 92413

287300023  
PATRICK LENTI MADORE  
21500 VIA LIAGO  
PERRIS CA 92570

287080007  
ROBERT FRIEDLAND  
380 S SAN RAFAEL AVE  
PASADENA CA 91105

287080024  
RKJE LIVING TRUST, DATED 11/8/2018  
20999 VIA LIAGO  
PERRIS CA 92570

287290036  
TIMOTHY DAVID ROGSTAD  
21412 VIA LIAGO  
PERRIS CA 92570

287290042  
HENRIETTA EBERE ANAKWENZE  
19260 SANTA ROSA MINE RD  
LAKE MATHEWS CA 92570

**Applicant/Owner:**

Smartlink Group  
c/o Alisha Strasheim  
3300 Irvine Ave, Suite 300  
Newport Beach, CA 92660

**Non-County Agencies:**

**Applicant/Owner:**

Smartlink Group  
c/o Alisha Strasheim  
3300 Irvine Ave, Suite 300  
Newport Beach, CA 92660

**Engineer/Rep:**

**Engineer/Rep:**

**Owner:**

Deborah Thompson  
15785 Via Barranca  
Perris, CA 92570

**Owner:**

Deborah Thompson  
15785 Via Barranca  
Perris, CA 92570

Yvonne Montrose  
21585 Via Liago  
Perris, Ca 92570

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

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12th Street Suite 250  
Oakland, CA 94607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 12th Floor  38686 El Cerrito Road  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201  
Riverside, CA 92502-1409

**Project Title/Case No.:** Plot Plan Wireless No. 190018 (PPW190018)

**Project Location:** The project is located: North of Paso Lago Drive, East of Oaknoll Drive, South of Via Barranca, West of Via Lago.

**Project Description:** Plot Plan No. 190018 ("Project") is a request for the construction, operation, and maintenance of a new 50 foot-tall wireless telecommunications facility, disguised as a monopine, with an accompanying 720 square foot equipment enclosure. In addition, the project would include the installation of twelve (12) panel antennas, thirty-six (36) LTE RRUs, two (2) two-foot tall microwave antennas, one (1) 20kw diesel generator, and other associated equipment within a six-foot tall CMU block wall enclosure.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Smartlink LLC for AT&T, 3300 Irvine Ave, Suite 300, Newport Beach, CA 92660

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15303)**
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

**Reasons why project is exempt:** This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). Section 15303(c) allows for a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area. The proposal would result in the construction of a disguised wireless communications facility within a 720 square foot lease area and would not involve the use of significant amounts of hazardous substances as there is no manufacturing component that would require the use of such substances. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. Therefore, the project meets the criteria of the categorical exemption and would be applicable to Section 15303.

\_\_\_\_\_  
County Contact Person

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

*Please charge deposit fee case#:* ZEA No. **CEQ190169** ZCFG No. **XXXX** - County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

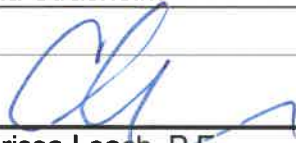
**Agenda Item No.**

**3.2**

**Director's Hearing: September 28, 2020**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PPW190018	<b>Applicant(s):</b>	
<b>Environmental:</b>	Exempt – Section 15303	<b>Smartlink LLC for AT&amp;T</b>	
<b>Area Plan:</b>	Lake Mathews/Woodcrest	<b>Representative(s):</b>	
<b>Zoning Area/District:</b>	Lake Mathews District	<b>Alisha Strasheim</b>	
<b>Supervisory District:</b>	First District		
<b>Project Planner:</b>	Gabriel Villalobos		
<b>Project APN(s):</b>	287-290-058		



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

Plot Plan Wireless No. 190018 (“Project”) is a request for the construction, operation, and maintenance of a new 50-foot-tall wireless communication facility, disguised as a monopine, and accompanying equipment within a 720-square-foot lease area. In addition, the project would include the installation of twelve (12) panel antennas, thirty-six (36) Remote Radio Units (RRUs), two (2) two-foot-tall microwave antennas, one (1) 20kw diesel generator, and other associated equipment within a six-foot-tall concrete masonry unit (CMU) block wall enclosure. The area surrounding the enclosure will be landscaped with shrubs, vines and pine trees. The proposed facility will be accessible from Via Barranca and will have one parking space.

The project is located north of Paso Lago Drive, east of Oaknoll Drive, south of Via Barranca, and west of Via Lago, within the Lake Mathews/Woodcrest Area Plan.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

**APPROVE PLOT PLAN WIRELESS NO. 190018**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Existing General Plan Foundation Component:	Rural Community
Existing General Plan Land Use Designation:	Estate Density Residential (RC-EDR)
Surrounding General Plan Land Uses	
North:	Estate Density Residential (RC-EDR)
East:	Estate Density Residential (RC-EDR)
South:	Rural Residential (RR)
West:	Estate Density Residential (RC-EDR), Rural Residential (RR)
Existing Zoning Classification:	Residential Agricultural – 2 Acre Minimum (R-A-2)
Surrounding Zoning Classifications	
North:	Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½)
East:	Residential Agricultural – 2 Acre Minimum (R-A-2)
South:	Residential Agricultural – 2 Acre Minimum (R-A-2)
West:	Residential Agricultural – 2 Acre Minimum (R-A-2)
Existing Use:	Residential
Surrounding Uses	
North:	Residential
South:	Vacant
East:	Residential
West:	Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.57 acres	N/A
Existing Building Area (SQFT):	3,431 sq. ft.	N/A
Proposed Building Area (SQFT):	720 sq. ft.	N/A
Structure Height (FT):	50 ft.	50 ft.

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Maintenance Vehicle Parking		1 space required for maintenance vehicle	1	1
<b>TOTAL:</b>			<b>1</b>	<b>1</b>

**Located Within:**

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – CSA # 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High/SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within the SKR fee area
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

### *Site Characteristics*

The proposed disguised wireless communication facility will be located on a property that is approximately 2.57 acres. A single family dwelling and accessory structures are located on the northern portion of the property and are accessible from the street Via Barranca. The property is surrounded by large residential and vacant lots.

The proposed project footprint includes: 720-square-foot lease area which encompasses the wireless facility equipment, landscape area surrounding the six-foot-tall concrete wall enclosure, an access roadway, and one maintenance vehicle parking space. The proposed project is sited near the southwest corner of the property and will also be accessible from Via Barranca.

The project site has a General Plan Land Use Designation of Rural Community – Estate Density Residential (RC-EDR) and its zoning classification is Residential Agricultural – 2 acre minimum (R-A-2).

### *General Plan Consistency*

The project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. The project's footprint is considered minimal and would not result in extensive grading or construction activity. The project's proposed design of a pine tree ("monopine") would be minimally intrusive and would be consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

### *Zoning and Development Standards*

The proposed wireless communications facility would be subject to the specific development standards outlined in Article XIXG (Wireless Communication Facilities), Section 19.410 of Ordinance No. 348. The project has been classified as a "Disguised Wireless Communication Facility", since the facility will be disguised as a pine tree (Monopine). The project site is located within the Lake Mathews community on a private residential property in an area with varying topography which provides some natural screening for the proposed project site. The project design shall include the implementation of a 6-foot tall CMU block wall enclosure to screen and enclose the proposed equipment to be installed at the base of the tower. The applicant is also proposing to plant three (3) trees of a similar species adjacent to the project site, in addition to, shrubs and vines along the perimeter of the equipment enclosure to provide additional screening through the proposed landscaping. Thus, the proposed project design and siting would result in the project having a minimally visually intrusive effect on the surrounding parcels.

Ordinance No. 348, Section 19.404 allows for a disguised wireless facility to be located on property that is zoned Residential Agricultural, subject to the approval of a plot plan. The maximum height allowed for the proposed facility is 50 feet and is required to be setback from the nearest residential dwelling by at least 200% of the facility height or setback from residential property lines a distance equal to 100% of the facility height, whichever is greater. The proposed monopine is 50 feet tall and is located approximately 335 feet to the north of the nearest residential dwelling, which is well beyond the 200% facility height setback requirement. In addition, the proposed facility is also located 50 feet from the nearest residential property lines. The project has been designed to comply with all applicable development standards in accordance with Ordinance No. 348, Section 19.410.

Plot Plan Wireless No. 190018 was submitted to the County of Riverside on November 25, 2019.

## ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). Section 15303(c) allows for a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area.

The proposal would result in the construction of a disguised wireless communications facility within a 720-square-foot lease area, landscape area, an access roadway, and one parking space, and would not involve the use of significant amounts of hazardous substances as there is no manufacturing component that would require the use of such substances. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. Therefore, the project meets the criteria of the categorical exemption and would be applicable to Section 15303.

## FINDINGS AND CONCLUSIONS

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

### **Land Use Findings:**

1. The project site has a General Plan Land Use Designation of RC-EDR. The RC-EDR land use designation has a minimum lot size of 2 acres and allows for the development of detached single family residential dwelling units and ancillary structures on large parcels. The proposed use, a disguised wireless telecommunications facility, is consistent with the intent of the existing land use designation as the proposed use is considered an ancillary structure in support of the residential community in which it is being implemented.
2. The project site has a Zoning Classification of R-A-2, which is consistent with the Riverside County General Plan. The proposed project, as designed and conditioned, complies with the applicable development standards of the R-A-2 zone and the specific development standards and findings identified in Ordinance No. 348, Section 19.410. As proposed, the project will meet all applicable development standards as demonstrated below.
3. The proposed use, a disguised wireless communications facility, is consistent with Ordinance No. 348 Article XIXg Wireless Communication Facilities and is allowed within areas that are zoned Residential Agricultural, subject Plot Plan approval.

### **Entitlement Findings:**

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

1. The facility is designed and sited so that it is minimally visually intrusive. The proposed project is disguised as a pine tree or monopine for the purposes of blending into the environment in which it is located. While the project is located on a parcel with a currently existing residence, the portion of the

parcel that the project is located upon is comprised of raw land and sited towards the back of the parcel and away from the public right-of-way. As such, the proposed facility shall be considered to have a minimal aesthetic impact on the surrounding area.

2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The antennas and associated equipment will be painted to match the monopine and will include foliage socks. The proposed project includes a 6 foot tall CMU block wall equipment enclosure will be painted brown, with landscaping around the perimeter and meets this requirement as proposed.
3. The application has met the processing requirements set forth in Article XIXg Section 19.409 of Ordinance No. 348. The application included all necessary documentation in order for the county to process the application, including a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment.
4. The application has met the location and development standards set forth in Article XIXg Section 19.404 and Section 19.410 of Ordinance No. 348. The proposed project is located on property that is zoned RA, which is one of the residential zones that is listed in Section 19.404 that permits disguised wireless facility with an approval of a plot plan. As demonstrated in detail below, the applicant has met the development standards set forth in Section 19.410.
5. An application pursuant to Article XVII General Provision Section 18.30 Plot Plan, is being processed for this case. The proposed project conforms to all of the requirements of the General Plan and applicable state law and ordinances of Riverside County. The project is compatible with the present and future logical development of the surrounding property. The project is located on a single legally divided parcel.

**Development Standards Findings:**

All wireless communication facilities shall comply with the following development standards:

1. Area Disturbance – Disturbance to the natural landscape shall be minimized. This project meets this development standard as the disguised wireless communication facility will require minimal ground disturbance to erect and maintain. In addition, the project is located on a vacant portion of a 2.57 acre parcel that has an existing residence onsite, which shall not be impacted by the project, and will not require the removal of any vegetation or other natural features to accommodate the proposed facility. The access roadway will follow the natural contour of the land and will require minimal grading.
2. Fencing and Walls – The 720-square-foot lease area will be enclosed in by a 6-foot-tall block wall which will screen all equipment from the general public. The block wall will be painted brown and will be planted with vines. The landscape area will also include shrubs, vines and pine trees.
3. Height Limitations – Disguised wireless communication facilities within any residential zoning classification shall not exceed fifty (50) feet. The proposed project includes the implementation of a fifty (50’)-foot-tall disguised “monopine” which meets the specified development standard.

4. Impacts – All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This project complies with this development standard due to the limited project footprint. The project has also been conditioned for a 30-day preconstruction burrowing owl survey, within 30 days prior to the issuance of a rough grading permit and a Migratory Bird Treaty Act Nesting Bird Survey if habitat must be cleared during the nesting season (060-Planning-EPD.1 30-Day Preconstruction Burrowing Owl Survey and 060-Planning-EPD.2 MBTA Nesting Bird Survey).
5. Landscaping – All wireless communication facilities shall have landscaping around the perimeter of the leased area that shall match and/or augment the natural landscaping in the area. The proposed project meets this development standard as landscaping is proposed around the perimeter of the equipment enclosure in addition to planting three (3) trees of a similar species to that of the proposed disguised facility. The shrubs and vines are low water use plants. The irrigation system will be a high efficiency automatic drip system.
6. Lighting – Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant (Planning. 7 – Telcom – Lighting).
7. Noise – All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the disguised wireless communication facility plans include A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (Planning. 9 – Telcom -Noise ). The nearest habitable dwelling is approximately 335 feet away.
8. Parking Space – The project site shall be accessed by a twelve (12') foot wide access path leading to the parking space and lease area. One parking space will be required. Since the project parcel is located within a residential development it is subject to the paved access requirements and shall be comprised of a Class II crushed aggregate base (CAB). The project is providing one standard parking space (10 feet by 20 feet) that would serve for service vehicle parking for any incidental maintenance.
9. Paved Access – All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. This project meets the development standard as a twelve (12') foot wide access path with a Class II crushed aggregate base (CAB) has been included in the proposal.
10. Power and Communication Lines – No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground.
11. Roof-Mounted Facilities – Wireless communication facilities mounted on a roof shall be less than ten feet above the roofline. This development standard does not apply to this project because the project is on the ground, not a roof-mounted facility. The project is to be disguised as a monopine since it cannot be concealed from view. The finish will be similar in color to the surrounding environment.

12. Sensitive Viewshed – Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. The disguised wireless communication facility is not proposed within a ridgeline. The project’s proposed pine tree disguise would be minimally visually intrusive, specifically consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area. The disguised monopine is sited to blend into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.
13. Setbacks – Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings at a distance equal to 200% of the facility or setback from residential property lines 100% of the facility height, whichever is greater. This project meets this development standard because the disguised wireless communication facility is setback approximately 335 feet from the nearest habitable dwelling and 50 feet from the nearest residential property lines. With the height of the proposed facility being 50 feet; the distance would need to be equal to 100 feet from a habitual dwelling. The location of the monopine exceeds the required setback distance.
14. Support Facilities – Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets this development standard because the disguised wireless communication facility’s supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area.
15. Treatment – Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. This project meets this development standard because the wireless facility’s tower and equipment have been designed and painted to match in color and look with the surrounding pine trees and earth-tone colors.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Multi-species Habitat Conservation Plan.
2. The project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County’s Memorandum of Understanding (“MOU”) with that city. This project conforms to the MOU. This project was provided to the City of Riverside for review and comment. No comments were received either in favor or opposition of the project.
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. The project is exempt from CEQA per Section 15303 (New Construction or Conversion of Small Structures) and as such is not required to submit for AB52.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.



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

**Fire Findings:**

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is also located within a very high fire hazard severity zone.

**Conclusion:**

1. For the reasons discussed above, 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 1,200 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls from anyone indicating support or opposition to the proposed project.

**APPEAL INFORMATION**

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

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