



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JULY 27, 2020

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

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

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

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference only. Teleconference participation by the Planning Director's designee and County staff. PLEASE NOTE THAT PUBLIC ACCESS TO THE MEETING LOCATION WILL NOT BE AVAILABLE FOR THIS MEETING.

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

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. 190001 and VARIANCE NO. 190003 – Intent to Adopt a Negative Declaration –** CEQ190001 – Applicant: AT&T – Third Supervisorial District – San Jacinto Mountain Zoning Area – REMAP Area Plan: Rural: Rural Residential (R-RR) (5 Acres Minimum) – Location: Northerly of McCall Park Road, easterly of State Highway 74, southerly of Double View Drive, and westerly of State Highway 243 – 11.67 Gross Acres – Zoning: Rural Residential – 10 Acre Minimum (R-R-10) – **REQUEST:** Plot Plan Wireless No. 190001 proposes to construct a 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with a 800 sq. ft. equipment enclosure. Variance No. 190003 proposes a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet, the proposal requests a variance for a 90 foot tower. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

3.2 **PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration –** CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Randi Newton/Spectrum Services – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) (≤ 0.60 FAR) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan No. 180013 proposes to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless with 12 panel antennas, one (1) 4 foot parabolic antennas dish, one (1) 2 foot parabolic antenna dish, 12 Remote Radio Units, two (2) tower mounted junction box units, a 195 sq. ft. equipment shelter, and a 30 KW generator within an approximate 900 sq. ft. lease area enclosed by a 6 foot tall decorative block wall. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

3.3 **PLOT PLAN NO. 180003 and VARIANCE NO. 190007 – Intent to Adopt a Negative Declaration –** CEQ180029 – Applicant: Smartlink c/o Alisha Strasheim on behalf of AT&T – Engineer/Representative: Smartlink c/o Alisha Strasheim – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Density Residential (CD-MHDR) – Location: Northerly of Camino Terraza, westerly of Jameson Road, and southerly of Clay Canyon Drive – 44.23 Gross Acres – Zoning: Specific Plan No. 176 “Wildrose”

(SP176) – **REQUEST:** Plot Plan No. 180003 is a proposal to construct a 100 foot mono-eucalyptus, including 12 antennas, 36 RRUs, one (1) 2 foot microwave antenna, six (6) surge protectors approximately 50 feet southwest from an 18 x 20 foot lease area with an equipment shelter on a 44.23 overall parcel. The total project lease area is 870 sq. ft. The equipment shelter lease area includes one (1) GPS antenna attached to the shelter, one (1) utility H-frame with security lighting, and one (1) 30kw diesel generator; surrounded by a 6 foot high chain link fence with slats and landscaping. Variance No. 190007 is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet. The variance application requests to exceed the 50 foot height requirement to allow for the proposed 100 foot disguised communications tower. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

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

NONE

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

3.1

Director's Hearing: July 27, 2020

PROPOSED PROJECT

Case Number(s):	PPW190001, VAR190003	Applicant(s):	
Environmental:	Negative Declaration (ND)	Smartlink LLC for AT&T	
Area Plan:	REMAP	Representative(s):	
Zoning Area/District:	San Jacinto Mountain Area	Alisha Stratheim	
Supervisory District:	Third District		
Project Planner:	Gabriel Villalobos		
Project APN(s):	557-070-016		



John Hildebrand
Deputy Director of TLMA - Planning

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 190001 (PPW190001) is a proposal for the construction, operation, and maintenance of a new 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with an accompanying 800 square-foot equipment enclosure. The project would include the installation of twelve (12) 8-foot tall panel antennas, thirty-six (36) LTE RRUs, one (1) 2-foot tall microwave antenna, and other associated equipment and equipment cabinets to be located within a 6-foot tall CMU block wall enclosure.

Variance No. 190003 (VAR190003) is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet. The variance application requests to exceed the fifty (50') foot height requirement to allow for the proposed ninety (90') foot disguised communications tower.

The description as included above constitutes the "Project" as further referenced in this staff report.

The project is located northwest of McCall Park Road, north of SH-74, and west of SH-243.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ190001**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE VARIANCE NO. 190003, based upon the findings and conclusions provided in this staff report.

APPROVE PLOT PLAN NO. 190001, 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
Existing General Plan Land Use Designation:	Rural Residential (RR)
Surrounding General Plan Land Uses	
North:	Open Space: Conservation Habitat (OS:CH)
East:	Agriculture (AG)
South:	Rural Residential (RR)
West:	Open Space: Conservation Habitat (OS:CH)
Existing Zoning Classification:	Rural Residential – 10 acre min. (R-R-10)
Surrounding Zoning Classifications	
North:	Natural Assets (N-A)
East:	Residential Agricultural – 20 acre min. (R-A-20)
South:	Residential Agricultural – 10 acre min. (R-A-10), Rural Residential – 10 acre min (R-R-10)
West:	Natural Assets (N-A)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant land
South:	Residential
East:	Vacant land
West:	Vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	11.67 acres	N/A
Proposed Building Area (SQFT):	800 sq. ft.	N/A
Building Height (FT):	90 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>
Service parking spot	1	Minimum 1 space for maintenance vehicle	1	1
TOTAL:				

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSAs #152, #153
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
WRMESHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

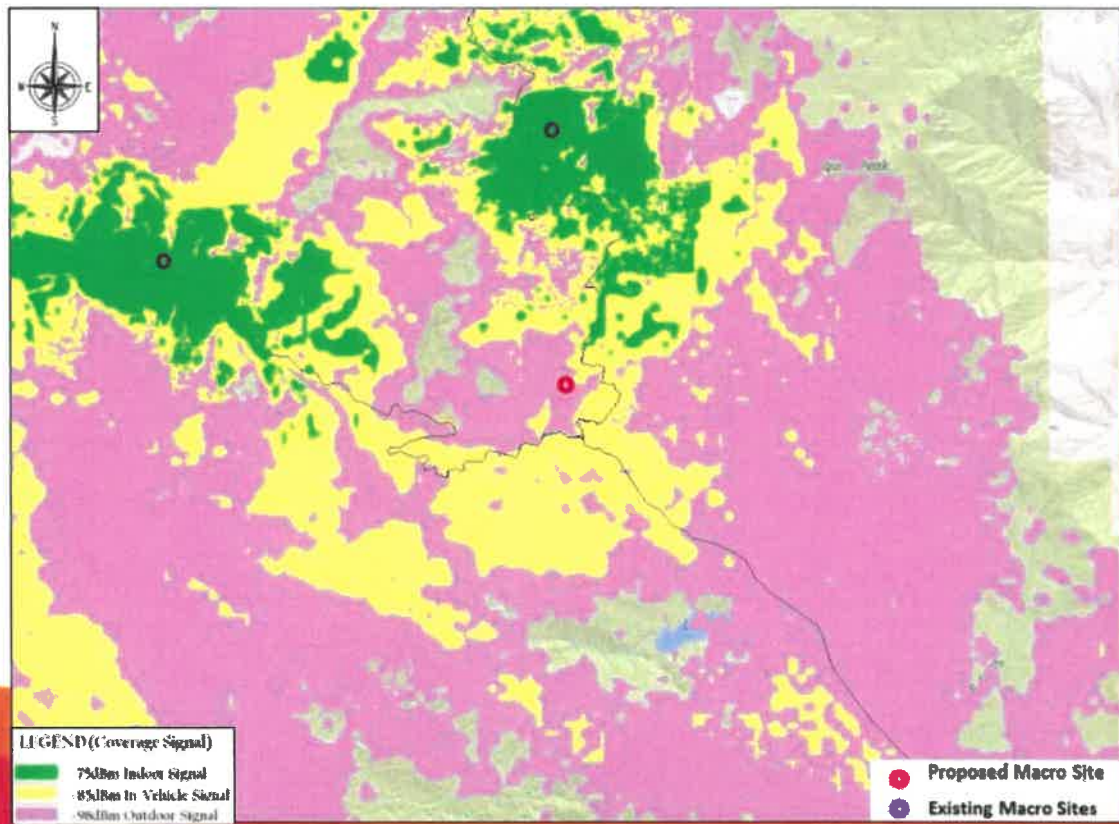
Background:

On January 9, 2019, an application for Plot Plan No. 190001 (PPW190001) was submitted to the Riverside County Planning Department. The project proposes to construct a 90 foot tall disguised wireless

telecommunications facility, to be designed as a pine tree or “monopine” within a lease area of 1,000 square feet. In addition to the proposed monopine, an accompanying 800 square foot equipment enclosure is also included as part of the proposal and is located within the lease area acquired by AT&T. The proposal also includes additional equipment including twelve (12) eight-foot tall panel antennas to be located approximately 70 feet above ground level, thirty-six (36) Radio Remote Units (3 per antenna), and one (1) two-foot microwave antenna attached to the monopine with the rest of the equipment located within the six-foot tall block wall enclosure including one (1) emergency power generator.

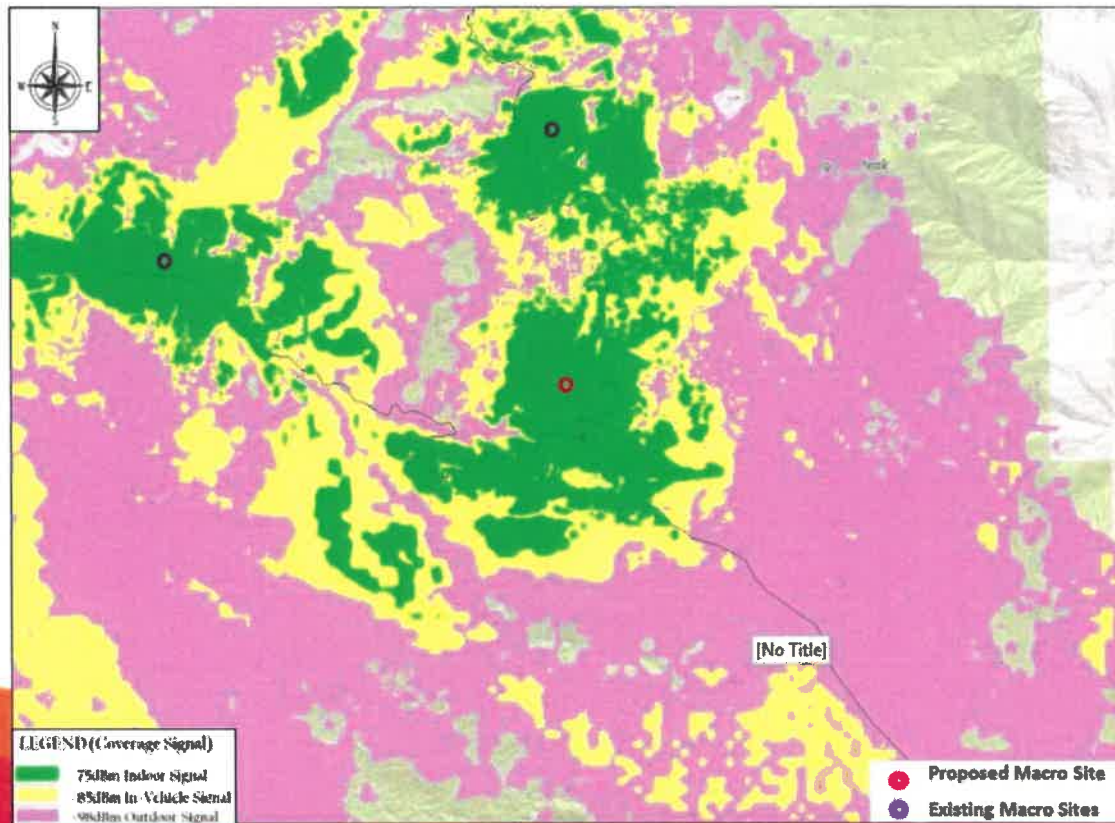
The project has requested a variance to exceed the height restriction of 50-feet per Section 19.410.C to 90-feet to achieve the desired wireless coverage for the surrounding area. The propagation map below shows the current wireless coverage of the area. The proposed site is marked with the red dot, with other existing cell sites in the area marked with blue dots, and the areas with the strongest coverage shown in green and those areas with less coverage shown in purple. Because of the topography of the area, otherwise known as Mountain Center, the applicant is requesting a variance to bridge the gap in coverage shown below by extending the height of the antennas to reach over the natural barriers created by the topography of the area.

LTE Coverage Before site CSL00249



The propagation map below shows the proposed wireless coverage of the area that would result from the implementation of the project. The lapse in coverage located between the highways 74 and 243 is shown to be bridged by the proposed wireless telecommunications facility for the purpose of servicing the Mountain Center area.

LTE Coverage After site CSL00249



ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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

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

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 Rural Residential (RR) (5 acre min.). The RR land use designation provides for the development of single-family residences with a minimum lot size of 5 acres. The proposed Project is consistent with the General Plan, since wireless communication facilities are allowed in support of residential and non-residential areas.
2. The project site has a Zoning Classification of Rural Residential – 10 Acre Minimum (R-R-10), 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-R zone. Disguised Wireless Communication Facilities may be located in the R-R zone classification. The proposed disguised wireless communication facility, is a permitted use within the R-R zone, subject to the approval of a Plot Plan subject to the specific development standards and findings identified in Ordinance 348, Section 19.404. As proposed, the project will meet all applicable development standards demonstrated below.

Entitlement Findings:

The proposed use, a disguised wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section 19.404, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The proposed use is consistent with the Rural Residential (RR) land use designation as noted previously. The proposed use is a Disguised Wireless Communication Facility that is permitted with the approval of a plot plan under the Rural Residential – 10 Acre Minimum (R-R-10) Zoning Classification, pursuant to the Ordinance No. 348, Section 19.404.B.2 as the R-R zone is considered a "residential zone classification".
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. Implementation of the proposed Project will not impact the surrounding area in terms of a substantial increase in traffic or noise since the Project would not increase these above existing conditions. The Project site is adequately served by McCall Park Road and is capable of providing access for emergency vehicles. Incorporation of conditions of approval in regards to location of fire hydrants and portable fire extinguishers will provide compliance with the California Building Code. Furthermore, through compliance with the California Building Code and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.
3. The project site is surrounded by properties which have General Plan Land Use Designation of Conservation Habitat (CH) to the north and west; Rural Residential (RR) to the south, and Agriculture (AG) to the east. The proposed 90 foot tall monopine disguised wireless telecommunication facility

conforms to the logical development of the existing open space land and is compatible with the surrounding property's present uses and would not conflict with the future logical development in the area.

4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed project is located on one parcel and is not proposing more than one building or structure and no land division at this time.
6. The facility is designed and sited so that it is minimally visually intrusive. The proposed project is disguised as a pine tree or "monopine" designed to blend into the environment in which it is located. The general location of the project site is mostly comprised of vegetation and raw land as the majority of the area is undeveloped. As such, the proposed facility should be considered to have minimal aesthetic impact to the surrounding area.
7. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The proposed project includes a six (6') foot high CMU wall equipment enclosure and meets this requirement as proposed.
8. The application has met the processing requirements set forth in this article. 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.
9. The application has met the location and development standards set forth the Article 19.404 of the Riverside County Zoning ordinance. The proposed development meets all development standards as set forth in Article 19.404 with the exception of the height limit, which a variance has been applied for.
10. That a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

The following findings shall be made prior to making a recommendation to grant a Variance, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. That special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings. The application for this disguised wireless communications facility includes a proposed variance for a modification in the height requirement to allow for a ninety foot (90') tall monopine, 40 feet taller than the 50 feet standard maximum. Properties in the area to be served were evaluated, including properties where the coverage could be met with a 50 foot tall tower that would meet height requirements. However, the applicant was not able to receive cooperation from property owners on any properties that may accommodate a lower tower. For this reason the currently proposed site was selected as a less desirable location to achieve coverage requirements, which necessitates the additional height for the tower due to the relative height of the property and the topography of the surrounding area. By allowing for the 90' foot facility, the area covered by the tower would be substantially greater and would help cover a significant gap in coverage that is needed in the area without requiring an additional wireless facility or leaving gaps in coverage in the area.
2. That the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. Other properties in the area that have Rural Residential zoning but are located at higher elevations or on sloped areas facing the area to provide coverage are in a position for better wireless facility location. This property due to its variation in topography and exposure to the coverage area is not provided the same privilege in ability to provide coverage with a fifty foot high tower compared to other, better located properties under the same zoning. With the interest of providing better coverage in the area and minimizing the amount of wireless facilities overall, the proposed variance for additional height would serve those interests.
3. That a variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements. The proposed variance does not proposed a modification to a use or activity for the existing zoning classification of the subject property. The variance is only for a modification to the height requirement as established through Section 19.410.C.

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 11.67 acre parcel of land with existing tree clusters in the vicinity, which shall not be impacted by the project, and is mostly surrounded by vacant land/vegetation.
2. Fencing and Walls – The 800 square foot equipment enclosure within the 1,000 square foot lease area will be comprised of a 6-foot tall block wall enclosure which shall screen all equipment from the general public.
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

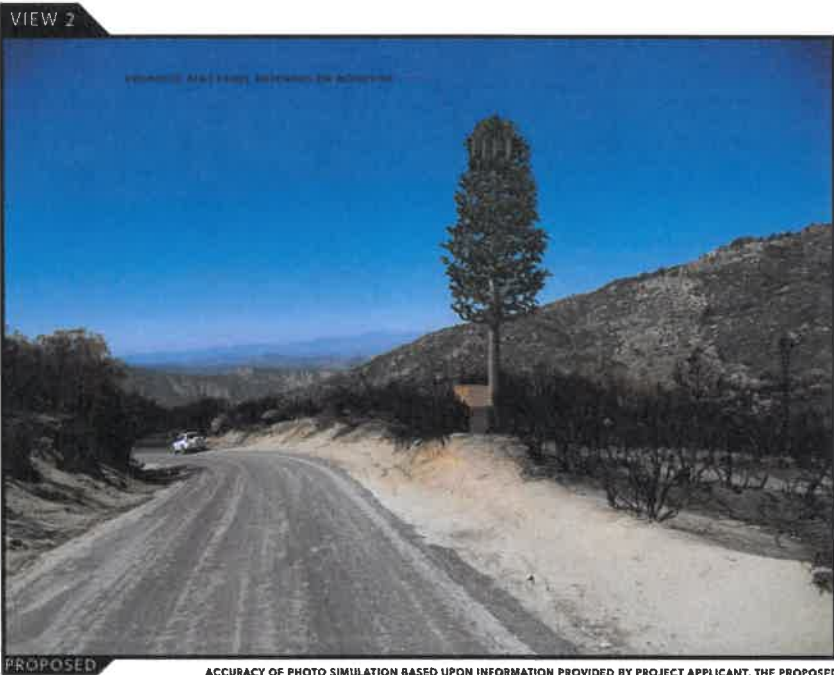
ninety (90') foot tall disguised "monopine" and an application for a variance to modify the height requirement has been submitted to address the exceedance of the 50 foot height limit.

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 an Initial Study (IS) that was prepared which resulted in a Negative Declaration (ND). Any potential effects on the environment that the project may pose have been deemed to be less than significant.
5. Landscaping – All wireless communication facilities shall have landscaping around the perimeter of the leased area that shall match and/or augment the natural landscaping in the area. This project has been deemed to not need any landscaping due to the location and lack of access to water sources on site.
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 (15. PLANNING – 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 (Condition of Approval 10. Planning-Noise Reduction.17). The nearest habitable dwelling is approximately 600 feet away.
8. Parking Space – The project site shall be accessed by a twelve (12') foot wide access path with gravel finish leading to the parking space and lease area. One parking space will be required. Since the project parcel is not located within a residential development it is not subject to the paved access requirements. The project is providing one standard parking space (10 feet by 20 feet) that would serve for service vehicle parking for any incidental maintenance.
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 gravel finish 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 project meets this development standard because the project is on the ground, not a roof-mounted facility. The project is to be disguised as a monopine since it cannot be concealed from view. The finish will be similar in color to 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 proposed within an area with many ridgelines as the general location is characterized as a mountainous environment. The disguised monopine is sited to blend into the surrounding area and is afforded natural screening from the topography of the area as seen in the photo simulation below.



CSL00249
HOPPER
MCCALL PARK ROAD, MOUNTAIN CENTER, CA 92561



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.

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. This project meets this development standard because the disguised wireless communication facility is setback approximately 600 feet from the nearest habitable dwelling. With the height of the proposed facility being 90 feet; the distance would need to be at least 180 feet from a habitable 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 not located within a City Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project is subject to AB52 and as such, sent out notices to seven (7) tribes regarding the proposed project. Notices were sent to the Pechanga, Rincon, Soboba, Pala, Morongo, San Manuel, and Cahuilla tribes on February 7, 2019 and only 1 tribe requested consultation on the project. The Soboba tribe responded on March 4, 2019, requesting consultation and the Phase I cultural document. County staff meet with a Soboba representative on February 26, 2020 and concluded consultation on the same date.
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 not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by [providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

- c. The project site is located within a Cal Fire State Responsibility Area (“SRA”) and is also located within a high 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 2,400 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone indicating support or opposition to the proposed project.

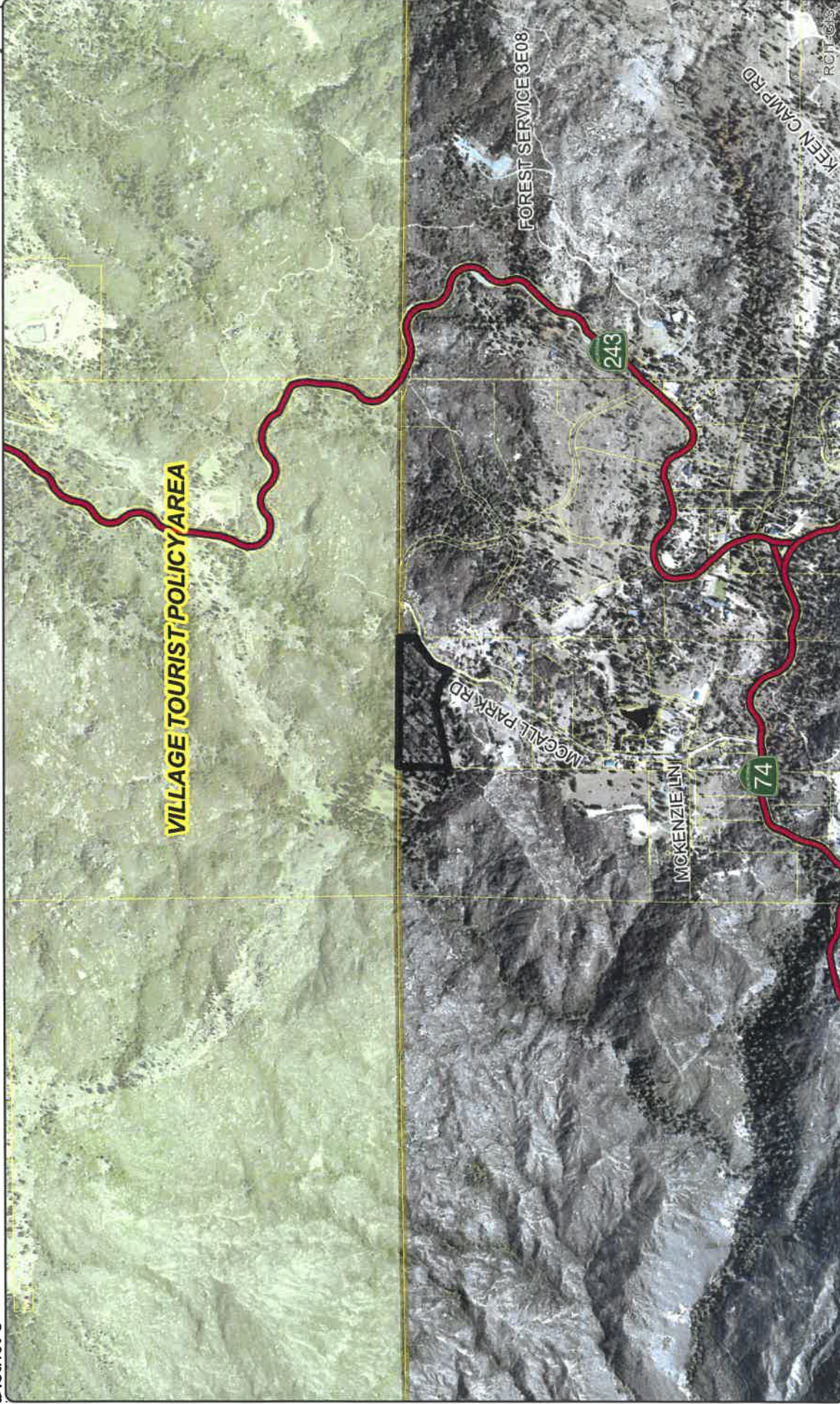
APPEAL INFORMATION

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW190001
VICINITY/POLICY AREAS

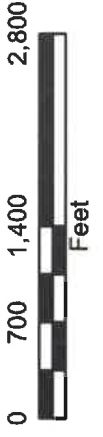
Supervisor: Washington
District 3

Date Drawn: 06/12/2020
Vicinity Map



Zoning Area: San Jacinto Mountain

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2002, the County of Riverside adopted a new General Plan and the General Plan Commission approved the County of Riverside's General Plan. The Commission's decision is subject to the County of Riverside's General Plan Commission's approval. The Commission's decision is subject to the County of Riverside's General Plan Commission's approval. For further information, please contact the Riverside County Planning Department offices in Riverside at 951-955-3000 (Western County) or in Palm Desert at (760)965-5277 (Eastern County) or Website <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190001

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 06/12/2020
Exhibit 5



Zoning Area: San Jacinto Mountain

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190001

EXISTING ZONING

Supervisor: Washington
District 3

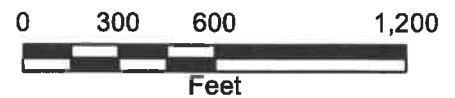
Date Drawn: 06/12/2020
Exhibit 2



Zoning Area: San Jacinto Mountain

Author: Vinnie Nguyen

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190001

LAND USE

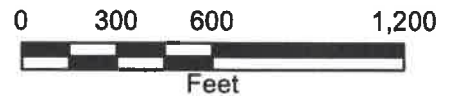
Supervisor: Washington
District 3

Date Drawn: 06/12/2020
Exhibit 1



Zoning Area: San Jacinto Mountain

Author: Vinnie Nguyen



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



Your world. Delivered

SITE NUMBER: CSL00249

SITE NAME: HOPPER

FA NUMBER: 13024089

USID: 220041

28099 McCALL PARK ROAD
MOUNTAIN CENTER, CA 92561
RIVERSIDE COUNTY

VICINITY MAP



LOCAL MAP



PERMIT NUMBERS

PPW190001; 8N1900057; 8TW1900060; 8XX1900307;
BWL1901614; 8GR2000062; BMP2000156
FPWCS1900029

CODE COMPLIANCE

ALL WORKS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:
1. 2010 CALIFORNIA BUILDING CODE 2. 2010 CALIFORNIA ENERGY CODE
3. 2010 CALIFORNIA ELECTRICAL CODE 4. COUNTY GENERAL ZONE LAND USE
5. 2010 CALIFORNIA MECHANICAL CODE 6. COUNTY FIRE CODE ORDINANCE - TITLE 16
7. 2010 CALIFORNIA MECHANICAL CODE 8. COUNTY LAND USE ORDINANCE - TITLE 21
9. 2010 CALIFORNIA PLUMBING CODE 10. COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19

PROJECT TEAM

CLIENT REPRESENTATIVE
COMPANY: SMARTLINK, LLC
ADDRESS: 3300 PINE AVENUE, SUITE 300
NEWPORT BEACH, CA 92660
CONTACT: ALEXANDRA JAY
PHONE: (949) 837-3132
EMAIL: alexandra.jay@smartlink.com

CONSTRUCTION MANAGER
COMPANY: BEDEL COMMUNICATIONS INC.
ADDRESS: 1886 BRISTOLMANOR SUITE 225
NEWPORT BEACH, CA 92660
CONTACT: RON HANCOCK
PHONE: (714) 363-8881
EMAIL: ronh@beidel.com

ATTI PROJECT MANAGER
COMPANY: AT&T
ADDRESS: 3070 HOMES
NEWPORT BEACH, CA 92660
CONTACT: RON HANCOCK
PHONE: (714) 937-2988
EMAIL: ronh@att.com

APPLICANT
COMPANY: AT&T
ADDRESS: 3070 HOMES
NEWPORT BEACH, CA 92660
CONTACT: RON HANCOCK
PHONE: (714) 937-2988
EMAIL: ronh@att.com

ENGINEER
COMPANY: CUSA INDUSTRIES, INC.
ADDRESS: 4100 BURLINGAME, SUITE 300
SAN JOSE, CA 95128
CONTACT: ALLISON SANTIAGO
PHONE: (714) 553-5889
EMAIL: jsantiago@cusanid.com

SITE INFORMATION

APPLICANT / LICENSE
1405 KENSER AVE. 3RD FLOOR
TUSTIN, CALIFORNIA 92780

PROPERTY OWNER
NAME: ARDAM RETIRING
ADDRESS: 1405 KENSER AVE
CITY/STATE/ZIP: TUSTIN, CA 92780
PHONE: (714) 835-6688
EMAIL: ard@ardam.com

UTILITIES
COURTESY: SCS&S
17000 S. 17th ST #1162000
MCKINNEY, TX 75002

LAT/LONG TYPE: NAD83
GROUND ELEVATION: 480.5 (NAVD83)
AREA OF CONSTRUCTION: 507.07 SF
ZONING / JURISDICTION: R4-10
COUNTY: RIVERSIDE COUNTY OF CALIFORNIA
CURRENT ZONING: R4-10
AREA OF CONSTRUCTION: 507.07 SF
COUNTY OF JURISDICTION: RIVERSIDE COUNTY OF CALIFORNIA
HANDCAPP REQUIREMENTS: FACILITY IS HANDICAPPED AND LEFT TURN HUMAN HABITATION - HANDCAPP ACCESS NOT REQUIRED

APPROVALS

Table with columns for DISCIPLINE, SIGNATURE, DATE. Includes rows for AT&T ENGINEER, SITE OPERATIONS, SITE ACQUISITION, CONSTRUCTION MANAGER, PROPERTY OWNER, ZONING VENDOR, PROJECT MANAGER.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON SITE PRIOR TO COMMENCING WORK. ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES

THE FACILITY IS UNIMPOSED AND NOT FOR HUMAN INhabITATION. A TECHNICIAN WILL VERIFY ANY SIGNIFICANT INTERFERENCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER, OR GAS SERVICE. IF ANY SUCH INTERFERENCE OR EFFECT IS INCURRED AND NO COMMERCIAL RESPONSE IS PROVIDED.

PROJECT DESCRIPTION

THE SCOPE WILL CONSIST OF THE FOLLOWING:
• RETAIL (N) 30'-0" HIGH MONOPINE.
• RETAIL (S) 30'-0" HIGH MONOPINE.
• RETAIL (S) 60'-0" HIGH MONOPINE.
• RETAIL (S) 120'-0" HIGH MONOPINE.
• RETAIL (S) 180'-0" HIGH MONOPINE.
• RETAIL (S) 240'-0" HIGH MONOPINE.
• RETAIL (S) 300'-0" HIGH MONOPINE.
• RETAIL (S) 360'-0" HIGH MONOPINE.
• RETAIL (S) 420'-0" HIGH MONOPINE.
• RETAIL (S) 480'-0" HIGH MONOPINE.
• RETAIL (S) 540'-0" HIGH MONOPINE.
• RETAIL (S) 600'-0" HIGH MONOPINE.
• RETAIL (S) 660'-0" HIGH MONOPINE.
• RETAIL (S) 720'-0" HIGH MONOPINE.
• RETAIL (S) 780'-0" HIGH MONOPINE.
• RETAIL (S) 840'-0" HIGH MONOPINE.
• RETAIL (S) 900'-0" HIGH MONOPINE.
• RETAIL (S) 960'-0" HIGH MONOPINE.
• RETAIL (S) 1020'-0" HIGH MONOPINE.
• RETAIL (S) 1080'-0" HIGH MONOPINE.
• RETAIL (S) 1140'-0" HIGH MONOPINE.
• RETAIL (S) 1200'-0" HIGH MONOPINE.
• RETAIL (S) 1260'-0" HIGH MONOPINE.
• RETAIL (S) 1320'-0" HIGH MONOPINE.
• RETAIL (S) 1380'-0" HIGH MONOPINE.
• RETAIL (S) 1440'-0" HIGH MONOPINE.
• RETAIL (S) 1500'-0" HIGH MONOPINE.
• RETAIL (S) 1560'-0" HIGH MONOPINE.
• RETAIL (S) 1620'-0" HIGH MONOPINE.
• RETAIL (S) 1680'-0" HIGH MONOPINE.
• RETAIL (S) 1740'-0" HIGH MONOPINE.
• RETAIL (S) 1800'-0" HIGH MONOPINE.
• RETAIL (S) 1860'-0" HIGH MONOPINE.
• RETAIL (S) 1920'-0" HIGH MONOPINE.
• RETAIL (S) 1980'-0" HIGH MONOPINE.
• RETAIL (S) 2040'-0" HIGH MONOPINE.
• RETAIL (S) 2100'-0" HIGH MONOPINE.
• RETAIL (S) 2160'-0" HIGH MONOPINE.
• RETAIL (S) 2220'-0" HIGH MONOPINE.
• RETAIL (S) 2280'-0" HIGH MONOPINE.
• RETAIL (S) 2340'-0" HIGH MONOPINE.
• RETAIL (S) 2400'-0" HIGH MONOPINE.
• RETAIL (S) 2460'-0" HIGH MONOPINE.
• RETAIL (S) 2520'-0" HIGH MONOPINE.
• RETAIL (S) 2580'-0" HIGH MONOPINE.
• RETAIL (S) 2640'-0" HIGH MONOPINE.
• RETAIL (S) 2700'-0" HIGH MONOPINE.
• RETAIL (S) 2760'-0" HIGH MONOPINE.
• RETAIL (S) 2820'-0" HIGH MONOPINE.
• RETAIL (S) 2880'-0" HIGH MONOPINE.
• RETAIL (S) 2940'-0" HIGH MONOPINE.
• RETAIL (S) 3000'-0" HIGH MONOPINE.

DRAWING INDEX

Table with columns for SHEET NO., SHEET TITLE, and drawing codes (T-1, FD-1, CH-1, CS-1, LS-1, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, C-0, C-1, E-1, E-2, E-3, MP-1).



AT&T
1405 KENSER AVE
TUSTIN, CALIFORNIA 92780

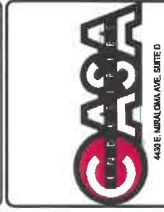


Table with columns for REV, DATE, DESCRIPTION. Includes revision details for sheet preparation and approval.



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS SPECIFICALLY AUTHORIZED BY A LICENSED PROFESSIONAL ENGINEER, TO SEAL THIS DOCUMENT.

CSL00249
HOPPER
28099 McCALL PARK ROAD
MOUNTAIN CENTER, CA 92561
MONOPINE (INDOOR)

DRAWN BY: RAS
CHECKED BY: JS

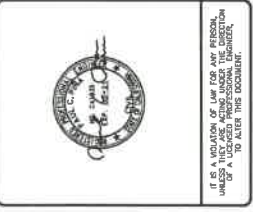
SHEET TITLE: TITLE SHEET
SHEET NUMBER: T-1



1415 CALIFORNIA ST. SUITE 200 TUSTIN, CALIFORNIA 92780



Table with columns: NO., DATE, DESCRIPTION



CS100249 HOPPER 28099 MCALL PARK ROAD MOUNTAIN CENTER, CA 92561 MONOPHINE (INDOOR)

GENERAL NOTES SHEET NUMBER: GN-1

STRUCTURAL STEEL

- 1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION...

SITE PREPARATION NOTES

- 1. THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BRUSH, CONCRETE, TREE TRUNKS AND ANY OTHER DEBRIS THAT WOULD BE OBSTACLES TO THE...

GENERAL

- 1. THESE NOTES SHALL BE CONSIDERED A PART OF THE WORKER SPECIFICATIONS. 2. THE CONTRACTOR SHALL VERIFY THE CORRECTNESS OF ANY ERRORS, OMISSIONS, OR...

ABBREVIATIONS

Table mapping abbreviations (e.g., AB, AC, AD) to full names (e.g., ANCHOR BOLT, ASPHALT CONCRETE).

Table with columns: NO., DATE, DESCRIPTION. Contains details about steel reinforcement bars and welding.

11. WHEN REQUIRED SURFACE TO IMPROVE SOILS, CONTRACTOR SHALL BE RESPONSIBLE FOR... 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING...

13. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FLOORING, FORMS, TRIMMING, HATCHES OR SUPPORTS FOR INSTALLATION OF FLOOR FINISHES ON THE WORKING SURFACE.

Table with columns: SYMBOL, DESCRIPTION. Lists symbols for various construction elements like section numbers and elevations.

13. ALL DRAWING CONNECTIONS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, FOOT BOLTS, FRAMING LUGS, HANGERS AND OTHER ASSOCIATED STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SUPPLIER SUBJECT TO ALL APPROVED TOLERANCES.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING MATERIALS AND THE INSTALLATION OF ALL NEW MATERIALS...

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND THE INSTALLATION OF ALL NEW UTILITIES...

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MATERIALS AND THE INSTALLATION OF ALL NEW MATERIALS...



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF AT&T INTELLECTUAL PROPERTY AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE DRAWINGS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AT&T INTELLECTUAL PROPERTY.



1	10/18/17	ISSUED FOR PERMITS
2	10/18/17	ISSUED FOR PERMITS
3	10/18/17	ISSUED FOR PERMITS
4	10/18/17	ISSUED FOR PERMITS
5	10/18/17	ISSUED FOR PERMITS
6	10/18/17	ISSUED FOR PERMITS
7	10/18/17	ISSUED FOR PERMITS
8	10/18/17	ISSUED FOR PERMITS
9	10/18/17	ISSUED FOR PERMITS
10	10/18/17	ISSUED FOR PERMITS
11	10/18/17	ISSUED FOR PERMITS
12	10/18/17	ISSUED FOR PERMITS
13	10/18/17	ISSUED FOR PERMITS
14	10/18/17	ISSUED FOR PERMITS
15	10/18/17	ISSUED FOR PERMITS
16	10/18/17	ISSUED FOR PERMITS
17	10/18/17	ISSUED FOR PERMITS
18	10/18/17	ISSUED FOR PERMITS
19	10/18/17	ISSUED FOR PERMITS
20	10/18/17	ISSUED FOR PERMITS



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE A LICENSED PROFESSIONAL ENGINEER, TO SEAL THIS DOCUMENT.

CSL00249
HOPPER
28099 MCALL PARK ROAD
MOUNOPINE CENTER, CA 92561
MOUNOPINE (INDOOR)

DRAWN BY: RUS
CHECKED BY: JS

SHEET TITLE: GENERAL NOTES

SHEET NUMBER: GS-1

GENERAL SIGNAGE GUIDELINES

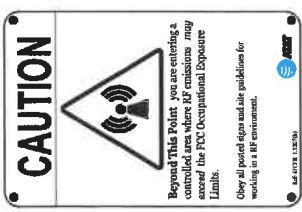
NO. SIGN #1	NO. SIGN #2	NO. SIGN #3	NO. SIGN #4	NO. SIGN #5	NO. SIGN #6	NO. SIGN #7	NO. SIGN #8	NO. SIGN #9	NO. SIGN #10	NO. SIGN #11	NO. SIGN #12	NO. SIGN #13	NO. SIGN #14	NO. SIGN #15	NO. SIGN #16	NO. SIGN #17	NO. SIGN #18	NO. SIGN #19	NO. SIGN #20
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Property of AT&T	Warning	Notice	Caution	Information	Alerting Sign	Alerting Sign	Alerting Sign	Alerting Sign	Alerting Sign	Alerting Sign	Alerting Sign	Alerting Sign	Alerting Sign	Alerting Sign	Alerting Sign	Alerting Sign	Alerting Sign	Alerting Sign	Alerting Sign
On the site of the property	On the site of the property	On the site of the property	On the site of the property	On the site of the property	On the site of the property	On the site of the property	On the site of the property	On the site of the property	On the site of the property	On the site of the property	On the site of the property	On the site of the property	On the site of the property	On the site of the property	On the site of the property	On the site of the property	On the site of the property	On the site of the property	On the site of the property

Notes for Reviewer: 1. Color for ALL signs shall be as indicated on sheet. 2. All signs shall be as shown on sheet. 3. All signs shall be as shown on sheet. 4. All signs shall be as shown on sheet. 5. All signs shall be as shown on sheet. 6. All signs shall be as shown on sheet. 7. All signs shall be as shown on sheet. 8. All signs shall be as shown on sheet. 9. All signs shall be as shown on sheet. 10. All signs shall be as shown on sheet. 11. All signs shall be as shown on sheet. 12. All signs shall be as shown on sheet. 13. All signs shall be as shown on sheet. 14. All signs shall be as shown on sheet. 15. All signs shall be as shown on sheet. 16. All signs shall be as shown on sheet. 17. All signs shall be as shown on sheet. 18. All signs shall be as shown on sheet. 19. All signs shall be as shown on sheet. 20. All signs shall be as shown on sheet.

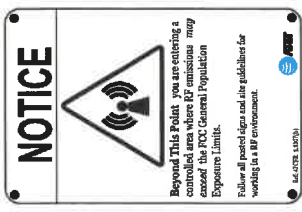
SIGNAGE GUIDELINES CHART
NO SCALE



ALERTING SIGN #1
NO SCALE



ALERTING SIGN #2
NO SCALE



ALERTING SIGN #3
NO SCALE

S T A Y B A C K 3 F E E T F R O M A N T E N N A

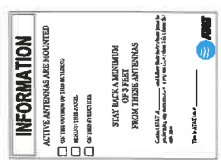
ALERTING SIGN #4
NO SCALE



ALERTING SIGN #5
NO SCALE



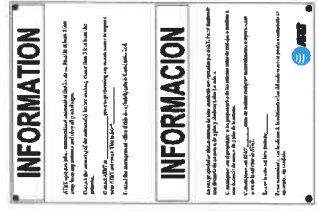
INFO SIGN #3
NO SCALE



INFO SIGN #2
NO SCALE



ALERTING SIGN #6
NO SCALE



INFO SIGN #1
NO SCALE



1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780



ambit consulting
434 MAIN STREET, SUITE 105
HUNTINGTON BEACH, CALIFORNIA 92648
PH: (714) 555-4072



1050 REAGAN ST. #402
LOS ALAMITOS, CALIFORNIA 90720

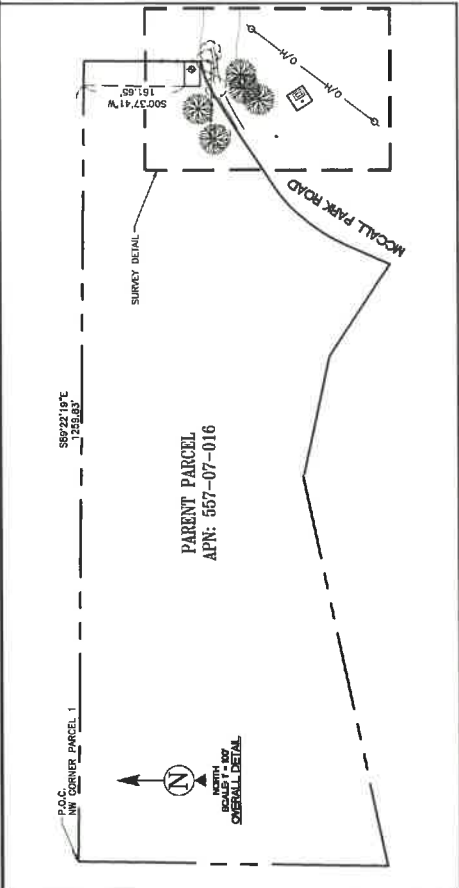
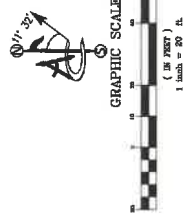
REV	DATE	DESCRIPTION
0	11/14/19	ADDED TITLE & ESSON (DW)
A	08/27/19	INITIAL SCALE (DW)



I, S. W. LYNN, AS SURVEYOR, HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS, UNLESS THEY ARE WITHIN THE SCOPE OF A LIMITED LIABILITY DOCUMENT.

CSL00249
MCCALL PARK ROAD
MOUNTAIN CENTER, CA 92561
SHEET TITLE
SITE SURVEY

SHEET NUMBER
LS-1



LEASE AREA LEGAL DESCRIPTION
A PORTION OF PARCEL 1 OF PARCEL MAP RECORDED DECEMBER 14TH, 1976, IN BOOK 30, PAGES 1 AND 2 OF THE COUNTY RECORDS OF SAID COUNTY, CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL MAP, THENCE S89°00'00"W, A DISTANCE OF 589'22.19'E, A DISTANCE OF 1259.83 FEET; THENCE S89°22.19'E, A DISTANCE OF 15.08 FEET TO THE POINT OF BEGINNING; THENCE N89°00'00"E, A DISTANCE OF 40.00 FEET; THENCE S89°00'00"W, A DISTANCE OF 40.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.000 SQUARE FEET (0.023 ACRES) OF LAND, MORE OR LESS.

ACCESS EASEMENT LEGAL DESCRIPTION
A PORTION OF PARCEL 1 OF PARCEL MAP RECORDED DECEMBER 14TH, 1976, IN BOOK 30, PAGES 1 AND 2 OF THE COUNTY RECORDS OF SAID COUNTY, CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A 6.00 FEET WIDE STRIP OF LAND LYING 3.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL MAP, THENCE S89°22.19'E, A DISTANCE OF 1259.83 FEET; THENCE S89°22.19'E, A DISTANCE OF 15.08 FEET; THENCE S89°00'00"E, A DISTANCE OF 40.00 FEET; THENCE S00°00'00"W, A DISTANCE OF 25.00 FEET; THENCE S90°00'00"W, A DISTANCE OF 93.00 FEET TO THE POINT OF BEGINNING.

THENCE S00°00'00"E, A DISTANCE OF 3.10 FEET TO THE POINT OF BEGINNING; THENCE N89°00'00"E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"W, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE S90°00'00"W, A DISTANCE OF 93.00 FEET TO THE POINT OF BEGINNING.

THESE ARE THE TERMS AND CONDITIONS OF THE EASEMENT TO BE EXTENDED OR TERMINATED TO MEET SAID NORTHWESTERLY RIGHT OF WAY.

LEGEND

AP	ASPHALT	UTILITY POLE
CMU	CONCRETE MASONRY UNIT	POSITION OF
NG	NATURAL GRADE	GEODETIC COORDINATES
BUSH / SHRUB		P.O.C. POINT OF COMMENCEMENT
TREES		P.O.B. POINT OF BEGINNING
SPOT ELEVATION		P.O.T. POINT OF TERMINUS
CHU WALLS		CHU WALLS
BARBED WIRE FENCE		BARBED WIRE FENCE
SUBJECT PROPERTY LINE		SUBJECT PROPERTY LINE
LEASE AREA LIMITS		LEASE AREA LIMITS
ACCESS EASEMENT		ACCESS EASEMENT
MAJOR CONTOUR INTERVAL		MAJOR CONTOUR INTERVAL
MINOR CONTOUR INTERVAL		MINOR CONTOUR INTERVAL

SURVEYOR'S NOTES
SEARCH HAS NOT BEEN PERFORMED. A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. SCHEDULE "B" NOTE. REFERENCE IS MADE TO THE TITLE REPORT ORDER COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED OCTOBER 17, 2018. ALL EASEMENTS CONTAINED THEREIN ARE SHOWN HEREON. THE AREA SURROUNDING THE LEASE HAS BEEN PLOTTED. INTENDED NOTES:

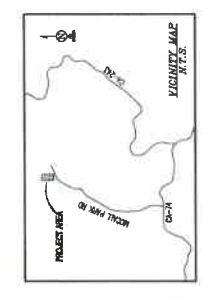
1. EASEMENT FOR THE PARCELS BELOW AND THE ADJACENT PARCELS SET FORTH IN A DOCUMENT: FURNISHES, CONTRACTS, APPROPRIATEMENTS, THEREON AND INCIDENTAL PURPOSES. RECORDING NO. IN BOOK 63M, PAGE 584 OF OFFICIAL RECORDS, JULY 15, 2015.

2. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDING NO. 10015, OFFICIAL RECORDS, DOES NOT AFFECT.

3. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED, COMMON USE AGREEMENT, EXECUTED BY COUNTY OF RIVERSIDE AND THE COUNTY OF SAN DIEGO, JULY 27, 1970, RECORDING NO. 72380, OFFICIAL RECORDS, DOES NOT AFFECT.

4. THE EFFECT OF A GRANT DEED MADE BY SCOTT LEE HOPPER, A SINGLE MAN AS TO: SCOTT LEE HOPPER, A SINGLE MAN AS DATED: OCTOBER 7, 2014, RECORDING NO. 70143, OFFICIAL RECORDS, DOES NOT AFFECT.

5. THE EFFECT OF A GRANT DEED MADE BY LINDA A HUSBAND AND WIFE AND JENNIFER LYNN HOPPER, A SINGLE MAN AS DATED: OCTOBER 7, 2014, RECORDING NO. 70143, OFFICIAL RECORDS, DOES NOT AFFECT.



SURVEY DATE
08/17/2019

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE DEPARTMENT OF COMMERCE NATIONAL BUREAU OF STANDARDS PLAN COGNOMINE ZONE 18N, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ELEVATIONS. BENCHMARKS WERE ESTABLISHED AND DETERMINED BY RAW STATIC GPS DATA PROCESSED ON A TRIPLET WITH A BENCHMARK SHOWN HEREON ARE REFERENCED TO NAVD83.

FLOOD ZONE
THIS PROJECT AREA IS TO BE LOCATED WITHIN FLOOD ZONE MAPS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, UNDER THE MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM), MAP ID #0406020150, DATED 08/29/2008.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES SHOWN ON THIS MAP ARE ACCURATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER AGENCIES TO OBTAIN NECESSARY PERMITS AND TO CONSTRUCTION. REMOVA, RELOCATION ANY/ OR REPAIRS ARE AT THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION
PARCEL 1 OF PARCEL MAP RECORDED DECEMBER 14TH, 1976, IN BOOK 30, PAGES 1 AND 2 OF THE COUNTY RECORDS OF SAID COUNTY.

POSITION OF GEODETIC COORDINATES
LATITUDE 33° 49' 53.50" (33.74875) NORTH (NAD83)
LONGITUDE -117° 00' 46.67" WEST (NAD83)
ROUND ELEVATION @ 4686.7 (NAVD83)



AT&T
1625 BRENDA LANE
TUSTIN, CALIFORNIA 92780

THE INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF AT&T INTELLECTUAL PROPERTY. ANY USE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF AT&T INTELLECTUAL PROPERTY IS STRICTLY PROHIBITED.



330 IRVING AVENUE, SUITE 300
NEWTON, MASSACHUSETTS 02459
TEL: (617) 552-1234
FAX: (617) 552-1235



14000 N. WILSON AVENUE, SUITE 100
VAN HALEN, CALIFORNIA 94133

REV	DATE	DESCRIPTION
1	01/15/01	ISSUE FOR PERMITS
2	02/15/01	ISSUE FOR PERMITS
3	03/15/01	ISSUE FOR PERMITS
4	04/15/01	ISSUE FOR PERMITS
5	05/15/01	ISSUE FOR PERMITS
6	06/15/01	ISSUE FOR PERMITS
7	07/15/01	ISSUE FOR PERMITS
8	08/15/01	ISSUE FOR PERMITS
9	09/15/01	ISSUE FOR PERMITS
10	10/15/01	ISSUE FOR PERMITS
11	11/15/01	ISSUE FOR PERMITS
12	12/15/01	ISSUE FOR PERMITS
13	01/15/02	ISSUE FOR PERMITS
14	02/15/02	ISSUE FOR PERMITS
15	03/15/02	ISSUE FOR PERMITS
16	04/15/02	ISSUE FOR PERMITS
17	05/15/02	ISSUE FOR PERMITS
18	06/15/02	ISSUE FOR PERMITS
19	07/15/02	ISSUE FOR PERMITS
20	08/15/02	ISSUE FOR PERMITS
21	09/15/02	ISSUE FOR PERMITS
22	10/15/02	ISSUE FOR PERMITS
23	11/15/02	ISSUE FOR PERMITS
24	12/15/02	ISSUE FOR PERMITS
25	01/15/03	ISSUE FOR PERMITS
26	02/15/03	ISSUE FOR PERMITS
27	03/15/03	ISSUE FOR PERMITS
28	04/15/03	ISSUE FOR PERMITS
29	05/15/03	ISSUE FOR PERMITS
30	06/15/03	ISSUE FOR PERMITS
31	07/15/03	ISSUE FOR PERMITS
32	08/15/03	ISSUE FOR PERMITS
33	09/15/03	ISSUE FOR PERMITS
34	10/15/03	ISSUE FOR PERMITS
35	11/15/03	ISSUE FOR PERMITS
36	12/15/03	ISSUE FOR PERMITS
37	01/15/04	ISSUE FOR PERMITS
38	02/15/04	ISSUE FOR PERMITS
39	03/15/04	ISSUE FOR PERMITS
40	04/15/04	ISSUE FOR PERMITS
41	05/15/04	ISSUE FOR PERMITS
42	06/15/04	ISSUE FOR PERMITS
43	07/15/04	ISSUE FOR PERMITS
44	08/15/04	ISSUE FOR PERMITS
45	09/15/04	ISSUE FOR PERMITS
46	10/15/04	ISSUE FOR PERMITS
47	11/15/04	ISSUE FOR PERMITS
48	12/15/04	ISSUE FOR PERMITS
49	01/15/05	ISSUE FOR PERMITS
50	02/15/05	ISSUE FOR PERMITS
51	03/15/05	ISSUE FOR PERMITS
52	04/15/05	ISSUE FOR PERMITS
53	05/15/05	ISSUE FOR PERMITS
54	06/15/05	ISSUE FOR PERMITS
55	07/15/05	ISSUE FOR PERMITS
56	08/15/05	ISSUE FOR PERMITS
57	09/15/05	ISSUE FOR PERMITS
58	10/15/05	ISSUE FOR PERMITS
59	11/15/05	ISSUE FOR PERMITS
60	12/15/05	ISSUE FOR PERMITS
61	01/15/06	ISSUE FOR PERMITS
62	02/15/06	ISSUE FOR PERMITS
63	03/15/06	ISSUE FOR PERMITS
64	04/15/06	ISSUE FOR PERMITS
65	05/15/06	ISSUE FOR PERMITS
66	06/15/06	ISSUE FOR PERMITS
67	07/15/06	ISSUE FOR PERMITS
68	08/15/06	ISSUE FOR PERMITS
69	09/15/06	ISSUE FOR PERMITS
70	10/15/06	ISSUE FOR PERMITS
71	11/15/06	ISSUE FOR PERMITS
72	12/15/06	ISSUE FOR PERMITS
73	01/15/07	ISSUE FOR PERMITS
74	02/15/07	ISSUE FOR PERMITS
75	03/15/07	ISSUE FOR PERMITS
76	04/15/07	ISSUE FOR PERMITS
77	05/15/07	ISSUE FOR PERMITS
78	06/15/07	ISSUE FOR PERMITS
79	07/15/07	ISSUE FOR PERMITS
80	08/15/07	ISSUE FOR PERMITS
81	09/15/07	ISSUE FOR PERMITS
82	10/15/07	ISSUE FOR PERMITS
83	11/15/07	ISSUE FOR PERMITS
84	12/15/07	ISSUE FOR PERMITS
85	01/15/08	ISSUE FOR PERMITS
86	02/15/08	ISSUE FOR PERMITS
87	03/15/08	ISSUE FOR PERMITS
88	04/15/08	ISSUE FOR PERMITS
89	05/15/08	ISSUE FOR PERMITS
90	06/15/08	ISSUE FOR PERMITS
91	07/15/08	ISSUE FOR PERMITS
92	08/15/08	ISSUE FOR PERMITS
93	09/15/08	ISSUE FOR PERMITS
94	10/15/08	ISSUE FOR PERMITS
95	11/15/08	ISSUE FOR PERMITS
96	12/15/08	ISSUE FOR PERMITS
97	01/15/09	ISSUE FOR PERMITS
98	02/15/09	ISSUE FOR PERMITS
99	03/15/09	ISSUE FOR PERMITS
100	04/15/09	ISSUE FOR PERMITS



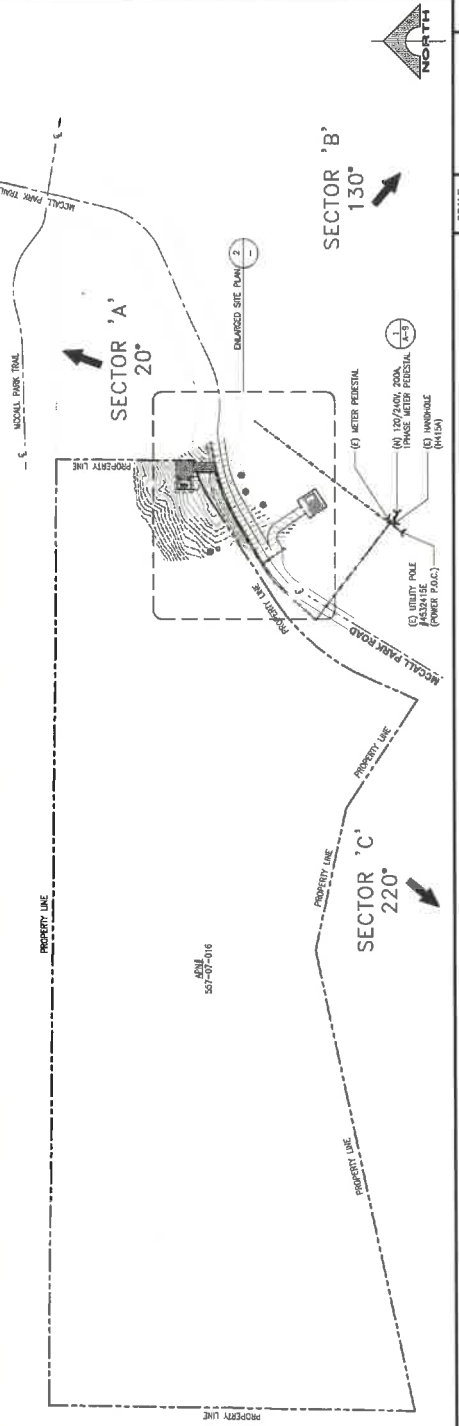
IT IS A VIOLATION OF LAW FOR ANY PERSON, WITHOUT THE WRITTEN PERMISSION OF THE PROFESSIONAL ENGINEER, TO REPRODUCE OR TRANSMIT THIS DOCUMENT.

CS100249
HOPPER
28999 MCALL PARK ROAD
MOUNTAIN CENTER, CA 92561
MONOPINE (INDOOR)

DRAWN BY: RAS
CHECKED BY: JS

SHEET TITLE:
SITE PLAN &
ENLARGED SITE PLAN

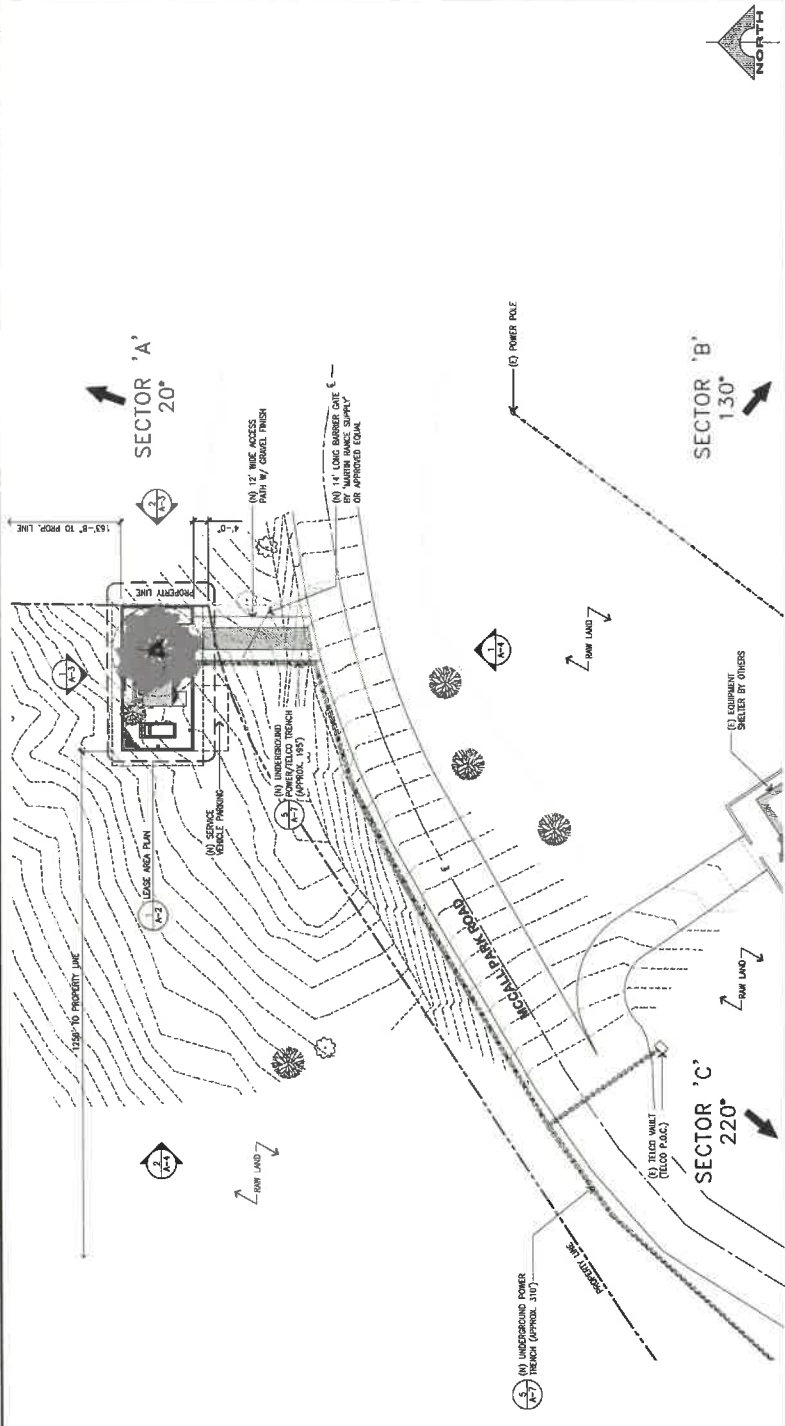
SHEET NUMBER:
A-1



SCALE: 1"=50'-0"
NORTH
1

NOTE:
UTILITY DESIGN IS PROPOSED AND BASED ON THE DESIGN VISIT. FINAL UTILITY COORDINATION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.

SITE PLAN



SCALE: 1/8"=1'-0"
NORTH
2

ENLARGED SITE PLAN



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PRELIMINARY & CONFIDENTIAL. NO PART HEREOF IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AT&T INTELLECTUAL PROPERTY.

smartlink
 280 PINE AVENUE, SUITE 300
 NEWPORT BEACH, CA 92660
 TEL: (949) 397-1555
 FAX: (949) 397-1275



1	04/26/12	ISSUED FOR PERMITS
2	06/12/12	ISSUED FOR PERMITS
3	06/12/12	ISSUED FOR PERMITS
4	06/12/12	ISSUED FOR PERMITS
5	06/12/12	ISSUED FOR PERMITS
6	06/12/12	ISSUED FOR PERMITS
7	06/12/12	ISSUED FOR PERMITS
8	06/12/12	ISSUED FOR PERMITS
9	06/12/12	ISSUED FOR PERMITS
10	06/12/12	ISSUED FOR PERMITS
11	06/12/12	ISSUED FOR PERMITS
12	06/12/12	ISSUED FOR PERMITS
13	06/12/12	ISSUED FOR PERMITS
14	06/12/12	ISSUED FOR PERMITS
15	06/12/12	ISSUED FOR PERMITS
16	06/12/12	ISSUED FOR PERMITS
17	06/12/12	ISSUED FOR PERMITS
18	06/12/12	ISSUED FOR PERMITS
19	06/12/12	ISSUED FOR PERMITS
20	06/12/12	ISSUED FOR PERMITS



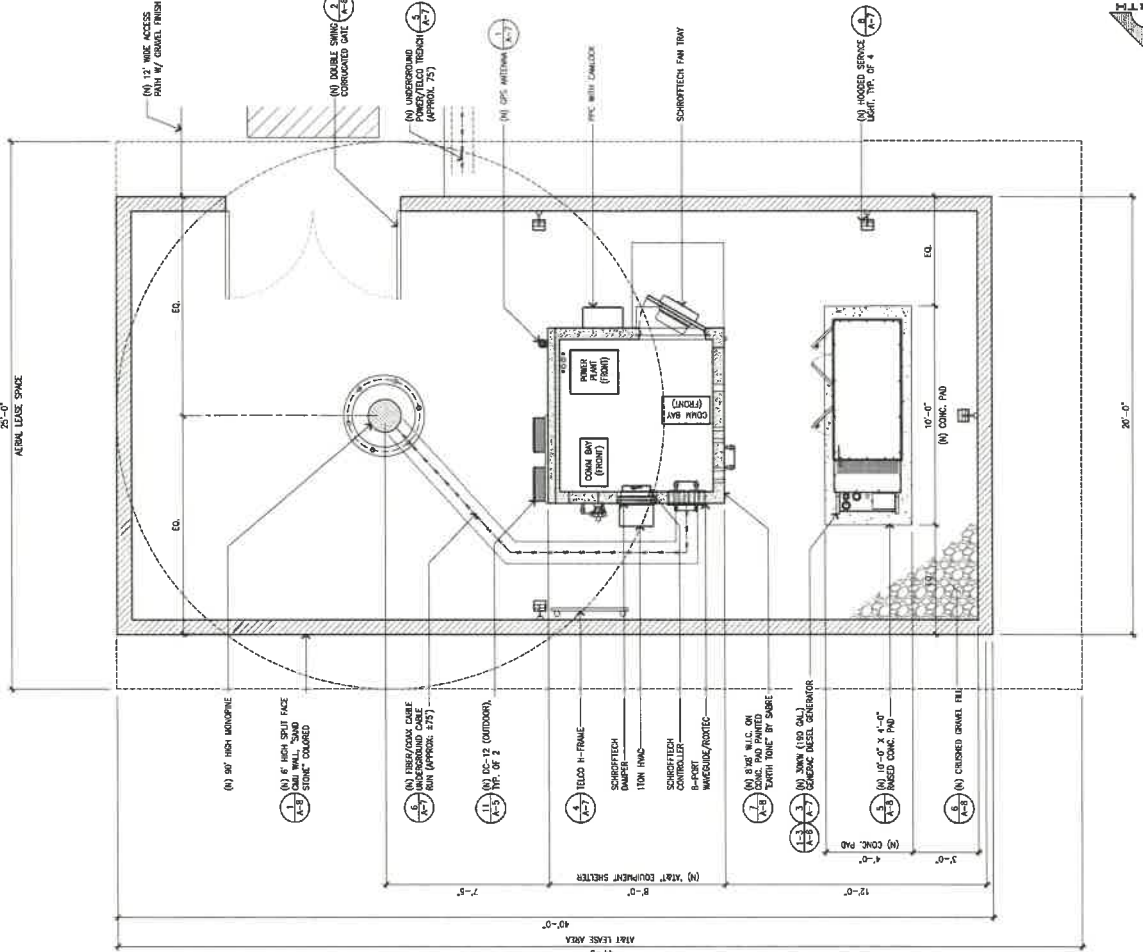
ALL WORK SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT FOR THE JURISDICTION OF THE PROJECT.

CS100249
 HOPPER
 28099 McALL PARK ROAD
 MOUNTAIN CENTER, CA 92561
 MONOPINE (INDOOR)

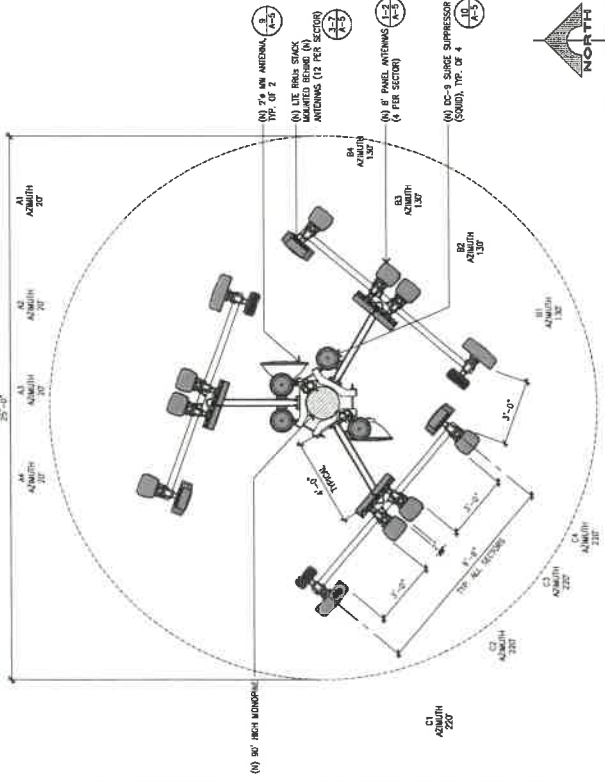
DRAWN BY: RAS
 CHECKED BY: JS

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

SHEET NUMBER:
 A-2



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



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

SECTOR	PROPOSED TRANSDUCER	ANTENNA AND TRANSMISSION LINE DIMENSIONS	ANTENNA AND TRANSMISSION LINE DIMENSIONS	ANTENNA AND TRANSMISSION LINE DIMENSIONS	ANTENNA AND TRANSMISSION LINE DIMENSIONS
SECTOR	PROPOSED TRANSDUCER	ANTENNA AND TRANSMISSION LINE DIMENSIONS	ANTENNA AND TRANSMISSION LINE DIMENSIONS	ANTENNA AND TRANSMISSION LINE DIMENSIONS	ANTENNA AND TRANSMISSION LINE DIMENSIONS
A1	LTE	8'-0" PANEL	20'	75'-0"	4'-12"
A2	LTE	8'-0" PANEL	20'	75'-0"	4'-12"
A3	LTE	8'-0" PANEL	20'	75'-0"	4'-12"
A4	LTE	8'-0" PANEL	20'	75'-0"	4'-12"
A5	LTE	8'-0" PANEL	20'	75'-0"	4'-12"
A6	LTE	8'-0" PANEL	20'	75'-0"	4'-12"
A7	LTE	8'-0" PANEL	20'	75'-0"	4'-12"
A8	LTE	8'-0" PANEL	20'	75'-0"	4'-12"
A9	LTE	8'-0" PANEL	20'	75'-0"	4'-12"
A10	LTE	8'-0" PANEL	20'	75'-0"	4'-12"

SECTOR	RRU LOCATOR	RRU COMP	MINIMUM CLEARANCES	
			ROOF	SEES
A1	UP	3	18"	6"
A2	UP	3	18"	6"
A3	UP	3	18"	6"
A4	UP	3	18"	6"
A5	UP	3	18"	6"
A6	UP	3	18"	6"
A7	UP	3	18"	6"
A8	UP	3	18"	6"
A9	UP	3	18"	6"
A10	UP	3	18"	6"

ANTENNA AND RRU SCHEDULE
 SCALE: 3/8" = 1'-0"
 3



465 FERNBERG AVE
DUSTIN, CALIFORNIA 92790

THE INFORMATION CONTAINED ON THIS SET OF DRAWINGS IS THE PROPERTY OF AT&T INTELLECTUAL PROPERTY. IT IS TO BE USED FOR THE PROJECT AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AT&T INTELLECTUAL PROPERTY.



3500 FORTY-NINTH AVENUE, SUITE 300
NEWPORT BEACH, CA 92660
TEL: (949) 397-2353
FAX: (949) 397-1275



14356 MIRALOMA AVE. SUITE D
ANNEN, CALIFORNIA 92027

NO.	DATE	DESCRIPTION
1	10/20/00	ISSUED FOR BIDDING
2	11/07/00	ISSUED FOR BIDDING
3	11/14/00	ISSUED FOR BIDDING
4	11/14/00	ISSUED FOR BIDDING
5	11/14/00	ISSUED FOR BIDDING
6	11/14/00	ISSUED FOR BIDDING
7	11/14/00	ISSUED FOR BIDDING
8	11/14/00	ISSUED FOR BIDDING
9	11/14/00	ISSUED FOR BIDDING
10	11/14/00	ISSUED FOR BIDDING



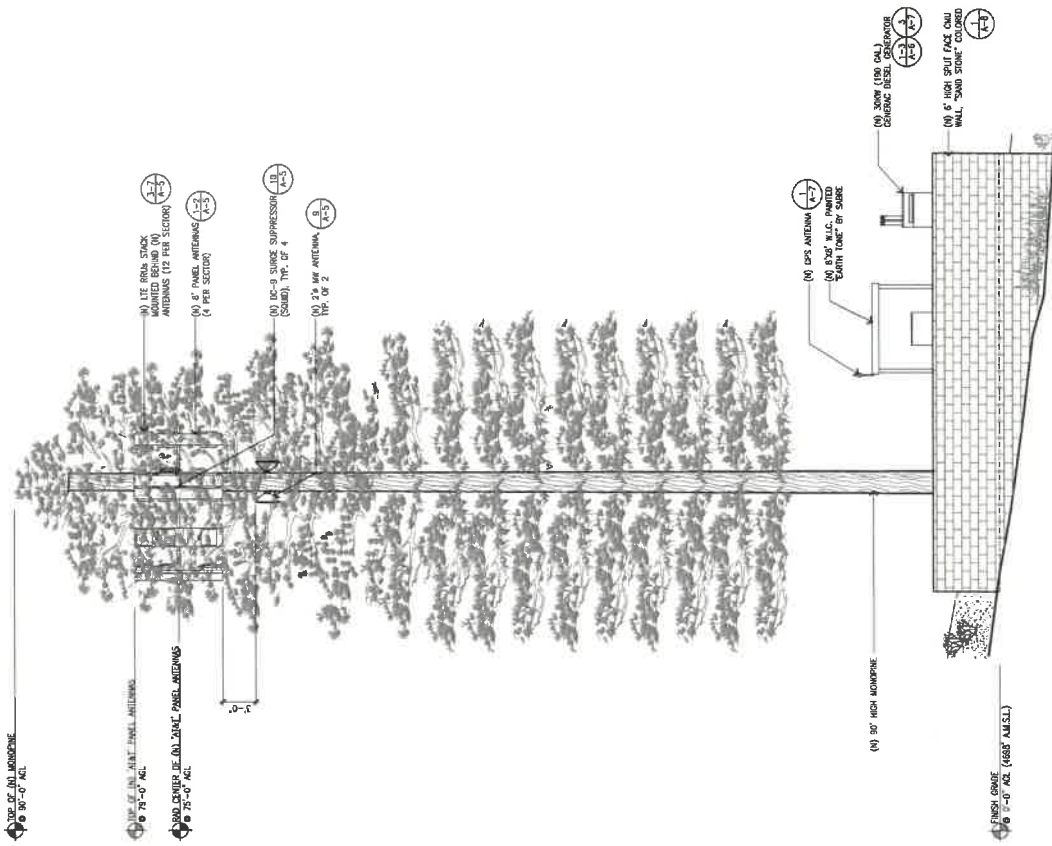
THE INFORMATION CONTAINED ON THIS SET OF DRAWINGS IS THE PROPERTY OF AT&T INTELLECTUAL PROPERTY. IT IS TO BE USED FOR THE PROJECT AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AT&T INTELLECTUAL PROPERTY.

CS100249
HOPPER
28099 McCall Park Road
Mountain Center, CA 92561
MONOPINE (INDOOR)

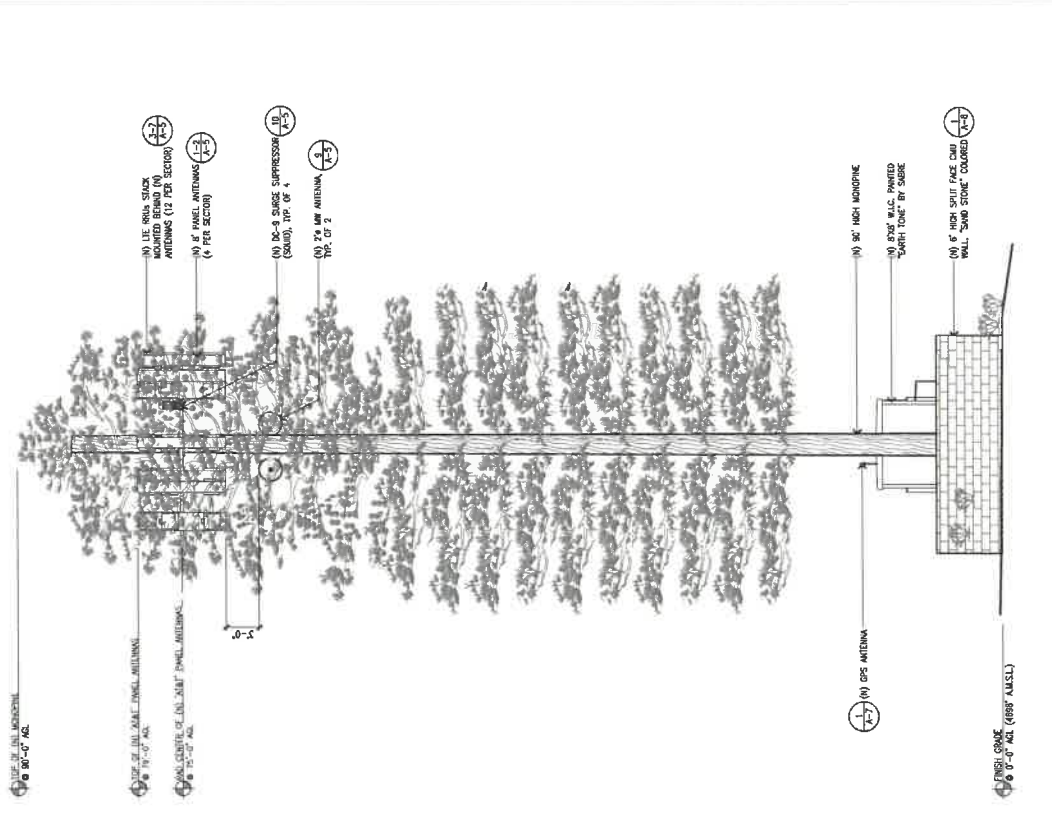
DRAWN BY: RJS
CHECKED BY: JS

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-3



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



SCALE: 3/16"=1'-0"
2
EAST ELEVATION



452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

THE PROVISION OF COMMUNICATIONS SERVICES UNDER THIS CONTRACT IS SUBJECT TO THE PROVISIONS OF THE COMMUNICATIONS ACT OF 1934 AND ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO THAT BUSINESS IS EXPRESSLY PROHIBITED.



3300 RIVINE AVENUE, SUITE 300
RIVERSIDE, CALIFORNIA 92506
TEL: (951) 517-0385
FAX: (951) 517-2725



MADE IN CALIFORNIA AT SITE D
ANHEIM, CALIFORNIA 92707

REV.	DATE	DESCRIPTION
1	10/28/02	ISSUED NEW BLD ORDER
2	10/22/02	ISSUED BY LASSO CO. INC
3	10/11/02	PLAN CHECK COMMENTS
4	10/01/02	ISSUED PER APPROVAL POWER
5	10/01/02	PER REVISION
6	07/23/02	ISSUED ANTENNA LOCATE
7	10/01/02	ISSUE CONSTRUCTION DRAWINGS
8	04/26/03	ISSUE CONSTRUCTION DRAWINGS



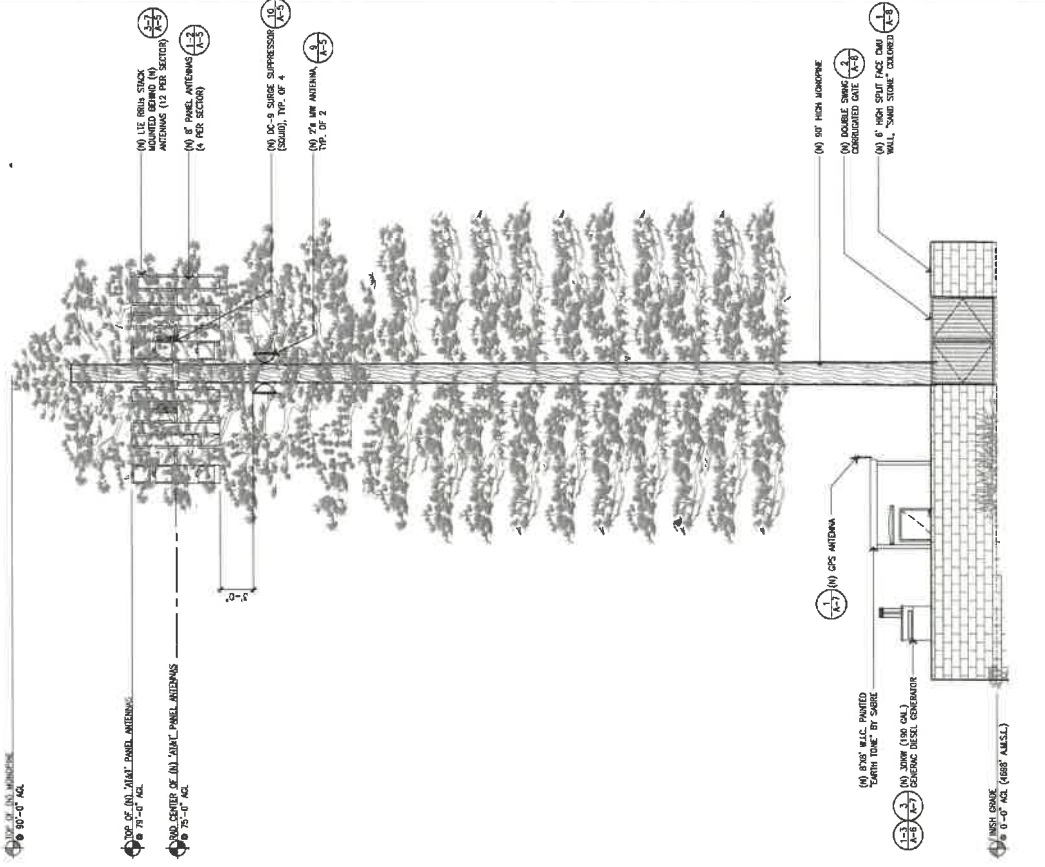
IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS HE OR SHE IS A LICENSED PROFESSIONAL ENGINEER TO SEAL THIS DOCUMENT.

CS100249
HOPPER
28099 McCall Park Road
Mountain Center, CA 92561
MONOPHINE (INDOOR)

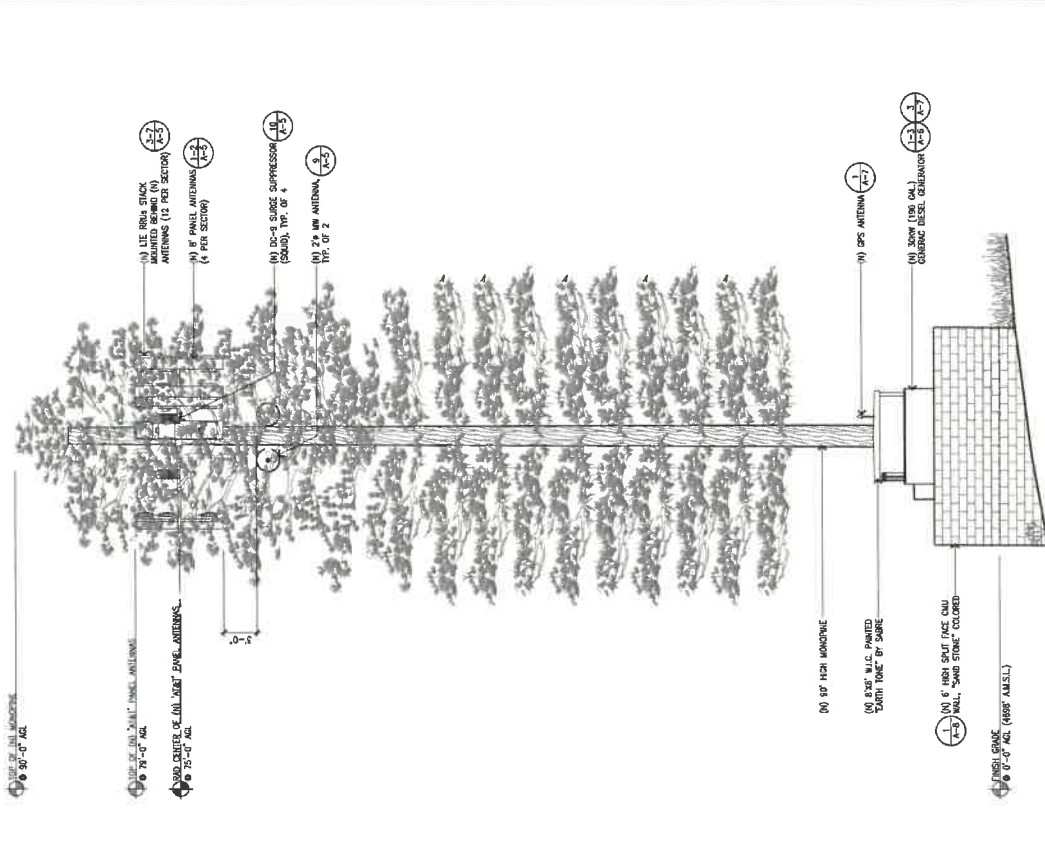
DRAWN BY: R.S.
CHECKED BY: JS

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4



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



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



at&t

CSL00249

HOPPER

MCCALL PARK ROAD, MOUNTAIN CENTER, CA 92561



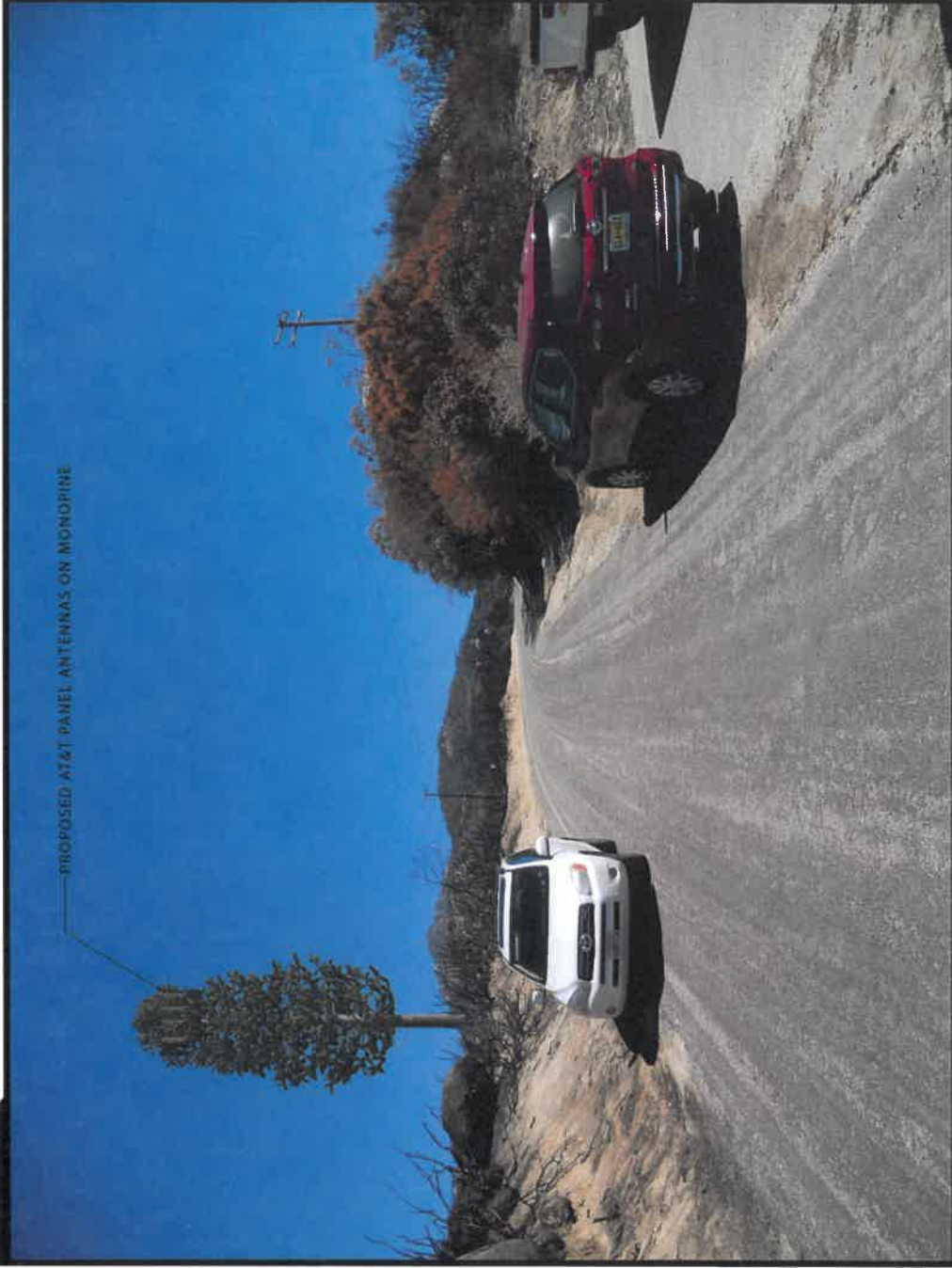
LOCATION

©2017 GOOGLE MAPS



EXISTING

VIEW 1



PROPOSED

PROPOSED AT&T PANEL ANTENNAS ON MONOPINE

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.



at&t

CSL00249

HOPPER

MCCALL PARK ROAD, MOUNTAIN CENTER, CA 92561



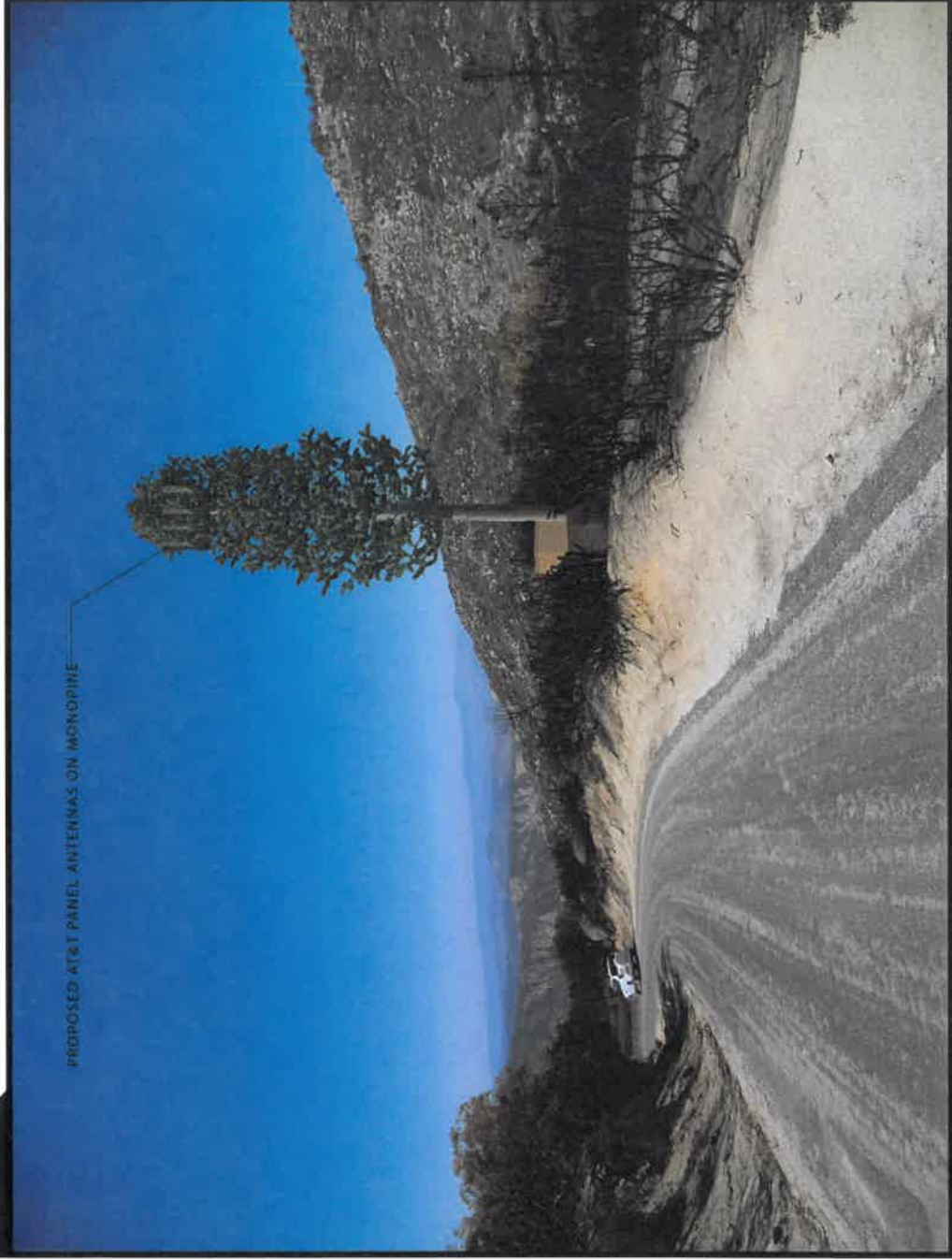
LOCATION

©2017 GOOGLE MAPS



EXISTING

VIEW 2



PROPOSED AT&T PANEL ANTENNAS ON MONOPINE

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.

LTE Justification Plots

Market Name: Los Angeles

Site ID: CSL00249

Site Address: McCall Park Road Mountain Center, CA 92561

ATOLL Plots Completion Date: March 15, 2019

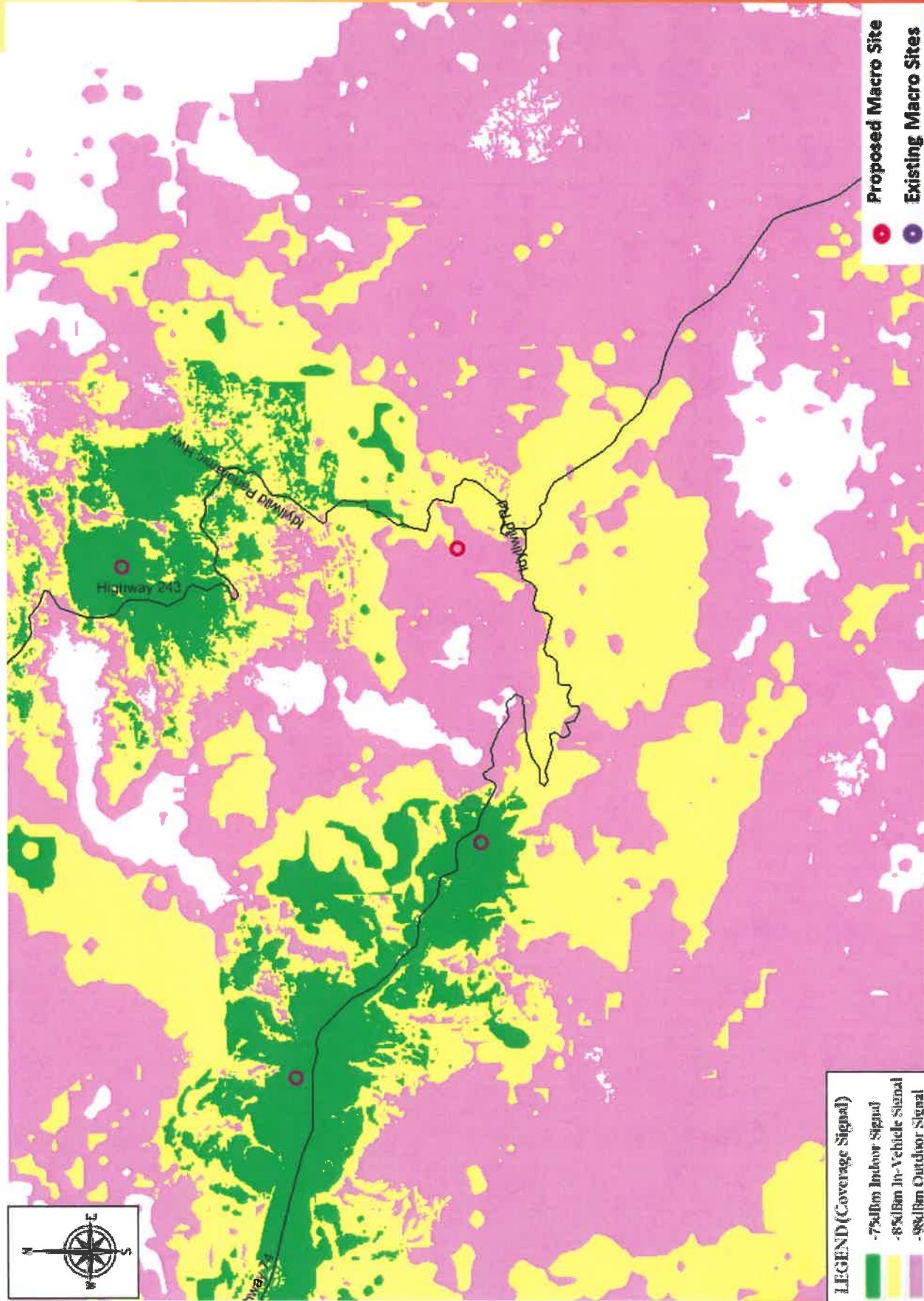


Assumptions

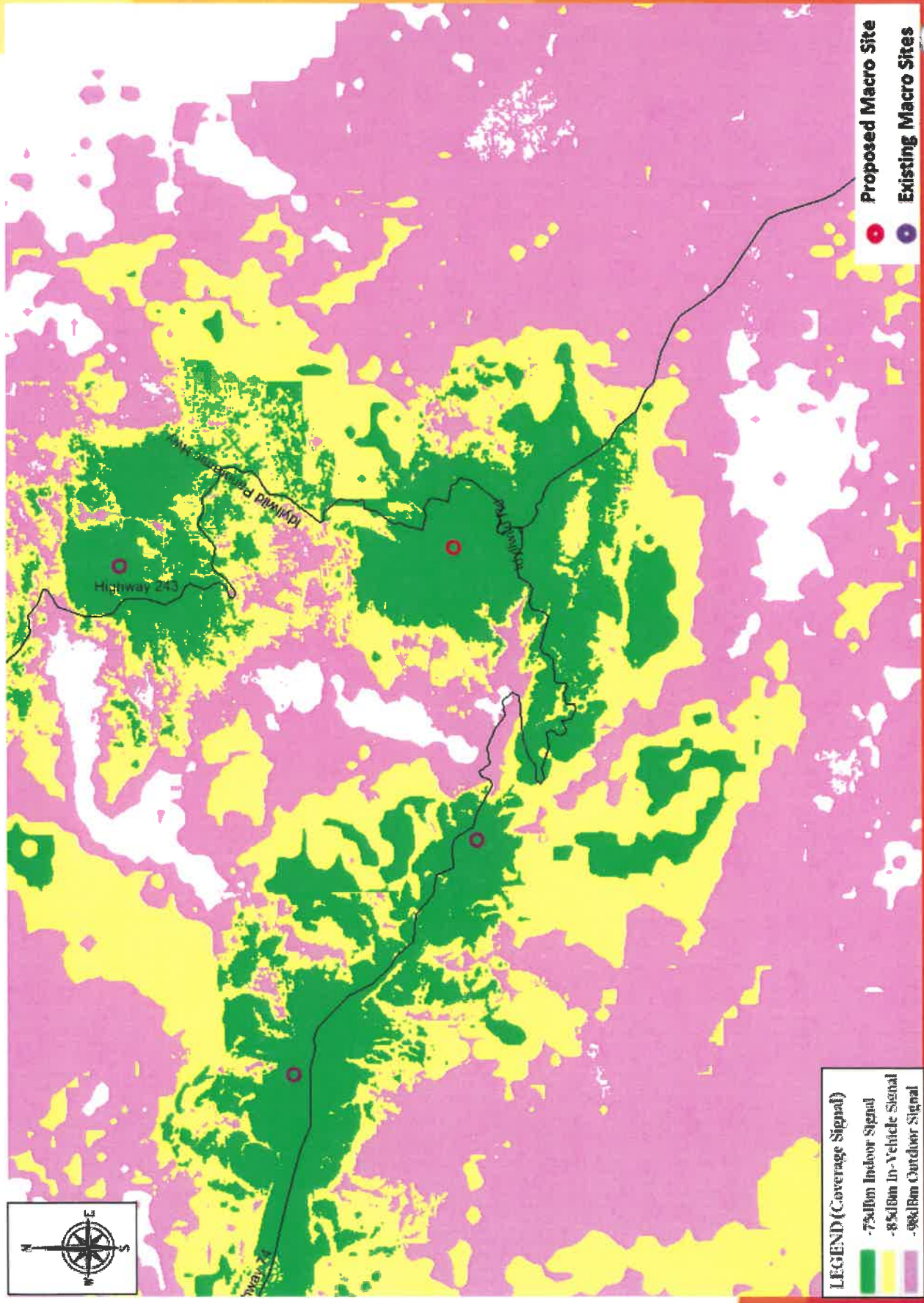
- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
 - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
 - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
 - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.



LTE Coverage Before site CSL00249

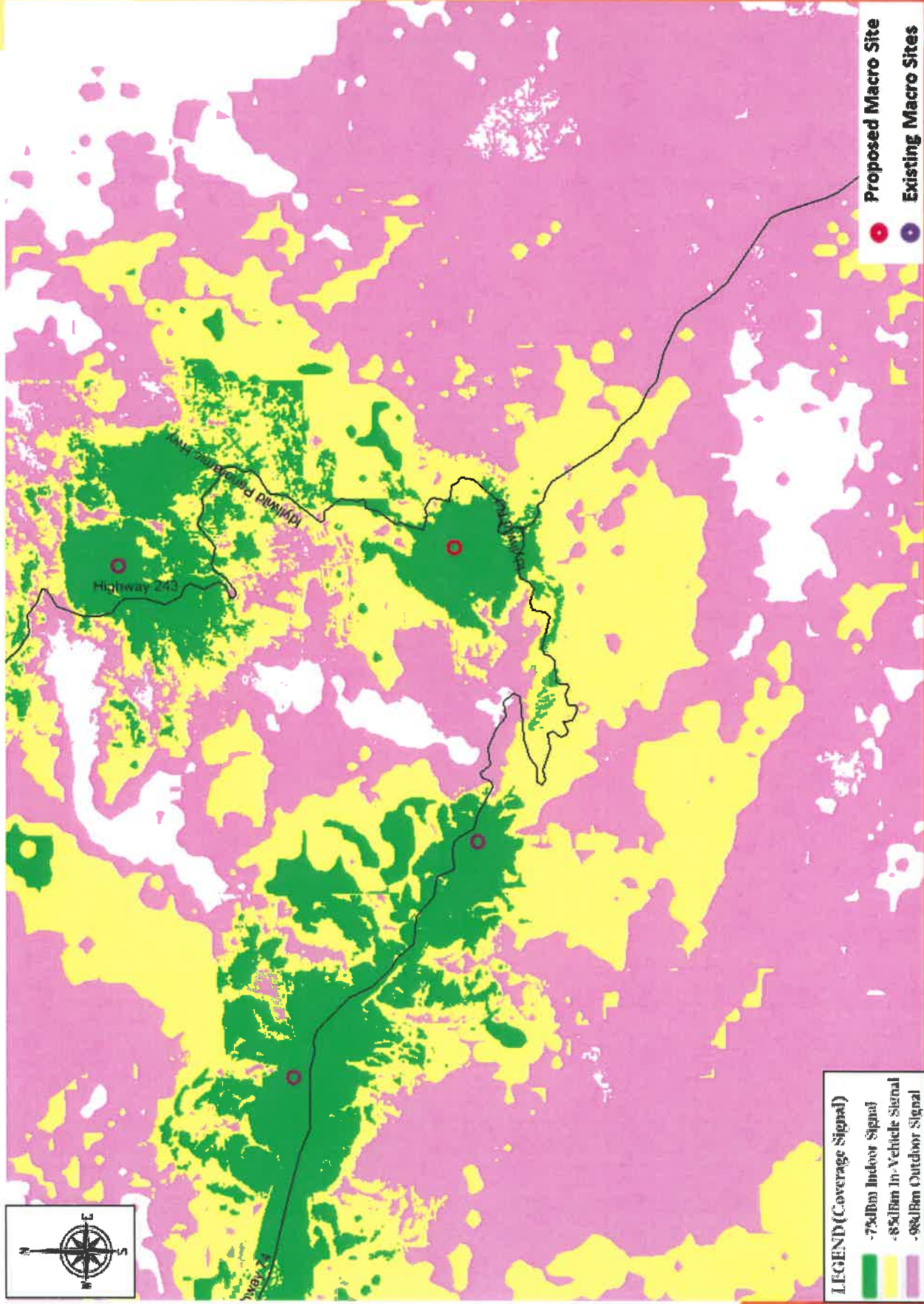


LTE Coverage After site CSL00249 at 75 ft

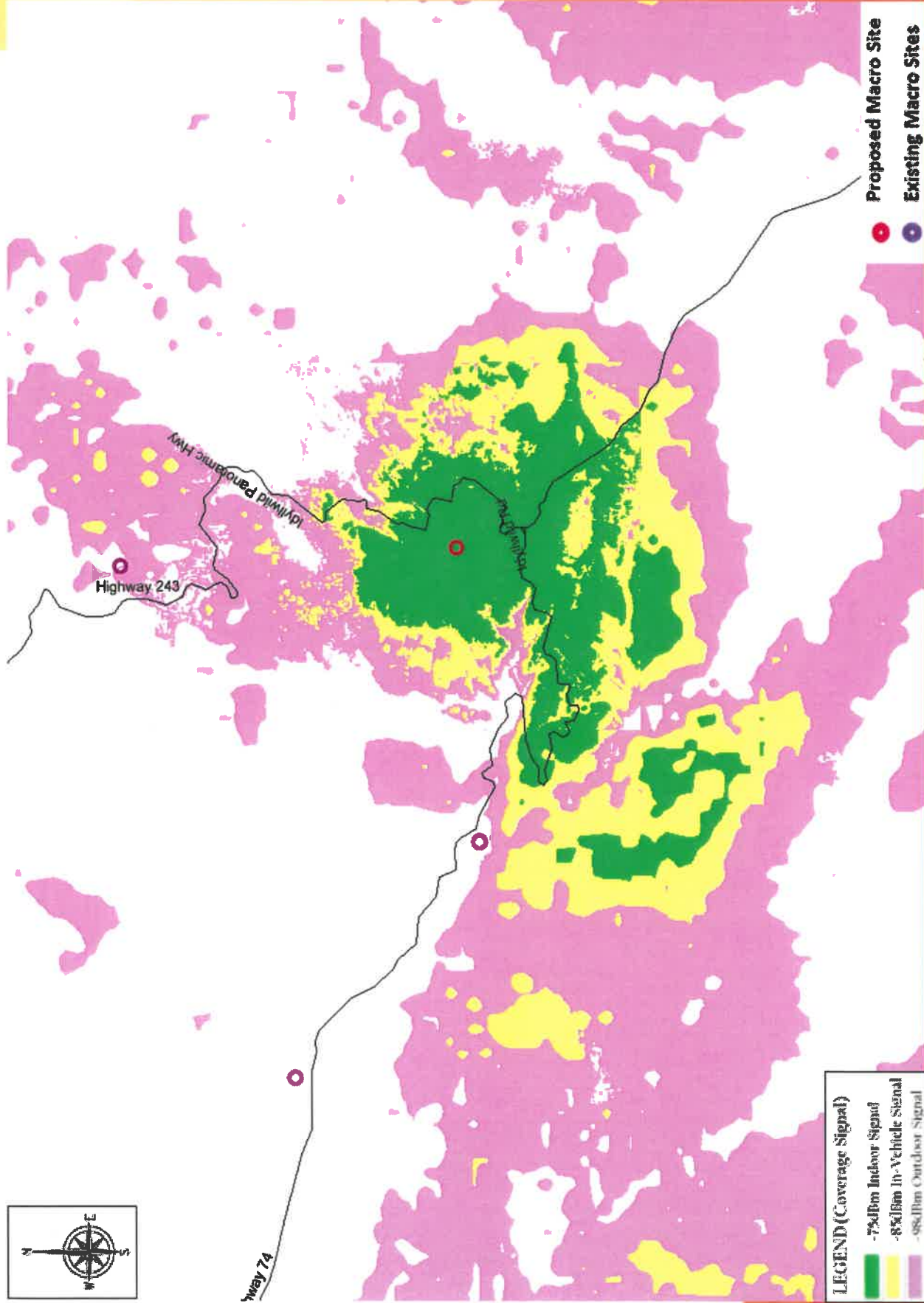


© 2008 AT&T Knowledge Ventures. All rights reserved.
AT&T is a registered trademark of AT&T Knowledge Ventures.

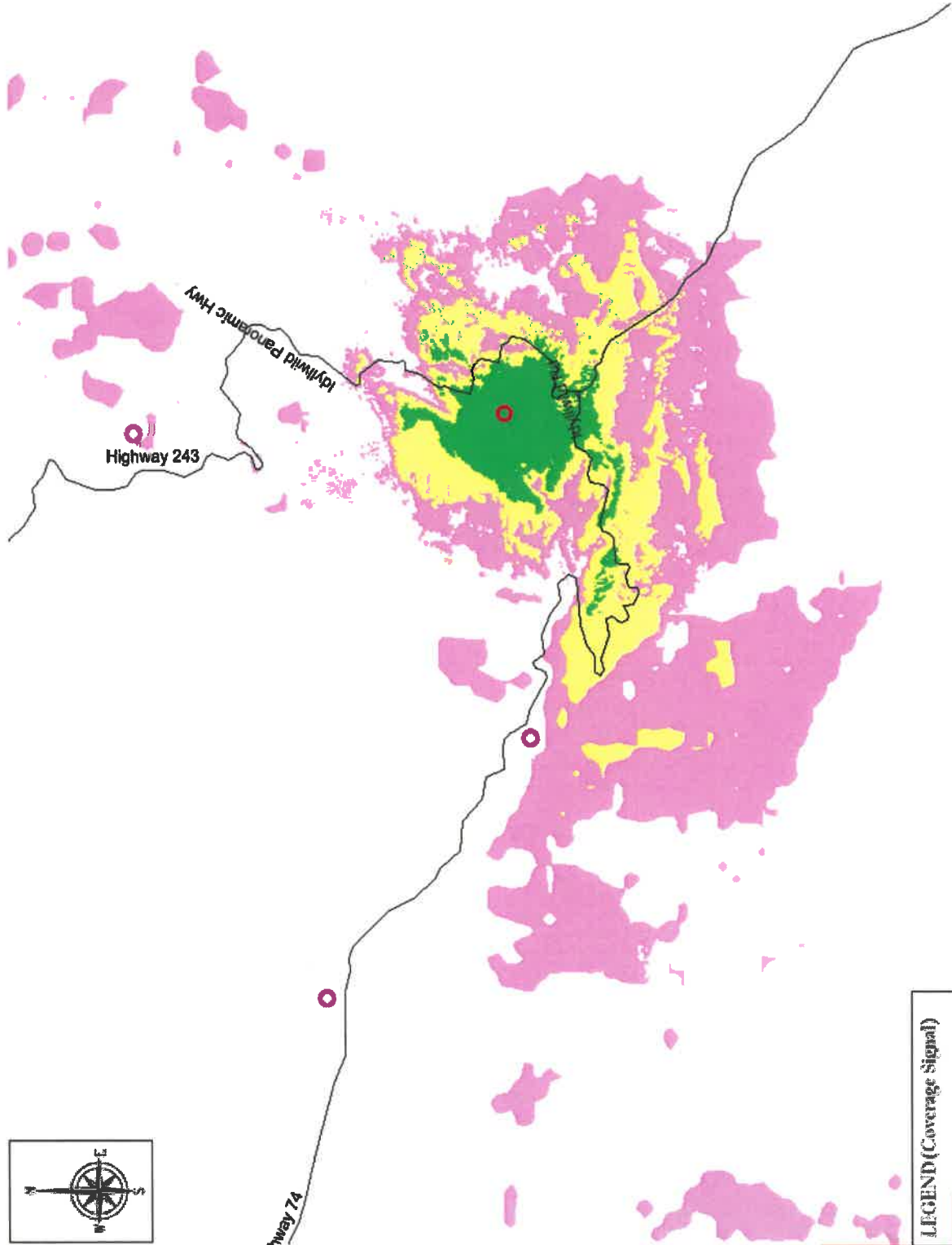
LTE Coverage After site CSL00249 at 50 ft



LTE Coverage standalone site CSL00249 at 75 ft



LTE Coverage standalone site CSL00249 at 50 ft



LEGEND (Coverage Signal)

- 75dBm Indoor Signal
- 85dBm In-Vehicle Signal
- 98dBm Outdoor Signal

Proposed Macro Site

Existing Macro Sites



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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

NEGATIVE DECLARATION

Project/Case Number: PPW190001/VAR190003/CEQ190001

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Gabriel Villalobos Title: Project Planner Date: June 3, 2020

Applicant/Project Sponsor: Smartlink LLC for AT&T Date Submitted: January 1, 2019

ADOPTED BY: Planning Director

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

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Gabriel Villalobos at 951-955-6184.

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

Please charge deposit fee case#: ZEA42998 ZCFG06366

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ190001
Project Case Type (s) and Number(s): Plot Plan No. 190001 (PPW190001)
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Gabriel Villalobos
Telephone Number: (951) 955-6184
Applicant's Name: Smartlink LLC for AT&T
Applicant's Address: 3300 Irvine Ave, Suite 300, Newport Beach, CA 92660

I. PROJECT INFORMATION

- A. Project Description:** Plot Plan No. 190001 (PPW190001) is a proposal for the construction, operation, and maintenance of a new 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with an accompanying 800 square-foot equipment enclosure. The project would include the installation of twelve (12) 8-foot tall panel antennas, thirty-six (36) LTE RRUs, one (1) 2-foot tall microwave antenna, and other associated equipment and equipment cabinets to be located within a 6-foot tall CMU block wall enclosure.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 1,000 square foot lease area
- D. Assessor's Parcel No(s):** 557-070-016
- E. Street References:** The project is located northwest of McCall Park Road, north of SH-74, and west of SH-243.
- F. Section, Township & Range Description or reference/attach a Legal Description:**
Township 5 South Range 2 East Section 25 ENW
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located within an 11.67 acre parcel characterized as a "mixed chaparral" environment with low lying shrubs and sparse burnt trees scattered throughout the area as a result from a 2018 wildfire. The project is located within the Mountain Center community, which is a relatively mountainous and rural area. The area is comprised of raw land as the parcel is undeveloped, with some single family residences located south of the proposed project site, but not within a distance that would impact the residences. The topography of the site is not flat as the project site is located in a hilly area on a slope with a 10:1 grade, and will require land disturbance to implement the proposed facility. The general area does have many scattered trees of a similar species to the proposed disguised facility (monopine).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site has a General Plan Land Use Designation of Rural Residential (RR) (5 acre min.). The RR land use designation allows for single-family residences with a minimum lot size of 5 acres and allows for limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses. The proposed

Project is consistent with the General Plan, since wireless communication facilities are allowed in support of residential and non-residential areas. The project's proposed pine tree disguise would be minimally visually intrusive, specifically consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

2. **Circulation:** The proposed project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Access to the project site will be available from McCall Park Road through the proposed 12 foot wide gravel pathway leading up to the facility. The project has been reviewed by the Riverside County Transportation Department and meets all other applicable circulation policies of the General Plan.
 3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
 4. **Safety:** The proposed project is not located within a fault zone, flood zone, or a zone with any liquefaction potential. The project site is however located in an area with a High fire hazard. The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
 5. **Noise:** Sufficient conditions of approval that would prevent any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
 6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
 7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
 8. **Healthy Communities:** The proposed project has been determined to not have a significant effect in any other area and as such shall not affect the health of the community.
- B. General Plan Area Plan(s):** Riverside Extended Mountain Area Plan (REMAP)
- C. Foundation Component(s):** Rural (R)
- D. Land Use Designation(s):** Rural Residential (RR)
- E. Overlay(s), if any:** Not in a General Plan Policy Overlay Area
- F. Policy Area(s), if any:** Not in a General Plan Policy Overlay Area
- G. Adjacent and Surrounding:**
1. **General Plan Area Plan(s):** Riverside Extended Mountain Area Plan (REMAP)

- 2. **Foundation Component(s):** Rural (R)
- 3. **Land Use Designation(s):** Rural Residential (RR)
- 4. **Overlay(s), if any:** Not in a General Plan Policy Overlay Area
- 5. **Policy Area(s), if any:** Not in a General Plan Policy Overlay Area

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Rural Residential – 10 Acre Minimum (R-R-10)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Natural Assets (N-A) to the north and west, Residential Agricultural – 20 acre min. (R-A-20) to the east and Residential Agricultural – 10 acre min. (R-R-10) to the south

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

7/21/20

Date

Gabriel Villalobos
Printed Name

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

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is located approximately ½ a mile west of US Highway 243, a State Designated Scenic Highway. Views of the project site from Highway 215 will be limited due to the distance between the proposed project site and the topography of the area which obscures views from Highway 243. Thus, the proposed project will have no impact on scenic highways.

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

c) The project site is located in a non-urbanized area and although a variance is required to modify the height requirement of the existing zoning classification, meets all other development standards, with an

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The project site is located within Zone "B" approximately 26 miles north of the Mt. Palomar Observatory, Ordinance No. 655 identifies Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. Four (4) new lighting fixtures will be installed for the purpose of providing a service light within the wireless equipment enclosure. This new lighting will not impact the Mt. Palomar Observatory, due to the distance from the observatory. Furthermore, the project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone "B". As a result, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

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

Findings of Fact:

a-b) The proposed wireless communications facility will include four (4) service lights located within the equipment enclosure to be used at the time of servicing or temporary maintenance to the facility. The project has been conditioned so that any lighting system installed shall be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant (Planning. 7 – 0010-Planning-USE – LIGHTING HOODED/DIRECTED). This is a standard condition of approval and not a mitigation measure, thus, the proposed project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

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

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

c) The Project site and the surrounding area are zoned Rural Residential – 10 Acre Minimum (R-R-10). Although the project site has a Rural Residential Zoning Classification, the area is not an agricultural preserve and does not contain agricultural uses. The proposed project will only affect a 800-square-foot lease area of a 11.67 acre vacant parcel. Therefore, there will be a less than significant impact.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

with population growth projections identified by the local jurisdictions. The AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

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

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

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

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

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors are the residents located south of the subject site.

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

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

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

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

intervals in compliance with the County's solid waste regulations. The proposed Project will also be required to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plans. As a result, impacts are considered less than significant.

b-c) The proposal will disturb approximately an 800 square-foot area for the construction of the tower and associated equipment enclosure. The site is not anticipated to disturb any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). However, portions of the project site appear to support suitable nesting bird habitat. Conditions of approval as they relate to nesting birds will ensure that no disturbance of vegetation or any other potential nesting bird habitat will occur. These are standards conditions and are for the purposes of this document are not intended as mitigation measures. Therefore, the project will have a less than significant impact.

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:

8. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 7078

Findings of Fact:

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

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

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 7078

Findings of Fact:

a) Based upon analysis of records, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because PDA7078 has determined there to not be any historic property for the purposes of the NHPA or a historical resource for CEQA. Thus, no impacts to an archaeological site are anticipated.

b) Based upon analysis of records and a survey of the property per PDA7078, it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. No historic properties for the purposes of NHPA or a historical resource for CEQA were determined to be on site. Thus, there will be no impact.

c) Based on an analysis of records, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, and is also considered a standard Condition of Approval (Planning-CUL. 1 – If Human Remains Found) and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:				
10. Energy Impacts	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

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

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) There are no known active or potentially active faults that traverse the project site and it is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake, however there are no active faults located within a 1/2 mile of the project location. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” REMAP Area Plan Figure 14 “Slope Instability”, “Geotechnical Investigation for AT&T Monopine and Equipment Shelter Hopper – CSL00249”

Findings of Fact:

a) Based on the topography across the site and the surrounding area, the potential for landslides is considered moderate. Furthermore, and as shown in the County of Riverside General Plan, REMAP Area Plan Figure 14 “Slope Instability”, the Project site is located in an area mapped with susceptibility to seismically induced landslides and rock falls. Per the geological report approved by the county geologist, the project site is located on “dense silty sand” and is noted as being a suitable subsurface for the proposed project. Accordingly, the proposed Project will not be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geology Report

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

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

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

Findings of Fact:

a) The Project site is not located in close proximity to any natural enclosed or open bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site will not be subject to inundation by tsunamis or seiches, and will not be affected by volcanoes. There will be less than significant and no mitigation will be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project will not significantly change the topography or ground surface relief features as the only ground disturbance to take place is within the 1,000 square foot lease area. The project site has a moderate slope of 10:1, and given the relatively small area being developed the topography is not expected to be changed substantially by the implementation of this project. In addition, no cut or fill slopes greater than 2:1 or higher than 10 feet are proposed as part of the project. Thus, the project will have a less than significant impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

a) The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2013 Figure S-8). Proposed grading activities will expose underlying soils at the Project site which will increase wind erosion susceptibility during grading and construction activities. Exposed soils will be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind will be highest during periods of high wind speeds. However, due to the limited scope of the proposed project, any impact will be less than significant during construction. Following construction, wind erosion will be minimal to non-existent, as the entire lease area will be covered with crushed gravel and concrete.

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

Therefore, implementation of the proposed Project will not significantly increase the risk of long-term wind erosion on- or off-site, and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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

Findings of Fact:

a) The project proposes to construct an unmanned wireless communication facility consisting of a 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with an accompanying 800 square-foot equipment enclosure. The project would include the installation of twelve (12) 8-foot tall panel antennas, thirty-six (36) LTE RRUs, one (1) 2-foot tall microwave antenna, and other associated equipment and equipment cabinets to be located within a 6-foot tall CMU block wall enclosure. The installation of the monopine will involve small-scale construction activities that will not include an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, the proposed project is not anticipated to generate greenhouse gas emissions and will have a less than significant impact on the environment.

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

Because AB 32 is the primary plan, policy or regulation adopted in California to reduce GHG emissions, the proposed Project will have a significant impact if it does not comply with the regulations developed under AB 32. A numerical threshold for determining the significance of greenhouse gas emissions in the SCAB has not been established by the SCAQMD for projects where it is not the lead agency. Likewise, the County of Riverside has not adopted a threshold of significance for GHG emissions. As such, a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year is utilized by Riverside County and standard practice to determine if a project has the potential to generate substantial GHG emissions. This threshold is a widely accepted screening threshold used by the County and numerous jurisdictions in the SCAB, and is based on SCAQMD’s proposed GHG screening thresholds for non-industrial projects. Additionally, the 3,000 MTCO_{2e} threshold is included in Riverside

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

County's Draft Climate Action Plan. If a project will emit less than 3,000 MTCO₂e of GHGs per year, the Project is not considered a substantial GHG emitter, and no mitigation or additional analysis required. On the other hand, if a project's GHG emissions will exceed 3,000 MTCO₂e per year, the project will be considered a substantial source of GHG emissions and further quantitative analysis is required to analyze the project's GHG impacts. Because of the project's limited scope, there is no potential of exceeding the 3,000 MTCO₂e threshold. Therefore, the project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact:

a-b) Construction equipment will likely be fueled and maintained by petroleum based substances such as diesel fuel, gasoline, oil and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction will be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public and the environment. This is a standard risk on all construction sites, and there will be no greater risk for improper handling, transportation, or spills associated with the proposed Project than will occur on any other similar construction site. Construction contractors will be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to, requirements imposed by the Environmental Protection Agency (EPA) and the California Department of Toxic

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

Substances Control (DTSC). Because compliance with these regulatory requirements by construction contractors is mandatory, impacts due to hazardous materials used, transported, and/or stored during construction will be less than significant. Additionally, because the project is simply an unmanned wireless communication facility, there will be no need for routine transport, use or disposal of hazardous materials. The main function of the communication facility will be to provide wireless services for AT&T and will only require occasional routine maintenance. This project is not forecasted to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. There will be no impact.

c-d) The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Construction of the proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan because of the project's limited scope. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that will generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. There will be no impact.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The proposed project is not located within an Airport Influence Area and thus would not result in an inconsistency with an Airport Master Plan, will not require review by the Airport Land Use Commission (ALUC), and would not result in a safety hazard for people residing or working in the project area. The project will have no impact.

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

d) The proposed project site is not located within the vicinity of a private airstrip, with the closest being Garner Private Airfield which is located approximately 4.61 miles southeast of the project site. Thus, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts

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

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

Findings of Fact:

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

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

b) The proposed Project is simply an unmanned wireless communication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells will drop to a level which will not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

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

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

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

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
for the purpose of avoiding or mitigating an environmental effect?				
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed use has been determined to not result in a substantial alteration of the present or planned land use of this area as there are no proposed change of zone or general plan amendment applications being processed concurrently with this plot plan. The project site has a General Plan Land Use Designation of Rural Residential (RR). This project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. In addition, the project site is also located within the Rural Residential – 10 Acre Minimum (R-R-10) Zoning Classification. Ordinance No. 348, Section 19.404 allows for a disguised wireless facility, subject to the approval of a plot plan. Thus, the project will have no impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) Based on available information, the Project is not located in or adjacent to any existing mining operations or known mineral resources. Additionally, given that the project site is located within a vacant parcel of the Rural Residential (RR) Land Use Designation and Rural Residential – 10 Acre Minimum (R-R-10) zoning classification, neither of which delineates the project site as being a mineral resource area, loss of availability of a locally-important mineral resource recovery site delineated on a local

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

general plan, specific plan, or other land use plan will not result due to project implementation. Thus, no impact will occur.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

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

Findings of Fact:

a) The proposed project is not located within an Airport Influence Area and is not located within two (2) miles of a public airport or public use airport. The proposed project is an unmanned wireless communication facility and as such will not expose people residing or working in the project area to excessive noise levels. Thus, the project will have no impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

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

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

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

Findings of Fact:

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

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

The project will not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”

Findings of Fact:

a) According to “Map My County,” the project site has been mapped as having a low potential for paleontological resources. Nonetheless, the Project has been conditioned to mitigate any impact in the event fossil remains are encountered during site development (Planning-PAL. 1 – LOW PALEO SENSITIVITY). This is a standard condition and not considered mitigation for CEQA purposes. There will be a less than significant impact.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

b) The proposed project is an unmanned wireless communication facility. The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. This wireless communication facility is not going to affect the any of the residences in the general area in any noticeable way as the proposed project is located over 600 feet from the nearest residence. Thus, the proposed project will have no impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Source(s): Riverside County General Plan Safety Element

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

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project will primarily be served by the Riverside County Fire Department (Station No. 53), located approximately 9 miles Southeast of the Project site at 59200 Morris Ranch Road, Mountain Center, CA 92561. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned communication facility, implementation of the proposed Project will not result in the need for new or physically altered fire protection facilities, and will not exceed applicable service ratios or response times for fire protection services. Therefore, there will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

Source(s): Riverside County General Plan

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

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

Source(s): Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

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

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

b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Source(s): GIS database

Findings of Fact:

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

b) The Project proposes an unmanned wireless communication facility on an approximately 800 square-foot equipment enclosure within a parcel designated for Rural Residential (RR). As the Project is a

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

wireless telecommunication facility, there will not be an increased use of the existing park due to implementation of the proposed Project. Therefore, there will be no impact.

c) According to "Map My County," the Project site is not located within any County Service Area (CSA). Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

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

a) Include the construction or expansion of a trail system?

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation

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

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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

d) Cause an effect upon, or a need for new or altered maintenance of roads?

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

e) Cause an effect upon circulation during the project's construction?

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

f) Result in inadequate emergency access or access to nearby uses?

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

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

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

Findings of Fact:

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

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

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

f) The proposed Project is an unmanned wireless communication facility on an approximately 800 square-foot equipment enclosure. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

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

Source(s): Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Tribal Cultural Resources				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on February 7, 2019 including the Pechanga, Rincon, Soboba, Pala, Morongo, San Manuel, and Cahuilla tribes. Consultation was requested by the Soboba tribe on March 4, 2019 and county staff conducted a consultation meeting with the Soboba representative on February 26, 2020 which concluded the consultation with the tribe. No Tribal Cultural resources were identified by any of the Tribes. As such, there will be no impact to Tribal Cultural Resources because there are not present within the project area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Water				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

44. Wildfire Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

c) The proposed project will have utilities that may exacerbate fire risk such as electrical power lines, but these lines will be placed underground minimizing the impact. As such, the project will have a less than significant impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE	Does the Project:			
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

eliminate important examples of the major periods of California history or prehistory?

Source(s): Staff Review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The project will have a less than significant impact.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source(s): Staff Review, Project Application Materials

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

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

Source(s): Staff Review, Project Application Materials

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

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

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

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

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

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Y:\Planning Case Files-Riverside office\PP26204\DH-PC-BOS Hearings\DH-PC\IS\EA-IS_PP26204.docx



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

Juan C. Perez
Agency Director



07/21/20, 1:56 pm

PPW190001

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW190001. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plot Plan No. 190001 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan No. 190001 ("Project") is a request for the construction, operation, and maintenance of a new 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with an accompanying 800 square-foot equipment enclosure. The project would include the installation of twelve (12) 8-foot tall panel antennas, thirty-six (36) LTE RRUs, one (1) 2-foot tall microwave antenna, and other associated equipment and equipment cabinets to be located within a 6-foot tall CMU block wall enclosure.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. 3rd & 5th District Design Guidelines
3. County Wide Design Guidelines and Standards
4. County Design Guidelines
 - Bermuda Dunes (Adopted 5/13/2008)
 - Desert Edge (Adopted 12/23/2008)
 - Lakeview Nuevo (Adopted 8/1/2006)
 - Mecca (Adopted 7/21/2009)
 - Temecula Valley Wine Country (Adopted 3/11/2014)
 - Temescal Valley (Adopted 3/20/2007)
 - Thermal (Adopted 7/21/2009)
 - Vista Santa Rosa (Adopted 9/28/2004)

Advisory Notification. 4 AND - Exhibits

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Exhibits (cont.)

Exhibit A (Site Plan), dated March 28, 2019.
Exhibit B (Elevations), dated March 28, 2019.

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

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - 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. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 AND - PPW Collocation

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

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1

ECP COMMENTS

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.

Planning

Planning. 1

AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan No. 190001 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan No. 190001, 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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Tribal Cultural Sensitivity Training (cont.)

protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A copy of the agreement and a copy of the sign-in sheet shall be submitted to the County Archaeologist to ensure compliance with this condition of approval.

Planning-CUL. 3 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

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

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

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

Planning-GEO

Planning-GEO. 1 GEO190002 ACCEPTED

County Geologic Report GEO No. 190002, submitted for the project PPW190001, was prepared by Toro International, and is titled; "Geotechnical Investigation for AT&T Monopine and Equipment Shelter, Hopper, CSL00249, McCall Park Road, Mountain Center, California," dated December 5, 2018. In addition, Toro has submitted the following document:

"Response to Review Comments of Riverside County Planning Department, County Geologic Report No. 190002 regarding Geotechnical Investigation for Proposed AT&T Monopine and Equipment Shelter, Hopper Site - CSL00249, McCall Park Road, Mountain Center, California," dated March 11, 2019.

GEO190002 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. The results of the photo lineament study, as well as published geologic maps of the area, indicate that no active faults are present at the site and the potential for surface fault rupture is considered nil.
2. Due to the site being underlain by granitic bedrock, the potential for liquefaction and lateral spreading

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO190002 ACCEPTED (cont.)

is considered nil.

3. The site is gently sloped and no loose boulders will be disturbed, therefore the potential for rockfall hazard is considered nil.

4. Site is lies approximately 1,000 feet from the shore of the Salton Sea, at an elevation 10 feet higher than the water level; therefore, the hazard of flooding, tsunami, and seiche is not a concern at the site.

5. The proposed monopine may be founded on caisson that is embedded in the ground a minimum depth of 15 feet.

GEO190002 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. The proposed monopine may be founded on caisson that is embedded in the ground a minimum depth of 15 feet.
3. Alternatively, the proposed monopine may be founded on mat foundations provided the minimum depth of foundation is 4 feet.
4. Based on the type of subsurface soil materials consisting of very dense silty sand/bedrock, helical piers are not recommended for support of the equipment shelter.

GEO No. 190002 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190002 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 SENSITIVITY

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO SENSITIVITY (cont.)

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; placed 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

Gen - Transportation

1. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

2. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

3. 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.

Plan: PPW190001

Parcel: 557070016

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

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

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

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

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and

Plan: PPW190001

Parcel: 557070016

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Native American Monitor (cont.) Not Satisfied

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

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

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

060 - Planning-CUL. 3 Project Archaeologist Not Satisfied

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

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

Planning-EPD

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

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

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

Plan: PPW190001

Parcel: 557070016

60. Prior To Grading Permit Issuance

Planning-EPD

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

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

Transportation

060 - Transportation. 1 Submit Grading Plans Not Satisfied

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

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

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

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

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

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

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

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

Plan: PPW190001

Parcel: 557070016

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Monitoring Report (cont.) Not Satisfied

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

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 Evidence/Legal Access Not Satisfied

Provide evidence of legal access.

080 - Transportation. 2 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

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 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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: February 6, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Washington

Planning Commissioner: Ruthanne Taylor-Berger

PLOT PLAN NO. 190001 – CEQ190001 – Applicant: AT&T – 3rd Supervisorial District – San Jacinto Mountain Zoning Area – REMAP Area Plan: Rural: Rural Residential (R:RR) (5 Acres Minimum) – Location: North of McCall Park Rd, East of SH-74, South of Double View Drive, and West of SH-243 – 11.67 Gross Acres – Zoning: Rural Residential, 10 Acre Minimum (R-R-10) – **REQUEST:** Plot Plan No. 190001 proposes to construct a 90-foot tall AT&T wireless communication tower, disguised as a monopine, with a 1,000 square-foot equipment enclosure – APN: 557-070-016 – **BBID: 427-682-399**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on February 14, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Gabriel Villalobos, Project Planner at (951) 955-6184, or e-mail at gvillalo@rivco.org / MAILSTOP #: 1070

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Thomson, Heather

From: Thomson, Heather
Sent: Thursday, February 07, 2019 11:22 AM
To: Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Nicole Cory (ncory@pechanga-nsn.gov); 'Molly Earp-Escobar'; Destiny Colocho (DColocho@rincon-nsn.gov); Joseph Ontiveros; JValdez@soboba-nsn.gov; 'Shasta Gaughen'; Tribal Historic Preservation Officer (thpo@morongo-nsn.gov); Alicia Benally (ABenally@morongo-nsn.gov); 'Lee Clauss'
Cc: Cahuilla Band (culturaldirector@cahuilla.net); 'CRITTHPO@crit-nsn.gov'; THPO Consulting (ACBCI-THPO@aguacaliente.net); 'historicpreservation@quechantribe.com'
Subject: PPW190001
Attachments: Submittal 1-PPW190001-Exhibit A.pdf; Submittal 1-PPW190001-Site Photos.pdf; 8.5_x 11_Landscape.pdf

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW190001)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receipt of this notice to hthomson@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description: (Exhibits attached)

PLOT PLAN NO. 190001 – CEQ190001 – Applicant: AT&T – 3rd Supervisorial District – San Jacinto Mountain Zoning Area – REMAP Area Plan: Rural: Rural Residential (R:RR) (5 Acres Minimum) –
Location: North of McCall Park Rd, East of SH-74, South of Double View Drive, and West of SH-243 –
11.67 Gross Acres – Zoning: Rural Residential, 10 Acre Minimum (R-R-10) – REQUEST: Plot Plan No. 190001 proposes to construct a 90-foot tall AT&T wireless communication tower, disguised as a monopine, with a 1,000 square-foot equipment enclosure – APN: 557-070-016 – BBID: 427-682-399

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: gvillalo@rivco.org

Attachment: Project Vicinity Map and Project Aerial

Heather Thomson, County Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rivco.org

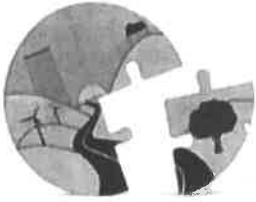


RIVERSIDE COUNTY
PLANNING DEPARTMENT

How are we doing? Click the link and tell us.

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning 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: AT&T

Contact Person: Chris Doheny E-Mail: chris.doheny@smartlinkllc.com

Mailing Address: 2033 San Elijo Ave., # 600

Cardiff Street CA 92007
City State ZIP

Daytime Phone No: (619) 994-8528 Fax No: ()

Engineer/Representative Name: TBD

Contact Person: _____ E-Mail: _____

Mailing Address: _____

_____ Street
_____ City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner Name: Jason Rettig as Executor of the Estate of Scott Hopper AND/OR ASSIGNEE.

Contact Person: Jason Rettig E-Mail: rettiglaw@yahoo.com

Mailing Address: 100 W Monument Ave

Hatboro Street PA 19040
City State ZIP

Daytime Phone No: (267) 879-9054 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

APPLICATION FOR LAND USE AND DEVELOPMENT

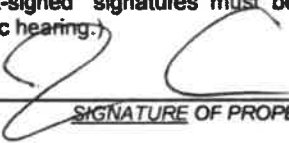
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses;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

Jason Rettig as Executor AND/OR ASSIGNEE.
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 557-070-016

Approximate Gross Acreage: 11.6 Acres

General location (nearby or cross streets): North of Hwy 74 and McCall Park Rd, South of _____, East of _____, West of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

80 Ft Monopine for a wireless communication facility with equipment space.

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

Number of existing lots: 1

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	TBD	10'	1	Equipment Facility
2	TBD	80'	5	Stealth Wireless Communication Facility (Faux Pine)
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" 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

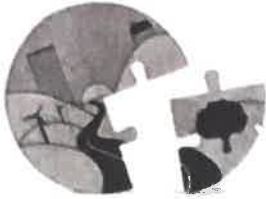
I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) [Signature] Date 12/19/18
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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




RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

 12/19/18

Property Owner(s) Signature(s) and Date

Estate of scott Hopper, Jason Rettig executor And/or Assignee

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.
If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

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

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

PLOT PLAN WIRELESS NO. 190001 and VARIANCE NO. 190003 – Intent to Adopt a Negative Declaration – CEQ190001 – Applicant: AT&T – Third Supervisorial District – San Jacinto Mountain Zoning Area – REMAP Area Plan: Rural: Rural Residential (R-RR) (5 Acres Minimum) – Location: Northerly of McCall Park Road, easterly of State Highway 74, southerly of Double View Drive, and westerly of State Highway 243 – 11.67 Gross Acres – Zoning: Rural Residential – 10 Acre Minimum (R-R-10) – **REQUEST:** Plot Plan Wireless No. 190001 proposes to construct a 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with a 800 sq. ft. equipment enclosure. Variance No. 190003 proposes a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet, the proposal requests a variance for a 90 foot tower.

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

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

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

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

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 12, 2020,

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

APN (s) or case numbers PPW190001 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE: GIS Analyst

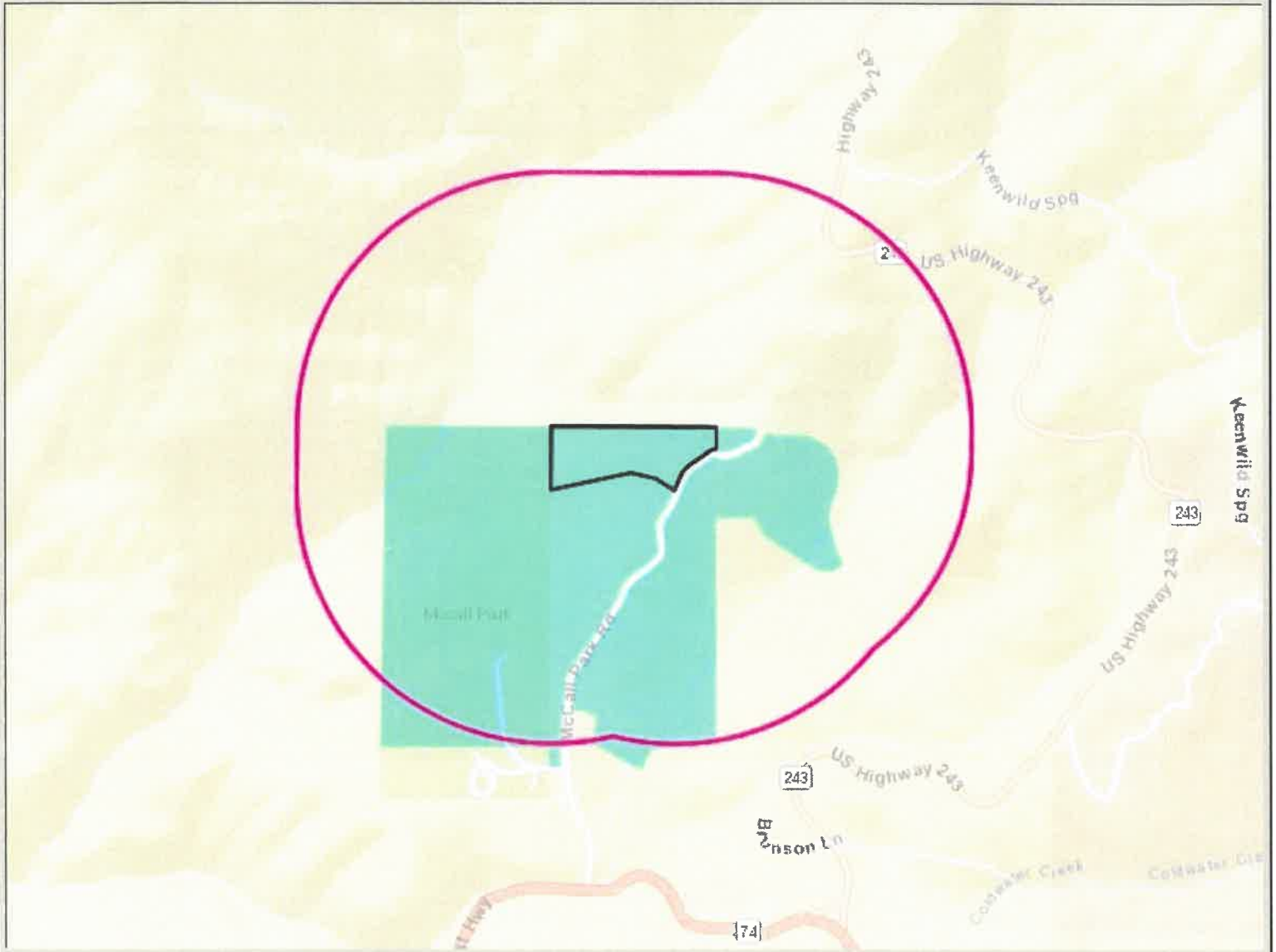
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPW190001 (2400 feet buffer)



- Legend**
- County Boundary
 - Cities
 - World Street Map

Notes



0 1,505 3,009 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... 6/12/2020 9:46:23 AM

© Riverside County RCIT

557070006
MCDONNELL MARY A REVOCABLE TRUST
PO BOX 131
MOUNTAIN CENTER CA 92561

557070007
PEAY TIMOTHY R
P O BOX 278
MOUNTAIN CENTER CA 92561

557070008
TIMOTHY R. PEAY
P O BOX 278
MOUNTAIN CENTER CA 92561

557070011
SUSAN A. HEGARTY
P O BOX 415
MOUNTAIN CENTER CA 92561

557070013
MARLENE A. RACCA
PO BOX 45
MOUNTAIN CENTER CA 92561

557070014
JEFFREY B. CAMPBELL
28355 MCCALL PARK RD
MOUNTAIN CENTER CA 92561

557070016
HOPPER SCOTT LEE ESTATE OF
10221 SLATER AVE STE 106
FOUNTAIN VALLEY CA 92708

557070018
MAURICE E. WOOD
16767 LAKE MATHEWS DR
PERRIS CA 92570

557070019
NOAH JAMES WHITNEY
P O BOX 88
MTN CENTER CA 92561

557070020
RIVERSIDE CO REGIONAL PARK & OPEN SP
3133 MISSION INN AVE
RIVERSIDE CA 92507

557070025
SHAWFIVE HOLDING NV
P O BOX 928
IDYLLWILD CA 92549

557070026
SHAWAF TAREK M
P O BOX 928
IDYLLWILD CA 92549

557070035
VALERIE SOBEL
PO BOX 69
LOS ANGELES CA 90069

557070037
PARKER 215
P O BOX 1235
TEMECULA CA 92593

557070039
WHITNEY JOSIAH DWIGHT V TRUST UNDER
PO BOX 426
MOUNTAIN CENTER CA 92549

557070040
LTD. PARTNERSHIP LOS ANGELES SMSA
ONE VERIZON WAY, MAIL STOP 4AW100
BASKING RIDGE NJ 07920

Applicant/Owner:

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

Applicant/Owner:

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

Engineer/Rep:

Engineer/Rep:

Owner:

Jason Rettig
100 W Monument Ave
Hatboro, PA 19040

Owner:

Jason Rettig
100 W Monument Ave
Hatboro, PA 19040

Non-County Agencies:

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DETERMINATION

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

PPW190001/VAR190003/CEQ190001

Project Title/Case Numbers

Gabriel Villalobos
County Contact Person

(951) 955-6184
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Smartlink LLC for AT&T
Project Applicant

3300 Irvine Ave, Suite 300, Newport Beach, CA 92660
Address

The project is located northwest of McCall Park Road, north of SH-74, and west of SH-243.

Project Location

Plot Plan No. 190001 (PPW190001) is a proposal for the construction, operation, and maintenance of a new 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with an accompanying 800 square-foot equipment enclosure. The project would include the installation of twelve (12) 8-foot tall panel antennas, thirty-six (36) LTE RRUs, one (1) 2-foot tall microwave antenna, and other associated equipment and equipment cabinets to be located within a 6-foot tall CMU block wall enclosure.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 27, 2020, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,406.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Title

7/21/20
Date

Date Received for Filing and Posting at OPR: _____

Revised: 02/07/2019

Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOD.docx

Please charge deposit fee case#: EA / CEQ 190001 CFG / CFW

FOR COUNTY CLERK'S USE ONLY

--



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

3.2

Director's Hearing: July 27, 2020

PROPOSED PROJECT

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


John Hildebrand
Deputy Director of TLMA - Planning

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180013 proposes to construct a wireless communication facility consisting of a 70 foot high mono-pole for Verizon Wireless with (12) panel antennas, (1) four foot parabolic antennas dish, (1) two foot parabolic antenna dish, (12) Remote Radio Units, (2) tower mounted junction box units, a 195 square foot equipment shelter, and a 30 KW generator within an approximate 900 square foot lease area enclosed by a 6 foot tall decorative block wall. ("the project")

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

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180046**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 180013, subject to the attached conditions of approval, advisory notification document, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

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

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	38.62 Net Acres	N/A
Proposed Project/Building Area (SQFT):	Cell Site Project Area is 900 sq. ft.	N/A
Tower/Building Height (FT):	Disguised Monopine Height is 70 feet	70 feet Maximum

Located Within:

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

PROJECT LOCATION MAP

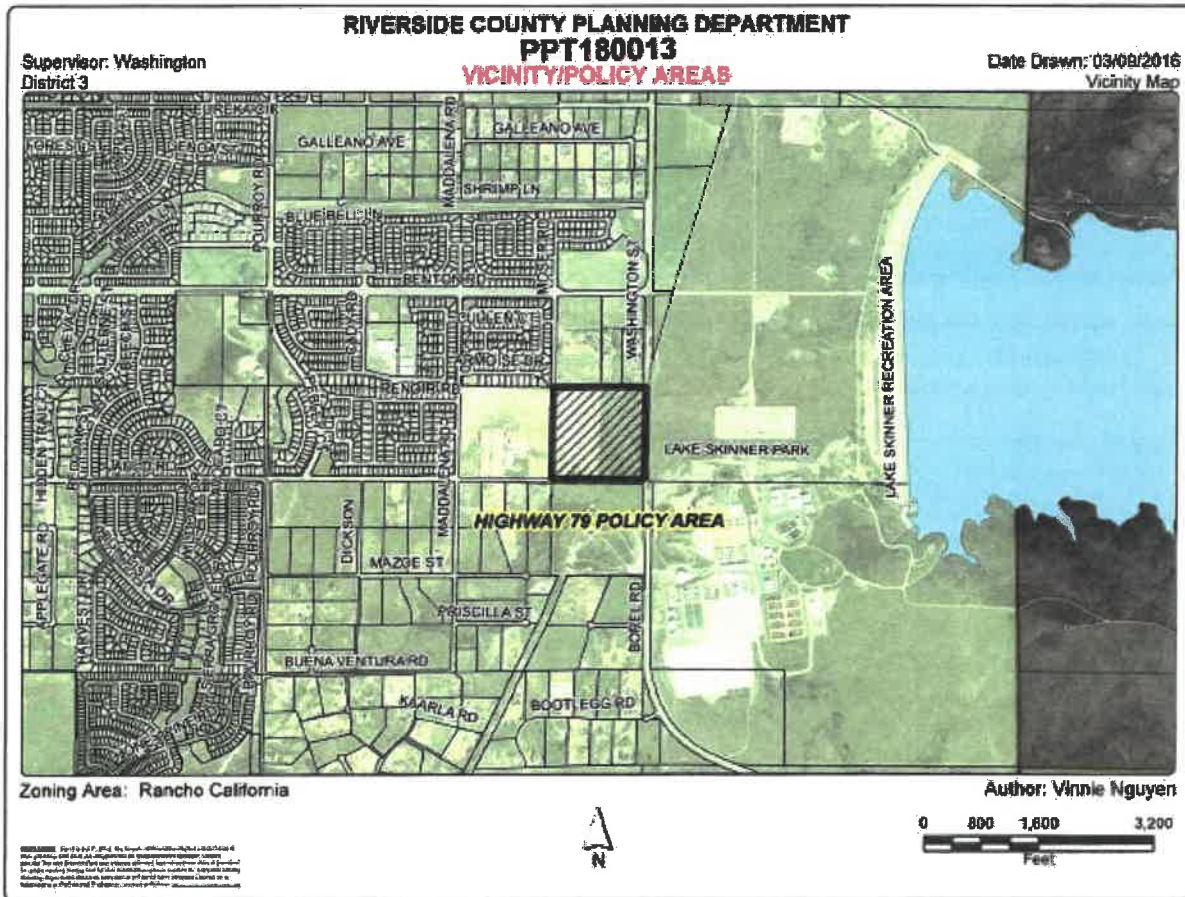


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

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

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

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

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

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

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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

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

FINDINGS AND CONCLUSIONS

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

Entitlement Findings:

1. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section 19.404, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:
 - i. The unmanned wireless communication facility is designed and sited so that it is minimally visually intrusive as the proposed use is a disguised wireless communication facility that has

been designed to be a pine tree (monopine) to assist in blending into the surrounding area on which the subject parcel is located. The facility matches the neutral earth tone colors with the surrounding areas landscape design.

- ii. The supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view because the disguised wireless communication facility is a neutral earth tone decorative block wall of 6-foot-high and meets the Countywide Standard Design Guidelines.
- iii. Pursuant to Section 19.409 of Ordinance No. 348, the application has met the processing requirements set forth in Article XIXg for wireless communication facilities, including a fully executed copy of the lease agreement entered into by the underlying property owner.
- iv. Pursuant to Section 19.404 A of Ordinance No. 348, disguised wireless communication facilities with an approved plot plan may be located in the Light Agriculture – 10 Acre Minimum (A-1-10) zone, which is the zoning classification for the parcel.
- v. Pursuant to Section 19.410 of Ordinance No. 348, the application has met the development standards for disguised wireless communication facilities as follows:
 - a. Disturbance to the natural landscape shall be minimized. This project meets the development standard because the disguised wireless communication facility requires little ground disturbance to erector maintain and is located on a vacant parcel of land with existing tree clusters in the vicinity, which shall not be impacted by the project.
 - b. All wireless communication facilities shall be enclosed with a screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets the development standard because the disguised wireless communication facility is a neutral earth tone decorative block wall of 6-foot-high and meets the Countywide Standard Design Guidelines.
 - c. Disguised wireless communication facilities in non-residential zone classifications shall not exceed seventy (70) feet. This project meets the development standard because the project site is zoned A-1-10. The A-1 zone classification is classified as a non-residential zone classification if the subject parcel is two and a half acres (2 ½ ac) in size or larger. The project site is 38.62 net acres. The proposed disguised monopine is 70 feet in height, which is permissible for a non-residential zoning classification.
 - d. All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This project complies with this development standard due to the limited project footprint, approximately 900 square feet. The project has been determined, through the Initial Study and Negative Declaration, to not have any potential environmental impacts requiring mitigation or above a level considered to be less than significant. The facility as proposed will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

- e. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. This project meets the development standard because the proposed wireless communication facility is already located within a clustering of existing trees on the subject property. Furthermore, the property owner being Eastern Municipal Water District (EMWD) and their desire for no landscaping due to drought and water conservation measures, the County of Riverside Planning Director has agreed to not require any additional landscaping than what already exists.
- f. Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. This project meets the development standard because the disguised wireless communication facility will have two (2) service lights, shielded and directed down into the lease area. This shielded service light will be on a timer switch for use by maintenance technicians who will periodically service the facility, when needed.
- g. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the disguised wireless communication facility plans include a standard condition of approval to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (015. Planning-Noise Reduction). The nearest habitable dwelling is approximately 615 feet away. Additionally, the Industrial Hygiene Division of the Riverside County Environmental Health Department provided a letter in December 2014 stating that a noise study would not be required per their review and assessment of the equipment for the wireless communication facility.
- h. Temporary parking for service vehicles may be permitted but only on-site and paving for the parking shall be required, where appropriate, and may not be removed without proper mitigation. This project meets the development standard because the disguised wireless communication facility provides space for on-site, temporary parking within the non-exclusive access easement from the road right of way to the project site enclosure location.
- i. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets the development standard because the disguised wireless communication facility provides an all-weather surface for access through a non-exclusive easement from the road right of way.
- j. No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground and shall minimize disturbance of existing vegetation and wildlife habitats during construction by remaining within the path of the proposed site access to be included with the development of this wireless facility.

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

the Highway 79 Policy Area, which was designated to address transportation infrastructure capacity. The project will not add any additional traffic flow then what already exists today as the project is an unmanned wireless communication facility.

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

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project is not located within a city Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 13, 2015. Consultation was requested by the Pechanga Band of Luiseno Indians. The tribe was provided with the cultural report on September 2, 2015 and this project was discussed in a meeting held October 14, 2015. At this meeting the tribe requested the Tower Construction Notification system (TCNS) number for the project and did not identify any tribal cultural resources that may be impacted by this project. Consultation was concluded on May, 06, 2016. Because there are no tribal cultural resources present, there will be no impacts in this regard.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is not within a hazard severity zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 800 feet of the project site. As of the date of this report, Planning Staff have not received written communication/phone calls from anyone indicating support/opposition to the proposed project.

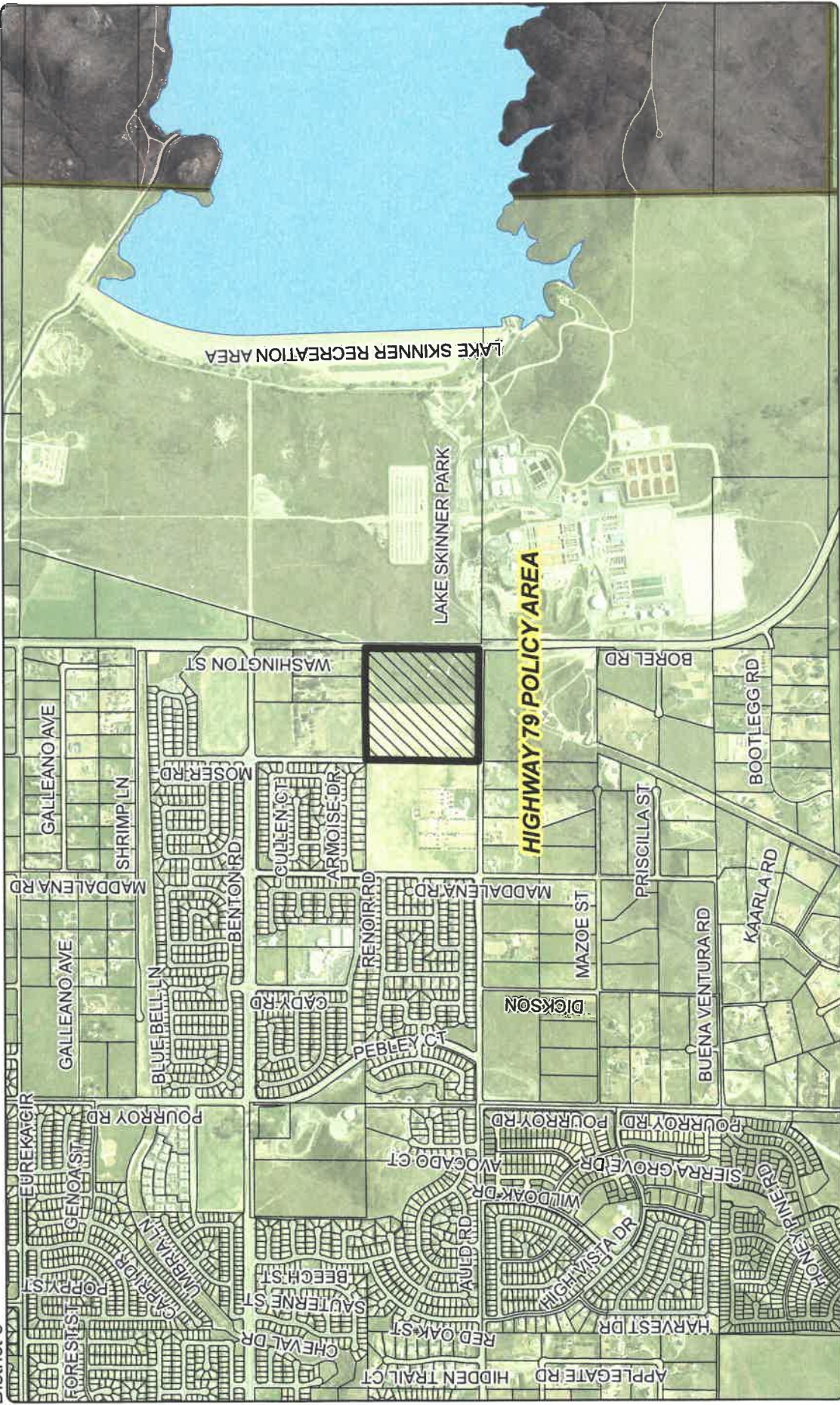
APPEAL INFORMATION

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT180013
VICINITY/POLICY AREAS**

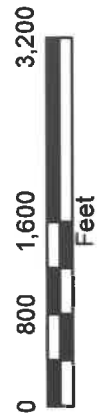
Supervisor: Washington
District 3

Date Drawn: 03/09/2016
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



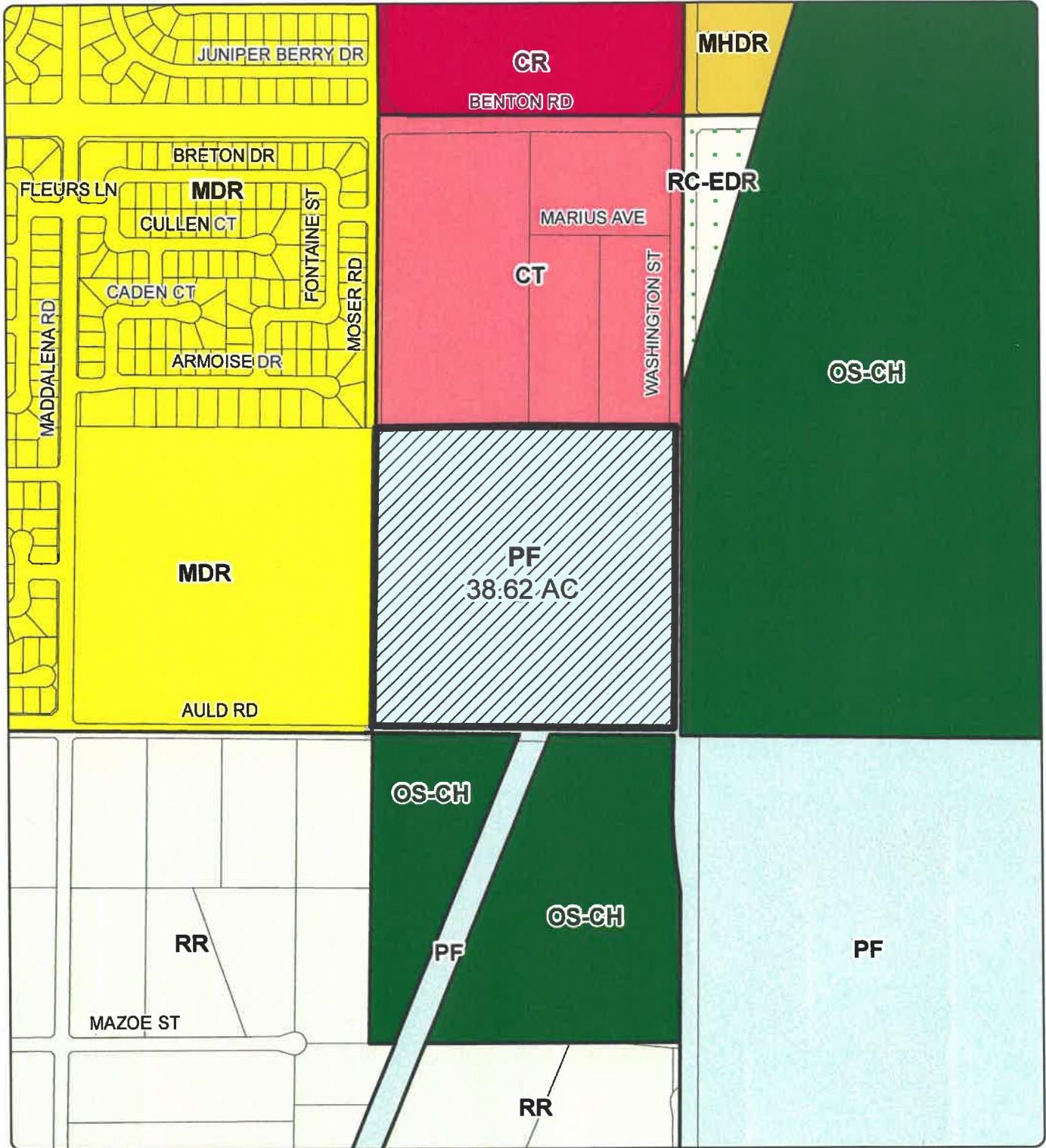
DISCLAIMER: On October 7, 2013, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use designations than the previous General Plan. The Planning Department office in Riverside at (951)955-3291 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT180013

Supervisor: Washington
 District 3

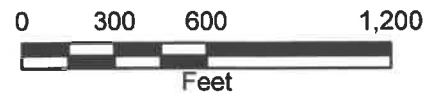
EXISTING GENERAL PLAN

Date Drawn: 03/09/2016
 Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

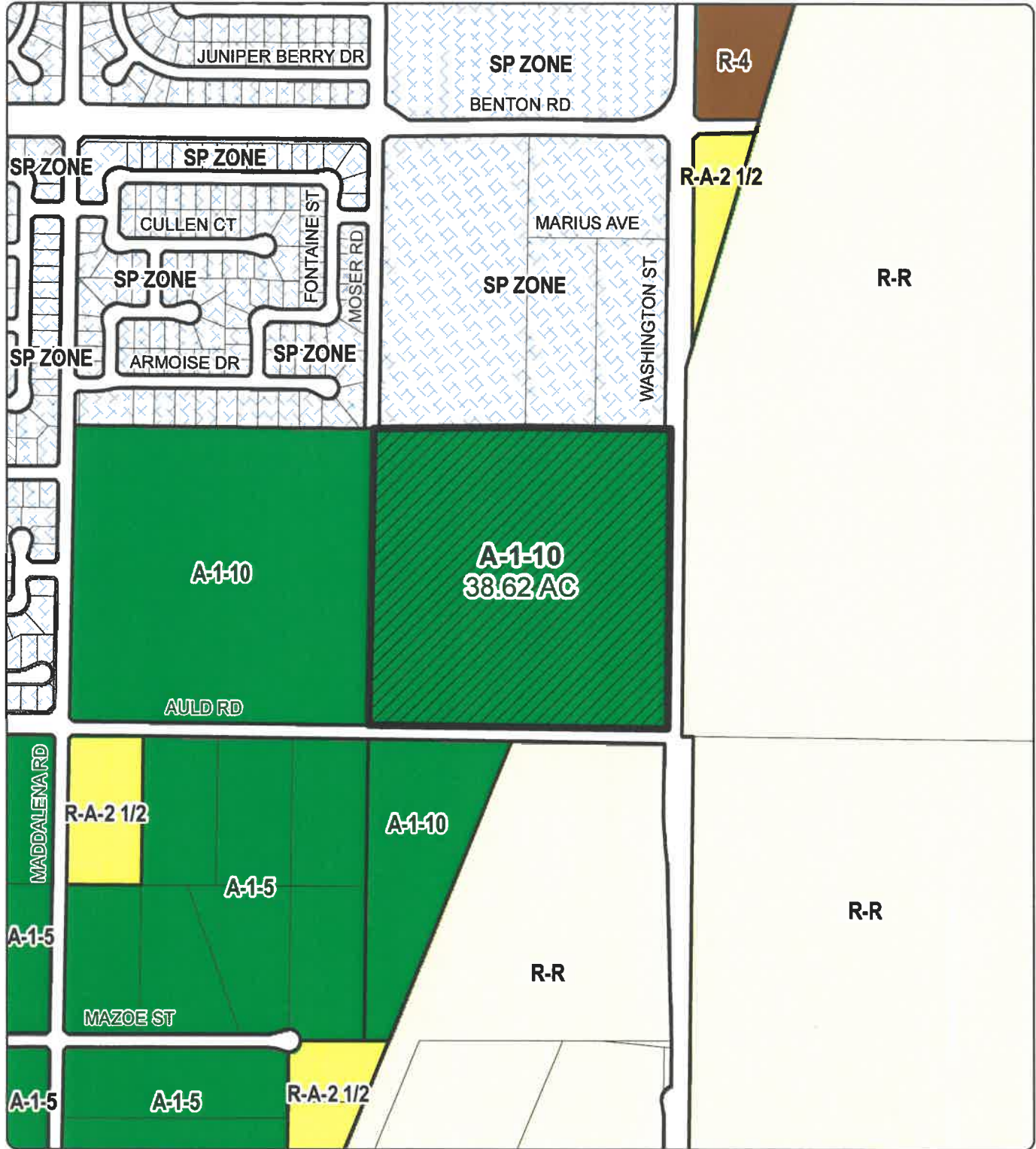
PPT180013

Supervisor: Washington
District 3

Date Drawn: 03/09/2016

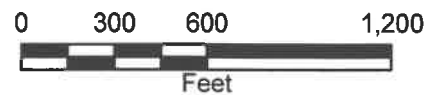
Exhibit 2

EXISTING ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180013

LAND USE

Supervisor: Washington

District 3

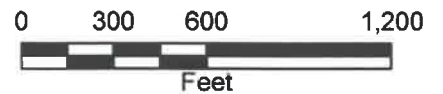
Date Drawn: 03/09/2016

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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



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

SOLEDAD WINE

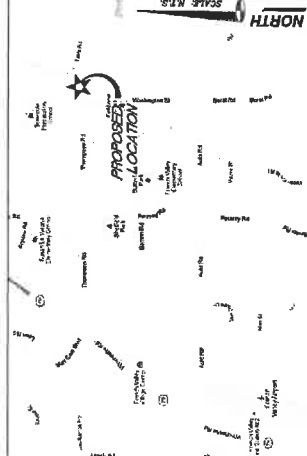
UNADDRESSED PARCEL
APN: 964-030-005
WINCHESTER, CALIFORNIA 92596

OVERALL HEIGHT
70'-0"

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF A NEW ~900 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
- INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS AT A 91' CENTERLINE MOUNTED ON A NEW 70' ANTENNA STRUCTURE
- INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS
- INSTALLATION OF (12) VERIZON WIRELESS REMOTE RADIO UNITS (RRUs) WITH EXPANSION MODULES (EM) PER SECTION
- INSTALLATION OF (2) VERIZON WIRELESS TOWER MOUNTED JUNCTION BOXES
- INSTALLATION OF (2) VERIZON WIRELESS 11'-6" X 15'-10.5" EQUIPMENT SHELTER ON A 2' REINFORCED CONCRETE FOUNDATION
- INSTALLATION OF (2) VERIZON WIRELESS GPS ANTENNAS
- INSTALLATION OF A VERIZON WIRELESS 6' BLOCK WALL
- INSTALLATION OF A VERIZON WIRELESS 4' WIDE SOLID METAL GATE
- INSTALLATION OF A VERIZON WIRELESS SKW GENERATOR WITH A 211 GALLON DIESEL TANK MOUNTED ON A 5' X 9' CONCRETE PAD
- COAXIAL/AMBERFLEX CABLE RISERS FROM ROADS TO ANTENNAS
- NEW FIBER CONDUIT RUN TO CURBSIDES
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

PROJECT DESCRIPTION



VICINITY MAP
THOMAS GUIDE P929, G2 (38TH EDITION)

PROPERTY INFORMATION

OWNER:
METROPOLITAN WATER DISTRICT
100 NORTH ALAMIDA STREET
IRVINE, CALIFORNIA 92612

CONTACT:
JEFF WYNN
213 217-6000

AREA OF CONSTRUCTION:
~900 SQ. FT.

OCCUPANCY TYPE:
S-2

CONSTRUCTION TYPE:
V-B

CURRENT ZONING:
AGRICULTURAL (A-1-10)

JURISDICTION:
RIVERSIDE COUNTY

APN:
964-030-005

HANDICAP REQUIREMENTS:
SLOTTED SIGNAGE AND USE FOR HUMAN HABITATION UNMODIFIED
ACCESS NOT REQUIRED.

UTILITIES:
VERIZON TELEPHONE
235 NORTH SUNRISE WAY
IRVINE, CALIFORNIA 92618
(714) 778-2381

POWER:
SOUTHERN CALIFORNIA Edison
287 TENNESSEE STREET
IRVINE, CALIFORNIA 92614
(949) 261-4175

CODE COMPLIANCE

- 2013 CALIFORNIA ADMINISTRATIVE CODE
- 2013 CALIFORNIA BUILDING STANDARDS CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES NOT CONFLICTING TO THESE CODES.

- 2013 CALIFORNIA ADMINISTRATIVE CODE
- 2013 CALIFORNIA BUILDING STANDARDS CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

SITE ACQUISITION/ PLANNING

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

CIVIL ENGINEER

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

ELECTRICAL ENGINEERS

603 CONSULTING ENGINEERING SERVICES LLC
5811 W. CHARLESTON BOULEVARD, SUITE 2518
IRVINE, CALIFORNIA 92617
PHONE: (714) 885-1552

SURVEYOR

DAMONBACK LAND SURVEYING
5528 SOUTH FORT APACHE ROAD, SUITE 110
IRVINE, CALIFORNIA 92618
PHONE: (714) 853-3257

PROJECT SUMMARY

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	6
A1	SITE PLAN	6
A2	ENLARGED SITE PLAN	6
A3	SITE DETAIL	6
A4	SITE DETAIL WITH DIMENSIONS, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	6
A5	NORTH & WEST ELEVATIONS	6
A6	SOUTH & WEST ELEVATIONS	6
A7	CONSTRUCTION DETAILS	6
LANDSCAPE DRAWINGS		
T1	TITLE SHEET	6
L1	LANDSCAPE PLAN	6
L2	LANDSCAPE DETAILS	6

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		

APPROVAL LIST

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T1

REVISION: 6

LAX-167

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

PROJECT INFORMATION

SOLEDAD WINE

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

CURRENT ISSUE DATE: 09/01/15

ISSUED FOR: ZONING

REV.	DATE	DESCRIPTION	BY
6	09/29/15	PLANNING REVISION	Q.H.
5	05/12/14	LANDLORD REVISION	R.C.
4	03/28/14	LU RESPONSE	N.D.
3	17/09/13	SITE RELOCATION	R.S.
2	04/17/13	LANDLORD REVISION	E.A.
1	03/01/13	100% ZONING	E.A.
0	02/08/13	90% ZONING	R.S.

PLANS PREPARED BY:

SPECTRUM

SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PH. (909) 456-8401
FAX. (909) 456-8408

LICENSE:

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T1

REVISION: 6

LAX-167

verizonwireless
1500 SAND CANYON AVENUE
SANTA ANA, CALIFORNIA 92718

PROJECT INFORMATION:
SOLEDAD WINE
UNADDRESSED PARCEL
APN: 864-030-005
WINCHESTER, CALIFORNIA 92596

CURRENT ISSUE DATE:
09/01/15

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION

01	09/01/15	PLANNING REVISION	G.H.
02	09/12/14	LANDLORD REVISION	R.C.
03	07/20/14	LIJ RESPONSE	V.D.
04	07/08/13	SITE RELOCATION	R.S.
05	04/12/13	LANDLORD REVISION	E.A.
06	02/01/13	100% ZONING	E.A.
07	02/09/13	100% ZONING	R.S.

PLANS PREPARED BY:
SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PH. (909) 458-8401
FAX (909) 458-8408

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1

REVISION:
6

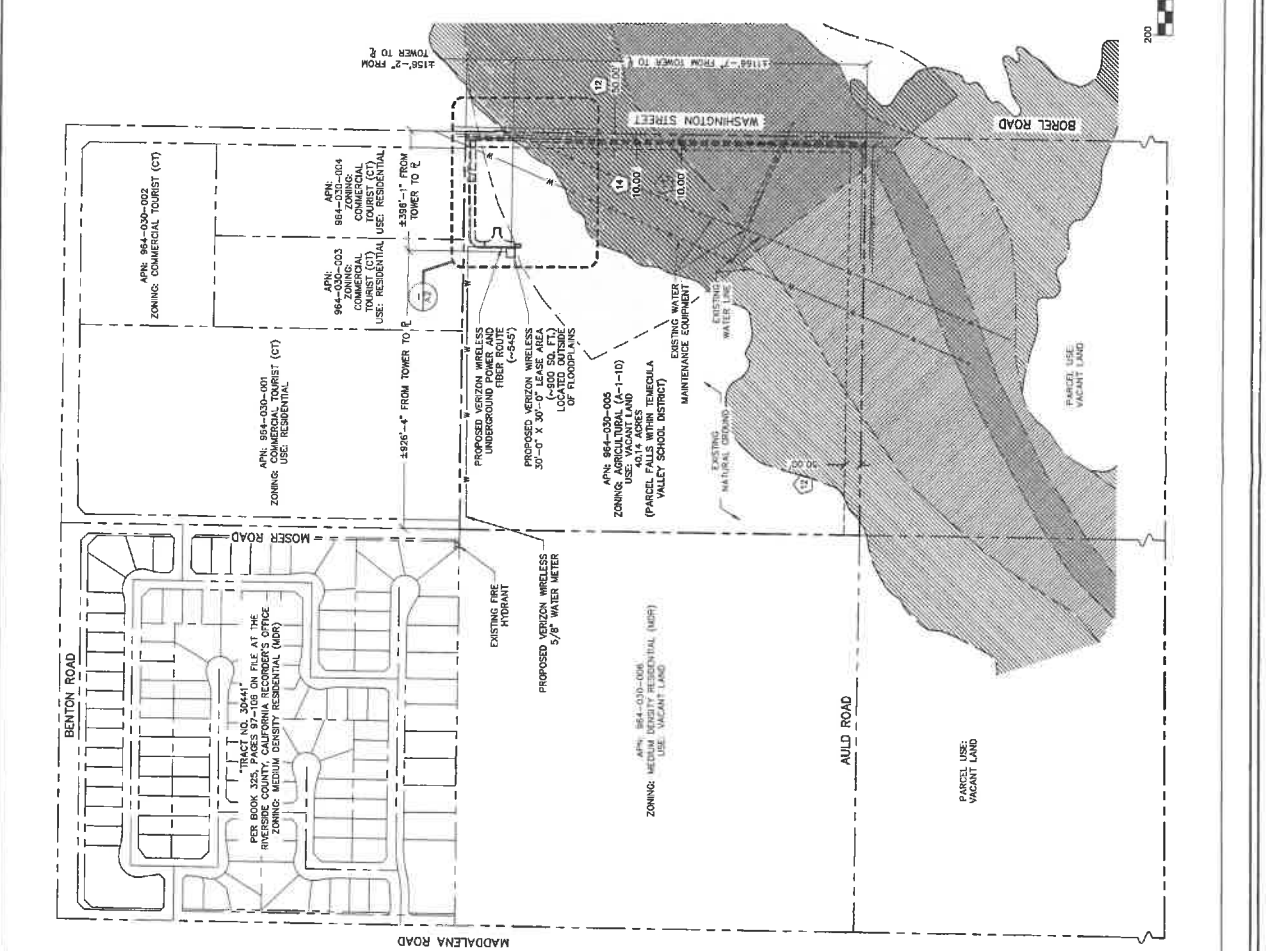
LAX-167

LEGEND

- LEASE AREA
- CENTRELINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- DHP
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1" CONTOUR
- XXXX
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE
- DNR AWARENESS FLOORPLAN (JULY 2011)
- 100 YEAR FLOORPLAN
- NO BUILD ZONE

FLOORPLAN LEGEND

- APN 864-030-002 ZONING: COMMERCIAL TOURIST (CT)
- APN 864-030-003 ZONING: COMMERCIAL TOURIST (CT)
- APN 864-030-004 ZONING: COMMERCIAL TOURIST (CT)
- APN 864-030-005 ZONING: AGRICULTURAL (A-1-1D)
- APN 864-030-006 ZONING: MEDIUM DENSITY RESIDENTIAL (MDR)



NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTIONS LISTED IN TITLE REPORT ORDER NO. 3245186, DATED NOVEMBER 28, 2012, PREPARED BY TROTT, WILSON & ASSOCIATES, INC., ARE APPLICABLE TO THIS PROJECT. THE NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUPERFICIAL LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE OBTAINED FROM THE TITLE REPORT. THE ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

7) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS GRANTED IN A DOCUMENT, HAS/A HAVE BEEN GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY RECORDING NO. 1108 OFFICIAL RECORDS RECORDING DATE: JANUARY 9, 1947. THE PURPOSE, UTILITIES, AND OVERHEAD POWER COMPANY AFFECTS A PORTION OF THE SUBJECT PROPERTY. DOES NOT AFFECT SUBJECT PROPERTY.

8) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS GRANTED IN A DOCUMENT, HAS/A HAVE BEEN GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY RECORDING NO. 1108 OFFICIAL RECORDS RECORDING DATE: JANUARY 9, 1947. THE PURPOSE, UTILITIES, AND OVERHEAD POWER COMPANY AFFECTS A PORTION OF THE SUBJECT PROPERTY. DOES NOT AFFECT SUBJECT PROPERTY.

9) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS GRANTED IN A DOCUMENT, HAS/A HAVE BEEN GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY RECORDING NO. 1108 OFFICIAL RECORDS RECORDING DATE: JANUARY 9, 1947. THE PURPOSE, UTILITIES, AND OVERHEAD POWER COMPANY AFFECTS A PORTION OF THE SUBJECT PROPERTY. DOES NOT AFFECT SUBJECT PROPERTY.

10) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS GRANTED IN A DOCUMENT, HAS/A HAVE BEEN GRANTED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA RECORDING NO. 1108 OFFICIAL RECORDS RECORDING DATE: MAY 28, 1968. THE PURPOSE, UTILITIES, AND OVERHEAD POWER COMPANY AFFECTS A PORTION OF THE SUBJECT PROPERTY. DOES NOT AFFECT SUBJECT PROPERTY.

11) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS GRANTED IN A DOCUMENT, HAS/A HAVE BEEN GRANTED TO CALIFORNIA WATER AND TELEPHONE COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDING NO. 292 OFFICIAL RECORDS RECORDING DATE: JUNE 20, 1960. THE PURPOSE, UTILITIES, AND OVERHEAD POWER COMPANY AFFECTS A PORTION OF THE SUBJECT PROPERTY. DOES NOT AFFECT SUBJECT PROPERTY.

12) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS GRANTED IN A DOCUMENT, HAS/A HAVE BEEN GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY RECORDING NO. 12869 OFFICIAL RECORDS RECORDING DATE: DECEMBER 17, 1970 OFFICIAL RECORDS RECORDING NO. 292 OFFICIAL RECORDS RECORDING DATE: JUNE 20, 1960. THE PURPOSE, UTILITIES, AND OVERHEAD POWER COMPANY AFFECTS A PORTION OF THE SUBJECT PROPERTY.

13) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS GRANTED IN A DOCUMENT, HAS/A HAVE BEEN GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY RECORDING NO. 12869 OFFICIAL RECORDS RECORDING DATE: DECEMBER 17, 1970 OFFICIAL RECORDS RECORDING NO. 292 OFFICIAL RECORDS RECORDING DATE: JUNE 20, 1960. THE PURPOSE, UTILITIES, AND OVERHEAD POWER COMPANY AFFECTS A PORTION OF THE SUBJECT PROPERTY.

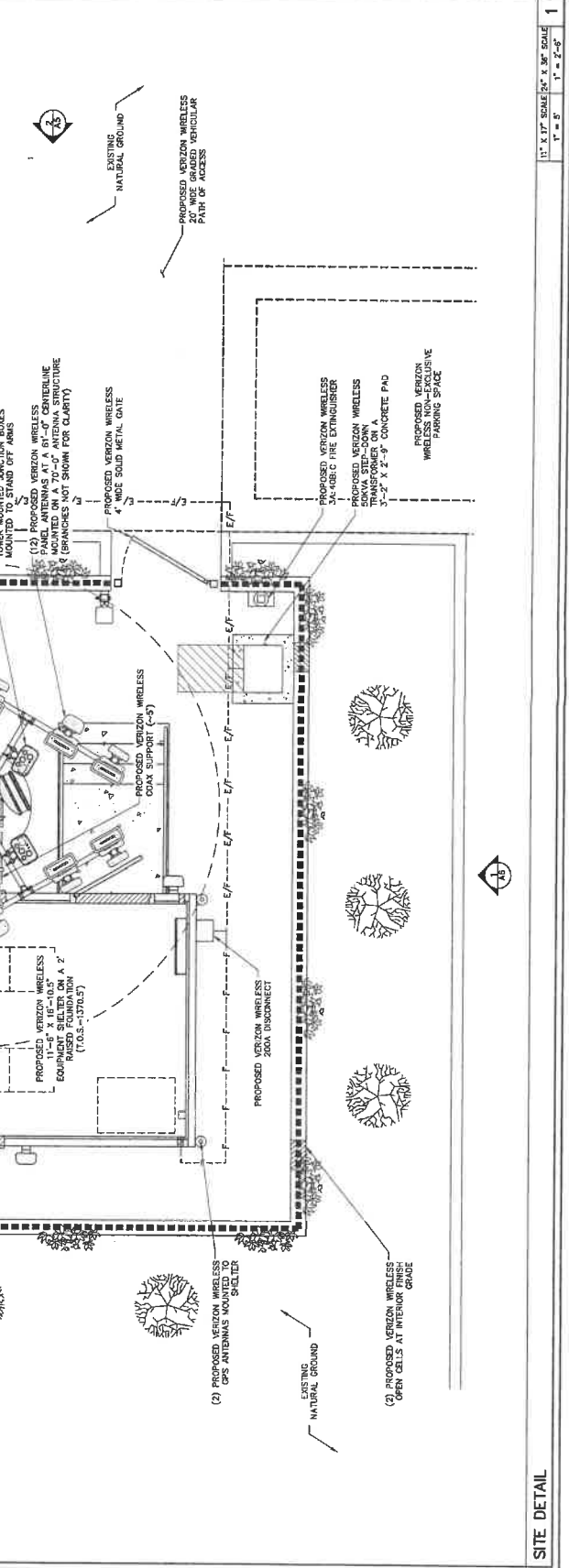
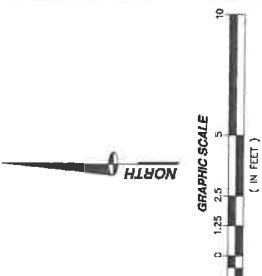
14) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS GRANTED IN A DOCUMENT, HAS/A HAVE BEEN GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION RECORDING NO. 13477 OFFICIAL RECORDS RECORDING DATE: NOVEMBER 24, 1971. THE PURPOSE, UTILITIES, AND OVERHEAD POWER COMPANY AFFECTS A PORTION OF THE SUBJECT PROPERTY.

15) INTERESTS, CONVEYANCES, ENCUMBRANCES, EASEMENTS, AND RIGHTS IN AREA ENCROACHMENTS OR ANY OTHER MATTERS SHOWN ON RECORDING DATE: IN BOOK 54 PAGE 23 AND 25 NO PLATABLE ENCUMBRANCES.

SITE PLAN

REV.	DATE	DESCRIPTION	BY
6	09/01/15	PLANNING REVISION	G.H.
5	05/22/14	LANDLORD REVISION	R.C.
4	03/20/14	LU RESPONSE	V.D.
3	07/08/13	SITE RELOCATION	R.S.
2	04/12/13	LANDLORD REVISION	E.A.
1	03/09/13	100% ZONING	E.A.
0	02/06/13	80% ZONING	R.S.

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





PROJECT INFORMATION
SOLEDAD WINE
 UNADDRESSED PARCEL
 APN: 964-036-005
 WINCHESTER, CALIFORNIA 92596

CURRENT ISSUE DATE:
 09/01/15

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY:

6	09/01/15	PLANNING REVISION	G.H.
5	05/12/14	LANDLORD REVISION	R.C.
4	03/20/14	LI RESPONSE	V.D.
3	07/08/13	SITE RELOCATION	R.S.
2	04/12/13	LANDLORD REVISION	E.A.
1	03/01/13	100% ZONING	E.A.
0	12/08/13	80% ZONING	R.S.

PLANS PREPARED BY:
SPECTRUM
 SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 CHANDLER, AZ 85226
 PH: (602) 458-8444
 FAX: (602) 458-8405

LICENSE:

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

SHEET NUMBER: 6
REVISION:
 LAX-167

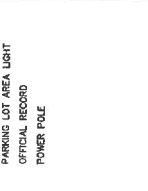
ANTENNA SECTOR	SECTOR	HEIGHT	ANTENNA	ERFS	CENTRELINE	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	120°	4	4	4	61'	85'	(6) 7/8" COAX	RED/GREEN RED/RED	15'	15'	..
SECTOR B	240°	4	4	4	61'	85'	(6) 7/8" COAX	BLUE/GREEN BLUE/PED	15'	15'	..
SECTOR C	0°	4	4	4	61'	85'	(6) 7/8" COAX	YELLOW/GREEN YELLOW/PED	15'	15'	..
MISC.						85'	(2) 1-5/8" HYBRIFLEX		15'	15'	..
PARABOLIC ANTENNA	T.B.D.	2			T.B.D.						..
GPS	N/A	2					1/2" COAX	GRAY			..

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

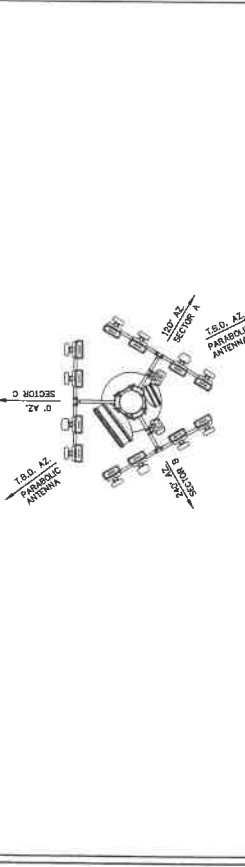
3 ANTENNA AND CABLE SCHEDULE

LEGEND:

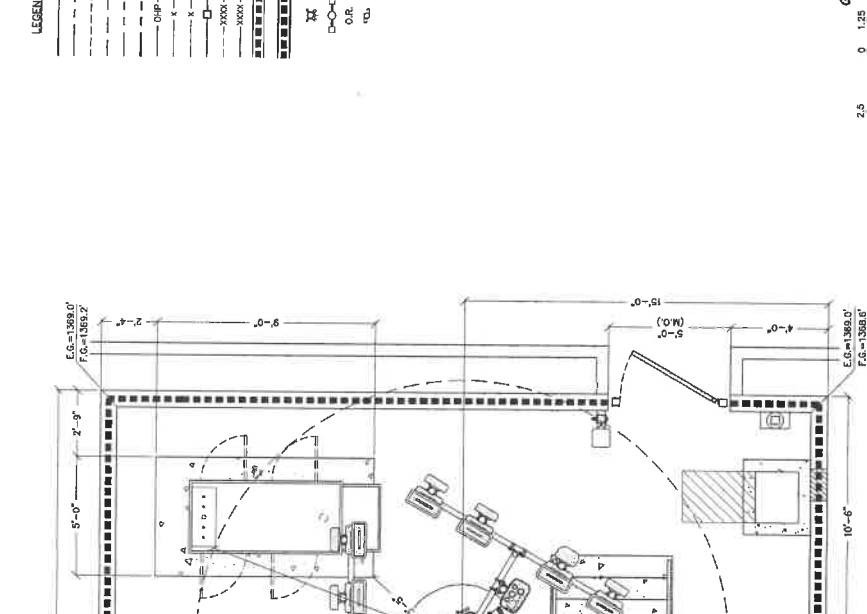
- LEASE AREA
- CENTRELINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1" CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT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



SCALE:
 1" = 5'



2 ANTENNA LAYOUT



SCALE:
 1" = 10'

1 SITE DETAIL WITH DIMENSIONS

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

PROJECT INFORMATION:
SOLEDAD WINE
 UNADDRESSED PARCEL
 APR. 864-000-005
 WINCHESTER, CALIFORNIA 92396

CURRENT ISSUE DATE:
09/01/15

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY:

6	09/01/15	PLANNING REVISION	C.H.
5	10/12/14	LANDLORD REVISION	R.C.
4	12/20/14	LD RESPONSE	N.S.
3	07/08/13	SITE RELOCATION	R.S.
2	04/12/13	LANDLORD REVISION	E.A.
1	02/01/13	MOCK ZONING	E.A.
0	12/09/13	MOCK ZONING	R.S.

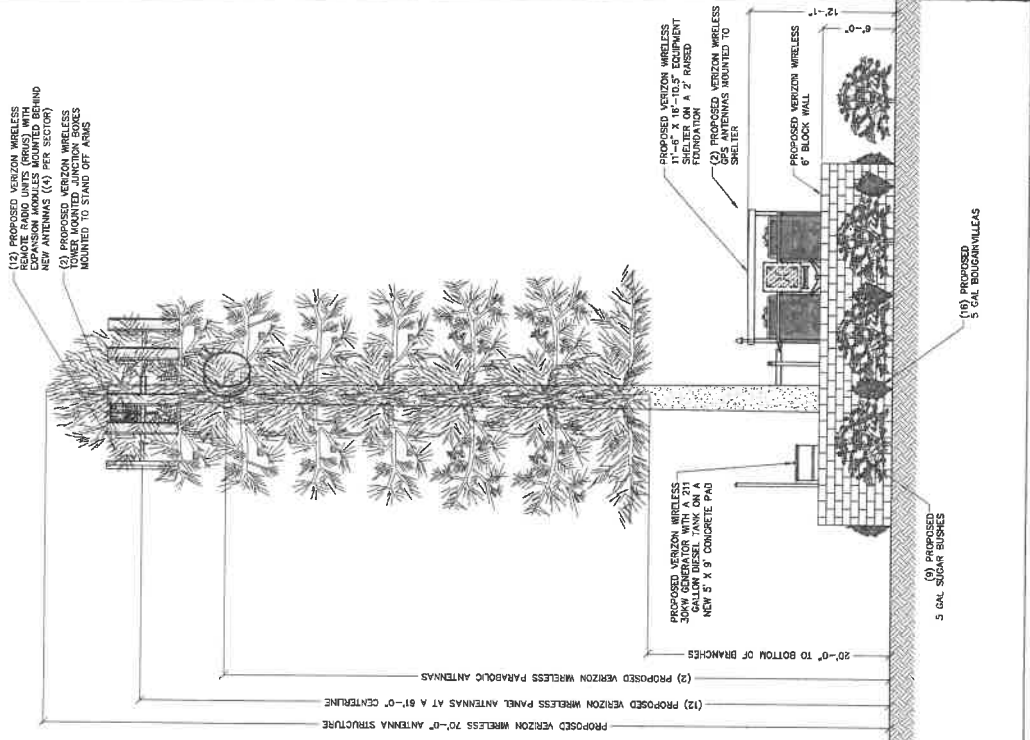
PLANS PREPARED BY:
SPECTRUM
 SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 PH (909) 455-8400
 PH (909) 455-8401
 FAX (909) 455-8408

LICENSURE:
 SHEET NUMBER: **A5**
 SHEET TITLE: **NORTH & EAST ELEVATIONS**
 REVISION: **6**

11" x 17" SCALE: 1/4" = 1'-0"
 1" = 5'

NOTE:
 ALL PROPOSED ANTENNAS AND APPLIANCE: TO BE PAINTED TO MATCH ANTENNA STRUCTURE AND COVERED WITH RF FRIENDLY LEAF SOCKS

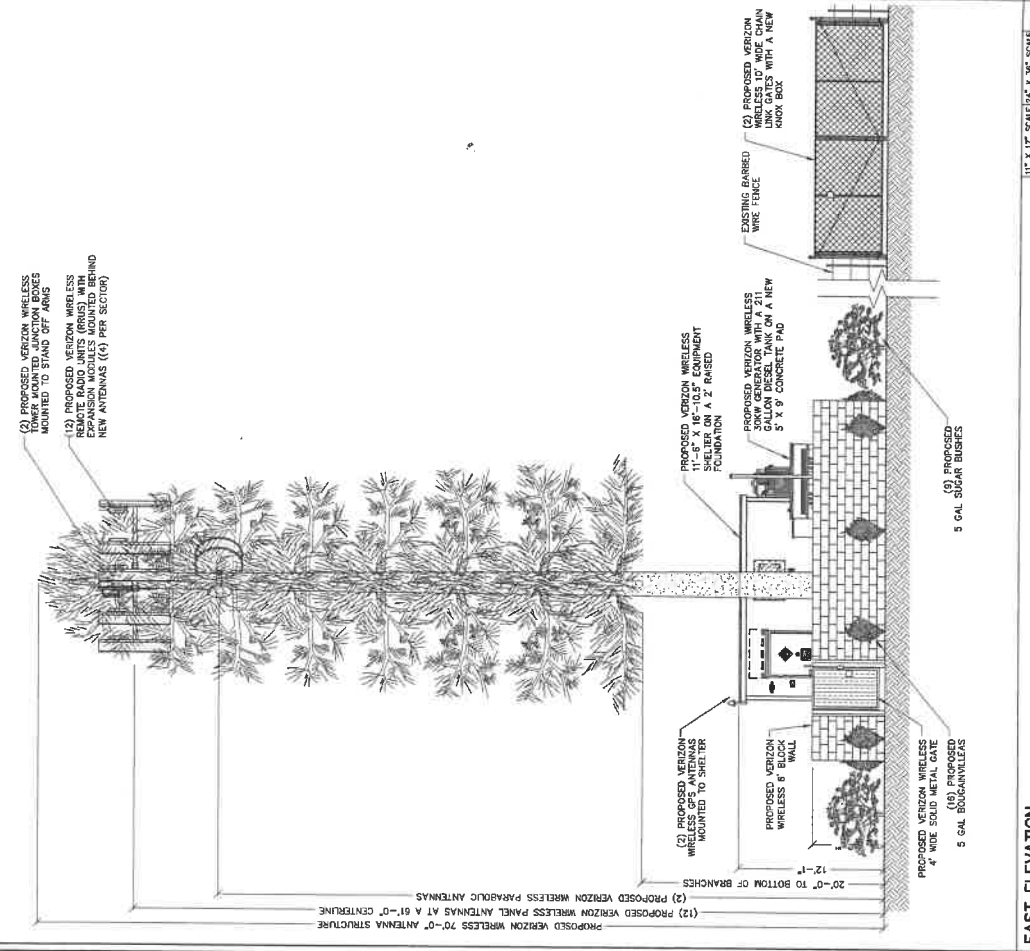
- (12) PROPOSED VERIZON WIRELESS REMOTE RADIO UNITS (RRUS) WITH PARASOL ANTENNAS (4) PER SECTOR
- (2) PROPOSED VERIZON WIRELESS TOWER MOUNTED JUNCTION BOXES MOUNTED TO STAND OFF ARMS



NORTH ELEVATION
 11" x 17" SCALE: 1/4" = 1'-0"
 1" = 5'

NOTE:
 ALL PROPOSED ANTENNAS AND APPLIANCE: TO BE PAINTED TO MATCH ANTENNA STRUCTURE AND COVERED WITH RF FRIENDLY LEAF SOCKS

- (2) PROPOSED VERIZON WIRELESS REMOTE RADIO UNITS (RRUS) MOUNTED TO STAND OFF ARMS
- (13) PROPOSED VERIZON WIRELESS REMOTE RADIO UNITS (RRUS) WITH EXPANSION MODULES MOUNTED BEHIND NEW ANTENNAS (4) PER SECTOR



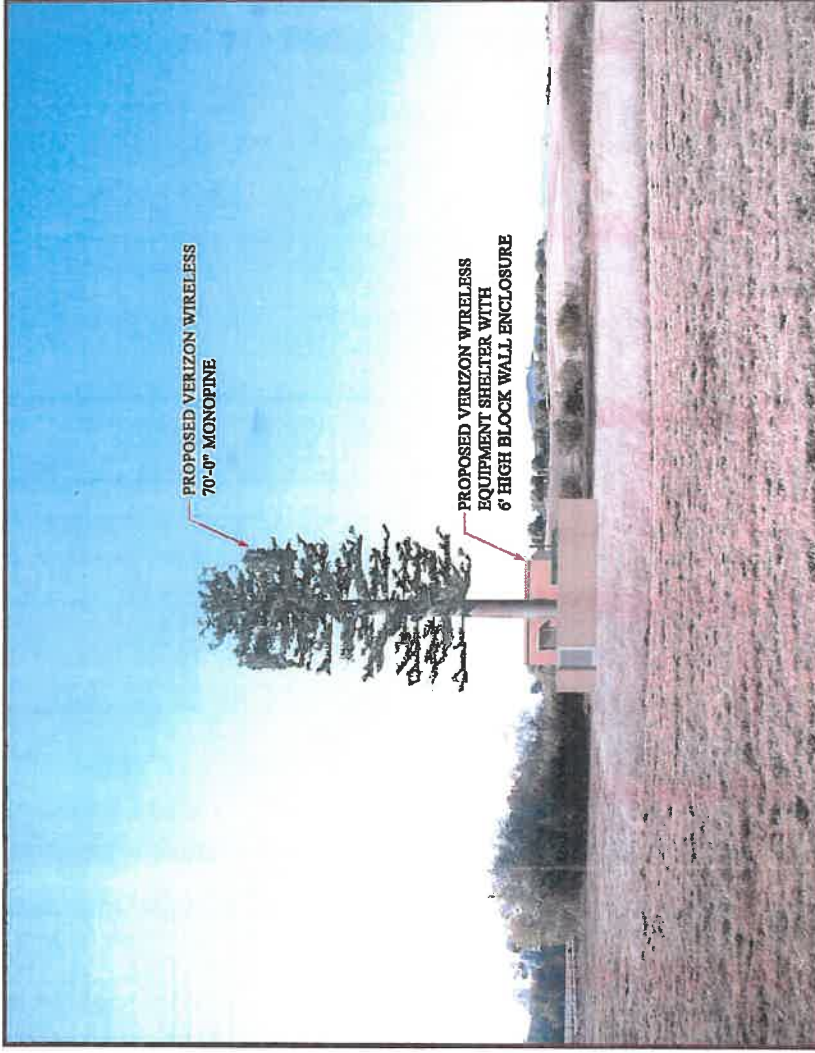
EAST ELEVATION
 11" x 17" SCALE: 1/4" = 1'-0"
 1" = 5'

SOLEDAD WINE CORNER OF WASHINGTON STREET AND AULD ROAD WINCHESTER, CALIFORNIA 92596

VIEW 2



LOCATION



PROPOSED



EXISTING

SPECTRUM
 8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA, 89148
 OFFICE: (702) 3677705
 FAX: (702) 3678733

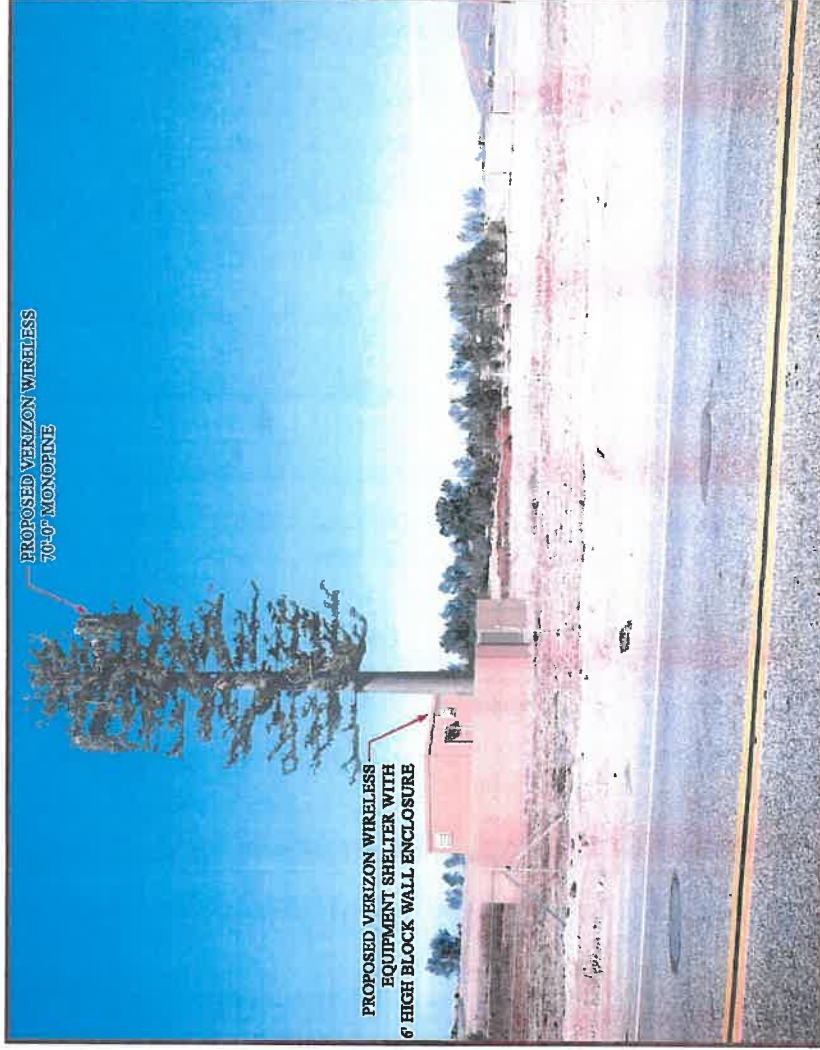
verizon wireless
 18905 SAND CANYON AVENUE BUILDING D 1ST FLOOR
 IRVINE, CALIFORNIA 92618

SOLEDAD WINE CORNER OF WASHINGTON STREET AND AULD ROAD WINCHESTER, CALIFORNIA 92596

VIEW 1



LOCATION



PROPOSED



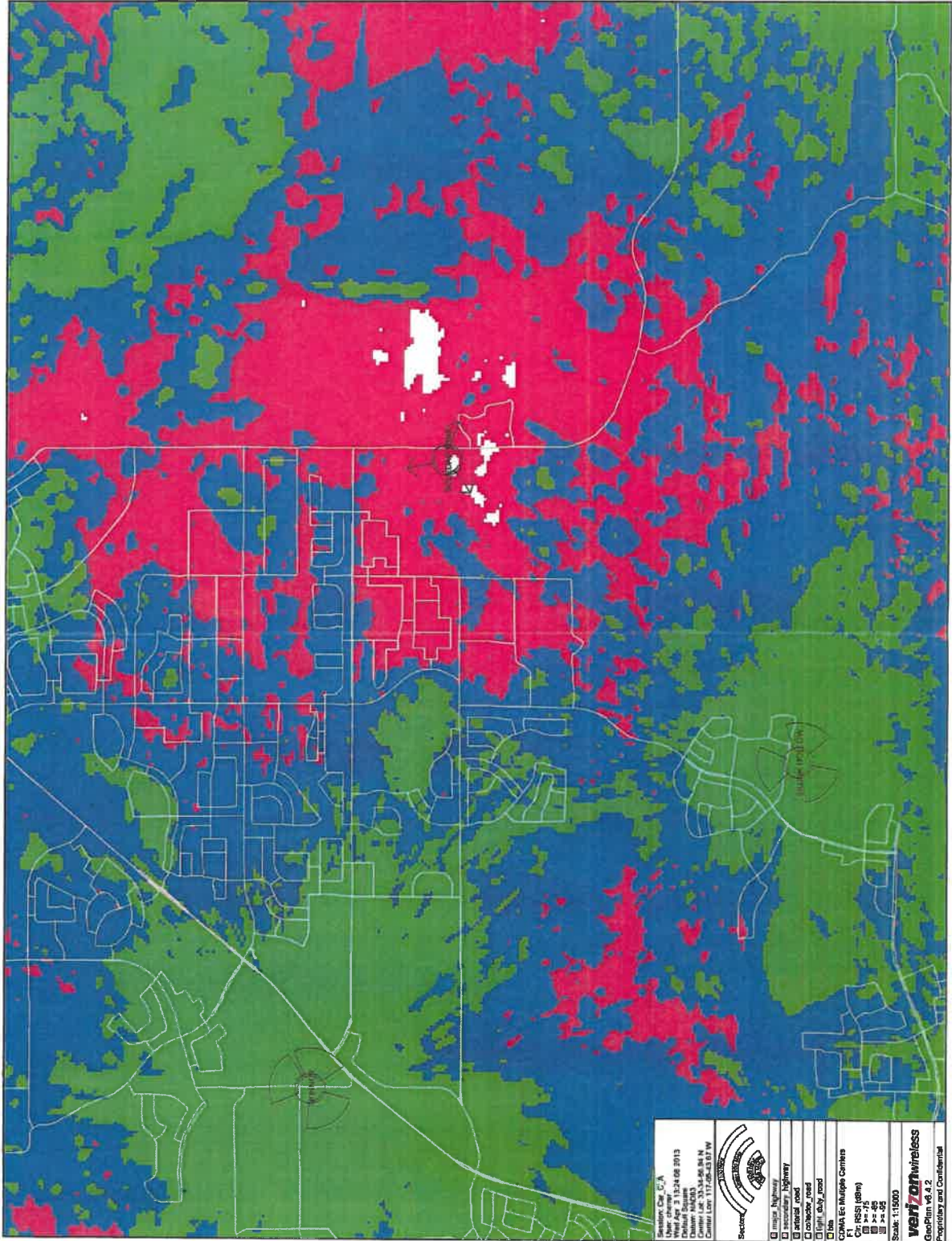
EXISTING



8905 W POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE (702) 3677703
FAX (702) 3678733



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

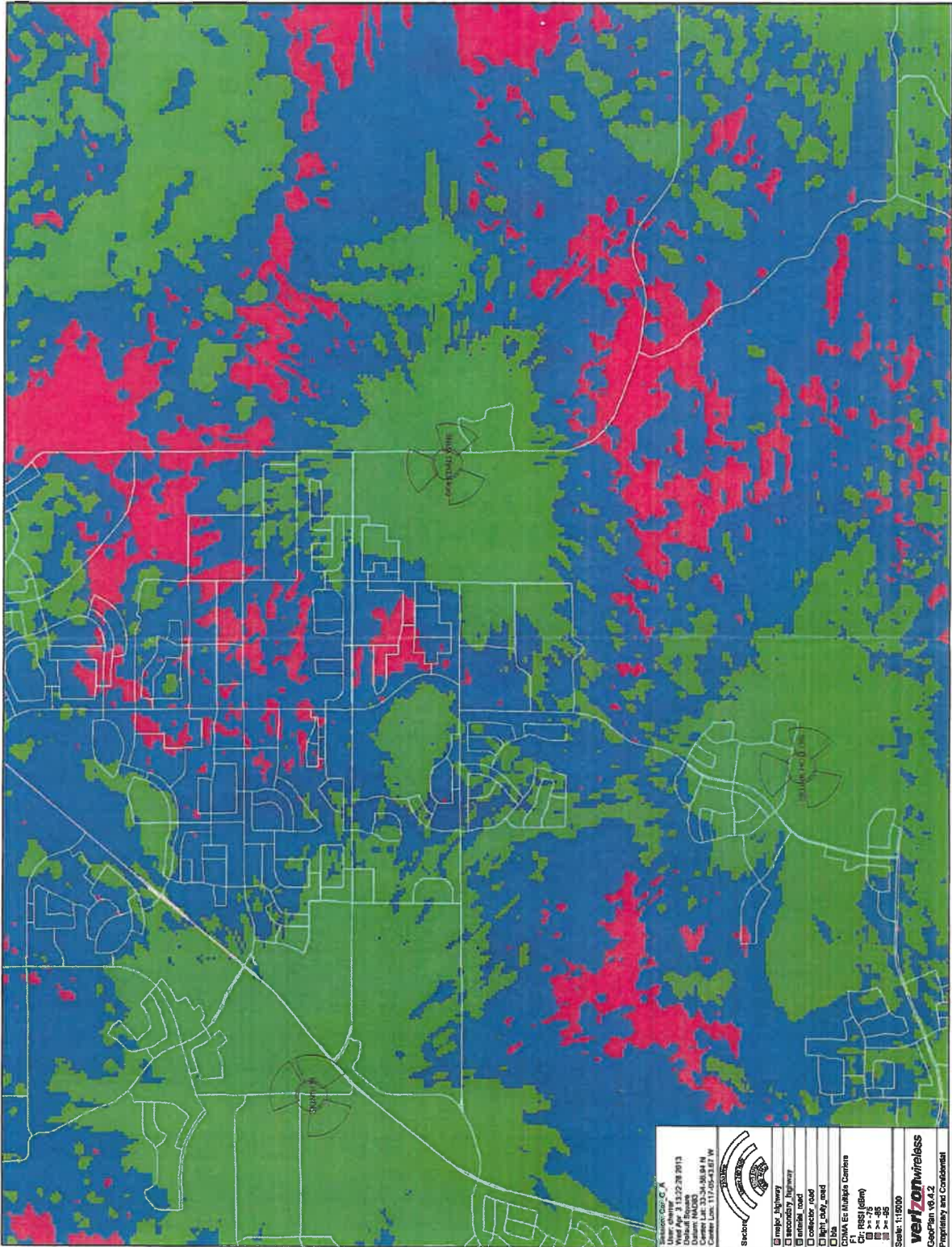


Session: C:\A
 Wed Apr 3 12:24:08 2013
 Cellular Network
 Cell ID: 30334-04-N
 Cell ID: 11728-03-E-W
 Cell ID: 30334-04-N
 Cell ID: 11728-03-E-W

Sectors:
 018deg. Dipole
 036deg. Dipole
 054deg. Dipole
 072deg. Dipole
 090deg. Dipole
 108deg. Dipole
 126deg. Dipole
 144deg. Dipole
 162deg. Dipole
 180deg. Dipole
 198deg. Dipole
 216deg. Dipole
 234deg. Dipole
 252deg. Dipole
 270deg. Dipole
 288deg. Dipole
 306deg. Dipole
 324deg. Dipole
 342deg. Dipole
 360deg. Dipole

CDMA Ec-Multiplexed
 C1: RSSI (dBm)
 C2: RSSI (dBm)
 C3: RSSI (dBm)
 C4: RSSI (dBm)
 C5: RSSI (dBm)
 C6: RSSI (dBm)
 C7: RSSI (dBm)
 C8: RSSI (dBm)
 C9: RSSI (dBm)
 C10: RSSI (dBm)
 C11: RSSI (dBm)
 C12: RSSI (dBm)
 C13: RSSI (dBm)
 C14: RSSI (dBm)
 C15: RSSI (dBm)
 C16: RSSI (dBm)
 C17: RSSI (dBm)
 C18: RSSI (dBm)
 C19: RSSI (dBm)
 C20: RSSI (dBm)
 C21: RSSI (dBm)
 C22: RSSI (dBm)
 C23: RSSI (dBm)
 C24: RSSI (dBm)
 C25: RSSI (dBm)
 C26: RSSI (dBm)
 C27: RSSI (dBm)
 C28: RSSI (dBm)
 C29: RSSI (dBm)
 C30: RSSI (dBm)
 C31: RSSI (dBm)
 C32: RSSI (dBm)
 C33: RSSI (dBm)
 C34: RSSI (dBm)
 C35: RSSI (dBm)
 C36: RSSI (dBm)
 C37: RSSI (dBm)
 C38: RSSI (dBm)
 C39: RSSI (dBm)
 C40: RSSI (dBm)
 C41: RSSI (dBm)
 C42: RSSI (dBm)
 C43: RSSI (dBm)
 C44: RSSI (dBm)
 C45: RSSI (dBm)
 C46: RSSI (dBm)
 C47: RSSI (dBm)
 C48: RSSI (dBm)
 C49: RSSI (dBm)
 C50: RSSI (dBm)
 C51: RSSI (dBm)
 C52: RSSI (dBm)
 C53: RSSI (dBm)
 C54: RSSI (dBm)
 C55: RSSI (dBm)
 C56: RSSI (dBm)
 C57: RSSI (dBm)
 C58: RSSI (dBm)
 C59: RSSI (dBm)
 C60: RSSI (dBm)
 C61: RSSI (dBm)
 C62: RSSI (dBm)
 C63: RSSI (dBm)
 C64: RSSI (dBm)
 C65: RSSI (dBm)
 C66: RSSI (dBm)
 C67: RSSI (dBm)
 C68: RSSI (dBm)
 C69: RSSI (dBm)
 C70: RSSI (dBm)
 C71: RSSI (dBm)
 C72: RSSI (dBm)
 C73: RSSI (dBm)
 C74: RSSI (dBm)
 C75: RSSI (dBm)
 C76: RSSI (dBm)
 C77: RSSI (dBm)
 C78: RSSI (dBm)
 C79: RSSI (dBm)
 C80: RSSI (dBm)
 C81: RSSI (dBm)
 C82: RSSI (dBm)
 C83: RSSI (dBm)
 C84: RSSI (dBm)
 C85: RSSI (dBm)
 C86: RSSI (dBm)
 C87: RSSI (dBm)
 C88: RSSI (dBm)
 C89: RSSI (dBm)
 C90: RSSI (dBm)
 C91: RSSI (dBm)
 C92: RSSI (dBm)
 C93: RSSI (dBm)
 C94: RSSI (dBm)
 C95: RSSI (dBm)
 C96: RSSI (dBm)
 C97: RSSI (dBm)
 C98: RSSI (dBm)
 C99: RSSI (dBm)
 C100: RSSI (dBm)

Scale: 1:10000
verizonwireless
 GeoPlan v4.1.2
 Regulatory and Confidential



Station: 0167_C_K
 Name: 0167_C_K
 View Az: 113.2228787913
 Default Span: 30
 Center Lat: 33.343634 N
 Center Lon: 117.054357 W

Sever
 120MHz
 120MHz
 120MHz

mpeg_4_highway
 secondary_highway
 arterial_road
 collector_road
 local_street

CDMA/EIS Multi-Port Centers
 C1: FRS(1) (800)
 800-778
 800-888

Scale: 1:16500
verizon wireless
 GeoPlan v6.4.2
 Proprietary and Confidential



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: PPT180013 / CEQ180046

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

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

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: June 4, 2019

Applicant/Project Sponsor: Verizon Wireless Date Submitted: April 3, 2013

ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: July 8, 2019

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Tim Wheeler at (951) 955-6060.

Please charge deposit fee case#: ZCEQ180046 ZCFG05965

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

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

I. PROJECT INFORMATION

Project Description: Plot Plan No. 180013 ("the project") proposes to construct a wireless communication facility consisting of a 70 foot high mono-pole for Verizon Wireless with (12) panel antennas, (1) four foot parabolic antennas dish, (1) two foot parabolic antenna dish, (12) Remote Radio Units, (2) tower mounted junction box units, a 195 square foot equipment shelter, and a 30 KW generator within an approximate 900 square foot lease area enclosed by a 6 foot tall decorative block wall.

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

B. Total Project Area: 900 square feet of lease area

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

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

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

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

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

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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

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

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

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

C. Foundation Component(s): Community Development

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

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

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

G. Adjacent and Surrounding:

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

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

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

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

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

H. Adopted Specific Plan Information

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

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

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

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

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

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative

Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

June 4, 2019

Date

Tim Wheeler,
Project Planner

Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

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

b) The proposed Project is located on a 900 square-foot lease area within an approximately 38-acre vacant site. Under current conditions, the Project site is relatively flat and is regularly tilled to prevent overgrowth. As the site has previously been disturbed with a maintenance road, it is not likely that the proposed Project would have impacts substantially beyond the existing.

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

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) According to "Map My County," the project site is designated as "Farmland of Local Importance" and "Other Lands". However, the 900 square-foot lease area is located entirely within the portion of the Project site designated as "Other Lands." Areas surrounding the Project site are designated as "Urban-Built Land," "Other Lands," and "Farmland of Local Importance." No portion of the Project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project would not result in the conversion of Farmland to a non-agricultural use, and there will be no impacts.

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

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

c) The Project site and the area immediately to the west of the Project site are zoned Light Agriculture – 10 acre minimum (A-1-10). However, the 900 square-foot lease area is not being utilized for any agriculture uses. Due to limited scale of the proposed Project and because the property is designated for Public Facility uses, impacts will be less than significant.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” and Project Application Materials.

Findings of Fact:

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

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

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

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

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

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

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

Table 1 SCAQMD Regional Thresholds

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

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

CO	550 lbs/day	550 lbs/day
Lead (AQMD)	3 lbs/day	3 lbs/day

It should be noted that all projects within the SCAB, including the proposed Project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403:

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

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

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

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is French Valley School located at 36680 Cady Rd, Winchester, CA 92596 at approximately .63 miles northwest of the Project site.

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

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

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

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

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Impacts will be less than significant as it relates to odors associated with the proposed Project construction and operations.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection, Biological Assessment conducted by Michael Brandman Associates in December 2014.

Findings of Fact:

a) The Project site and the proposed lease area do not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The proposed Project is not subject to Criteria Area requirements and would not conflict with the provisions of the MSHCP [as stated in section b and c, shown below]. There will be no impacts.

b-c) The proposal will disturb approximately a 900 square foot lease area for the construction of the telecommunication tower and associated equipment. A biological assessment conducted by Michael Brandman Associates in December 2014 concluded that the Project site does not contain any suitable habitat in the proposed lease area for Munz's onion, San Diego ambrosia, many-stemmed dudleya, California Orcutt grass, spreading navarretia and Wright's trichocoronis. Based upon the absence of suitable habitat, no recommendations were made for the focused rare plant surveys. The Project site and the proposed lease area is located within a fallow field that appears to be routinely disced. The site contains no suitable nesting habitat for burrowing owl. The site lacks small mammal burrows and does not provide sufficient habitat for nesting. Therefore focused surveys for burrowing owl are not recommended. Impacts will be less than significant.

Based on previous construction, the site is not anticipated to have habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Impacts will be less than significant.

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

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

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Impacts will be less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report No. 2410

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. According to County Geologic Report No. 2410, the nearest fault is located approximately 7.8 miles away from the project site. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur. Additionally, the project is subject to the California Building Code (CBC) requirements pertaining to commercial development and thereby mitigating any potential impact to less than significant. CBC requirements are applicable to all commercial

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

development, so they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," County Geologic Report No. 2410

Findings of Fact:

a) Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having a "low" liquefaction susceptibility. Additionally, County Geologic Report No. 2410 found that is very low due to presence of fine grained clay and clayed silt layers. Adherence to CBC requirements are applicable to all commercial developments, but are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

13. Landslide Risk

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Other Geologic Hazards

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

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Soils

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

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

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

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The proposed Project will not modify a stream or river or the bed of a lake. The closest 'stream' is a blue-line stream that is over 0.25 miles from the project site location to the south. The closest lake is the man-made Skinner Reservoir Lake that is 0.71 miles from the Project site location to the east. While the proposed Project is located near a lake, the limited scale of the proposed Project will not result in a

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

change deposition, siltation, or erosion that may modify the channel of the stream or lake. Impacts will be less than significant.

b) Due to the limited scope of the proposed Project, an increase in water erosion either on site or off-site is not expected. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map,” Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The Project site is considered to have a “moderate” susceptibility to wind erosion (Riverside County, 2003, Figure S-8). Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds. Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. Following construction, wind erosion would be non-existent, as the disturbed areas would be covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project				
20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Climate Action Plan, Project application materials

Findings of Fact:

a) The Project proposes the installation of an unmanned wireless communication facility disguised as a 70 foot tall monopine within a 900 square-foot lease area. The installation of the monopine will involve

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

small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore the Project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, and impacts will be less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. There will be no impacts.

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

c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that

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

would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. There will be no impacts.

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Hazardous Fire Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

24. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) Due to the limited scope of the proposed Project, there will not be a substantial alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river,

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

in a manner that would result in substantial erosion or siltation on- or off-site. Impacts will be less than significant.

b) Due to the limited scope of the proposed Project, it is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements. Since this is a wireless communication facility with no water supply, impacts will be less than significant.

c) The proposed Project is simply an unmanned wireless telecommunication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Impacts will be less than significant.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Impacts will be less than significant.

e) The Project does not propose any housing. Therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. There will be no impacts.

f) The project site is located within a 100 year flood zone. However, due to the limited scope of the proposed Project, the structures would not cause a significant impact to a 100-year flood hazard area which would impede or redirect flood flows. The Project is over 300 feet to the north of the understood 100-year flood hazard buffer area. Impacts will be less than significant.

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

25. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Due to the limited scope of the proposed Project there would not be a substantial alteration to the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Impacts will be less than significant.

b) Due to the limited scope of the proposed Project, there would not be changes in absorption rates or the rate and amount of surface runoff within a floodplain. Impacts will be less than significant.

c) As indicated in the Riverside County General Plan Southwest Area Plan Figure 10, *Flood Hazards*, the Project site is located in a dam inundation zone or flood prone area. However, as the proposed Project is not a habitable structure, it will not expose people to a risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Impacts will be less than significant.

d) Due to the limited scope of the proposed Project, the Project will not cause changes in the amount of surface water in any water body. The closest body of water is Lake Skinner Reservoir which is approx. 0.71 miles to the east. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Under existing conditions, the Project site is vacant. With implementation of the proposed Project, only the 900 square-foot lease area would be disturbed. According to the General Plan, the proposed wireless communication facility would be in compliance with the current land use designation of

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

Community Development: Public Facilities (CD: PF). Although the proposed Project will not result in a substantial alteration of the present or planned land use of the area, all potential environmental impacts associated with the Project are evaluated throughout this environmental assessment. Impacts will be less than significant.

b) The proposed Project site is in unincorporated Riverside County and is not within a City Sphere of Influence. Therefore, the proposed Project would not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) Under existing conditions, the Project site is zoned Light Agriculture – 10 acre minimum (A-1-10), which allows for various agricultural, residential, and commercial uses, including wireless communication facilities. The proposed Project is a disguised wireless communications facility/tower (mono-pine) and is allowed as such within the A-1 zoning. Impacts will be less than significant.

b) The Project site is surrounded by properties with the following zoning designations: SP Zone to the north, Light Agriculture – 10 Acre minimum (A-1-10) to the west, Light Agriculture – 5 acre minimum (A-1-5) and Rural Residential (R-R) to the south, and Rural Residential (R-R) to the east. The Project proposes a wireless communication facility. The proposed use would be fully compatible with the zoning designations around the site. Impacts will be less than significant.

c) Surrounding land uses include agriculture, scattered single-family homes, open space, and a water treatment facility (Lake Skinner Reservoir associated with EMWD). The unmanned wireless communication facility would be fully compatible with the existing residential uses and nearby public facility to the Project site. Accordingly, the Project would be fully compatible with, or otherwise would not conflict with the site's existing surrounding land uses.

The County of Riverside General Plan identifies future planned land uses within the project vicinity. Riverside County General Plan land uses include: Community Development: Commercial Tourist (CD:

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

CT) to the north; Medium Density Residential (CD: MDR) to the west; Community Development: Public Facilities (CD: PF) to the east and south. These land uses are reflective of the existing land uses that surround the Project site currently. As noted in the analysis presented above, the Project would be compatible with, or otherwise would not conflict with, these existing or planned land uses. Thus, the Project would not conflict with any proposed land uses in the surrounding area. There will be no impacts.

d) The Project site is designated by the Riverside County General Plan for Community Development: Public Facilities (CD: PF). The proposed unmanned wireless communication facility would be fully consistent with the property's current General Plan land use designation. There will be no impacts.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

28. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

29. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

Findings of Fact:

a) The nearest airport to the Project site is the French Valley Airport, which is located approximately 2.4 miles southwest of the Project site. However, the Project site is not located within the Airport Land Use Compatibility Plan. Therefore, people residing or working in the project area will not be exposed to excessive noise levels. There will be no impacts.

b) The project is not located within the vicinity of a private airstrip and would not people residing or working in the project area to excessive noise levels. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

30. Railroad Noise

NA A B C D

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

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

a) The Project site is not located in the vicinity of any railroads. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The nearest highway is Highway 79, which is located approximately 2 miles to the northwest of the Project site. Due to the distance, the Project would not be affected by highway noise or pose an impact to Highway 79. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Other Noise

NA A B C D

Findings of Fact:

a) No additional noise sources have been identified that would expose the Project to a significant amount of noise. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Noise Effects by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. Impacts will be less than significant.

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

All noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Impacts will be less than significant.

c-d) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities would be localized and intermittent. Construction activities that are expected to occur within the Project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in any level of noise or ground disturbance above accepted thresholds, thus the impact will be less than significant.

The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”, County Paleontological Report (PDP) No. 1474

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

d) According to Riverside County's "Map My County," the Project site is not located within or adjacent to any County Redevelopment Project Area. There will be no impacts.

e) The Project simply proposes an unmanned wireless communication facility. Implementation of the proposed Project would not result in the construction of housing or in a population increase. There will be no impacts.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department provides community policing to the Project area via the Southwest Sherriff's Station located approximately 2.2 miles southwest of the Project site at 30755 Auld Road, Murrieta, CA 92563. The proposed Project's demand on sheriff protection services would be little to nonexistent because the proposed Project is simply an unmanned wireless communication facility. Therefore, implementation of the proposed Project would not result in in the need for new or physically altered sheriff stations. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

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

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities

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

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

such that substantial physical deterioration of the facility would occur or be accelerated?

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

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The Project simply proposes an unmanned wireless communication facility and does not involve the construction or expansion of recreational facilities. There will be no impacts.
- b) The Project simply proposes an unmanned wireless communication facility and does not involve the use of existing neighborhood or regional parks or other recreational facilities. There will be no impacts.
- c) According to “Map My County,” the Project site is not located within a County Service Area (CSA). There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

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

c-d) The proposed Project is simply an unmanned wireless communication facility and does not propose or design issues that would cause a change in air traffic patterns or alter waterborne, rail, or air traffic. There will be no impacts.

e-f) The proposed Project is simply an unmanned wireless communication facility and does not propose any change in street design. There will be no impacts.

g) The proposed Project may cause an effect upon circulation during the Project's construction as construction activities will require the use of trucks to transport materials to and from the site. However, there would be a less than significant impact due to the small scale of the proposed Project. Impacts will be less than significant.

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

h) The proposed Project is simply an unmanned wireless communication facility on a 900 square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. There will be no impacts.

i) The proposed Project is to construct an unmanned wireless communication facility, which will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Accordingly, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

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

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

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

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

Source: Staff review, Project Application Materials, Native American Consultation

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Department of Environmental Health Review

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Sewer

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Department of Environmental Health Review

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project implementation materials

Findings of Fact:

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

a-g) Implementation of the proposed Project would require the construction of electrical and communication facilities. Electrical service would be provided by Southern California Edison and communication systems would be provided by Verizon. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment. Impacts will be less than significant.

The Project does not propose any construction of natural gas systems, street lighting, storm water drainage, public facilities, or other governmental services. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

50. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: Project implementation materials

Findings of Fact:

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

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

Source: Staff review, Project Application Materials

Findings of Fact:

As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 34), implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. There will be no impacts.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

Findings of Fact:

The Project's potential to result in substantial adverse environmental effects on human beings, either directly or indirectly, have been evaluated throughout this environmental assessment. There are no components of this project likely to result in substantial adverse effects on human beings that have not already been evaluated and disclosed throughout this environmental assessment or reference source documents. Impacts will be less than significant.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

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

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

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

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 6/5/2019 10:59 AM



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

*Juan C. Perez
Agency Director*



06/05/19, 11:20 am

PPT180013

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT180013. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Plot Plan No. 180013) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description

Plot Plan No. 180013 ("the project") proposes to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless with (12) panel antennas, (1) four foot parabolic antennas dish, (1) two foot parabolic antenna dish, (12) Remote Radio Units, (2) tower mounted junction box units, a 195 square foot equipment shelter, and a 30 KW generator within an approximate 900 square foot lease area enclosed by a 6 foot tall decorative block wall.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

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

Exhibit A (Site Plan), dated 9/1/15.

Exhibit B (Elevations), dated 9/1/15.

Exhibit C (Floor Plans), dated 9/1/15.

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

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

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

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

Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PPT180013; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PPT180013, including, but not limited to, decisions made in response to California Public Records Act requests.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

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

Advisory Notification. 7 AND - PPW Collocation

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

BS-Grade

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

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures. Construction activities

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)
including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request. Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day. Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS-Plan Check

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

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

CODE/ORDINANCE REQUIREMENTS: The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE - BUILD & SAFETY PLNCK
(cont.)

California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

E Health

E Health. 1 0010-E Health-USE - EMERGENCY GENERATOR

For any proposed use of emergency generators, the following shall apply: a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB). b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks. c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations. d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings. e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings. f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP. g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP. h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

E Health. 2 0010-E Health-USE - NO ENV SITE ASSESSMENT

No environmental assessment is being required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

E Health. 3 0010-E Health-USE - NO NOISE REPORTS

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-USE - NO USE PROPOSED LIMIT CT (cont.)
access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 12 0010-Planning-USE - NOISE REDUCTION

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

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

County Archaeological Report (PDA) No 4904, submitted for this project (PP25340) was prepared by Michael Brandman Associates and is entitled: "Cultural Resources Assessment Verizon Wireless Facility Candidate "Soledad Wine", Winchester, Riverside County, California," dated August 29, 2014. (PDA) No 4904 concludes: although no cultural resources were identified within the project area, there is a moderate chance that buried prehistoric cultural resources will be impacted by construction-related earthmoving. (PDA) No 4904 recommends: archaeological monitoring of all ground disturbing activities associated with this project. This study has been incorporated as part of this project, and has been accepted.

Planning. 14 0010-Planning-USE - PDP01474

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

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

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

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

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the

Plan: PPT180013

Parcel: 964030005

60. Prior To Grading Permit Issuance

BS-Grade

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

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

Planning

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

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

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

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

Plan: PPT180013

Parcel: 964030005

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - CULTURAL PROFESSIONAL (cont.) Not Satisfied
compliance with this condition of approval.

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

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

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

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

Transportation

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

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

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

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

70. Prior To Grading Final Inspection

Planning

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

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

Plan: PPT180013

Parcel: 964030005

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - PHASE IV REPORT (cont.) Not Satisfied
Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE-NO GRADING VERIFICATION Not Satisfied
Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied
Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A.

080 - Planning. 2 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied
Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

080 - Planning. 3 0080-Planning-USE - RVW BLDNG PLNS/SOCKS/BRN Not Satisfied
Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed mono-pine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 20 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

Transportation

080 - Transportation. 1 0080-Transportation-USE - CONSTRUCT/DRIVEWAY Not Satisfied
The proposed gate shall have a minimum of 90' radial/lateral clearance from the existing centerline. Applicant shall secure an encroachment permit from the County Transportation Department prior to starting any work within the road right-of-way.

080 - Transportation. 2 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied
Provide evidence of legal access.

080 - Transportation. 3 0080-Transportation-USE-UTILITY PLAN CELL TOWER Not Satisfied
Proposed electrical power lines below 33.6 KV within public right-of-way and onsite for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work

Plan: PPT180013

Parcel: 964030005

80. Prior To Building Permit Issuance

Transportation

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

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090 - Hazmat BUS Plan Not Satisfied

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

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

Obtain clearance from the Hazardous Materials Management Division.

090 - E Health. 3 0090 - Hazmat Review Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials
Management Division reserves the right to regulate the business in accordance with applicable
County Ordinances.

Fire

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

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

Planning

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

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use
or occupancy for cases without final inspection or certificate of occupancy (such as an SMP),
whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance
No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of
the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned
Condition of Approval. The Project Area for Plot Plan No. 180013 is calculated to be 0.02 net acres

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the
applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the
payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has
been established to set forth policies, regulations and fees related to the funding and installation of
facilities and the acquisition of open space and habitat necessary to address the direct and
cumulative environmental effects generated by new development project described and defined in this
Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for
commercial or industrial development shall be calculated on the basis of the "Project Area," as
defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road
right-of-way to the limits of the project development. The Project Area for Plot Plan No. 180013 has

Plan: PPT180013

Parcel: 964030005

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-USE - ORD NO. 659 (DIF) (cont.) Not Satisfied
 been calculated to be 0.02 net acres.

090 - Planning. 3 0090-Planning-USE - SIGNAGE REQUIREMENT Not Satisfied

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information: - Address of wireless communications facility and any internal site identification number or code; - Name(s) of company who operates the wireless communications facility; - Full company address, including mailing address and division name that will address problems; - Telephone number of wireless communications facility company. If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

090 - Planning. 4 0090-Planning-USE - SITE INSPECTION Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PPT180013 have been met; specifically the color of the mono-pine (trunk), natural earth tone colors of the equipment shelter and/or cabinets, that the branches for proposed mono-pine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 20 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

090 - Planning. 5 0090-Planning-USE - SKR FEE CONDITION Not Satisfied

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

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

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

Transportation

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

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

090 - Transportation. 2 Map - WRCOG TUMF Not Satisfied

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
SECOND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 23, 2015

TO:

Riv. Co. Landscape Review
Riv. Co. Flood Control District
Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading
Riv. Co. Environmental Health
Riv. Co. PD – Archeologist

Riv. Co PD – Environmental Programs
Riv. Co. Fire Department

PLOT PLAN NO. 25340, AMENDED NO. 1 – EA42589 – Applicant: Verizon Wireless – Engineer/Representative: Fiona Hilyer, Spectrum Services – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Community Development: Commercial Tourist (CD-CT) (0.20 – 0.35 FAR) and Community Development: Public Facilities (CD-PF) (≤ 0.60 FAR) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 40.14 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST: Construction of an unmanned wireless telecommunication facility consisting of a 70 foot monopine tower with 12 panel antennas and 12 remote radio units located at the 61 foot centerline, two (2) parabolic antennas, an 195 square foot equipment shelter, and a 30 KW generator within an approximate 900 square foot, walled lease area. – APN: 964-030-005**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for comment at the **February 26, 2015** LDC meeting. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran**, Project Planner, at **(951) 955-3025** or email at **mcorcora@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 23, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.

Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
Temecula Valley Unified School District
Rancho California Water District
Southern California Edison
Southern California Gas Co.

PLOT PLAN NO. 25340 – EA42589 – Applicant: Verizon Wireless – Engineer/Representative: Fiona Hilyer, Spectrum Services – Third/Third Supervisorial District – Rancho California Area – Southwest Area Plan: Community Development: Commercial Tourist (CT) and Public Facilities (PF) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 40.14 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** The Plot Plan proposes to construct an unmanned wireless telecommunication facility consisting of a seventy (70) foot monopine tower with antennas located at sixty-two (62) foot center, a parabolic antenna with an equipment shelter of 11 .5 feet by 17 feet within a lease space of 30 feet by 30 feet by six (6) feet high block wall. – APN: 964-030-005

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on May 9, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **HP Kang**, Project Planner, at **(951) 955-1888** or email at **hp kang@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Wheeler, Timothy

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

Tim,

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

Thank you,

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

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

Howard/John,

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

Thanks guys!

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

[How are we doing? Click the Link and tell us](#)

December 29, 2014

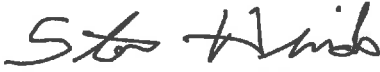
TO: Mark Corcoran, Project Planner

RE: Plot Plan No. 25340

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

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

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


Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist





Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

2.1

Date: October 29, 2019

To: Riverside County Planning Director – Director’s Hearing

From: Tim Wheeler, Project Planner

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

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

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



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

2.1

Memorandum

Date: September 23, 2019

To: Riverside County Planning Director – Director’s Hearing

From: Tim Wheeler, Project Planner

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

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

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



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

3.1

Date: July 1, 2019

To: Riverside County Planning Director – Director’s Hearing

From: Tim Wheeler, Project Planner

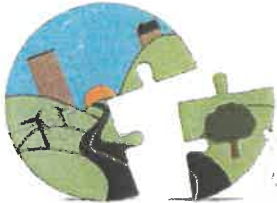
RE: July 8, 2019 Regular Scheduled Planning Director’s Hearing, Agenda Item 3.1, PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration

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

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

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Case

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

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

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

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

APPLICATION INFORMATION

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

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

Daytime Phone No: (949) 226-7000 Fax No: () n/a

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

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

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

Property Owner's Name: Metropolitan Water District of Southern California E-Mail: jwynn@mwduh2o.com

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

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

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

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 40.14 acres

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

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

Project Description: (describe the proposed project in detail)

Unmanned wireless telecommunication facility consist of a 70' Monopole with antennas mounted at a 62' height, a parabolic antenna, 11'x6'x16' equipment shelter, 5'x8' concrete pad

Related cases filed in conjunction with this application:

None

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

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

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site? None.

Estimated amount of cut = cubic yards: _____

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards NA

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

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

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

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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

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

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

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

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

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

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

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)

Date

3/20/13

Applicant (2)

Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

Yes No

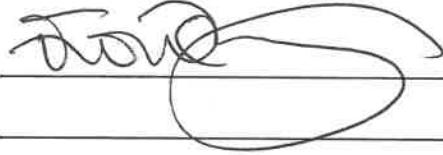
APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

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

Owner/Authorized Agent (1)



Date

3/20/13

Owner/Authorized Agent (2)

Date



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

Property Owner(s) Signature(s) and Date

Steve Lamb - Director - Network

PRINTED NAME of Property Owner(s)

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

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

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

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

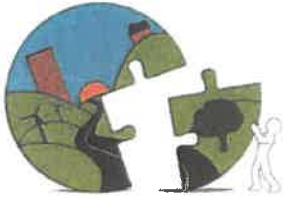
- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

Lilly Shraibati 5-20-20
Property Owner(s) Signature(s) and Date

LILLY SHRAIBATI
PRINTED NAME of Property Owner(s)

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

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

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

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

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

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **JULY 8, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

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

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

APN (s) or case numbers PPT180013 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

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

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

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

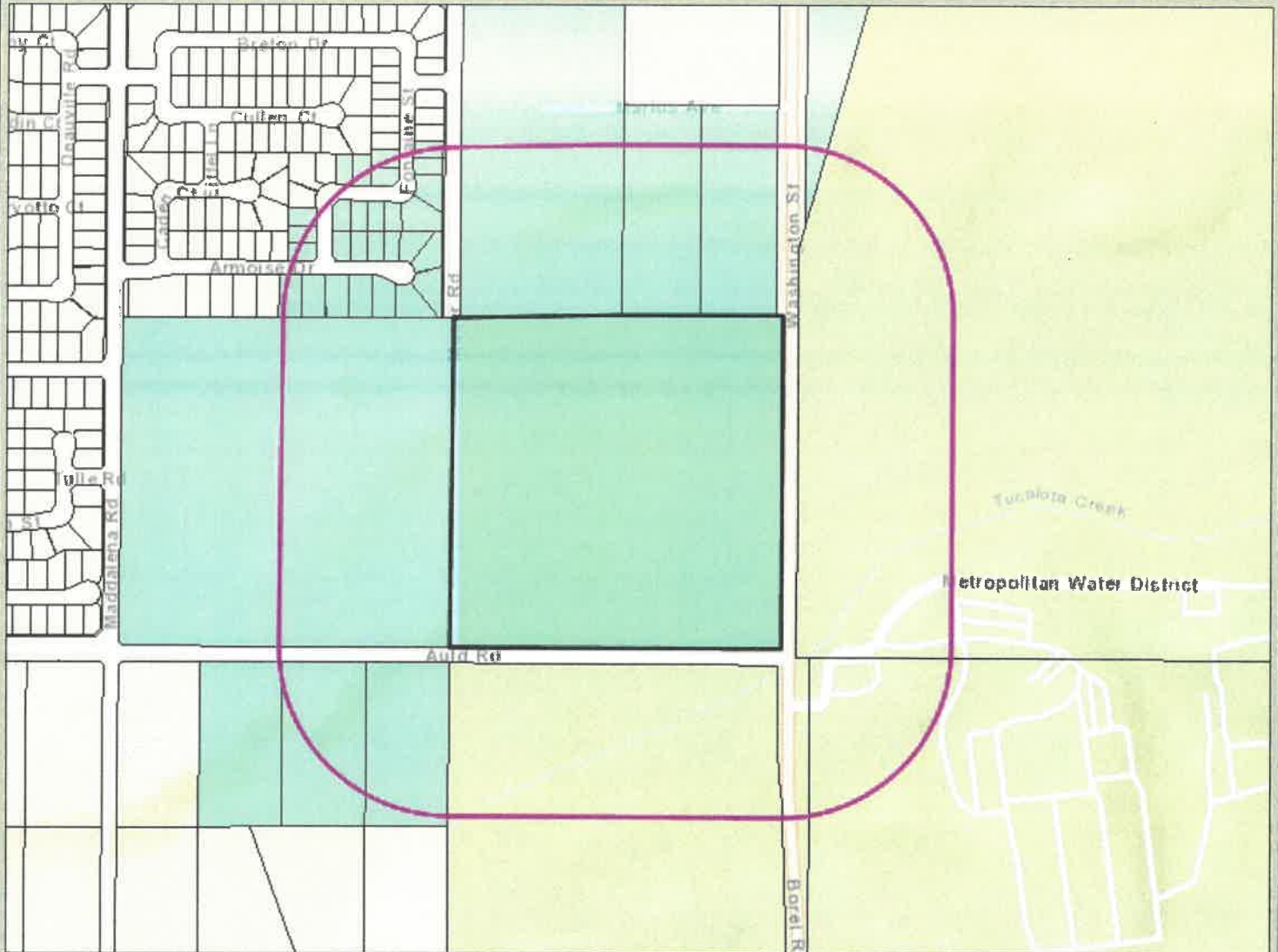
Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

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

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

Riverside County GIS Mailing Labels

PPT180013 (800 feet buffer)



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 752 1,505 Feet

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

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

© Riverside County RCIT

964030001
SHUN HSING LU
12 VILLAGER
IRVINE CA 92602

964030003
GEORGIA MAE NICOLAS
36657 WASHINGTON AVE
WINCHESTER CA 92596

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

964030005
MWD
P O BOX 54153
LOS ANGELES CA 90054

964030006
ROSENTHAL RANCH
32660 AULD RD
WINCHESTER CA 92596

964030009
NAM HUI KIM
19725 FALCON RIDGE LN
NORTHRIDGE CA 91326

964050015
RICHARD A. WILMER
32573 AULD RD
WINCHESTER CA 92596

964050016
MICHAEL A. SMITH
32625 AULD RD
WINCHESTER CA 92596

964050017
KEVIN T. FARRINGTON
32705 AULD RD
WINCHESTER CA 92596

964341004
SAMUEL VALENZUELA
36594 FONTAINE ST
WINCHESTER CA 92596

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

964350001
JORGE A. LOPEZ
36806 FONTAINE ST
WINCHESTER CA 92596

964350002
HEATHER DIGIACINTO
36618 FONTAINE ST
WINCHESTER CA 92596

964350003
THOMAS HOLMES
36630 FONTAINE ST
WINCHESTER CA 92596

964350004
SHIRLEY NGOC BUI
36642 FONTAINE ST
WINCHESTER CA 92596

964350005
EZELL N. SPENCER
36654 FONTAINE ST
WINCHESTER CA 92596

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

964350007
BRYAN SKOR
36680 FONTAINE ST
WINCHESTER CA 92596

964350008
CHRISTOPHER MICHAEL CLAPP
32664 ARMOISE DR
WINCHESTER CA 92596

964350009
MICHAEL MAX PHELPS
32676 ARMOISE DR
WINCHESTER CA 92596

964350010
ELIAS A. YEPEZ
32688 ARMOISE DR
WINCHESTER CA 92596

964350011
STEPHEN DOYLE EAGLETON
32700 ARMOISE DR
WINCHESTER CA 92596

964350012
VIRGINIA PLACENCIA SERRATO
32712 ARMOISE DR
WINCHESTER CA 92596

964350013
KENNETH J. WILLIAMS
32724 ARMOISE DR
WINCHESTER CA 92596

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

964350015
PAUL CLARKE
32705 ARMOISE DR
WINCHESTER CA 92596

964350016
HARRY JOHN PORTER
32693 ARMOISE DR
WINCHESTER CA 92596

964350017
MARTA LANGE
32669 ARMOISE DR
WINCHESTER CA 92596

964350018
DAVID S. GREGORY
32657 ARMOISE DR
WINCHESTER CA 92596

964350019
FRANCISCO SANTELICES
32633 ARMOISE DR
WINCHESTER CA 92596

964350020
CHRISTOPHER C. NGET
32621 ARMOISE DR
WINCHESTER CA 92596

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

964352002
DEAN TERRELL PRICE
36611 FONTAINE ST
WINCHESTER CA 92596

964352003
JEREMY PRIBYL
36659 FONTAINE ST
WINCHESTER CA 92596

964352004
DARIN DAVID CARLSON
36671 FONTAINE ST
WINCHESTER CA 92596

964352008
RONALD J. CIAMAGA
36719 FONTAINE ST
WINCHESTER CA 92596

964352009
CHRISTOPHER SEAN MATA
36731 FONTAINE ST
WINCHESTER CA 92596

964352010
GARNET D. THOMPSON
36743 FONTAINE ST
WINCHESTER CA 92596

Spectrum Services
4405 East Airport Dr. Suite 100
Ontario, CA 91761
Attn: Randi Newton

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

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

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

PPT180013 / CEQ180046

Project Title/Case Numbers

Tim Wheeler
County Contact Person

(951) 955-6060
Phone Number

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

Verizon Wireless
Project Applicant

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

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

Plot Plan No. 180013 proposes to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless with (12) panel antennas, (1) four foot parabolic antennas dish, (1) two foot parabolic antenna dish, (12) Remote Radio Units, (2) tower mounted junction box units, a 195 square foot equipment shelter, and a 30 KW generator within an approximate 900 square foot lease area enclosed by a 6 foot tall decorative block wall.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 27, 2020, and has made the following determinations regarding that project:

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

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

Signature

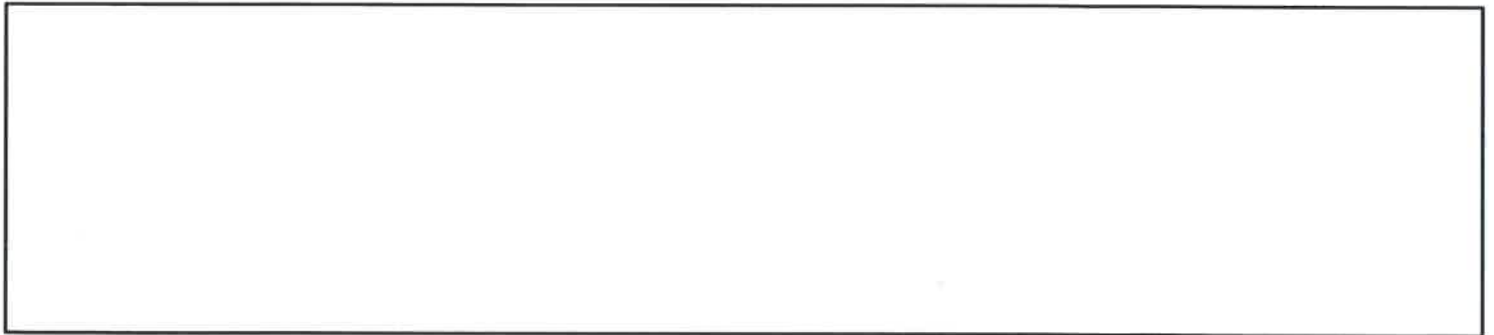
Project Planner

Title

July 27, 2020

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1304877

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

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

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

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

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

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1302997

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

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

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

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

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

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

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




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

3 . 3

Director's Hearing: July 27, 2020

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 180003 Variance No. 190007	Applicant(s): Smartlink LLC for AT&T c/o Alisha Strasheim
EA No.:	CEQ180029	Representative(s): Smartlink LLC for AT&T c/o Alisha Strasheim
Area Plan:	Temescal Canyon	
Zoning Area/District:	Glen Ivy Area	 John Hildebrand Deputy Director of TLMA - Planning
Supervisorial District:	First District	
Project Planner:	Tim Wheeler	
Project APN(s):	282-210-049, 050	

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180003 (PPW180003) is a proposal to construct a 100 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) two foot microwave antenna, six (6) surge protectors approximately 50 feet southwest from an 18 x 20 foot lease area with an equipment shelter on a 44.23 overall parcel. The total project lease area is 870 sqft. The equipment shelter lease area includes one (1) GPS antenna attached to the shelter, one (1) utility H-frame with security lighting, and one (1) 30kw diesel generator; surrounded by a six foot high chain link fence with slats and landscaping.

Variance No. 190007 (VAR190007) is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet. The variance application requests to exceed the fifty (50') foot height requirement to allow for the proposed one hundred (100') foot disguised communications tower.

The project site is located southwest of Clay Canyon Drive, north of Camino Terraza, and west of Jameson Road.

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

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 180029** (CEQ180029), based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 180003 subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE VARIANCE NO. 190007, based upon the findings and conclusions incorporated in the staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Medium High Density Residential (CD: MHDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space: Conservation (OS: C) and Community Development: Medium High Density Residential (CD: MHDR)
East:	Community Development: Medium High Density Residential (CD: MHDR)
South:	Community Development: Medium Density Residential (CD: MDR) and Community Development: Medium High Density Residential (CD: MHDR)
West:	Open Space: Conservation Habitat (OS: CH)
Existing Zoning Classification:	Specific Plan No. 176 – Wildrose (SP#176)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan No. 176 – Wildrose (SP#176)
East:	Specific Plan No. 176 – Wildrose (SP#176)
South:	Specific Plan No. 176 – Wildrose (SP#176)
West:	Specific Plan No. 176 – Wildrose (SP#176)
Existing Use:	Vacant Land with Temescal Valley Water District water tank
Surrounding Uses	
North:	Vacant conservation land and Single Family Residential
South:	Single Family Residential

East:	Single Family Residential
West:	Conservation Habitat Land

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	44.65 Acres	N/A
Proposed Building Area (SQFT):	Project Area is 870 sq. ft.	N/A
Building "Tower" Height (FT):	Disguised mono-eucalyptus is 100 feet high.	50 feet max.

Parking:

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

Located Within:

City's Sphere of Influence:	Yes – City of Corona
Community Service Area ("CSA"):	Yes – Temescal #134 - Lighting
Recreation and Parks District:	Yes – Temescal #134 - Lighting
Special Flood Hazard Zone:	No
Liquefaction Area:	Yes – Low to Very Low Liquefaction
Fault Zone:	Yes – Eagle Fault, Elsinore Faults, and Glen Ivy North Fault
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map
Project site outlined in yellow.

PROJECT BACKGROUND AND ANALYSIS

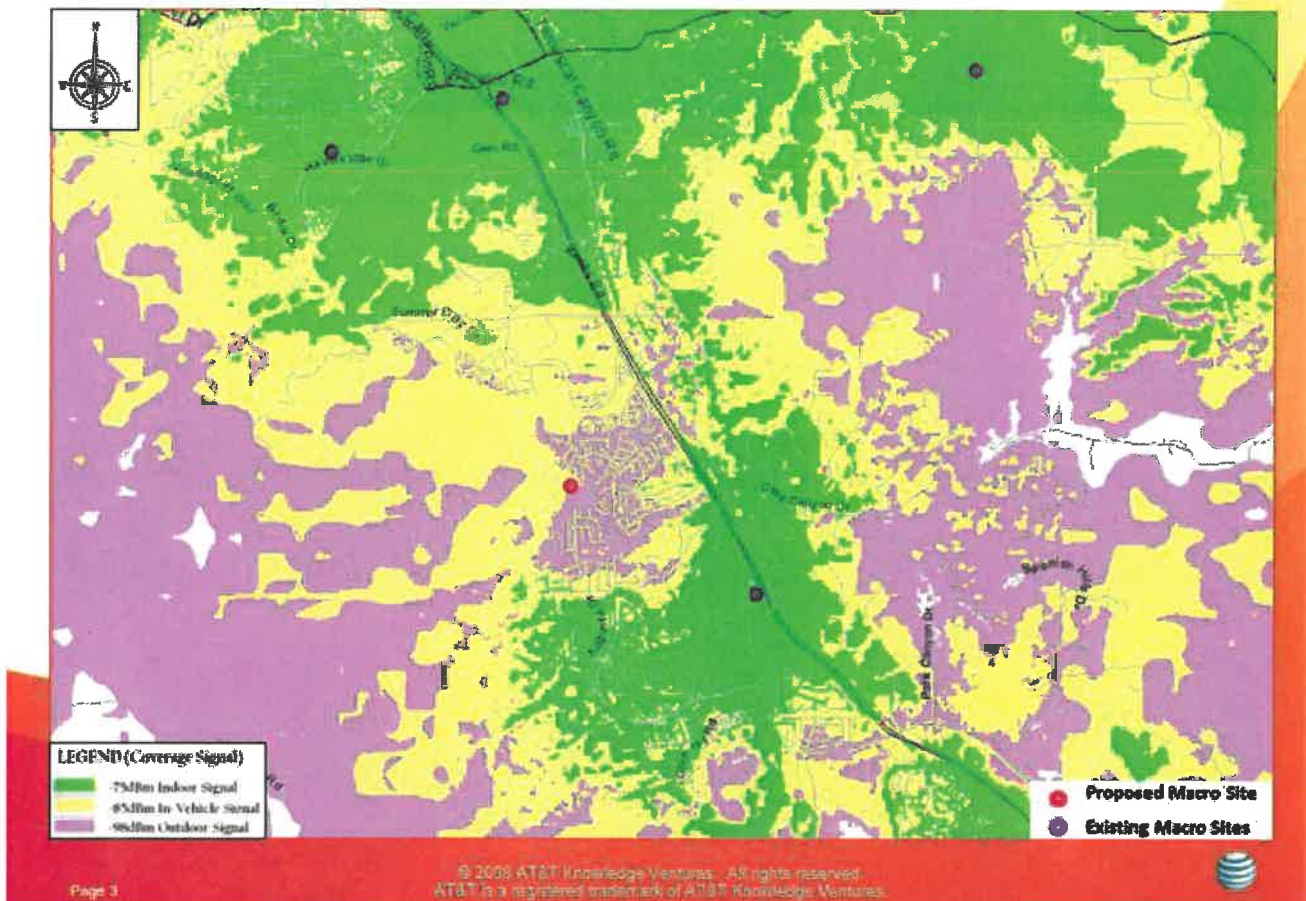
Background:

Plot Plan No. 180003 (PPW180003) application for the proposed disguised wireless communication facility was submitted to the County of Riverside on March 28, 2018. The proposed wireless communication facility then consisted of a 35 foot high mono-eucalyptus tower with 12 panel antennas, 36 RRUs, one (1) two foot microwave dish, six surge-protectors, and an equipment cabinet within an approximately 300 sqft. lease area. On April 25, 2019, the applicant informed the Planning Staff a change in the wireless communication facility's location and the height from 35 feet to 100 feet. Staff informed the AT&T Representative that the allowed height within the Specific Plan No. 176 (Wild Rose), Planning Area II-9, which is Article VIII, Section 8.100 of Ordinance No. 348, which pertains to the Zoning Classification of Open Area Combining Zone-Residential Developments (R-5) of 50 feet. On August 29, 2019 Variance No. 190007 (VAR190007) was submitted, requesting for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet to allow the now proposed 100' tall facility to extend over the adjacent mountainous terrain and allow for future collocation. A resubmittal of the wireless communication facility was submitted in October 2019, incorporating the variance proposal and project site changes. Changes to the site were the increased mono-eucalyptus tower height to 100 feet and an increased lease area to 870 sqft. that would include an equipment shelter and diesel back-up generator.

As stated above, the project has requested a variance to exceed the height restriction of 50-feet per Section 19.410.C to 100-feet to achieve the desired wireless coverage for the surrounding area. The

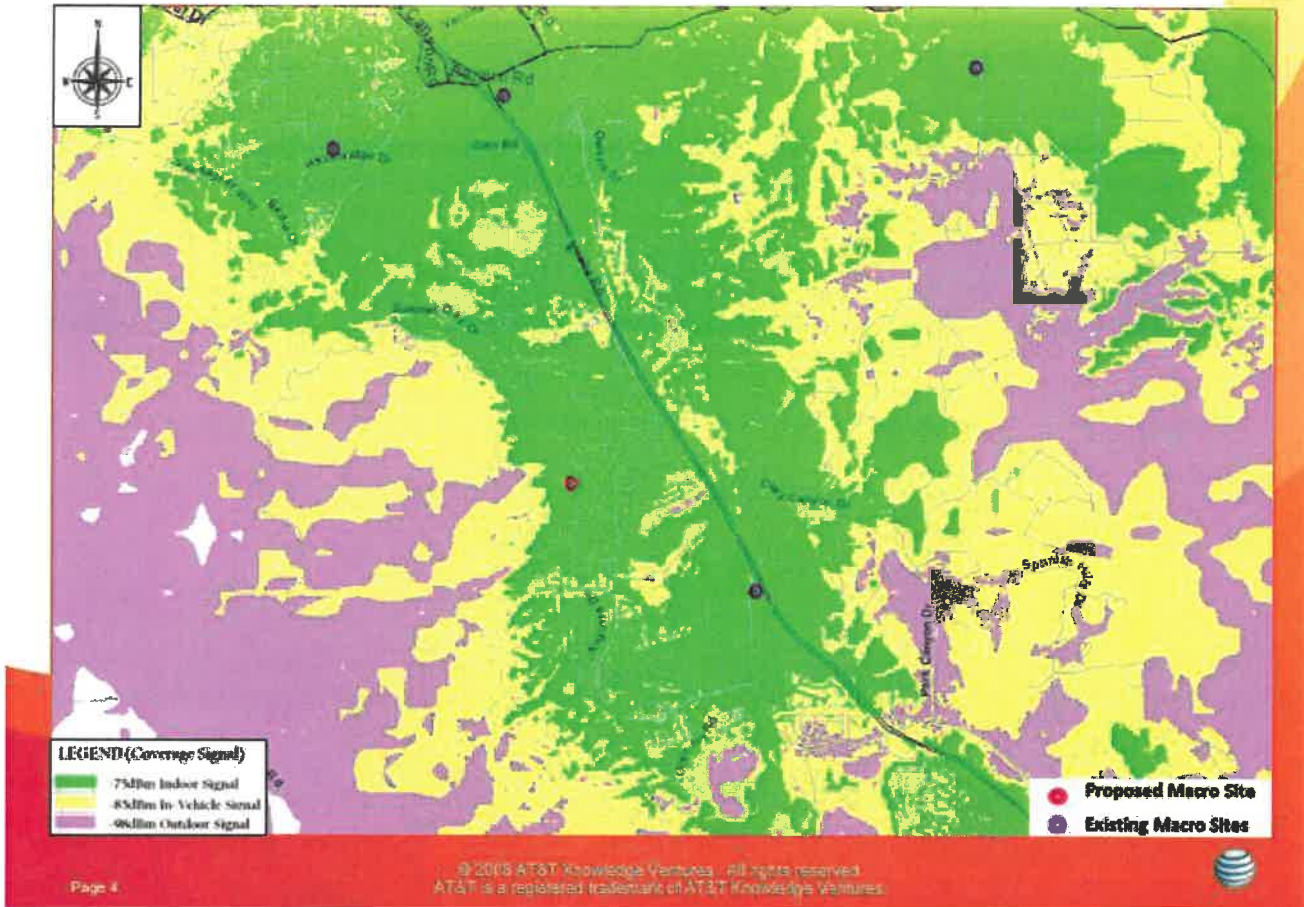
propagation map below shows the current wireless coverage of the area. The proposed site is marked with the red dot, with other existing cell sites in the area marked with blue dots, and the areas with the strongest coverage shown in green and those areas with less coverage shown in purple. Because of the topography of the area, otherwise known as Temescal Valley, the applicant is requesting a variance to bridge the gap in coverage shown below by extending the height of the antennas to reach over the natural barriers created by the topography of the area.

LTE Coverage Before site CSL00307



The propagation map below shows the proposed wireless coverage of the area that would result from the implementation of the project. The lapse in coverage would be bridged starting from the project site, extending over the residential development, crossing Interstate Highway 15, and continuing through the El Sobrante area by the proposed wireless telecommunications facility for the purpose of servicing the Temescal Valley.

LTE Coverage After site CSL00307



The parcel that the project site is located on is approximately 44.65 acres and includes a water tank with an access drive for the Temescal Valley Water District.

ENVIRONMENTAL REVIEW

An Initial Study (IS), Environmental Assessment No. 180029 (CEQ180029), and Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and Negative Declaration (ND) represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

FINDINGS

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 Community Development: Medium High Density Residential (MHDR) (5 – 8 du/ac). The project site is surrounded by properties which are designated Medium High Density Residential (MHDR)(5 – 8 du/ac) and Open Space: Conservation (OP: C) to the north, Medium High Density Residential (MHDR) (5 – 8 du/ac) to the east, Open Space: Conservation Habitat (OP: CH) to the west, Medium High Density Residential (MHDR) (5 – 8 du/ac) and Medium Density Residential (MDR) (2 – 5 du/ac) to the south, within the Temescal Valley Area Plan. The types of uses encouraged in these land uses of single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. The proposed Project is consistent with the General Plan, since wireless communication facilities are allowed in support of residential and non-residential areas.
2. The project site has a Zoning Classification of Specific Plan No. 179, Wild Rose, and within the Planning Area II-9, shall be the same as those uses permitted in the Article VIII, Section 8.100 of the Ordinance No. 348, is Open Area Combining Zone-Residential Developments (R-5). The proposed project as a design and conditioned, exceeds the maximum allowable 50 foot height requirement, pursuant to Ordinance No. 348, Section 19.404.B, states an application for a Plot Plan shall be made to the Planning Director in accordance with Section 18.30. Therefore, a Variance application was submitted pursuant to Ordinance No. 348, Section 18.27, to request the additional height due to the mountainous terrain causes interference in coverage and to allow for future collocation of AT&T and other communication companies, the applicant has requested the maximum height of 100'.
3. The project site, for a wireless communication facility, is not located within a Policy Area / Overlay Zone.
4. The project proposes a new disguised mono-eucalyptus. The proposed project will result in a 100-foot wireless communication facility and will allow for future collocation. The proposed expansion complies with Ordinance No. 348 (Land Use) and the use is allowed within the Specific Plan No. 179, Wild Rose, and within the Planning Area II-9, shall be the same as those uses permitted in the Article VIII, Section 8.100 of the Ordinance No. 348, is Open Area Combining Zone-Residential Developments (R-5) Zoning Classification, subject to Plot Plan approval, Section 8.100.A. and in this case.

Variance Entitlement Findings:

The following findings shall be made prior to making a recommendation to grant a Variance, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. That special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings. The variance would allow the proposed mono-eucalyptus to extend over the mountainous terrain, a constraint that does not exist on other nearby parcels. Due to this special circumstance of the mountainous terrain, the wireless facility needs to be taller than the hills or mountains to allow for wireless coverage and connectivity. Due to these features, this site has special circumstances, specific to this property.
2. That the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. Without the variance, the new

wireless facility would not extend over the height of the hills and mountains, thus prohibiting adequate cell service to the surrounding communities. Other property in the vicinity within the same zoning classification does not have similar constraints of mountainous terrain that block wireless coverage. Furthermore, federal law, state law, and the County encourage co-locations in order to reduce establishing additional facilities. Co-locatable towers generally require additional heights, in order to provide the necessary equipment separation as well as adequate coverage. Accordingly, this Variance would prevent this property from being deprived of the privileges enjoyed by the other property in the vicinity that is under the same zoning classification.

3. That a variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements. The establishment and operation of wireless communication facilities are allowed in residential zones, including the Specific Plan No. 179, Wild Rose, and within the Planning Area II-9, shall be the same as those uses permitted in the Article VIII, Section 8.100 of the Ordinance No. 348, is Open Area Combining Zone-Residential Developments (R-5) Zoning Classification subject to Plot Plan approval. This Variance is only for a height increase in a wireless facility height from the 50 feet, which could be permitted without a variance, to 100 feet. This Variance does not constitute a request to establish a use that otherwise is not permitted in residential zones.
4. Pursuant to Ordinance No. 348, Article XIXg, Section 19.409.A.11, a Variance application is appropriate for a wireless communication facility that would exceed the maximum height, provided that the application complies with all requirements Ordinance No. 348 Section 18.27. As demonstrated above and in the application package, the applicant has submitted an application that complies with all requirements of Section 18.27.
5. According to Section 19.410.c of Ordinance No. 348, the Specific Plan No. 179, Wild Rose, and within the Planning Area II-9, shall be the same as those uses permitted in the Article VIII, Section 8.100 of the Ordinance No. 348, is Open Area Combining Zone-Residential Developments (R-5) Zoning Classification. The proposed project as designed and conditioned would exceed the maximum allowable 50-foot height requirement by 50 feet. Therefore, a Variance application was submitted pursuant to Section 18.27, to request the additional height mountainous terrain causing an interference in coverage. To allow for maximum coverage and collocation of other communication companies, the applicant has requested the maximum height of 100'.
6. The Community Development: Medium High Density Residential (MHDR) land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences, commercial uses, and the traveling public in the area.

Disguised Wireless Communication Facility 19.404.c Findings:

1. The wireless communication facility is designed and sited to be minimally visually intrusive because it will be located within dense vegetation and mountainous terrain. The wireless communication facility will be a disguised 100 foot high mono-eucalyptus. The mono-eucalyptus will be located where most of the surrounding properties are vacant and will look esthetically pleasing and blend with the surrounding area by providing earth tone colors to blend with the trees.

2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and would blend with the surrounding area by providing earth tone colors. The project site would also be screened from view due to existing landscaping surrounding it.
3. As demonstrated in detail below, the application has met the processing requirements set forth the Article 19.409 of the Riverside County Zoning ordinance.
4. The application has met the location and development standards set forth the Article 19.404 of the Riverside County Zoning ordinance by providing all necessary documentation and adhering to the requirements set forth in the Plot Plan application as it relates to Ordinance No. 348.
5. The County has been provided with a fully executed copy of the lease entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

Wireless Communication Development Standard Findings:

1. Section 19.410 "Development Standards of Article XIXg "Wireless Communication Facilities"
 - A. Area Disturbance: Physical disturbance of the site will be minimal. The proposed wireless communications facility is a disguised 100-foot-high mono-eucalyptus. The mono-eucalyptus will blend with the dense vegetation throughout the site. The mono-eucalyptus will be located where most of the surrounding properties are vacant and the mono-eucalyptus will look aesthetically pleasing and blend with the surrounding area. The project will also include the construction of an equipment shelter and would be enclosed in a total 870 square foot leasing area.
 - B. Fencing and Walls: The location of the equipment area is such that it will not be visible to the general public, due to the existing landscaping and terrain and the location of the wireless facility being set more than 450 feet from surrounding residential dwellings. The project will provide a 6 foot high chain-link fence with slats to protect the equipment and maintain public safety.
 - C. Height Limitations: The project site is located within the Specific Plan No. 176 (Wild Rose), Planning Area II-9, which is Article VIII, Section 8.100 of Ordinance No. 348, which pertains to the Zoning Classification of Open Area Combining Zone-Residential Developments (R-5) which allows a maximum height of fifty (50') foot structures for is specifically permitted under the provisions of Section 18.34. of this ordinance. The project proposes a variance to extend the height of the tower to 100 feet, to allow for adequate coverage and extend beyond the height of the mountainous terrain. Additionally, the proposed tower height would provide for other wireless carriers to co-locate on the mono-eucalyptus tower. In accordance with Ordinance 348, Article VIb, Section 6.51, pursuant to Section 18.27, a variance from the terms of the ordinance may be granted when, because of special circumstances applicable to a parcel of property, including size, shape topography, location or surroundings, the strict application of this ordinance deprives such

property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. As demonstrated above, all requirements for a variance have been met.

- D. Impacts: The location of the proposed wireless communication facility will be located on private property within dense vegetation and mountainous terrain. The proposed communication tower, a mono-eucalyptus, will not result in adverse impacts to the surrounding community or any biological resources, because impacts will be minimized by utilizing the dense vegetation and mountainous terrain as a buffer for visibility and access to the site.
- E. Landscaping: The area surrounding the project site is private property owned by the Temescal Canyon Water District that is dense with vegetation that will be used as landscaping. Because the project is in vacant, existing dense vegetation, mountainous and an existing irrigation system in place, no other landscape requirements are needed.
- F. Lighting: Although there will be temporary lighting used during the construction phase of the disguised wireless facility, the project site does not propose any lighting system around the perimeter of the project site because the project site is located on private property and the facility is within dense vegetation and mountainous terrain. The equipment enclosure will have a security light, on a timer, for nighttime maintenance as needed and the equipment shelter will have lighting provided inside the shelter for servicing.
- G. Noise: The tower and equipment enclosure are located on private property approximately 450-feet away from the residence. Wireless communication facilities typically produce negligible noise during normal operations and the nearest residence will not be affected because the sound will be reduced by the dense vegetation and mountainous terrain. The equipment enclosure will contain an emergency backup diesel generator. The generator is to be only used in the event of a power disruption and during maintenance checks. It will not be used during the course of regular operations. Any noise produced by the generator is required to comply with the County noise standards.
- H. Parking: The wireless communication facility will provide one parking space for the employee providing maintenance to the tower.
- I. Paved Access: The already existing paved access to the wireless communication facility has been provided by the property owner, the Temescal Canyon Water District.
- J. Roof Mounted Facility: This is not a roof mounted wireless communication facility. Therefore, this requirement does not apply in this case.
- K. Sensitive View-shed: The wireless communication facility will be disguised as a mono-eucalyptus which will blend with the dense vegetation surrounding it and designed in earth-tone, neutral colors.
- L. Power and Communication Lines: All electrical cables and wireless communication cables (by AT&T Power & Telco utilities) for the proposed project will be placed 8' underground. There will be no overhead powerlines proposed for this project.
- M. Setbacks: The communication facility setback at a distance of 473 feet from the project site to the nearest residence. Pursuant to the Ordinance No. 348, Section 19.410 (C), disguised wireless

communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings a distance equal to two hundred (200) percent of the facility height. A wireless tower located in a residential zoning classification needs a minimum setback of 100 feet with a 50 foot tower. As a 100 foot mono-eucalyptus, the project would be required to have a minimum setback of 200 feet. The project exceeds the minimum required to a single-family residence by providing a 473 foot setback from the centerline of the tower location to the property line. Therefore, it meets the requirement.

- N. 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 the development standard because the location of the new equipment enclosure will not be readily visible to the public, due to its location within the existing landscaping and earth-tone colorization.
- O. Treatment: Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark or earth-tone in color with a matte finish. The disguised mono-eucalyptus will blend in with surrounding dense vegetation and mountainous terrain. The 100-foot tower, will be treated to appear as a mono-eucalyptus disguise with materials such as faux bark, dark paint to match, and make the tower more esthetically pleasing.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.
2. The project site is located within the City of Corona 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 Corona for review and comment on April 18, 2018. 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. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eleven requesting tribes on October 24, 2018. Consultation was requested by the KIZH Nation - Gabrieleño Band of Mission Indians on October 29, 2018. Morongo Band of Mission Indians deferred to other tribes on October 31, 2018. KIZH Nation - Gabrieleño Band of Mission Indians recommended monitoring if ground disturbance, requested specific conditions of approval be placed on the project and requested exhibits. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. Consultation with KIZH Nation - Gabrieleño Band of Mission Indians was concluded on November 26, 2018. No tribal cultural resources were identified by any of the tribes because there are none present.
5. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a moderate and very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or the designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This wireless communication facility has been designed so that it is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the wireless communication facility through California Department of Forestry and Fire Protection. The project site will primarily be served by the Riverside County Fire Department (Station No. 64), located approximately 3.7 miles Southeast of the Project site at 25310 Campbell Ranch Road, Corona, CA 92883.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access – any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road.
 - d. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is also located within a high and moderate hazard severity zone.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has/has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

APPEAL INFORMATION

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW180003
VICINITY/POLICY AREAS**

Supervisor: Jeffries
District 1

Date Drawn: 09/12/2019
Vicinity Map



Zoning Area: Glen Ivy

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. The new designations were adopted by the Board of Supervisors. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-4377 (Eastern County) or Webster (Webster@planning.rivca.gov).

RIVERSIDE COUNTY PLANNING DEPARTMENT

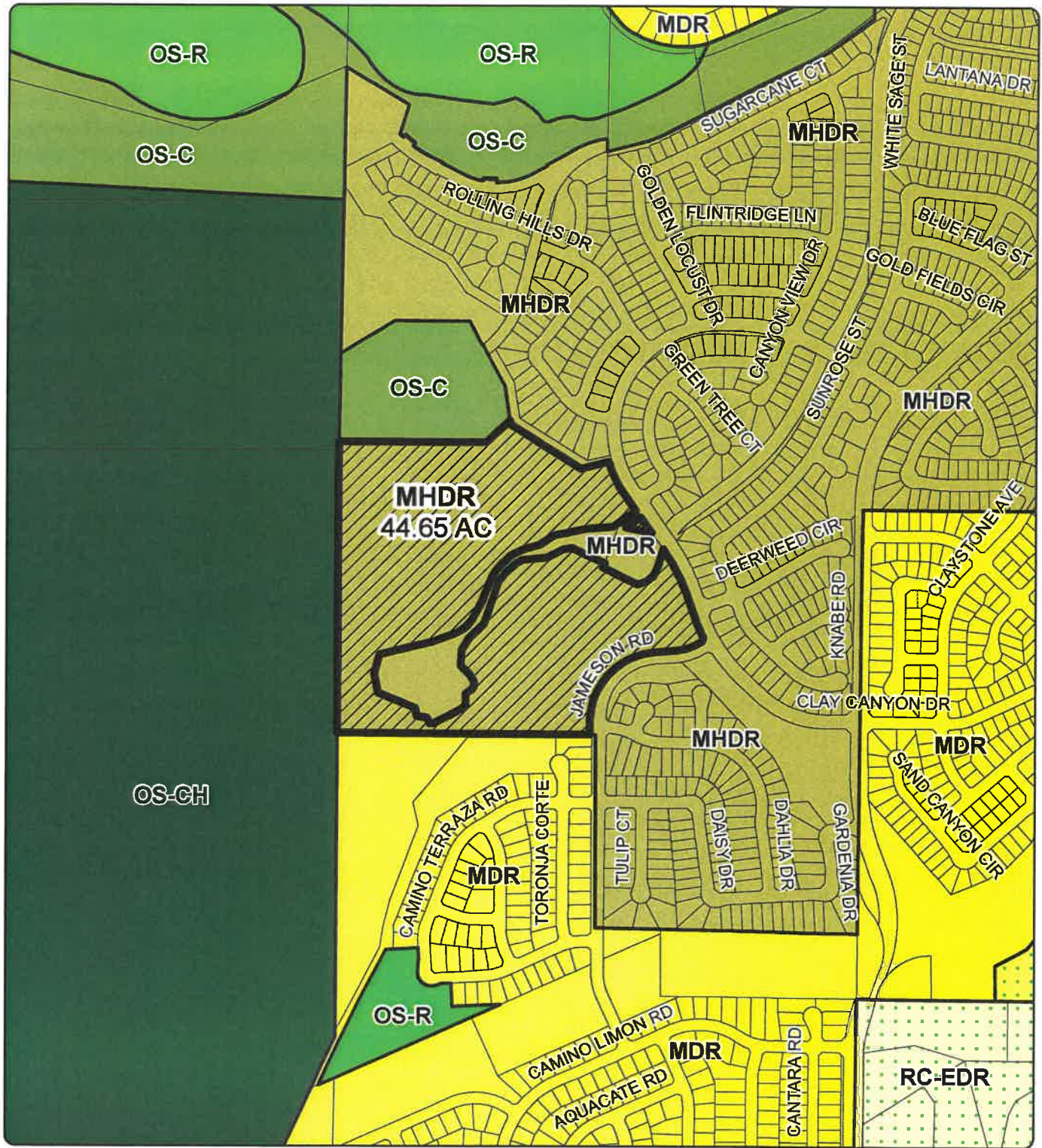
PPW180003

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 09/12/2019

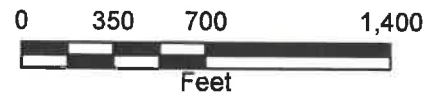
Exhibit 5



Zoning Area: Glen Ivy

Author: Vinnie Nguyen

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

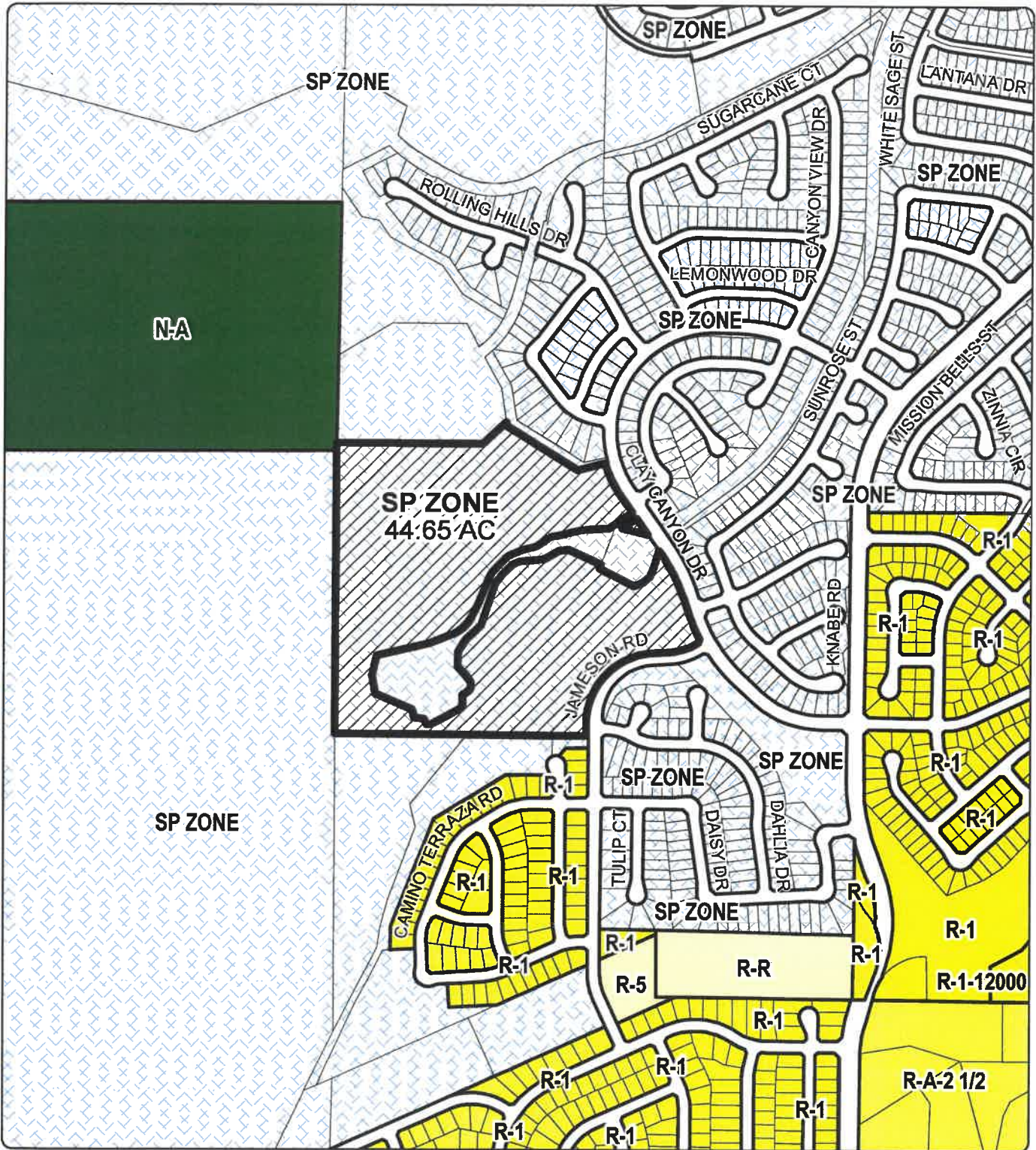
PPW180003

EXISTING ZONING

Supervisor: Jeffries
District 1

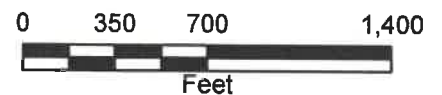
Date Drawn: 09/12/2019

Exhibit 2



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

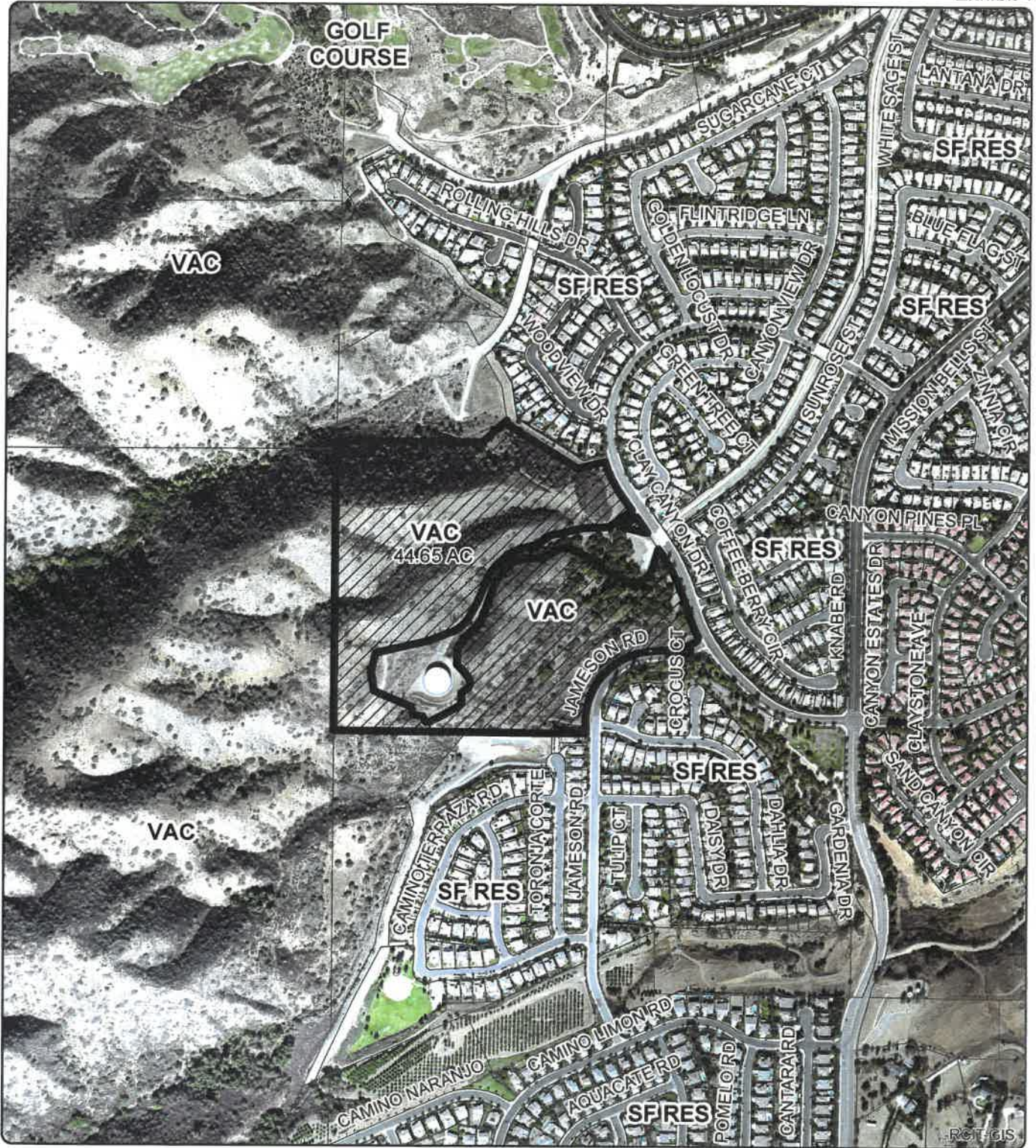
PPW180003

LAND USE

Supervisor: Jeffries
District 1

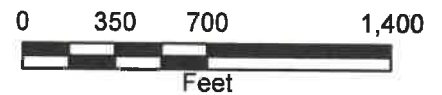
Date Drawn: 09/12/2019

Exhibit 1



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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



ambit consulting
410 E. SOUTHERN AVE. TEMPE, AZ 85282
PH. (480) 659-4072



8628 SPRINGER BLVD. SUITE 100
SANTA FE SPRINGS, CALIFORNIA 90670

REV	DATE	DESCRIPTION
E	07/17/18	DESIGN (C) (MAD)
D	03/29/18	RELOCATE (C) (MAD)
C	04/02/18	FINAL 1 (BS)
B	02/14/18	UPDATE (A) (BS)
A	02/14/18	PRELIM W/ BOUNDARY (BS)

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CLV0307
TEMESCAL VALLEY WATER TANK
CLAY CANYON DR,
CORONA, CA 92883
MONO-EUCALYPTUS

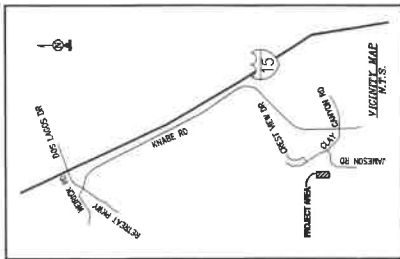
SHEET TITLE
SITE SURVEY

SHEET NUMBER
LS-1

SCHEDULE "B" SUMMARY
THE SURVEYORS OPINION IS THAT NO SCHEDULE "B" ITEMS PROVIDED BY THE CLIENT WILL AFFECT THE PROPOSED LOTS AND CORNER POINTS SHOWN HEREON.

SURVEYOR'S NOTES
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION, AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

POSITION OF GEOMETRIC COORDINATES
POINT 117.307 26.387 (117.55715227 WEST(140393)
GROUND ELEVATION @ 1146.0' (NAVD83)



SURVEY DATE
02/09/2018

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. NATIONAL MIDDLE POINTS. THE STATE PLANE MADS COORDINATE SYSTEM CALIFORNIA ZONE 10N IS USED. BEARINGS ARE DETERMINED BY GPS OBSERVATIONS.

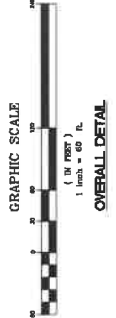
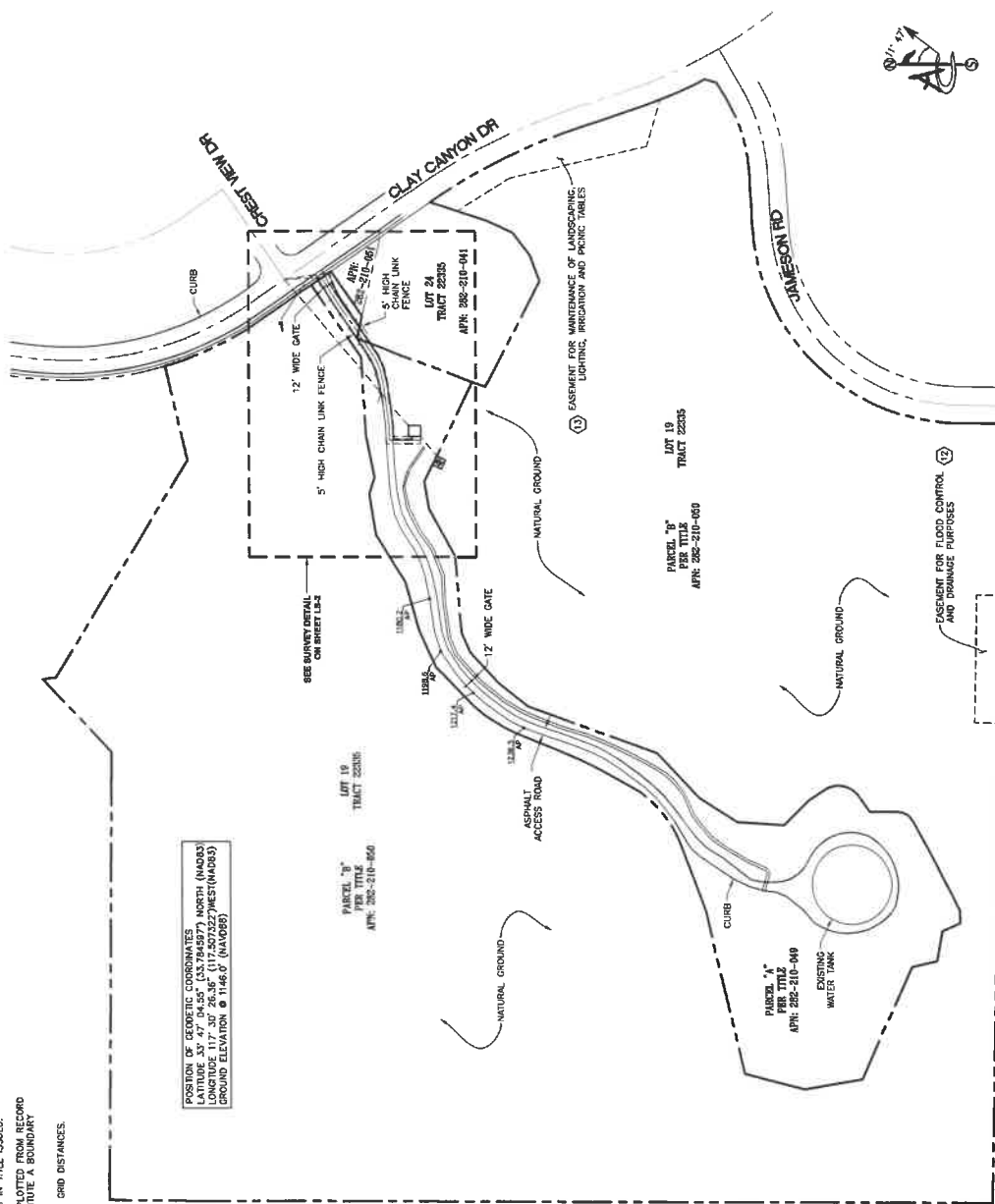
GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE NAD83 DATUM. GRID TO GROUND DISTANCES OBTAINED BY THIS METHOD ARE REFERENCED TO THE NAD83 DATUM. GRID TO GROUND DISTANCES OBTAINED BY THIS METHOD ARE REFERENCED TO THE NAD83 DATUM.

FLOOD ZONE
THIS PROJECT IS TO BE LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S). MAP ID: 180801010C, DATED 06/29/2008.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES SHOWN ON THIS PLAN ARE ACCURATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER AGENCIES TO VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

BENCHMARK
BENCHMARK STATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS' GEOID 12B MODELED SEPARATIONS TO ELLIPSOIDAL HEIGHTS. ALL ELEVATIONS ARE REFERENCED TO SMARTNET REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

LEGEND	
AS	AS NOTED
AP	ASPHALT
CLP	5' HIGH CHAIN LINK FENCE
CON	CONCRETE
CG	CONCRETE GEOMETRIC COORDINATES
NC	NATURAL GRADE
SI	SIDEWALK
T	TREES
---	UTILITY MANHOLES
---	POSITION OF GEOMETRIC COORDINATES
---	SPOT ELEVATION
---	BUSH
---	TREE LINE
---	CHAIN LINK FENCE
---	CONCRETE LIMITS
---	EXISTING BUILDINGS
---	STREET CENTERLINES
---	ADJACENT PROPERTY LINE
---	MAJOR CONTOUR INTERVAL
---	MINOR CONTOUR INTERVAL





ambit consulting
410 E. SOUTHERN AVE. TEMPE, AZ 85282
PH: (480) 659-4072



CASA
900 PIONEER BLVD. SUITE 100
SANTA FE SPRINGS, CALIFORNIA 90707

REV	DATE	DESCRIPTION
1	07/17/18	ISSUE (C)
2	07/17/18	REVISION (C)
3	04/12/18	FINAL 1 (B)
4	02/16/18	ISSUE (A)
5	02/14/18	PRELIM W/ BOUNDARY (B)
6		

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

CLV0307
TEMESCAL VALLEY WATER TANK
CLAY CANYON DR,
CORONA, CA 92883
MONO-EUCALYPTUS

SHEET TITLE

SITE SURVEY

SHEET NUMBER

LS-2

SCHEDULE "B" NOTE
THIS REPORT, ASSET, PROFESSIONAL SEAL, AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT, IS THE PROPERTY OF AMBIT CONSULTING. ALL EASEMENTS CONTAINED WITHIN SAID TITLE RECORD AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMS NO. A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z ARE NOT SURVEY MATTER, THEREFORE ARE NOT PLOTTABLE.

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:
PIPES, FITTINGS, AND FLUMES
SAN BERN. & RIV. CO.
GRANTED 10/2/1900

PURPOSE: TO MAINTAIN AND OPERATE THE TEMESCAL VALLEY WATER TANK AND ASSOCIATED FACILITIES.
RECORDING NO. 2005-0078323, OFFICIAL RECORDS

3. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
AFFECT INDETERMINATE - EXACT LOCATION NOT DEFINED

4. RECTALS AS SHOWN ON THAT CERTAIN MAP/PLAT
MAP OF THE TRACT NO. 22335
IN BOOK 46, PAGE 289, JUNE 27, 1890 IN BOOK 114, PAGE 586, JANUARY 4, 1892 IN BOOK 143,
IN BOOK 46, PAGE 289, JUNE 27, 1890 IN BOOK 154, PAGE 171, RESPECTIVELY, OF RECORDS OF
PAGE 334, APRIL 30, 1932 IN BOOK 154, PAGE 171, RESPECTIVELY, OF RECORDS OF
1903 IN BOOK 147, PAGE 223 OF RESPECTIVELY DEEDS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

5. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
AFFECT INDETERMINATE - EXACT LOCATION NOT DEFINED

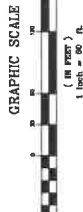
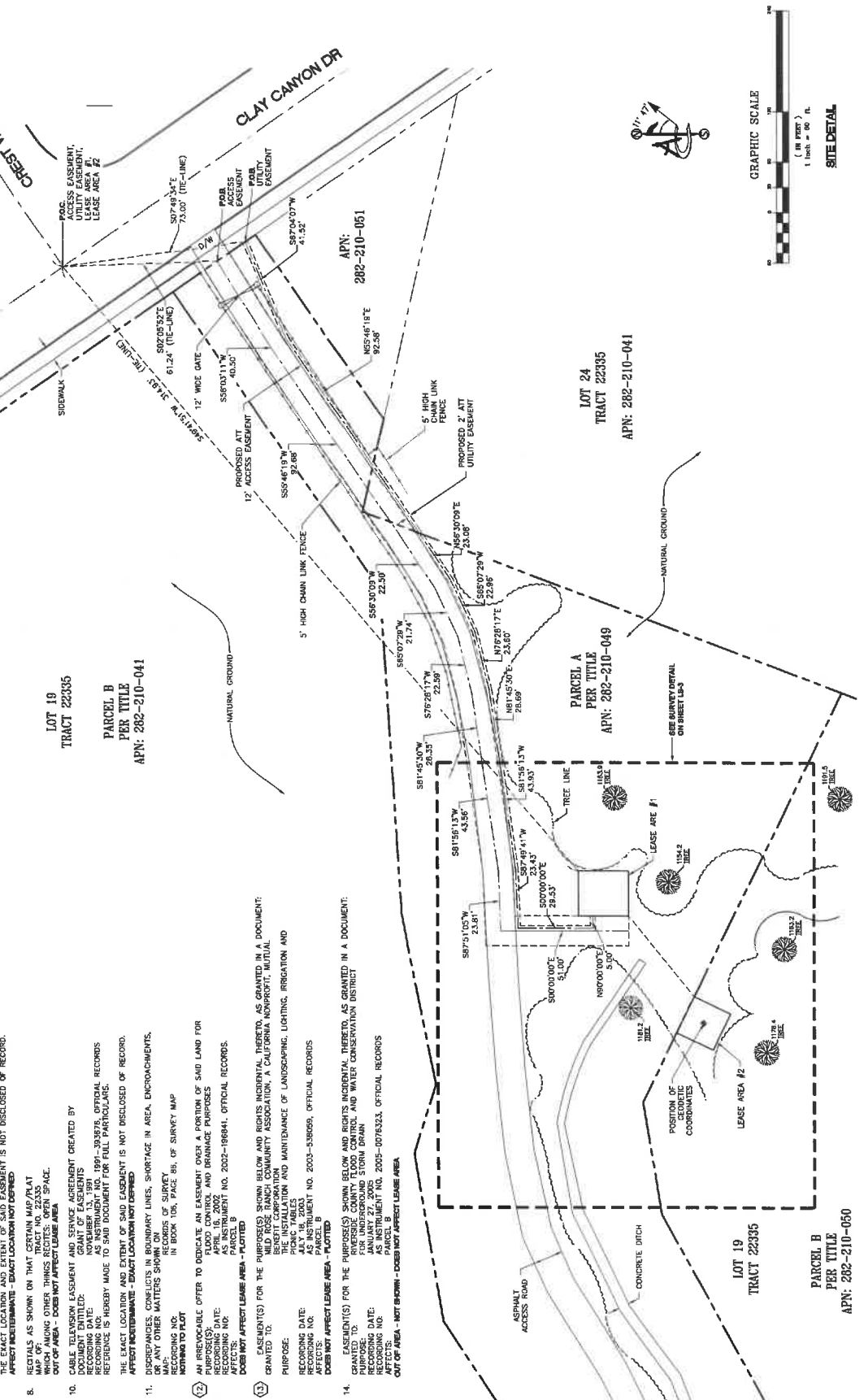
6. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA ENCROACHMENTS,
OR ANY OTHER MATTERS SHOWN ON THIS MAP OF SURVEY,
RECORDING NO. 2005-0078323, OFFICIAL RECORDS
IN BOOK 105, PAGE 95, OF SURVEY MAP
NOTHING TO PLOT

7. AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR
FLOOD CONTROL AND DRAINAGE PURPOSES
PURPOSE(S): TO MAINTAIN AND OPERATE THE TEMESCAL VALLEY WATER TANK AND ASSOCIATED FACILITIES.
AS INSTRUMENT NO. 2002-186841, OFFICIAL RECORDS.
PARCEL B
DOES NOT AFFECT LEASE AREA - PLOTTED

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:
THE INSTALLATION AND MAINTENANCE OF LANDSCAPING, LIGHTING, IRRIGATION AND
BENEFIT CORPORATION AND WATER CONSERVATION DISTRICT
JULY 18, 2003
AS INSTRUMENT NO. 2003-538059, OFFICIAL RECORDS
PAGE 102
DOES NOT AFFECT LEASE AREA - PLOTTED

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
JULY 18, 2003
AS INSTRUMENT NO. 2005-0078323, OFFICIAL RECORDS
PARCEL B
DOES NOT AFFECT LEASE AREA - PLOTTED

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
JULY 18, 2003
AS INSTRUMENT NO. 2005-0078323, OFFICIAL RECORDS
PARCEL B
DOES NOT AFFECT LEASE AREA - PLOTTED



SITE DETAIL

LOT 19
TRACT 22335
PARCEL B
PER TITLE
APN: 282-210-050



1452 BINKER AVE.
TUSTIN, CALIFORNIA 92780

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PREPARED BY AND FOR THE EXCLUSIVE USE OF THE CLIENT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.



3300 RIVIERA AVENUE, SUITE 300
HERNDON, VA 20150
TEL: (703) 461-3120
FAX: (703) 461-1225



4401 E. IMPERIAL AVENUE, SUITE 100
ANIMAS, CALIFORNIA 92507

REV	DATE	DESCRIPTION
1	11/17/78	REVISED SITE PLAN
2	11/17/78	REVISED SITE PLAN
3	11/17/78	REVISED SITE PLAN
4	11/17/78	REVISED SITE PLAN
5	11/17/78	REVISED SITE PLAN
6	11/17/78	REVISED SITE PLAN
7	11/17/78	REVISED SITE PLAN
8	11/17/78	REVISED SITE PLAN
9	11/17/78	REVISED SITE PLAN
10	11/17/78	REVISED SITE PLAN
11	11/17/78	REVISED SITE PLAN
12	11/17/78	REVISED SITE PLAN
13	11/17/78	REVISED SITE PLAN
14	11/17/78	REVISED SITE PLAN
15	11/17/78	REVISED SITE PLAN
16	11/17/78	REVISED SITE PLAN
17	11/17/78	REVISED SITE PLAN
18	11/17/78	REVISED SITE PLAN
19	11/17/78	REVISED SITE PLAN
20	11/17/78	REVISED SITE PLAN



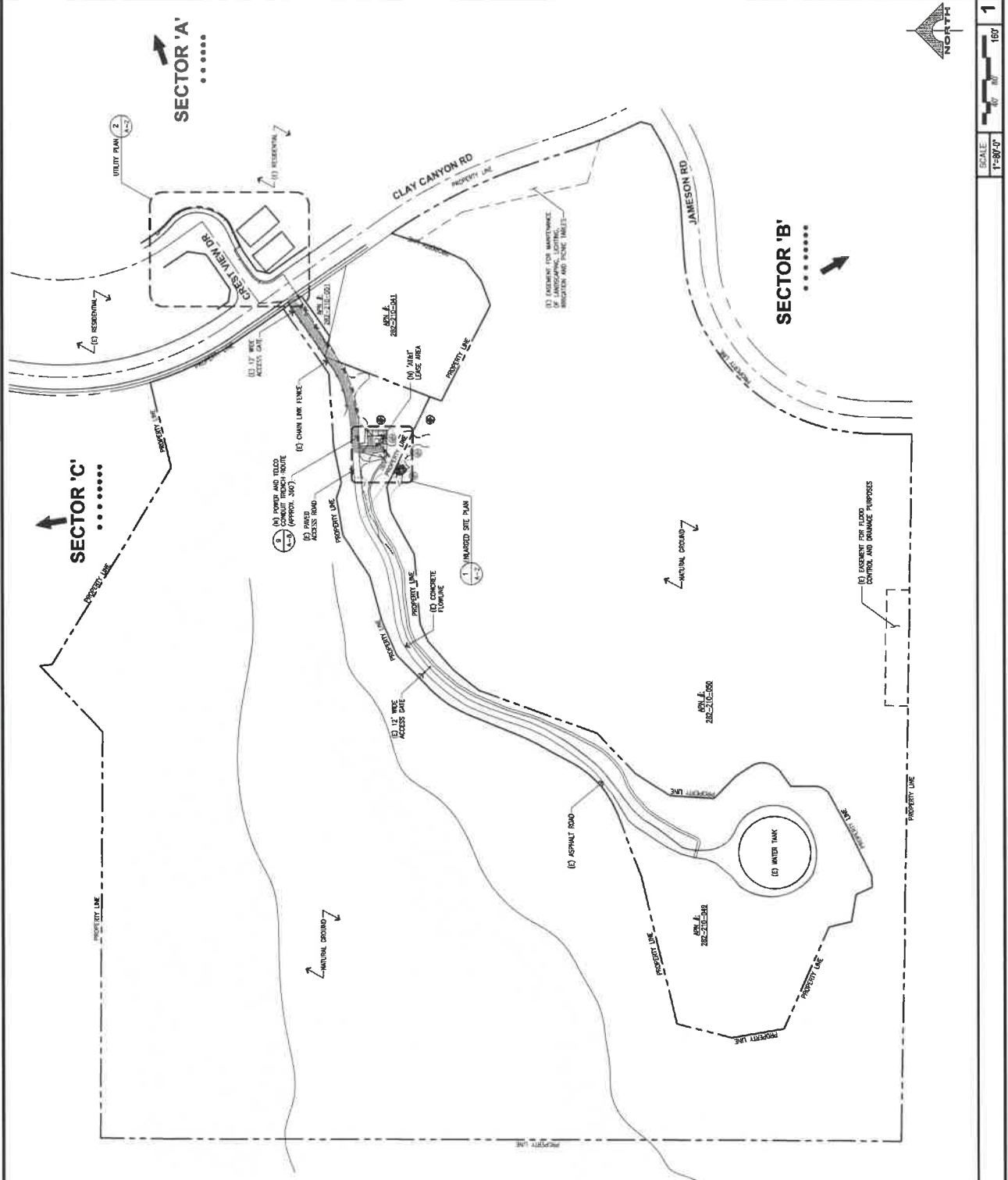
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PREPARED BY AND FOR THE EXCLUSIVE USE OF THE CLIENT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

CLV0307 (CSL00307)
TEMESCAL VALLEY WATER TANK
8755 CLAY CANYON DR,
CORONA, CA 92883
MONO-EUCALYPTUS

DRAWN BY: JEM
CHECKED BY: JEM
DATE: 11/17/78

SHEET TITLE: SITE PLAN

SHEET NUMBER: A-1



SCALE: 1"=50'-0"
160'

SITE PLAN



1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

smartlink
3300 IRVINE AVENUE, SUITE 300
TUSTIN, CALIFORNIA 92780
TEL: (949) 307-1255
FAX: (949) 307-1275



4500 BIRKDALE AVE. SUITE D
ANNEN, CALIFORNIA 92017

REV	DATE	DESCRIPTION
1	05/17/04	ISSUED FOR PERMITS
2	06/22/04	PLAN SHEET CORRECTED
3	06/24/04	ISSUED FOR PERMITS
4	02/22/04	ISSUED FOR PERMITS
5	02/22/04	ISSUED FOR PERMITS
6	02/22/04	ISSUED FOR PERMITS
7	02/22/04	ISSUED FOR PERMITS
8	02/22/04	ISSUED FOR PERMITS
9	02/22/04	ISSUED FOR PERMITS
10	02/22/04	ISSUED FOR PERMITS
11	02/22/04	ISSUED FOR PERMITS
12	02/22/04	ISSUED FOR PERMITS
13	02/22/04	ISSUED FOR PERMITS
14	02/22/04	ISSUED FOR PERMITS
15	02/22/04	ISSUED FOR PERMITS
16	02/22/04	ISSUED FOR PERMITS
17	02/22/04	ISSUED FOR PERMITS
18	02/22/04	ISSUED FOR PERMITS
19	02/22/04	ISSUED FOR PERMITS
20	02/22/04	ISSUED FOR PERMITS



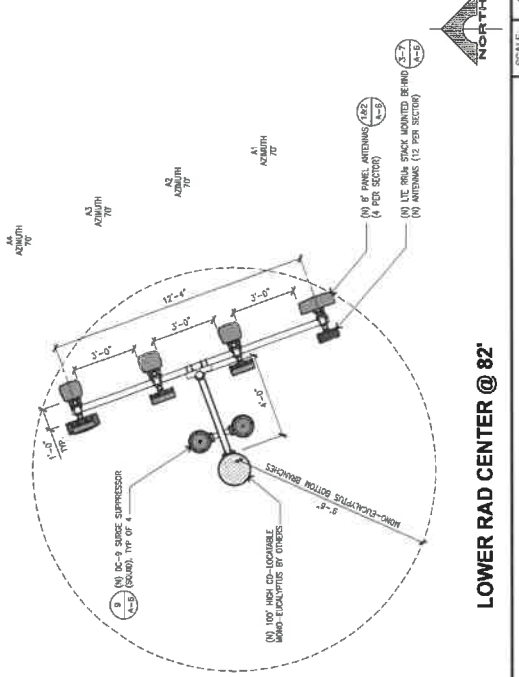
IT IS A NEAR COPY OF THE ORIGINAL DRAWING UNLESS THE ARCHITECTURE INDICATES OTHERWISE. TO AVOID THIS DOCUMENT.

CLV0307 (CSL00307)
TEMESCAL VALLEY WATER TANK
8755 CLAY CANYON DR,
CORONA, CA 92883
MONO-EUCALYPTUS

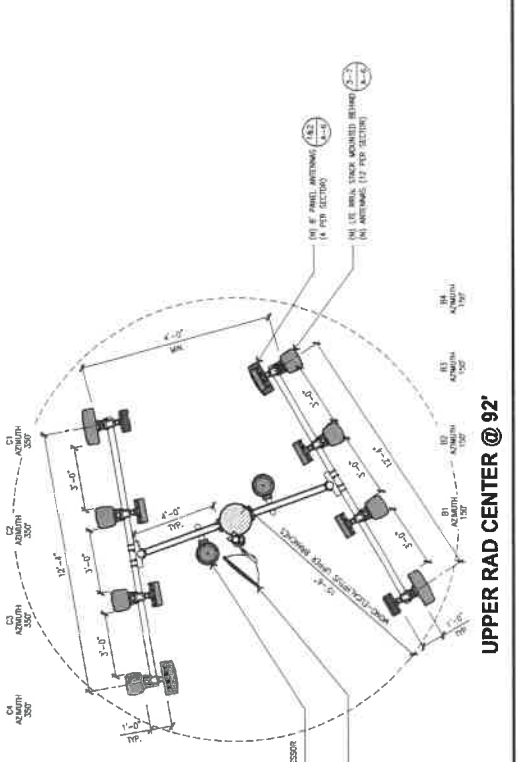
DRAWN BY: JEM
CHECKED BY: JS

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

SHEET NUMBER:
A-3



LOWER RAD CENTER @ 82'

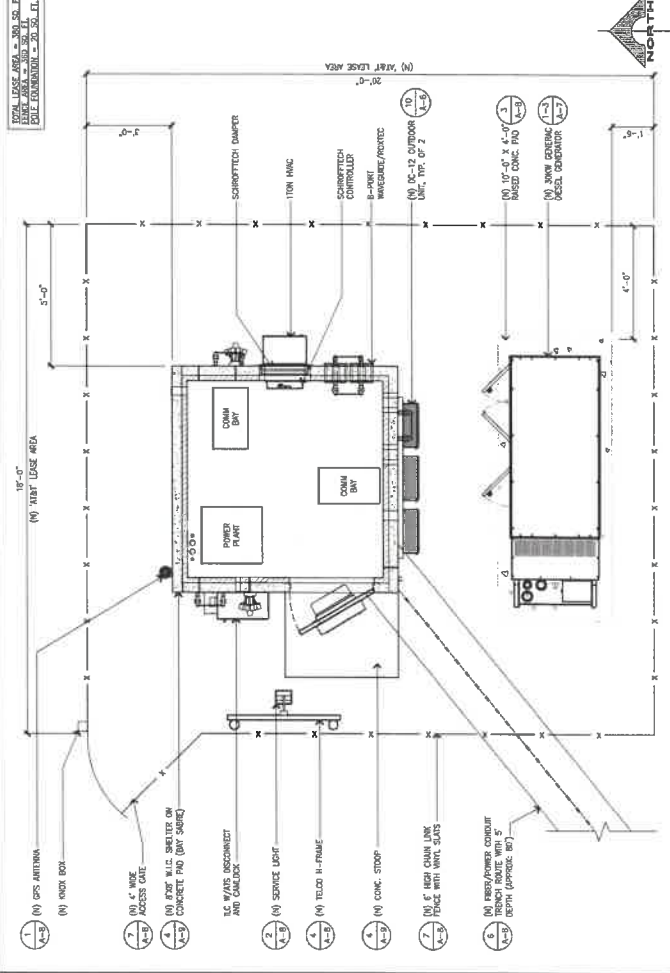


UPPER RAD CENTER @ 92'

ANTENNA PLAN

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

1



LEASE AREA PLAN

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

2

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS

SECTOR	PROPOSED TECHNOLOGY	ANTENNA TYPE	ANTENNA SIZE (H, W, D)	SECTOR CENTER	RAD CENTER	TRANSMISSION CABLE LENGTH (MIN/PT +/-)	DC CABLE (WGT. LB)
A1	1X	1X 1/2" X 1/2" PANEL	8'	82'-0"	82'-0"	112'	1/2-180'
A2	1X	1X 1/2" X 1/2" PANEL	8'	82'-0"	82'-0"	112'	1/2-180'
A3	1X	1X 1/2" X 1/2" PANEL	8'	82'-0"	82'-0"	112'	1/2-180'
A4	1X	1X 1/2" X 1/2" PANEL	8'	82'-0"	82'-0"	112'	1/2-180'
B1	1X	1X 1/2" X 1/2" PANEL	8'	92'-0"	92'-0"	112'	1/2-180'
B2	1X	1X 1/2" X 1/2" PANEL	8'	92'-0"	92'-0"	112'	1/2-180'
B3	1X	1X 1/2" X 1/2" PANEL	8'	92'-0"	92'-0"	112'	1/2-180'
B4	1X	1X 1/2" X 1/2" PANEL	8'	92'-0"	92'-0"	112'	1/2-180'
C1	1X	1X 1/2" X 1/2" PANEL	8'	82'-0"	82'-0"	112'	1/2-180'
C2	1X	1X 1/2" X 1/2" PANEL	8'	82'-0"	82'-0"	112'	1/2-180'
C3	1X	1X 1/2" X 1/2" PANEL	8'	82'-0"	82'-0"	112'	1/2-180'
C4	1X	1X 1/2" X 1/2" PANEL	8'	82'-0"	82'-0"	112'	1/2-180'

MINIMUM CLEARANCES

SECTOR	RRU UP OR DOWN	RRU COURT	RRU SECTOR (DISTANCE FROM ANTENNA)	MIN. CLEARANCE	MIN. CLEARANCE	MIN. CLEARANCE
A1	UP	3	<12'	15'	8"	8"
A2	UP	3	<12'	15'	8"	8"
A3	UP	3	<12'	15'	8"	8"
A4	UP	3	<12'	15'	8"	8"
B1	UP	3	<12'	15'	8"	8"
B2	UP	3	<12'	15'	8"	8"
B3	UP	3	<12'	15'	8"	8"
B4	UP	3	<12'	15'	8"	8"
C1	UP	3	<12'	15'	8"	8"
C2	UP	3	<12'	15'	8"	8"
C3	UP	3	<12'	15'	8"	8"
C4	UP	3	<12'	15'	8"	8"

ANTENNA AND RRU SCHEDULE



142Z EDINGER AVE
TUSTIN, CALIFORNIA 92780

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY TO AND THE PROPERTY OF AT&T INTELLECTUAL PROPERTY. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF AT&T INTELLECTUAL PROPERTY.

SMARTLINK
3000 SHIRAZ AVENUE, SUITE 300
TUSTIN, CA 92780
TEL: (949) 397-1295
FAX: (949) 397-1275

CASA
4300 BIRCHLAKE SUITE
ANN ARBOR, MI 48106

REV	DATE	DESCRIPTION
1	04/17/08	ISSUED FOR PERMITS
2	04/17/08	PLAN CHANGES
3	04/17/08	ISSUED FOR PERMITS
4	04/17/08	ISSUED FOR PERMITS
5	04/17/08	ISSUED FOR PERMITS
6	04/17/08	ISSUED FOR PERMITS
7	04/17/08	ISSUED FOR PERMITS
8	04/17/08	ISSUED FOR PERMITS
9	04/17/08	ISSUED FOR PERMITS
10	04/17/08	ISSUED FOR PERMITS



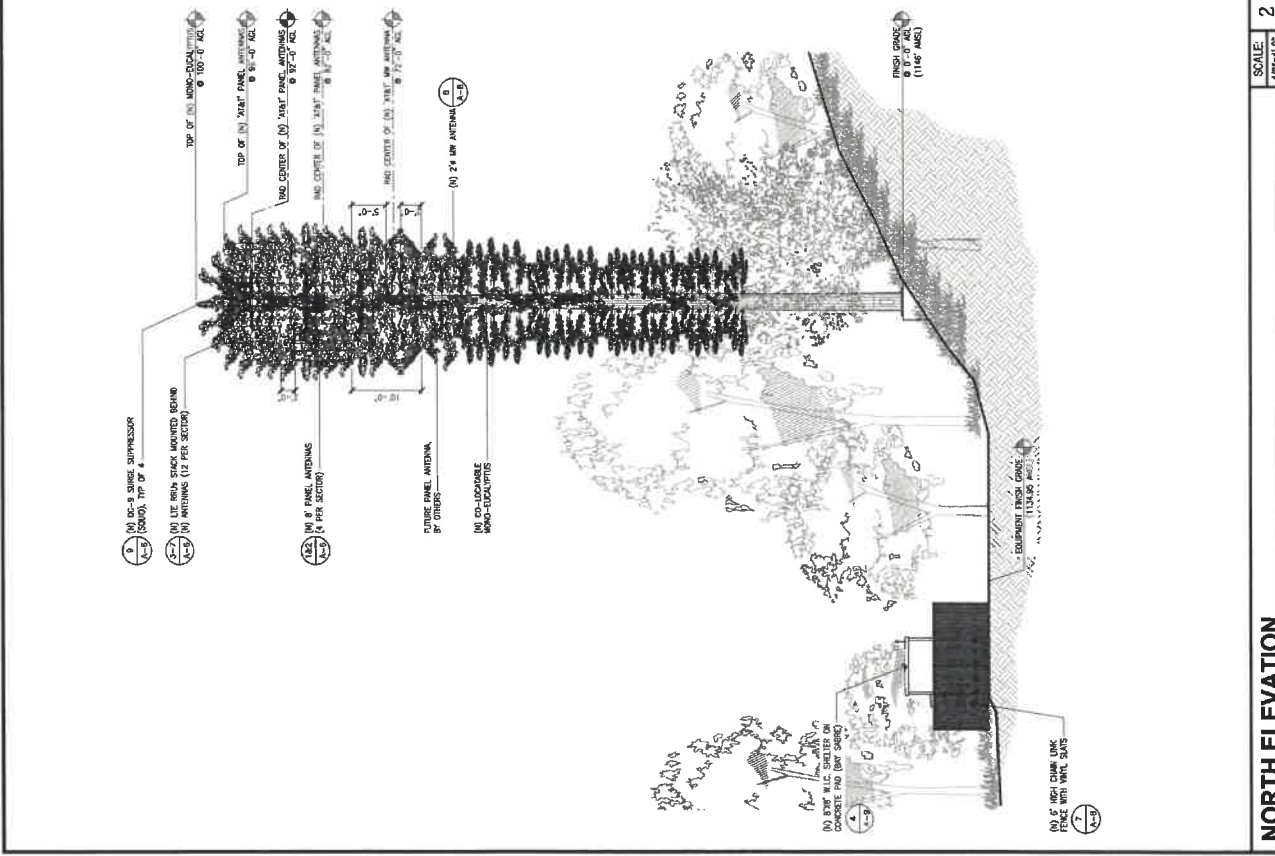
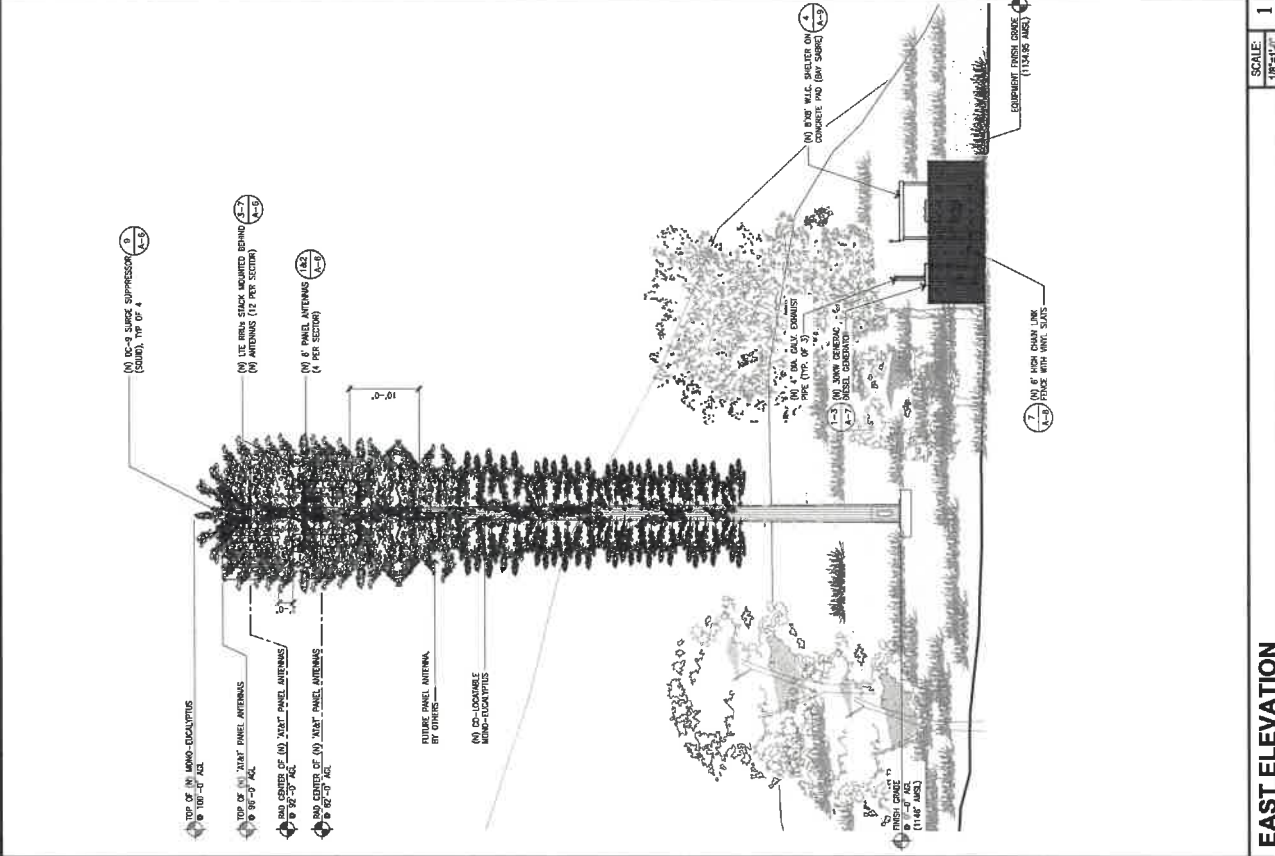
IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THIS DOCUMENT IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF AT&T INTELLECTUAL PROPERTY.

CLV0307 (GSL00307)
TENECAL VALLEY WATER TANK
8755 CLAY CANYON DR,
CORONA, CA 92883
MONO-EUCALYPTUS

DRAWN BY: JEM
CHECKED BY: JS

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-4



SCALE: 1/8"=1'-0"
1 EAST ELEVATION

SCALE: 1/8"=1'-0"
2 NORTH ELEVATION

LTE Justification Plots

Market Name: Los Angeles

Site ID: NSB-CLV0307-CSL00307

Site Address: 7085 Clay Canyon Drive, Corona, CA 92883

ATOLL Plots Completion Date: Jan 10, 2020

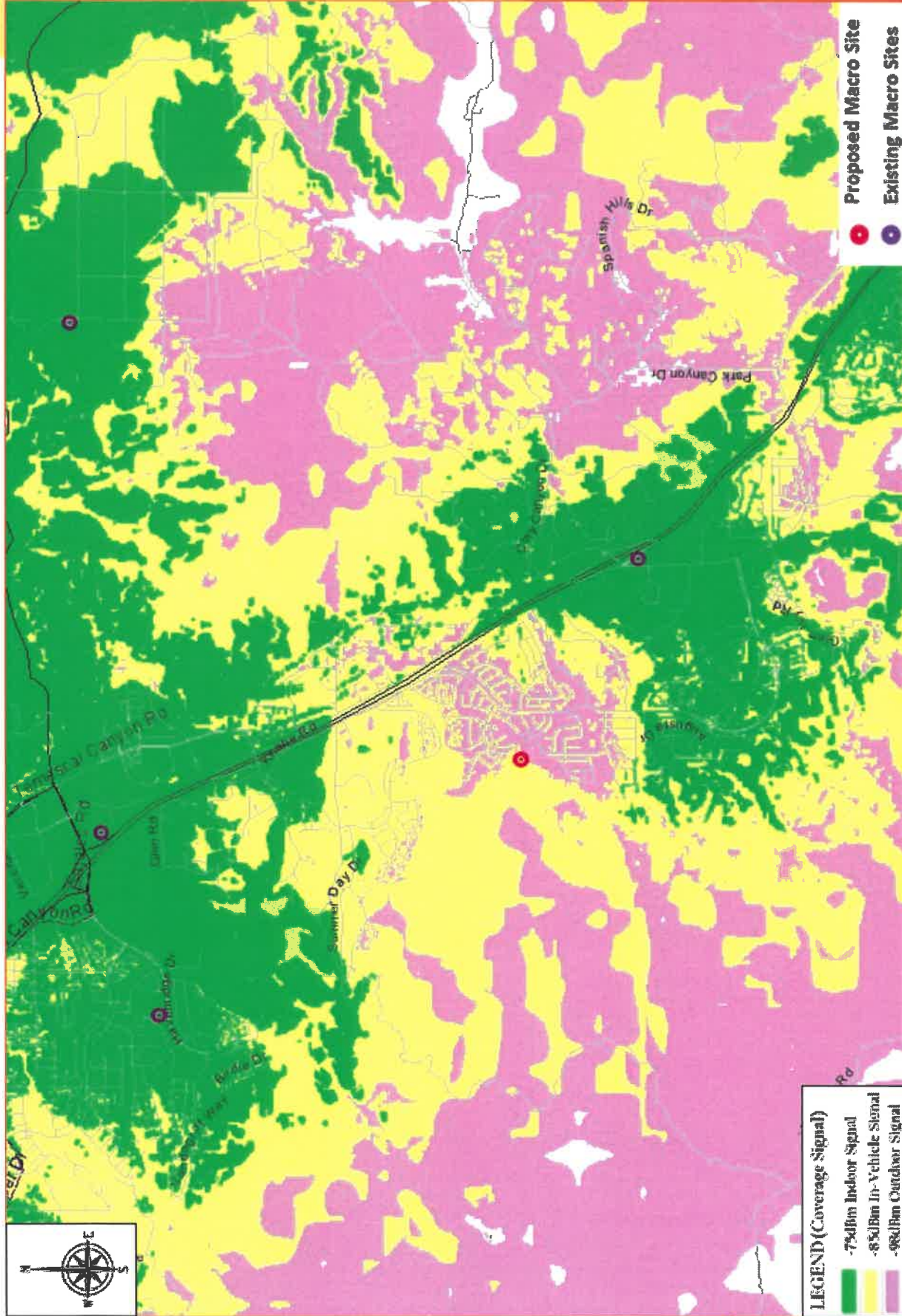


Assumptions

- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
 - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
 - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
 - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.



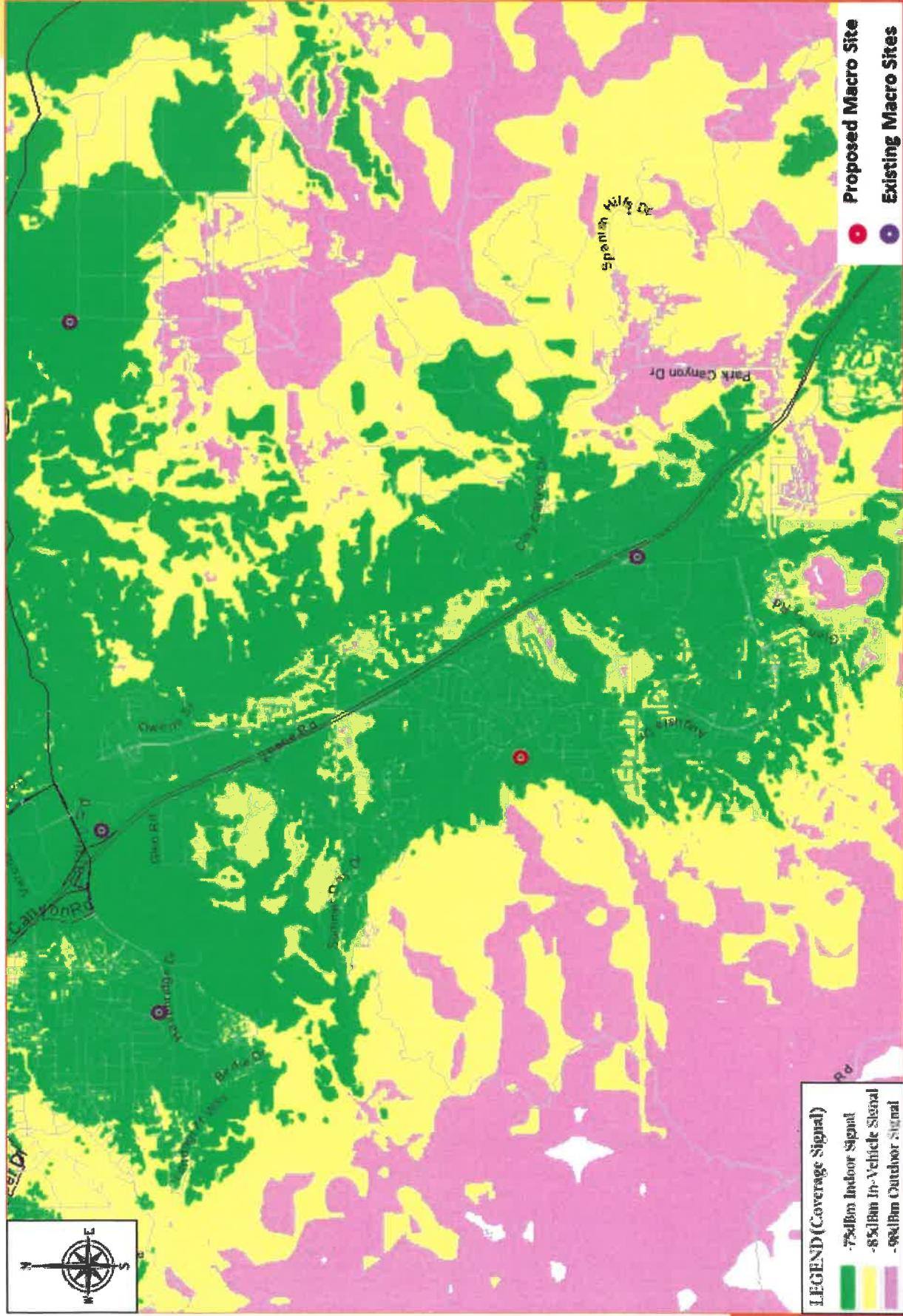
LTE Coverage Before site CSL00307



© 2008 AT&T Knowledge Ventures. All rights reserved.
 AT&T is a registered trademark of AT&T Knowledge Ventures.

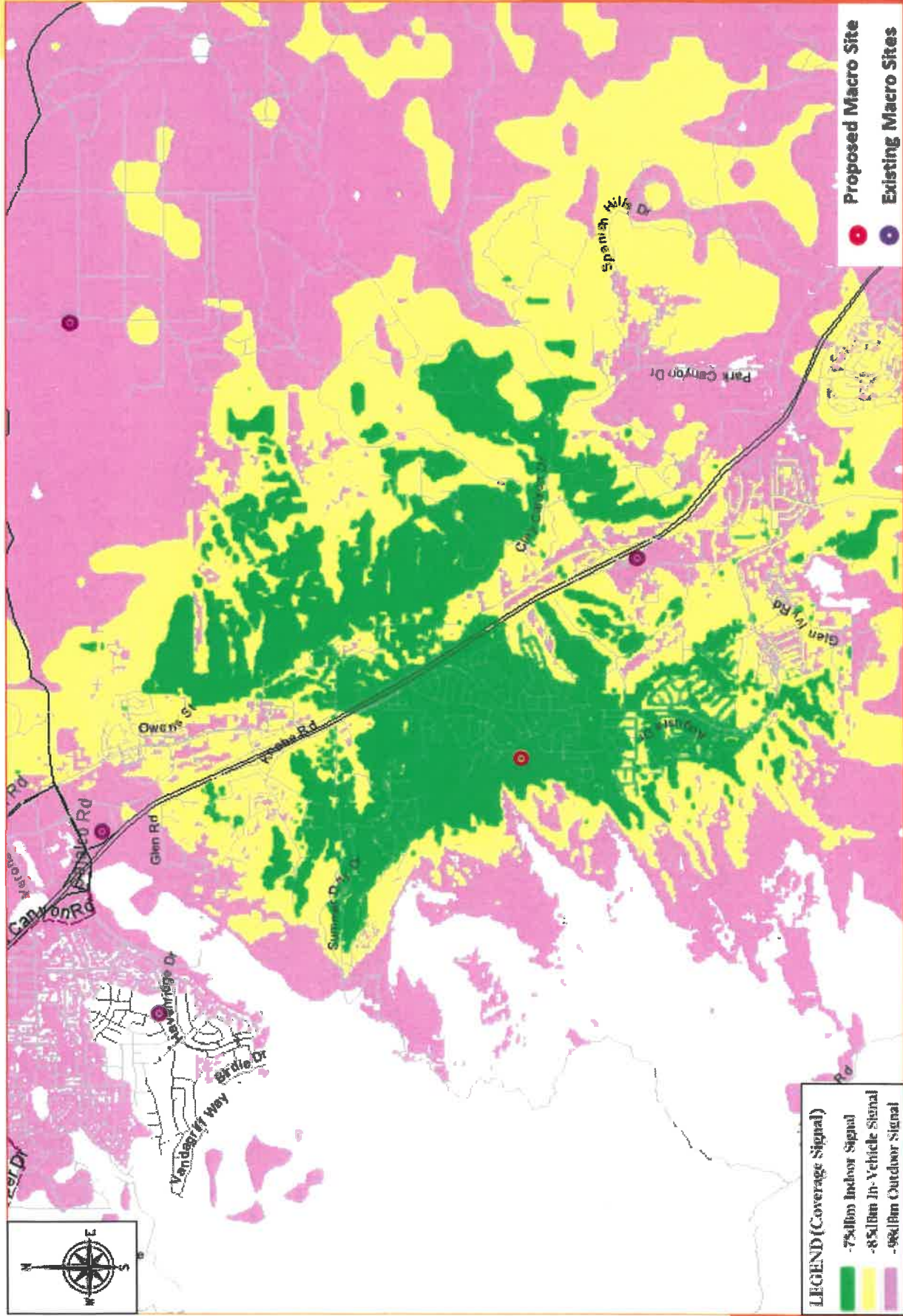


LTE Coverage After site CSL00307



© 2008 AT&T Knowledge Ventures. All rights reserved.
AT&T is a registered trademark of AT&T Knowledge Ventures.

LTE Coverage standalone site CSL00307



© 2008 AT&T Knowledge Ventures. All rights reserved.
AT&T is a registered trademark of AT&T Knowledge Ventures.



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.



CLV0307 (CSL00307)
TEMESCAL VALLEY WATER TANK
7085 CLAY CANYON DR, CORONA, CA 92883

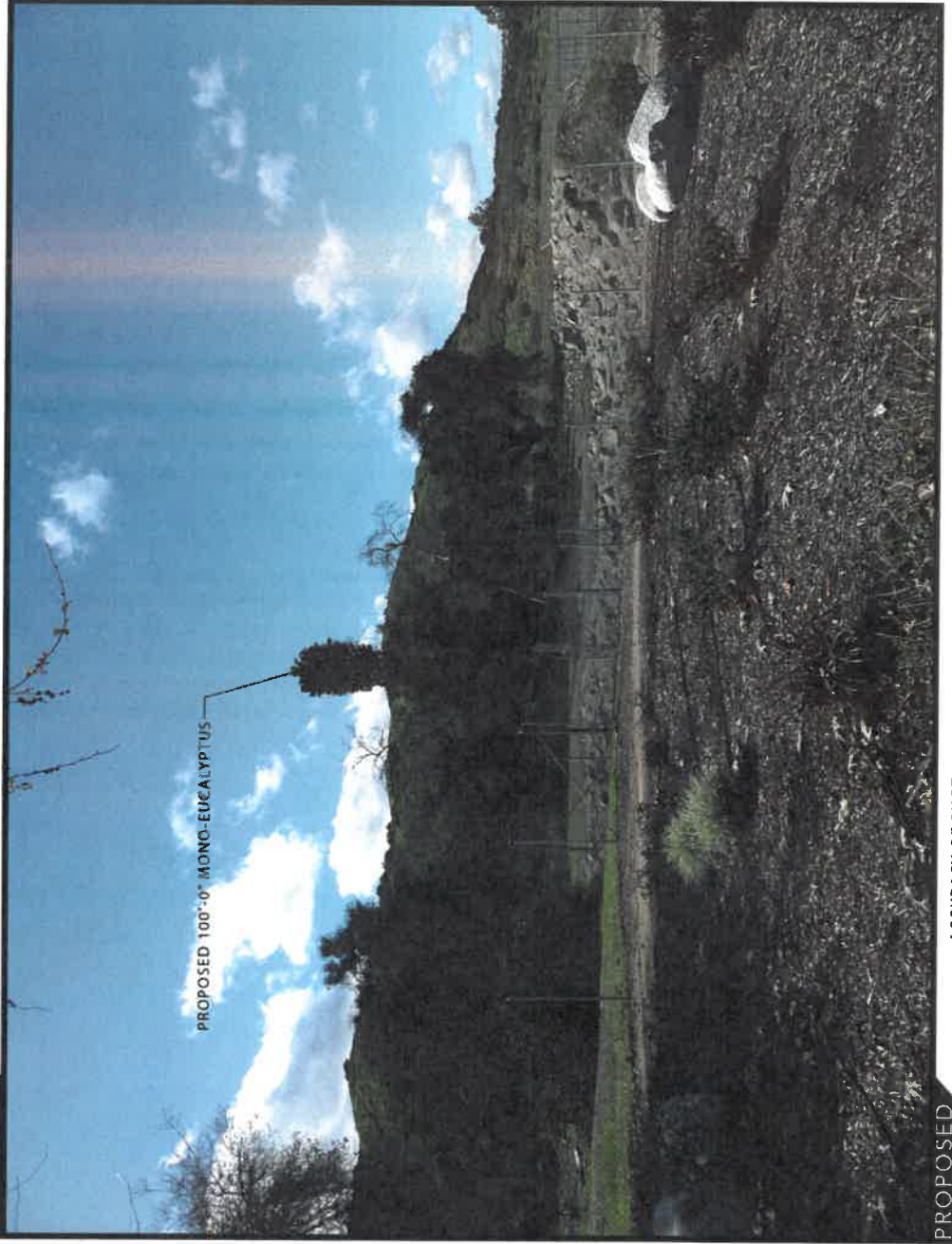


VIEW 1



©2017 GOOGLE MAPS

LOCATION



PROPOSED 100'-0" MONO-EUCALYPTUS

PROPOSED



EXISTING

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

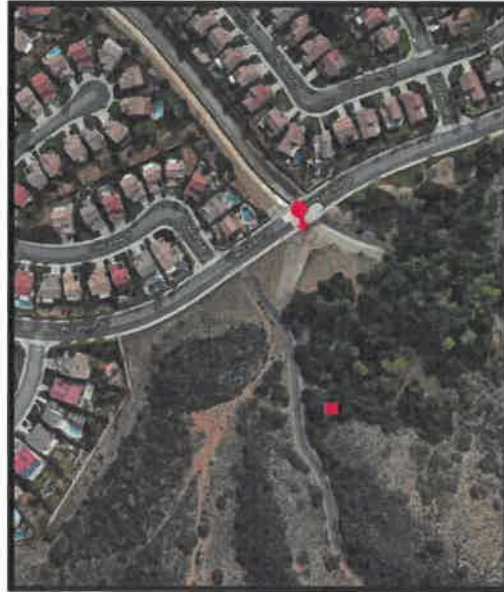


AT&T

CLV0307 (CSL00307)

TEMESCAL VALLEY WATER TANK

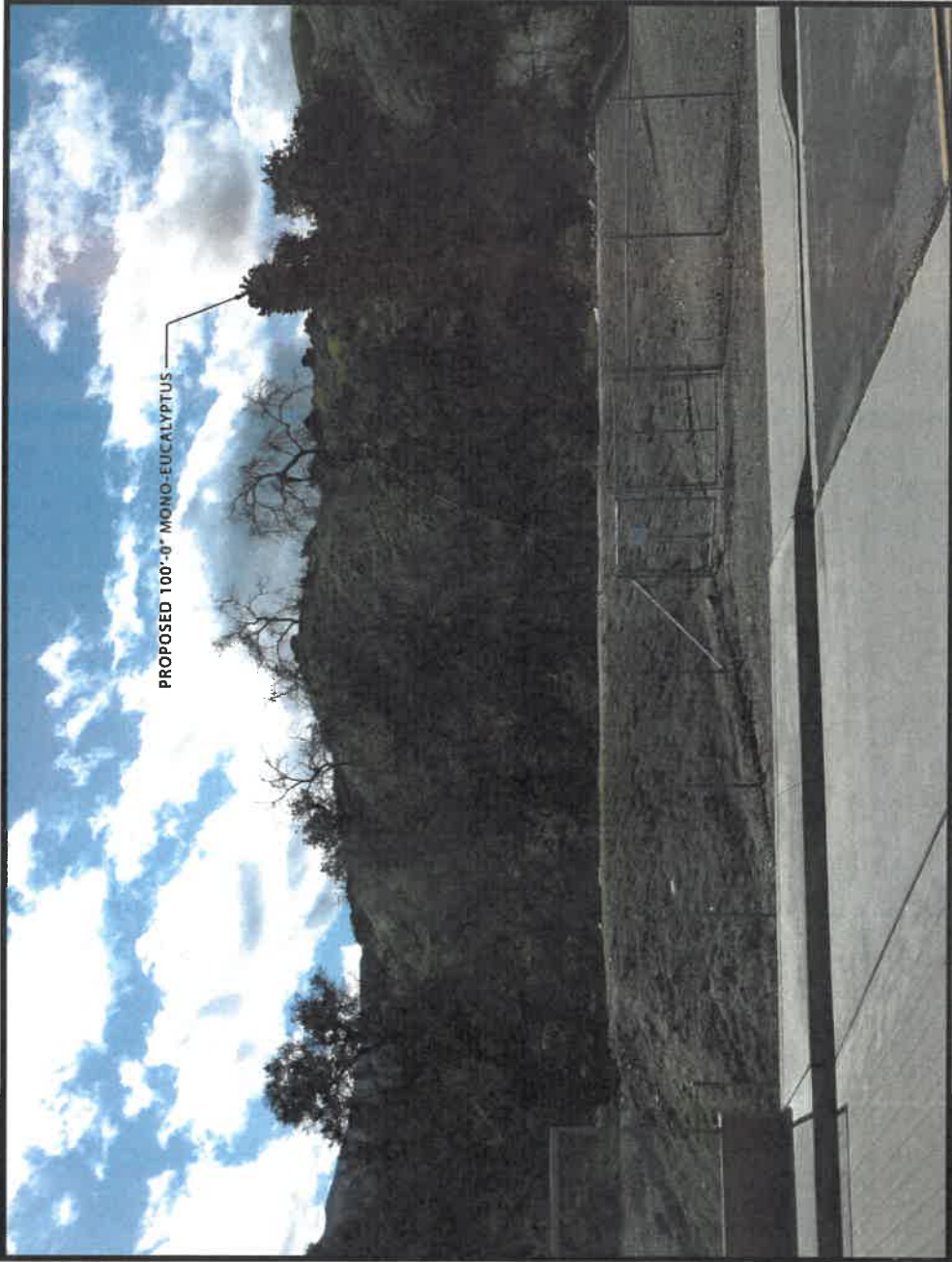
7085 CLAY CANYON DR, CORONA, CA 92883



LOCATION

©2017 GOOGLE MAPS

VIEW 2



PROPOSED



EXISTING

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



CLV0307 (CSL00307)
TEMESCAL VALLEY WATER TANK
7085 CLAY CANYON DR, CORONA, CA 92883

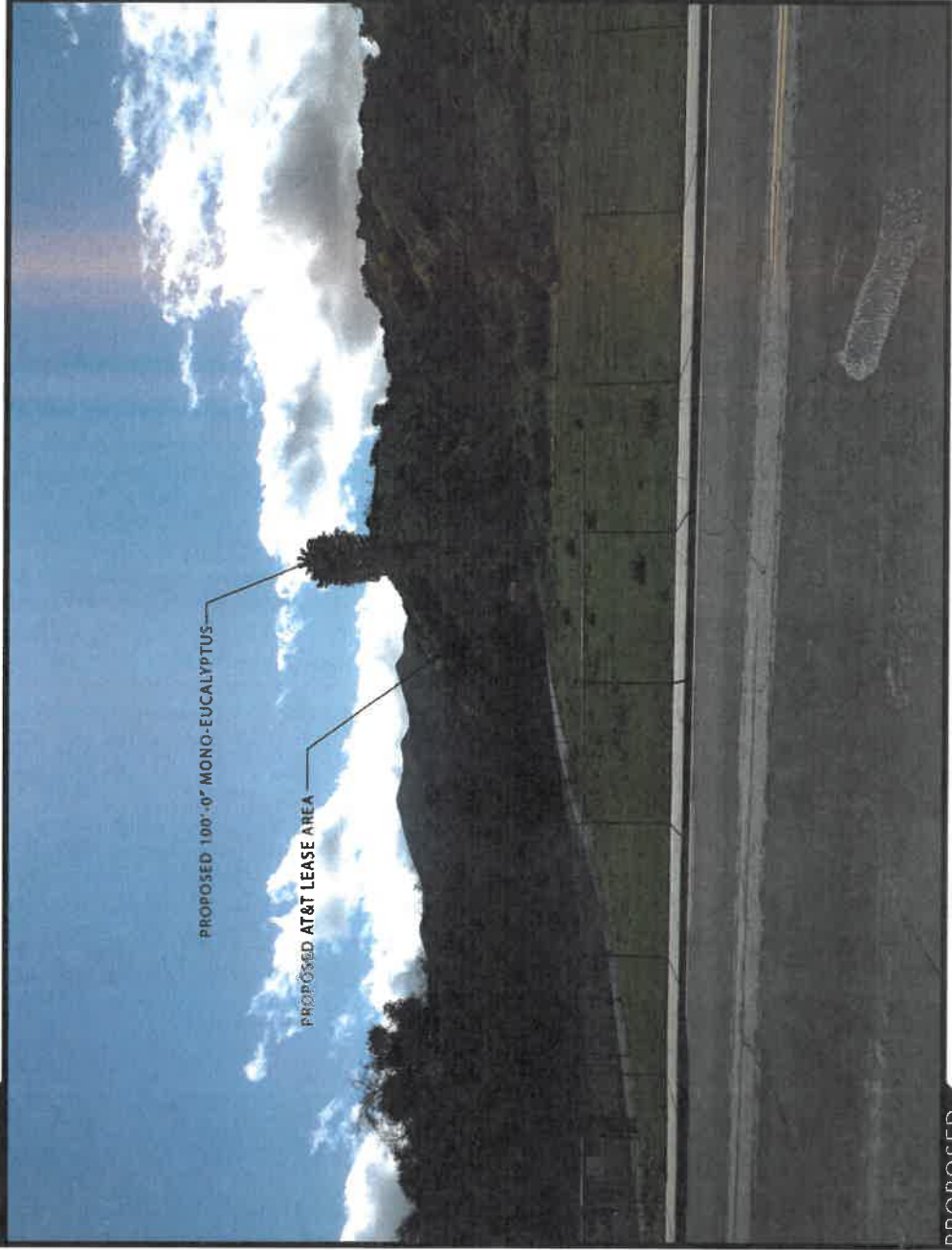


VIEW 3



LOCATION

©2017 GOOGLE MAPS



PROPOSED



EXISTING

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Planning Director

NEGATIVE DECLARATION

Project/Case Number: PPW180003/ CEQ180029

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

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

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: June 29, 2020

Applicant/Project Sponsor: Alisha Strasheim Date Submitted: March 29, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: July 27, 2020

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Tim Wheeler at 951-955-6060.

Revised: 03/04/20

Y:\Planning Case Files-Riverside office\PM37340\DH-PC-BOS Hearings\DH-PC\PM37340.Negative Declaration.docx

Please charge deposit fee case#: ZCEQ180029 ZCFW180027

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ/EA) Number: CEQ180029
Project Case Type (s) and Number(s): Variance No. 190007 and Plot Plan No. 180003
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: (951) 955-6060
Applicant's Name: Smartlink LLC AT&T c/o Alisha Strasheim
Applicant's Address: 18401 Von Karman Avenue, Irvine, CA 92612

I. PROJECT INFORMATION

Project Description:

Plot Plan No. 180003 (PPW180003) is a proposal to construct a 100 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) two foot microwave antenna, six (6) surge protectors approximately 50 feet southwest from an 18 x 20 foot lease area with an equipment shelter on a 44.23 overall parcel. The total project lease area is 870 sqft. The equipment shelter lease area includes one (1) GPS antenna attached to the shelter, one (1) utility H-frame with security lighting, and one (1) 30kw diesel generator; surrounded by a six foot high chain link fence with slats and landscaping.

Variance No. 190007 (VAR190007) is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet. The variance application requests to exceed the fifty (50') foot height requirement to allow for the proposed one hundred (100') foot disguised communications tower.

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

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

B. Total Project Area:

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Total Project Lease Area of 870 sqft.			

Assessor's Parcel No(s): 282-210-049 and 282-210-050

C. Street References: Southwest of Clay Canyon Drive, north of Camino Terraza, and west of Jameson Road.

D. Section, Township & Range Description or reference/attach a Legal Description: Township 4 South, Range 6 West Section 28 Southeast.

E. Brief description of the existing environmental setting of the project site and its surroundings: The project is located within dense vegetation and is near other trees east of the proposed mono-eucalyptus. The project is also surrounded by open space and single family residences.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site has a General Plan Land Use Designation of Community Development: Medium High Density Residential (CD: MHDR). The MHDR land use designation allows for single-family residences with a minimum 5-8 dwelling units per acre, with lots size range from 4,000 sqft. to 6,500 sqft. The proposed Project is consistent with the General Plan, since wireless communication facilities are allowed in support of residential and non-residential areas. The project's proposed mono-eucalyptus tree disguise would be minimally visually intrusive and adequately consistent with Land Use Policy 28.3, which ensures that the project make available facilities (circulation, water, sewer, and other resources to meet the demand of residential land uses and the surrounding area.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Access to the project site will be available from Clay Canyon Drive through the proposed 12 foot wide gravel pathway leading up to the facility. The project has been reviewed by the Riverside County Transportation Department and meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not within a high fire hazard area. The proposed project is not located within special hazard zone (including flood zone, fault zone, dam inundation zones). The proposed project has allowed for sufficient provision of emergency response services through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The project is for an unmanned wireless communication facility and Healthy Communities do not apply to this project.

B. General Plan Area Plan(s): Temescal Canyon Area Plan

C. Foundation Component(s): Community Development (CD)

D. Land Use Designation(s): Medium High Density Residential (MHDR) (5-8 du/ac)

E. Overlay(s), if any: Not within an Overlay

F. Policy Area(s), if any: Not within an Policy Area

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Temescal Canyon Area Plan

2. **Foundation Component(s):** Open Space to the north and west, Community Development to the south and east.

3. **Land Use Designation(s):** Open Space: Conservation (OS: C) to the north, Community Development: Medium High Density Residential (CD: MHDR), Community Development: Medium Density Residential (CD: MDR) to the south, and Open Space: Conservation Habitat (OS: CH) to the west.

4. **Overlay(s), if any:** Not within an Overlay

5. **Policy Area(s), if any:** Not within an Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Specific Plan No. 176 (Wild Rose)

2. **Specific Plan Planning Area, and Policies, if any:** Planning Area II-9 of Specific Plan No. 176 (Wild Rose)

I. Existing Zoning: Specific Plan No. 176 (Wild Rose)

J. Proposed Zoning, if any: N/A

1. **Adjacent and Surrounding Zoning:** Specific Plan No. 176 (Wildrose) to the north, south, east and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology / Soils
- Greenhouse Gas Emissions

- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Paleontological Resources
- Population / Housing
- Public Services

- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Tim Wheeler
Project Planner

Printed Name

June 2, 2020

Date

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is located approximately $\frac{3}{4}$ a mile west of Interstate Highway 15, a State Designated Scenic Highway. Even though the proposed project includes a variance for increasing the height of the mono-eucalyptus from 50 feet to 100 feet tall, views of the project site from Interstate Highway 15 will be limited due to the distance between the proposed project site and the topography of the area which obscures views from Interstate Highway 15. Additionally, the design of the tower as a mono-eucalyptus and requiring the tower and equipment shelter to be in earth-tone colors in nature, would provide a blending of the facility into the existing surroundings. Thus, the proposed project will have a less than significant impact on scenic highways.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. With no scenic resources on site and to minimize potential impact, the project has been designed to be disguised as a mono-eucalyptus and provide ivy and shrubs along the 6 foot high chain-linked perimeter of the lease area which will allow the facility to blend in with the surrounding

setting. In addition, to minimize the visual impact of the wireless communication facility the equipment shelter has been designed to blend in with the surrounding setting. Photo sims for the proposed wireless communication facility provide a projection of disguising and blending of the facility in the surroundings. Visibility from the surrounding residential dwellings or highway are lessened by project design and banded color scheme. With these measures, the project will have a less than significant impact to scenic resources.

c) The project site is located in a non-urbanized area; although located adjacent to urbanized areas. The facility site is incorporated into an area unused by the public and only accessed by a maintenance roadway for the existing Temescal Canyon Water District water tank nearby; the project is not degrading the existing visual character or quality of public views. Even with a variance is requested to modify the height requirement of the existing zoning classification; the project meets all other development standards, with an equipment enclosure and disguised tower to minimize public view of wireless equipment. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The project site is located approximately 2.25 miles outside the Mt. Palomar Observatory zone and not within any zone area of Ordinance No. 655. The project is not subject to the provisions of Ord No. 655. Lighting fixtures will be installed inside the proposed equipment shelter for the purpose of providing a service light for the project site. No other lighting is proposed. As a result, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

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

Findings of Fact:

a-b) The proposed wireless communication facility may provide a service light on a timer to be used at the time of servicing the facility. However, it will not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project has been conditioned so that any lighting system installed shall be shielded to the greatest extent possible so as

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

to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. This is a standard condition of approval and not a mitigation measure. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) The project is located on land designated as "Other Lands" and "Urban-Built Up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. There are no impacts.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, and C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. There are no impacts.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. There are no impacts.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project. There are no impacts.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP’s) to meet the state and federal ambient air quality standards. The air quality levels projected in the AQMP are based on several assumptions. For example, it is assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by the local jurisdictions. The AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Because the proposed project is an unmanned wireless communication facility, Based on the size of this project’s disturbance area (870 sq. ft.), it will not exceed projected growth scenarios, which could impact the air quality. Therefore, because the Project will not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans will be less than significant.

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

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

As an unmanned wireless facility with a small footprint and only occasional maintenance, the proposed project would primarily impact air quality through increased automotive emissions. However, projects of this type and size do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Project construction would involve the use of heavy equipment creating temporary exhaust pollutants from on-site movement and from equipment bringing concrete and other building materials to the site. Other emissions generated would be by the vehicle driven to provide maintenance to the cell site periodically. Due to the limited scope of the proposed Project it is not expected to exceed any established maximum daily thresholds during the construction phase nor the operational phase. Therefore, there will be a less than significant impact.

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major

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

intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors are the residents located southeast of the subject site.

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

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

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements will minimize odor impacts from construction. The construction odor emissions will be temporary, short-term, and intermittent in nature and will cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse will be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project will also be required to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is not located within a criteria cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) or any other similar type of plan. Because there are no applicable such plans, the proposed project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plans. As a result, impacts are considered less than significant.

b-c) The proposal will disturb approximately an 870 square-foot area for the construction of the tower and associated equipment enclosure. The site is not anticipated to disturb any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). However, portions of the project site appear to support suitable nesting bird habitat. Conditions of approval as they relate to nesting birds will ensure that no disturbance of vegetation or any other potential nesting bird habitat will occur. These are standards conditions and are for the purposes of this document are not intended as mitigation measures. Therefore, the project will have a less than significant impact.

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): On-Site Inspection, Project Application Materials

Findings of Fact:

a) Based upon analysis of records, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because previous grading of the subject property has eliminated any chance for surface resources to be present and the project will not disturb any ground that was not previously disturbed. Therefore, there will be no impacts in this regard.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Therefore, there will be no impacts in this regard.

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

c) Based on an analysis of records, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, and is also considered a standard Condition of Approval (Planning-CUL. 1 – If Human Remains Found) and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

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

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Findings of Fact:

a) A portion of the Elsinore Fault crosses a portion of the overall parcel located closer to Clay Canyon Drive; however, the Project area is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone. Mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the site will be designed and constructed to resist the effects of seismic ground motions. Impacts in regards to this issue area will not be significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report

Findings of Fact:

a) Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to RCLIS (GIS database), the site is mapped within an area with low potential for seismically induced liquefaction. Compliance with the California Building Code (CBC) will ensure less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

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

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) Strong ground shaking can be expected at the site, as well as virtually all of southern California, during moderate to severe earthquakes in this general region. The proposed project site is near both the Elsinore Faults and Eagle Fault that traverse in the surrounding area. Potential impacts from ground shaking can be lessened to a level of insignificance through compliance with the current California Building Code Seismic Design requirements and the building permit review process. Such compliance shall be required by Riverside County Ordinance. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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

Findings of Fact:

a) According to the General Plan and the Project Consulting Geologist, the project site will have low potential for risk of landslides. Potential for lateral spreading, collapse, and rockfall hazards are also low. Therefore, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geology Report

Findings of Fact:

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

a) The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. This condition does not occur on the project site. However, according to "Map My County," the Project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation process. Therefore, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

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

Findings of Fact:

a) The Project site is not located in close proximity to any natural enclosed or open bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site will not be subject to inundation by tsunamis or seiches, and will not be affected by volcanoes. There will be less than significant and no mitigation will be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project will not significantly change the topography or ground surface relief features as the only ground disturbance to take place is within the 870 square foot lease area. The project site has a moderate slope and given the relatively small area being developed the topography is not expected to be changed substantially by the implementation of this project. In addition, no cut or fill

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

slopes greater than 2:1 or higher than 10 feet are proposed as part of the project. Therefore, the project will have a less than significant impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The construction activities associated with the project could temporarily expose underlying soils to water and air, which will increase erosion susceptibility while the soils are exposed. Exposed soils will be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible organic materials to wind and water. However, due to the project's limited scale, potential impacts resulting from erosion, and implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance. BMPs are standard requirements that do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to utility related development will prevent any impacts from rising to a level of significance. As CBC requirements are applicable to all development and do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

19. Wind Erosion and Blowsand from project either on or off site.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. With such compliance, the project will not result in an increase in wind erosion and blow sand, either on or off site and is considered a standard requirement and not considered CEQA mitigation. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a) The project proposes to construct an unmanned wireless communication facility consisting of a 100-foot tall AT&T wireless communication tower, disguised as a mono-eucalyptus, with an accompanying 870 square-foot equipment enclosure. The project would include the installation of twelve (12) panel antennas, thirty-six (36) RRUs, one (1) two foot microwave antenna, and other associated equipment and equipment cabinets to be located within a 6-foot tall chain-link fence with slats. The installation of the mono-eucalyptus will involve small-scale construction activities that will not include an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore in conclusion, the project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, to the environment. Impacts are less than significant.

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

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

(CARB) to develop and implement regulations to reduce statewide GHG emissions from stationary sources.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact:

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

a-b) Construction equipment will likely be fueled and maintained by petroleum based substances such as diesel fuel, gasoline, oil and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction will be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public and the environment. This is a standard risk on all construction sites, and there will be no greater risk for improper handling, transportation, or spills associated with the proposed Project than will occur on any other similar construction site. Construction contractors will be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials. Additionally, the project proposes the use of a backup emergency generator and there is a very small potential for spill of fuel used for the generator. A Business Emergency Plan (BEP) that also addresses the handling of spills and leaks shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB) for review. This is a standard Hazmat Clearance condition and not considered mitigation for CEQA purposes.

Furthermore, because the project is simply an unmanned wireless communication facility, there will be no need for routine transport, use or disposal of hazardous materials. The main function of the communication facility will be to provide wireless services for AT&T and will only require occasional routine maintenance. This project is not forecasted to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. Impacts are considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. There is no impact

d) The project site is not located within one-quarter mile of an existing or proposed school. There will be no impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. There is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project site is not located within Airport Compatibility Airport Influence Area (AIA) and therefore was not required to be reviewed by the Airport Land Use Commission. There will be no impact.

c-d) The project would not result in a safety hazard for people residing or working in the project area, because the project is not located within two miles of a public airport, it's not located within the vicinity of a private airstrip or heliport. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

- a) The proposed project is not anticipated to substantially violate any water quality standards or waste discharge requirements due to limited scope of project including 870 square foot lease pad and 12-foot wide gravel driveway with existing access from Clay Canyon Drive. Therefore, the impact is considered less than significant.
- b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, since no water service is proposed or required with proposed wireless communication site. There will be no impacts.
- c) The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces since the site project is limited to 870 square foot lease area in non-flood hazard area and would contain gravel driveway. Impacts would be less than significant.
- d) The project will not result in substantial erosion or siltation on-site or off-site since project is limited in scope with gravel and partially improved 44.23 acre site that is large unpaved areas containing dense vegetation. Impacts are less than significant.
- e) The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site due to limited scope of improved area consisting of 870 square foot pad and 12 foot wide gravel driveway. Impacts are less than significant.
- f) The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff since project is not located with a flood hazard area and limited improvements are required such as 870 square foot lease area. Therefore impacts are less than significant.
- g) The project is located in an area of minimal flood hazard and therefore would not impede or redirect flood flows. There will be no impact.
- h) The project is not located in a flood hazard area, tsunami area, or seiche zones, nor will risk the release of pollutants due to project inundation. There will be no impact.
- i) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan since no groundwater is proposed to be used. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

LAND USE/PLANNING Would the project:

24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed use has been determined to not result in a substantial alteration of the present or planned land use of this area as there are no proposed change of zone or general plan amendment applications being processed concurrently with this plot plan. The project site has a General Plan Land Use Designation of Community Development: Medium High Density Residential (CD: MHDR). This project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the surrounding community. In addition, the project site is also located within the Specific Plan No. 176 (Wild Rose) within Planning Area II-9; which are zoned R-5 Zoning Classification. Ordinance No. 348, Section 19.404 allows for a disguised wireless facility, subject to the approval of a plot plan. Therefore, the project will have no impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is within MRZ-3 (Significance of mineral deposits undetermined), which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist;

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

however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. There will be no impact.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There will be no impact.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is not located within an Airport Influence Area and is not located within two (2) miles of a public airport or public use airport. The proposed project is an unmanned wireless communication facility and as such will not expose people residing or working in the project area to excessive noise levels. There will be no impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Although the project will briefly increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Therefore, the proposed Project itself will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts will be less than significant.

b) The project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities will be localized and intermittent. Construction activities that are expected to occur within the Project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response due to the limited scope of the project and because the proposed project will be located more than 100 feet from the nearest residence. Additionally, the project will not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity,” Paleontological Resource Impact Mitigation Program (“PRIMP”) Report

Findings of Fact:

a) According to GIS database, the project site has been mapped as having a low potential for paleontological resources. Nonetheless, the Project has been conditioned to mitigate any impact in the event fossil remains are encountered during site development (Planning-PAL. – LOW PALEO

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

SENSITIVITY). This is a standard condition and not considered mitigation for CEQA purposes. There will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is a 100 foot high mono-eucalyptus with an equipment shelter in an 870 square foot lease area. The site is not occupied by any people and there is dense vegetation surrounding and on-site. Implementation of the facility would not displace housing or people, which would not require construction of replacement housing elsewhere. There will be no impact.
- b) The project simply proposes an unmanned wireless facility and would not result in an affordable housing demand. There will be no impact.
- c) According to Riverside County's "Map My County," the site is not located within or adjacent to any County Redevelopment Project Area. The project simply proposes an unmanned wireless facility. Implementation of the project would not result in the construction of housing or in a population increase. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

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

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project will primarily be served by the Riverside County Fire Department (Station No. 64), located approximately 3.7 miles Southeast of the Project site at 25310 Campbell Ranch Road, Corona, CA 92883. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is an unmanned communication facility, implementation of the proposed Project will not result in the need for new or physically altered fire protection facilities, and will not exceed applicable service ratios or response times for fire protection services. Therefore, there will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-----------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project must comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore, the impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source(s): Hemet Unified School District correspondence, GIS database

Findings of Fact:

The project will not physically alter the facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Corona Norco Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. There will be no impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

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

Source(s): Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project must comply with County Ordinance No. 659 to prevent any potential effects to library services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

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

Source(s): Riverside County General Plan

Findings of Fact:

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. As an unmanned wireless communications facility, this project will not provide housing, create any jobs, or otherwise attract people to the area, requiring the need for additional library services. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

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

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

b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The project proposes a 100-foot high mono-eucalyptus tower with an equipment shelter in an 870-square-foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. There will be no impact.
- b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. There will be no impact.
- c) The project is located within County Service Area Temescal #134 - Lighting, however, utility related projects are not required to pay Quimby fees. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

- a) The proposed project is an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the proposed project. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

f) The proposed Project is an unmanned wireless communication facility on an approximately 870 square-foot lease area with equipment enclosure. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan

Findings of Fact:

The project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. There will be no impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

39. Tribal Cultural Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eleven requesting tribes on October 24, 2018. Consultation was requested by the KIZH Nation - Gabrieleño Band of Mission Indians on October 29, 2018. Morongo Band of Mission Indians deferred to other tribes on October 31, 2018. KIZH Nation - Gabrieleño Band of Mission Indians recommended monitoring if ground disturbance, requested specific conditions of approval be placed on the project and requested exhibits. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. Consultation with KIZH Nation - Gabrieleño Band of Mission Indians was concluded on November 26, 2018. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site preparation for 870 square foot lease area and gravel driveway to accommodate a wireless mono-eucalyptus tower. For these reasons, there is anticipated to be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
water drainage systems, whereby the construction or relocation would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within a very high fire hazard area and a State Responsibility Area. The proposed project has been reviewed by the Riverside County Fire Department. The Riverside County Fire Department did not add conditions of approval to the project because it is an unmanned wireless facility and does not present any design that would affect emergency access. Therefore the project would not substantially impair an adopted emergency evacuation or response plan. Impacts will be less than significant.

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

c) The proposed project will have utilities that may exacerbate fire risk such as electrical power lines, but these lines will be placed underground minimizing the impact. As such, the project will have a less than significant impact.

d-e) According to County of Riverside General Plan, the project site is located in an area designated as high for wildfire susceptibility. However the project is located in a residential zoning classification with adequate access for emergency services, has been setback a substantial distances from any current habitable structures, and has been reviewed by the Fire Department to minimize the risk of loss involving wildland fires. Additionally, the project site will be served by the Riverside County Fire Department (Station No. 64), located approximately 3.7 miles Southeast of the Project site at 25310 Campbell Ranch Road, Corona, CA 92883. Therefore, the proposed project will have a less than significant impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The project will have a less than significant impact.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source(s): Staff Review, Project Application Materials

Findings of Fact:

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

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

Source(s): Staff Review, Project Application Materials

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

Findings of Fact:

The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. The project will have a less than significant impact.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

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

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

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.



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



Juan C. Perez
Agency Director

07/22/20, 10:12 am

PPW180003

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW180003. 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 (PPW180003) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description

Plot Plan No. 180003 (PPW180003) is a proposal to construct a 100 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) two foot microwave antenna, six (6) surge protectors approximately 50 feet southwest from an 18 x 20 foot lease area with an equipment shelter on a 44.23 overall parcel. The total project lease area is 870 sqft. The equipment shelter lease area includes one (1) GPS antenna attached to the shelter, one (1) utility H-frame with security lighting, and one (1) 30kw diesel generator; surrounded by a six foot high chain link fence with slats.

Variance No. 190007 (VAR190007) is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet. The variance application requests to exceed the fifty (50') foot height requirement to allow for the proposed one hundred (100') foot disguised communications tower.

The project site is location north of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr., within the Temescal Canyon Area Plan.

Advisory Notification. 3 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PPW180003; 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. 3 AND - Hold Harmless (cont.)

decision made by the COUNTY concerning the PPW180003, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

Advisory Notification. 4 AND - Exhibits

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

Exhibit A, B, C (Site, Elevation, Floor Plans), dated June 11, 2020.

Exhibit W (Wall and Fencing Plan), dated June 11, 2020.

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

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - current California Building Code (CBC)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 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. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances:
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 AND - PPW Collocation

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

E Health

E Health. 1 HAZMAT CONDITIONS

A) Emergency Generator – A general condition shall be placed on the project indicating that the following shall apply for any proposed diesel emergency generator: 1) A Hazardous Materials Business Plan (HMBP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB). 2) A proposal for an approved method of secondary containment may be required. 3) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations. 4) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.

ADVISORY NOTIFICATION DOCUMENT**E Health****E Health. 1 HAZMAT CONDITIONS (cont.)**

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

E Health. 2 UNMANNED FACILITY/NO WASTEWATER PLUMBING

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

Fire**Fire. 1 Gen - Custom**

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

Planning**Planning. 1 015 - Planning USE - BRNCH HGT CNT ANT SOCK**

The branches for the mono-eucalyptus shall start 15 feet from the bottom of the tree and shall be spaced at three (3) branches or more per foot to provide dense coverage and all antennas shall have "socks".

Planning. 2 015 - Planning USE - CAUSES FOR REVOCATION

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

ADVISORY NOTIFICATION DOCUMENT**Planning-CUL****Planning-CUL. 1 If Human Remains Found**

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

Planning-CUL. 2 PDA07018 accepted

County Archaeological Report (PDA) No. 7018 submitted for this project (PPW180003) was prepared by Helix Environmental and is entitled: "Phase I Cultural Resources Assessment AT&T Mobility, LLC Facility CLV0307 (Temescal Valley Water Tank), Corona, Riverside County, California", dated January 14, 2019. PDA07018 concludes: In accordance with Section 106 of the NHPA and CEQA, as requested by the County of Riverside, HELIX has assessed the effects/impacts of project development on any cultural resources, including historic properties. The results of the record search indicated that six precontact or historic age resources have been recorded within the one-mile search radius. The APE has been previously surveyed, and the pedestrian survey conducted for the proposed project was negative for both precontact and historic age resources. Additionally, the stealth design of the antenna structure would not negatively impact the current view-shed due to the lack of visibility. PDA07018 recommends: The results of this assessment indicate it is unlikely that cultural resources, included historic properties, would be affected by the installation of the proposed telecommunications facility. Therefore, HELIX recommends a finding of no adverse effect/no significant impact and does not recommend additional cultural resource mitigation or mitigation monitoring prior to construction. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. *A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. **If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO180017 ACCEPTED

County Geologic Report GEO No. 180017, submitted for the project PPW180003, APN 282-210-050, was prepared by Toro International, and is titled; "Geotechnical Investigation for AT&T Mono-eucalyptus and Equipment Platform, Temescal Canyon Water Tank – CLV0307, Clay Canyon Drive, Corona, California," dated May 15, 2018. In addition, Toro International has submitted the following report: "Response to Review Comments Riverside County Planning Department, Geologic Report No. 180017, regarding Geotechnical Investigation for AT&T Mono-eucalyptus and Equipment Platform, Temescal Canyon Water Tank – CLV0307, Clay Canyon Drive, Corona, California," dated August 14, 2018. These documents are herein incorporated in GEO180017. GEO180017 concluded:

1. The site is located within a State of California Earthquake Fault Zone, and a County of Riverside Fault Hazard Zone; however, based on a review of published reports and maps, field mapping of the site, and a review of historical aerial photographs, it is the consultant's opinion that the project site and proposed development is not constrained by the potential of surface fault rupture by an active fault.
2. The site is underlain by hard metamorphic bedrock with an anticipated groundwater depth of over 50 feet and is therefore not susceptible to liquefaction.
3. Based on site geologic mapping to assess slope stability and landsliding hazards, the metamorphic bedrock underlying the site exhibits very steeply dipping foliations, which are not a potential failure plane for deep seated failures. Additionally, the bedrock is moderately to highly fractured, indicating that no continuous planar structures exist that could be a potential failure plane, and that site slopes are adequately stable to support the proposed communication tower.
4. The proposed tower will be supported by deep foundations, and the expansion potential of the bedrock at depth is anticipated to be very low.

GEO180017 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 inches of the subsurface materials should be removed and replaced with compacted fills.
4. The proposed mono-eucalyptus may be founded on caisson that is embedded in the ground for a minimum of 8 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.
5. Alternatively, the proposed lattice tower may be supported by mat foundation provided the minimum depth of foundation is 4 feet and a minimum distance between the edge of the foundation and the face of the nearby descending slope is 15 feet.
6. The helical piers that are proposed to support the equipment shelter are not recommended because the underlying soils consist of very dense clayey sand. Instead, we recommend the use of caissons embedded in the ground a minimum of 7 feet below the ground surface due to sloping ground conditions. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.

ADVISORY NOTIFICATION DOCUMENT**Planning-GEO****Planning-GEO. 1 GEO180017 ACCEPTED (cont.)**

GEO No. 180017 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180017 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 SENSITIVITY**

10 Series condition for a project located completely within the Low Potential Zone:

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 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

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY (cont.)

will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. *Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Transportation

Transportation. 1 COUNTY WEB SITE

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

Transportation. 2 STD INTRO (ORD 460/461)

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

Plan: PPW180003

Parcel: 282210050

60. Prior To Grading Permit Issuance

Planning-CUL

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

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey 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 grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. 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. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

Plan: PPW180003

Parcel: 282210050

60. Prior To Grading Permit Issuance Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Grading Clearance Not Satisfied

Prior to a grading permit being issued, the area identified with coast live oaks shall be avoided as referenced in the document, "Findings of a Habitat Assessment AT&T Mobility, LLC Candidate CSL00307/CLV00307 (Temescal Valley Water Tank) - PPW180003 Clay Canyon Drive, Corona, Riverside County, California," Figure 4, prepared by, Helix Environmental Planning.(Kyle Workman), dated April 17, 2020.

The following will also be mapped on all project grading exhibits as shown on Figure 5 in the above mentioned document: 1) All coast live oak trees being preserved on-site and no disturbance allowed in this area.

060 - Planning-EPD. 3 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

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

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

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

Transportation

060 - Transportation. 1 SUBMIT GRADING PLANS Not Satisfied

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

Plan: PPW180003

Parcel: 282210050

60. Prior To Grading Permit Issuance Transportation

060 - Transportation. 2 SUBMIT PLANS Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website. <http://rcflood.org/npdes/>

70. Prior To Grading Final Inspection Planning-CUL

070 - Planning-CUL. 1 Phase IV Monitoring Report Not Satisfied

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

80. Prior To Building Permit Issuance BS-Grade

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

Prior to the issuance of any building permits, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

080 - BS-Grade. 2 0080-BS GRADE-USE - NO GRADING VERIFICATION Not Satisfied

Prior to the issuance of any building permits, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

Fire

080 - Fire. 1 Gen - Custom Not Satisfied

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.

Plan: PPW180003

Parcel: 282210050

80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 **Prior to permit** **Not Satisfied**

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.

Planning

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

Building, structure elevations, and lease area layout shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, B, C.

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

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

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

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the telecommunication tower, disguised as a tree, has bark applied to the tower and extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible. Additionally, the tower's branches and foliage extend beyond every antenna array a minimum of two (2) feet horizontally and seven (7) feet vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, all antennas, and supporting bracketry shall be wrapped in artificial foliage. Furthermore, the tower's branch count is a minimum of three (3) branches per lineal foot of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance. Branches shall be applied, starting at 15-feet from ground and extend to the top of the tower and all antennas have "socks" in accordance with the APPROVED EXHIBIT A, B, C.

080 - Planning. 4 **Lot Line Adjustment** **Not Satisfied**

Prior to the issuance of a building permit, the applicant, in accordance with Ordinance No. 460, shall obtain an approved Lot Line Adjustment establishing the project site all on one parcel. Documentation showing the recordation of the Lot Line Adjustment shall be submitted to the Planning Department prior to issuance of the building permits for Plot Plan No. 180003 (PPW180003). The proposed parcel shall comply with all applicable development standards for the parcel's zone classification as provided in Ordinance No. 348.

Transportation

080 - Transportation. 1 **EVIDENCE/LEGAL ACCESS** **Not Satisfied**

Provide evidence of legal access.

080 - Transportation. 2 **SUBMIT PLANS** **Not Satisfied**

This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water

Plan: PPW180003

Parcel: 282210050

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 SUBMIT PLANS (cont.) Not Satisfied

Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website. <http://rcflood.org/npdes/>

080 - Transportation. 3 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

E Health

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

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

090 - E Health. 2 HAZMAT CONTACT/REVIEW Not Satisfied

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

Planning

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

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 180003 (PPW180003) is calculated to be 0.02 net acres.

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

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

Plan: PPW180003

Parcel: 282210050

90. Prior to Building Final Inspection

Planning

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

commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 180003 (PPW180003) has been calculated to be 0.02 net acres.

090 - Planning. 3 090 - Planning USE - SIGNAGE REQUIREMENT Not Satisfied

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information: - Address of wireless communications facility and any internal site identification number or code; - Name(s) of company who operates the wireless communications facility; - Full company address, including mailing address and division name that will address problems; - Telephone number of wireless communications facility company. If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

090 - Planning. 4 090 - Planning USE - SITE INSPECTION Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PPW180003 have been met; specifically that the telecommunication tower, disguised as a tree, has bark applied to the tower and extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible. Additionally, that the tower's branches and foliage extend beyond every antenna array a minimum of two (2) feet horizontally and seven (7) feet vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, all antennas, and supporting bracketry shall be wrapped in artificial foliage. Furthermore, that the tower's branch count is a minimum of three (3) branches per lineal foot of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance. Branches shall be applied, starting at 15-feet from ground and extend to the top of the tower and all antennas have "socks"; plus natural earth tone colors for the equipment shelter and/or cabinets are in design and color with the tower design colors for the mono-eucalyptus in accordance with the APPROVED EXHIBIT A, B, C.

090 - Planning. 5 090 - Planning USE - WALL & FENCE LOCATIONS Not Satisfied

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

Transportation

090 - Transportation. 1 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.

Plan: PPW180003

Parcel: 282210050

90. Prior to Building Final Inspection

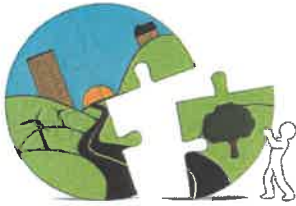
Transportation

090 - Transportation. 2 WQMP COMPLETION Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

090 - Transportation. 3 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

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: April 17, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
Southern California Edison Co. (SCE)
Southern California Gas Co.

P.D. Archaeology Section
Riv. Co. Information Technology
County Service Area No. 134 c/o EDA
March Air Reserve Base, Attn. General
Manager
Temescal Canyon Municipal Advisory Council
(MAC)

South Coast Air Quality Management District

Board of Supervisors - Supervisor: 1st District-
Jeffries
Planning Commissioner: 1st District- Shaffer
Corona Sphere of Influence
Corona Unified School District
Western Municipal Water District (WMWD)

PLOT PLAN WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan (SP) – **REQUEST:** The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050. **BBID: 507-584-624**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on April 26, 2018.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) SECOND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: October 16, 2019

TO:

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

P.D. Archaeology Section
Riv. Co. Information Technology
Riv. Co. Waste Resources Management Dept.
County Service Area No. 134 c/o EDA
March Air Reserve Base
Temescal Canyon Municipal Advisory Council
(MAC)

Board of Supervisors - Supervisor: Kevin Jeffries
Planning Commissioner: Bruce Shaffer
City of Corona Sphere of Influence
Corona Unified School District
Western Municipal Water District (WMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

PLOT PLAN WIRELESS NO. 180003 and VARIANCE NO. 190007, AMD. NO. 2 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan #176 (Wildrose) – **REQUEST: The **Plot Plan** Wireless communication facility for a AT&T, requesting 35’ foot high mono-eucalyptus, **Variance** proposes to construct a 100’ foot high mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, one (1) 30kw diesel generator surrounded by a 6 foot high chain link fence, and an 870 square foot lease area. APNs: 282-210-050 and 282-210-051 – **BBID: 324-628-343****

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on November 7, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

October 24, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by November 23, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan (SP)

REQUEST: The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

October 24, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by November 23, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan (SP)

REQUEST: The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

October 24, 2018

Gabrieleno Band of Mission Indians – Kizh Nation
Andrew Salas, Chair
P.O. Box 393
Covina, CA 91723

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by November 23, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan (SP)

REQUEST: The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

October 24, 2018

Morongo Band of Mission Indians
Cultural Heritage
Travis Armstrong, THPO
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receiving this notice to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan (SP)

REQUEST: The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

October 24, 2018

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by November 23, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan (SP)

REQUEST: The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 24, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by November 23, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan (SP)

REQUEST: The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

October 24, 2018

Quechan Indian Tribe
H. Jill McCormick, Historic Preservation Officer
P.O. Box 1899
Yuma, AZ 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by November 23, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan (SP)

REQUEST: The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 24, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by November 23, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan (SP)

REQUEST: The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

October 24, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by November 23, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan (SP)

REQUEST: The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

October 24, 2018

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by November 23, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan (SP)

REQUEST: The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 24, 2018

Gabrieleno-Tongva
San Gabriel Band of Mission Indians
Anthony Morales, Chief
P.O. Box 693
San Gabriel, CA 91778

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180003)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by November 23, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN WIRELESS NO. 180003 – CEQ180029 – Applicant: Smartlink on behalf of AT&T – Engineer/Representative: Julius Santiago – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Residential (CD:MHDR) – Location: North of Camino Terraza, west of Jameson Rd., and south of Clay Canyon Dr. – 44.23 gross acres – Zoning: Specific Plan (SP)

REQUEST: The Plot Plan Wireless proposes to construct a 35 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator surrounded by a chain link fence. APN: 282-210-050.

Sincerely,

PLANNING DEPARTMENT

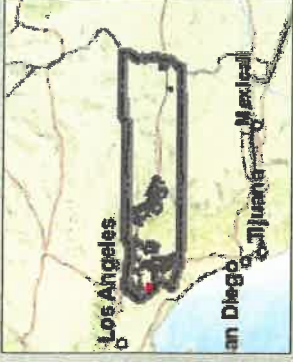
A handwritten signature in cursive script that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Desiree Bowdan, dbowdan@rivco.org

Attachment: Project Vicinity Map and Project Aerial

PPW180003



Legend

- Parcels
- Blueline Streams
- ⋯ City Areas



0 376

752 Feet

REPORT PRINTED ON... 10/24/2018 11:44:53 AM

© Riverside County GIS

Notes

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.

July 19, 2019

Riverside County Planning Department
4080 Lemon Street 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Phone: (951) 955-3200
vslopez@rivco.org

Subject: Invitation to Comment
CLV0307 FA 13025771 / TVWD Water Tank
Clay Canyon Drive, Corona, Riverside County, California 92883
EBI Project #6119002885

To Whom It May Concern:

Pursuant to Section 106 of the National Historic Preservation Act, the regulations promulgated thereunder and interagency agreements developed thereto, EBI Consulting, Inc. on behalf of AT&T Mobility, LLC provides this notice of a proposed telecommunications facility installation at the address listed above.

EBI would like to inquire if you would be interested in commenting on this proposed project. Please refer to the attached project plans for complete details regarding this proposed project.

Please note that we are requesting your review of the attached information as part of the Section 106 process only and not as part of the local zoning process. We are only seeking comments related to the proposed project's potential effect to historic properties.

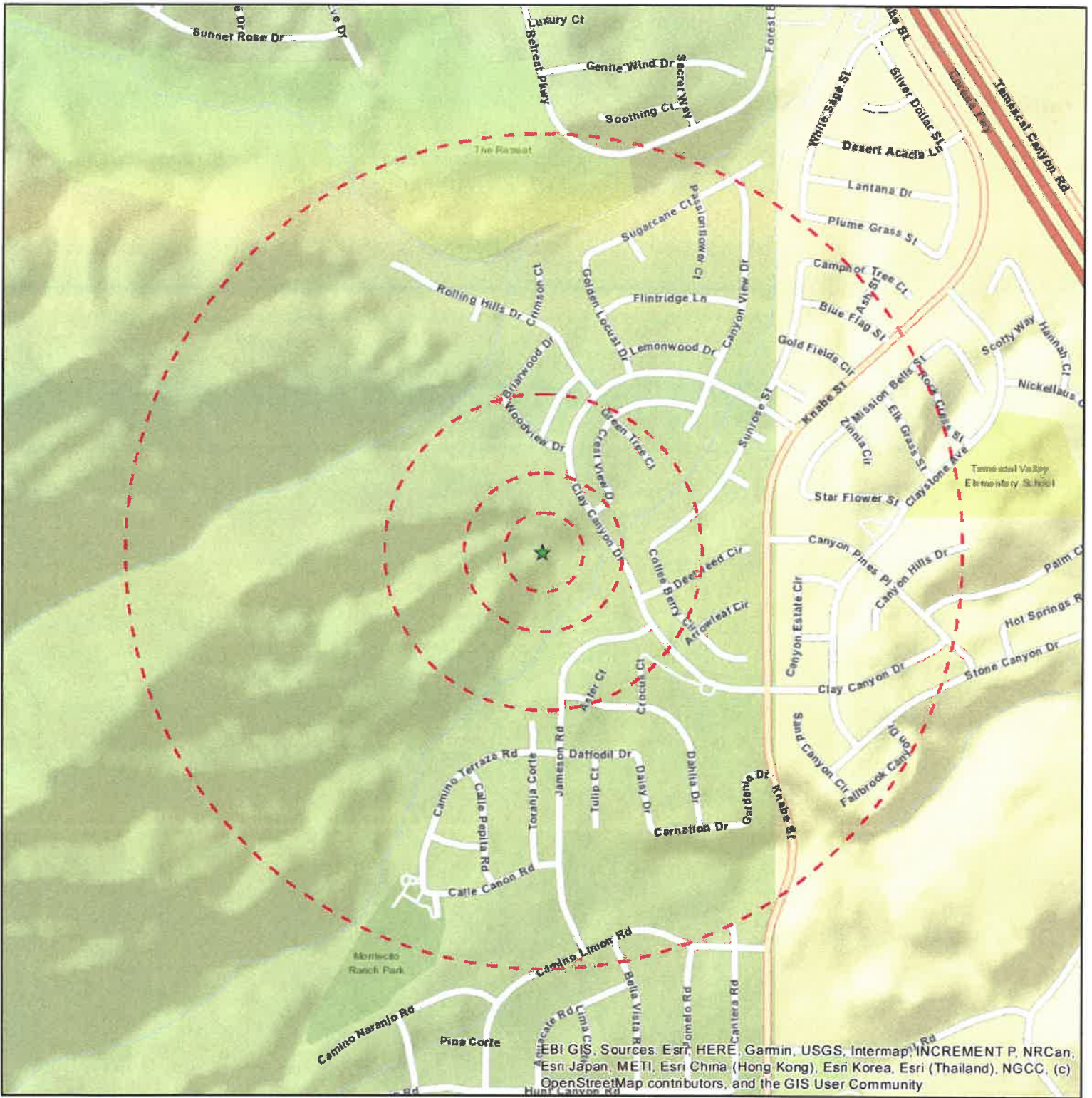
Please submit your comments regarding the proposed project's potential effect on historic properties to EBI Consulting, to my attention at 6876 Susquehanna Trail South, York, PA 17403 or contact me via telephone at the number listed below. Please reference the EBI project number. We would appreciate your comments as soon as possible within the next 30 days. Please do not hesitate to contact me if you have any questions or concerns about the proposed project.

Respectfully Submitted,



Melanie Ihle
Architectural Historian
443-866-1410
mihle@ebiconsulting.com

Attachments - Drawings and Maps



Legend

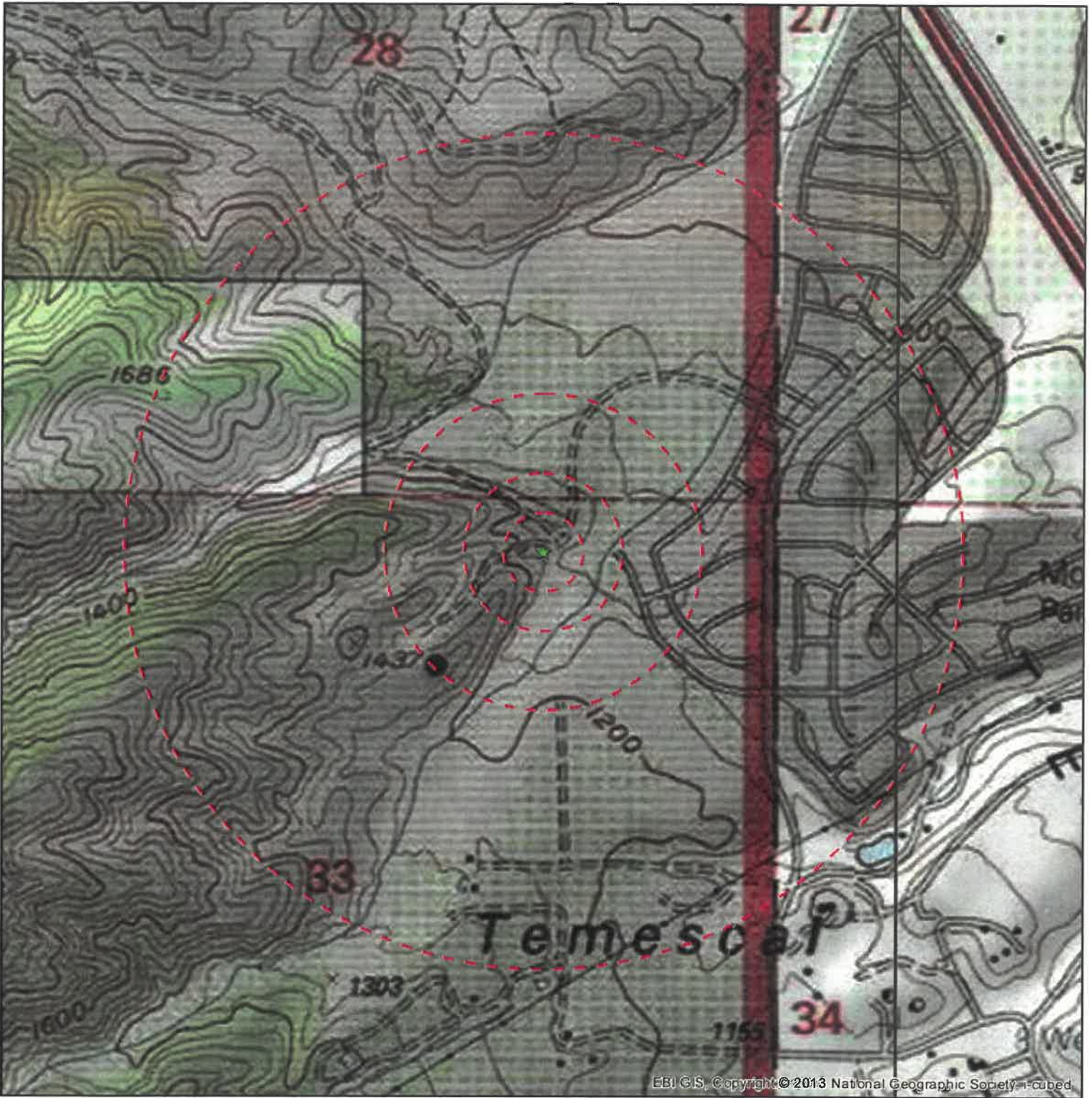
- ★ Project Site
- Site Radius at 250', 500', 1000' and 1/2 mile

Date: 7/10/2019

Figure 1: Site Location Map

**CLV0307 FA 13025771 TVWD WATER TANK
CLAY CANYON DRIVE
CORONA, CA 92883**





Legend

- ★ Project Site
- Site Radius at 250', 500', 1000' and 1/2 mile

USGS 24K Quad: Corona South, CA 1986, Lake Mathews, CA 1986

Date: 7/17/2019

Figure 2 - Topographic Map

**CLV0307 FA 13025771 TVWD WATER TANK
 CLAY CANYON DRIVE
 CORONA, CA 92883**

PN: 6119002885





CC00 1431

PPW180003
CEQ 180029
CFW 180027

RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning 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: Tyler Kent with Smartlinkllc on Behalf of AT&T

Contact Person: Tyler Kent E-Mail: tyler.kent@smartlinkllc.com

Mailing Address: 18401 Von Karman Ave, Ste 400
Irvine ^{Street} CA 92612
_{City} _{State} _{ZIP}

Daytime Phone No: (949) 701-2444 Fax No: (949) 468-0931

Engineer/Representative Name: CASA

Contact Person: Julius Santiago E-Mail: jsantiago@casaind.com

Mailing Address: 10650 Reagan St. #482
Los Alamitos ^{Street} CA 90720
_{City} _{State} _{ZIP}

Daytime Phone No: (714) 553-8899 Fax No: ()

Property Owner Name: Temescal

Contact Person: Jeff Pape E-Mail: jeff@temescalvwd.com

Mailing Address: 22646 Temescal Canyon Rd
Corona ^{Street} CA 92883
_{City} _{State} _{ZIP}

Daytime Phone No: (951) 277-1414 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.)

Jeff Pope
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 282-210-050

Approximate Gross Acreage: 44.23 Ac

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

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

~~20 wireless communication facility with a storage facility~~
See ATTACHED

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

Number of existing lots: 1

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	TBD	35 35		Equipment Facility
2	TBD			Stealth Wireless Communication Facility
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" 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: Tyler Kent with SmartLink LLC on Behalf of HTBT

Address: 18401 Van Korman Ave, STE 400 Irvine CA 92612

Phone number: 949-701-2444

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 282-210-050

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:

- 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
- 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) [Signature] Date 3/22/18

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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



March 29, 2018

Administration
County of Riverside
4080 lemon street, Riverside CA 92501

To Whom it May Concern,

The Board of Directors of the Temescal Valley Water District has authorized the General Manager to make decisions on behalf of the District.

A handwritten signature in blue ink, appearing to read 'J. Pape', is positioned above the printed name.

Jeff R. Pape
General Manager
Temescal Valley Water District



On Behalf of



Tyler Kent
Wireless Development Specialist
18401 Von Karman Ave, Ste 400
Irvine, CA 92612
949.701.2444 cellular
949-419-3471 fax
Tyler.kent@smartlinkllc.com

AT&T Project Number: CLV0307
AT&T Project Name: CLV0307

County of Riverside
Application for a Plot Plan
Project Information and Justification

AT&T Mobility (AT&T) is requesting approval of a Plot Plan permit application for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

Project Location

APN: 282-210-050
Zoning: SP

Project Representative

Tyler Kent
Smartlink, LLC
18401 Von Karman Ave, Ste 400
Irvine, CA 92612
949-701-2444 cellular
949-419-3471 fax
Tyler.kent@smartlinkllc.com

AT&T Contact

Gunjan Malik, Project Manager
1452 Edinger Ave. 3rd Floor
Tustin, CA 92780-6246
Gm827w@att.com
562-650-5681

Project Description

AT&T proposes to construct an unmanned wireless telecommunications facility consisting of a 35' tall faux palm tree "monoecalyptus." The antennas will be disguised within the branches of the tree which will blend nicely with the other trees in the near vicinity and design of the park. The associated equipment cabinets will be mounted within an 8' x 8' equipment shelter. AT&T will work with the County and the community to install a state of the art stealth faux tree which will provide a benefit to the residents and visitors of the County of Riverside.

Project Objectives

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area to close a "significant gap in coverage."

- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a *level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality* (Threshold, -76db).
- When nearby other sites become overloaded, and more enhanced voice and data services are used (4G and other high-speed data services) signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In this specific case, this location was selected because AT&T's radio-frequency engineers (RF) have identified a significant gap in coverage in the vicinity of **Temescal Valley** in the Riverside County and the surrounding community as demonstrated on the enclosed radio-signal propagation maps.

Findings/Burden of Proof

The site for the proposed use is adequate in size and shape.

AT&T is proposing a mono-eucalyptus design for this project which is a stealth design. The requested height of the mono-eucalyptus design is the minimum height needed in order to fill the significant gap in coverage for this project. The height restriction for the wireless facilities is 35'. AT&T uses the most advanced technology and design when constructing the mono-eucalyptus so as to blend the facility with the surrounding community and landscaping and thereby minimizing the visual impact of the site.

The proposed location has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The access to this site is immediately off Clay Canyon dr. There are adequate access routes directly to the proposed facility. All the roadways and access ways within the facility are in compliance with local, state and federal regulations concerning width and pavement.

The proposed use will not have an adverse effect upon adjacent or abutting properties.

The project will not have an adverse effect upon adjacent or abutting properties as it is a stealth design that will blend naturally with the subject property and is far away from the residential areas that surround the parcel. The project will provide a public benefit of better wireless telecommunications and data services to the surrounding neighborhoods and community.

The proposed use is deemed essential and desirable to the public convenience or welfare.

The new wireless telecommunications facility is in high demand to the residents and visitors of the Temescal Valley. Wireless communications are vastly used in this area and the need for this site was established entirely from increased usage of AT&T services in the vicinity of the requested project.

GENERAL INFORMATION

Site Selection

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties for consideration for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and the supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with AT&T.

Four key elements are considered in the selection process:

- **Leasing:** The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- **Zoning:** It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- **Construction:** Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- **RF:** It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

The Benefits to the Community

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they are doing these things in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people relocating are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers, such as police, fire, paramedics, and other first-responders.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25% of all preteens, ages 9 to 12, and 75% of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

Safety – RF is Radio

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All AT&T cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

AT&T Company Information

AT&T is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States.

AT&T is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate in the 1950.2-1964.8, 1965.2-1969.8 MHz and 1870.2-1884.8-1889.8 MHz frequencies, and a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

AT&T will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and other applicable laws.

The enclosed information is presented for your consideration. AT&T requests approval of the proposed location and design. Please contact me at 949-701-2444 or tyler.kent@smarlinkllc.com for any questions or requests for additional information.

Respectfully submitted,

Tyler Kent, Smartlink, LLC
Authorized Agent for AT&T



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

Property Owner(s) Signature(s) and Date

Jeff Pina TVWD General Manager

PRINTED NAME of Property Owner(s)

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

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

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

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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

Market: Los Angeles
Cell Site Number: CLV0307
Cell Site Name: Temescal Valley
Fixed Asset Number: 13025771

LAND LEASE AGREEMENT

THIS LAND LEASE AGREEMENT ("**Agreement**"), dated as of the latter of the signature dates below (the "**Effective Date**"), is entered into by Temescal Valley Water District a California water district, having a mailing address of 22646 Temescal Canyon Rd., Corona, CA 92883 ("**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive NE, Atlanta, GA 30324 ("**Tenant**").

BACKGROUND

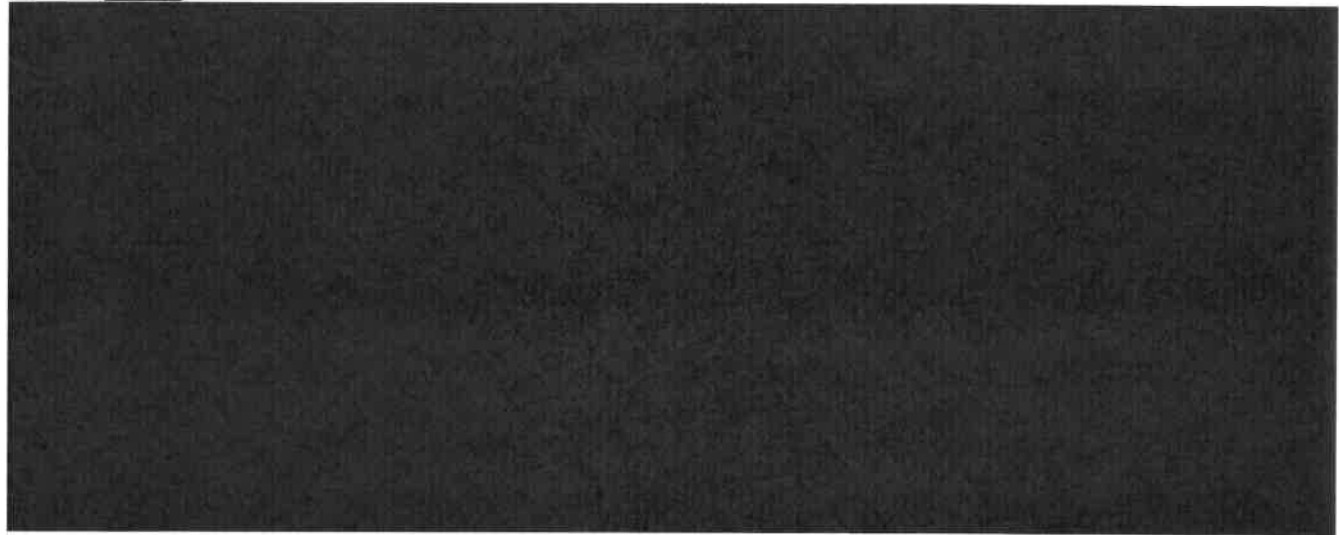
Landlord owns or controls that certain plot, parcel or tract of land, as described on **Exhibit 1**, together with all rights and privileges arising in connection therewith, located at (APN:282-210-050), in the County of Riverside, State of California (collectively, the "**Property**"). Tenant desires to use a portion of the Property in connection with its federally licensed communications business. Landlord desires to grant to Tenant the right to use a portion of the Property in accordance with this Agreement.

The parties agree as follows:

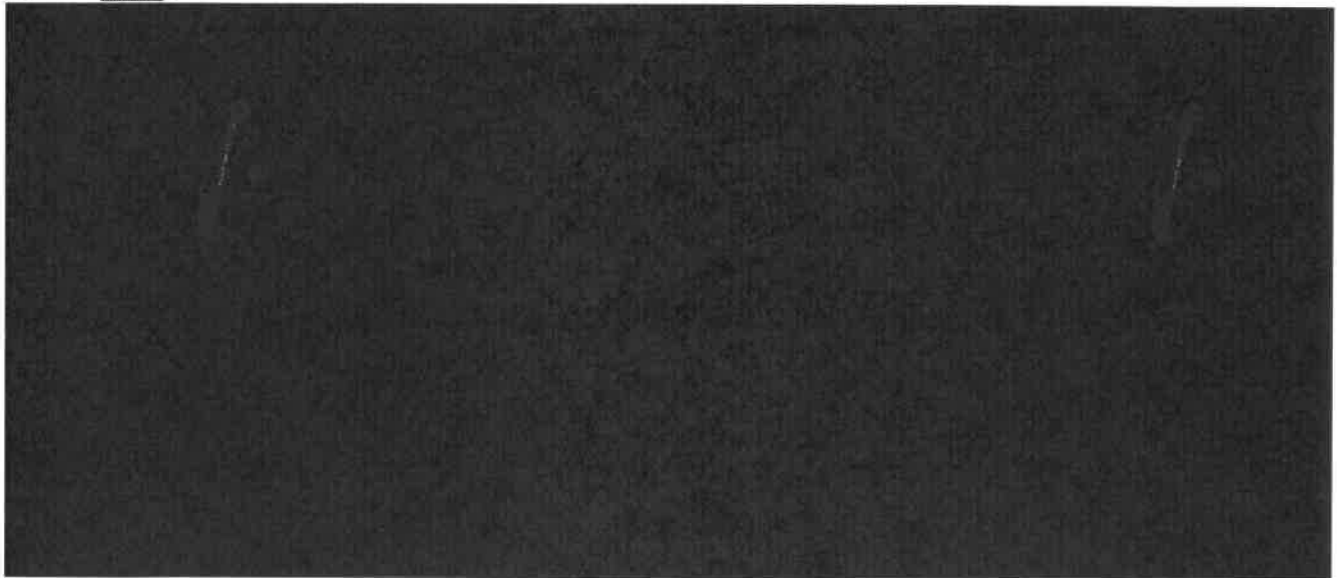
- 1. LEASE OF PREMISES.** Landlord hereby leases to Tenant a certain portion of the Property containing approximately 1000 square feet including the air space above such ground space, as described on attached **Exhibit 1** (the "**Premises**") for the placement of Tenant's Communication Facility. Landlord also grants to Tenant an aerial easement beyond the Premises and above those portions of the Property over which the antennas, related appurtenances, and branches of Tenant's proposed antenna structure may extend.
- 2. PERMITTED USE.** Tenant may use the Premises for the transmission and reception of communications



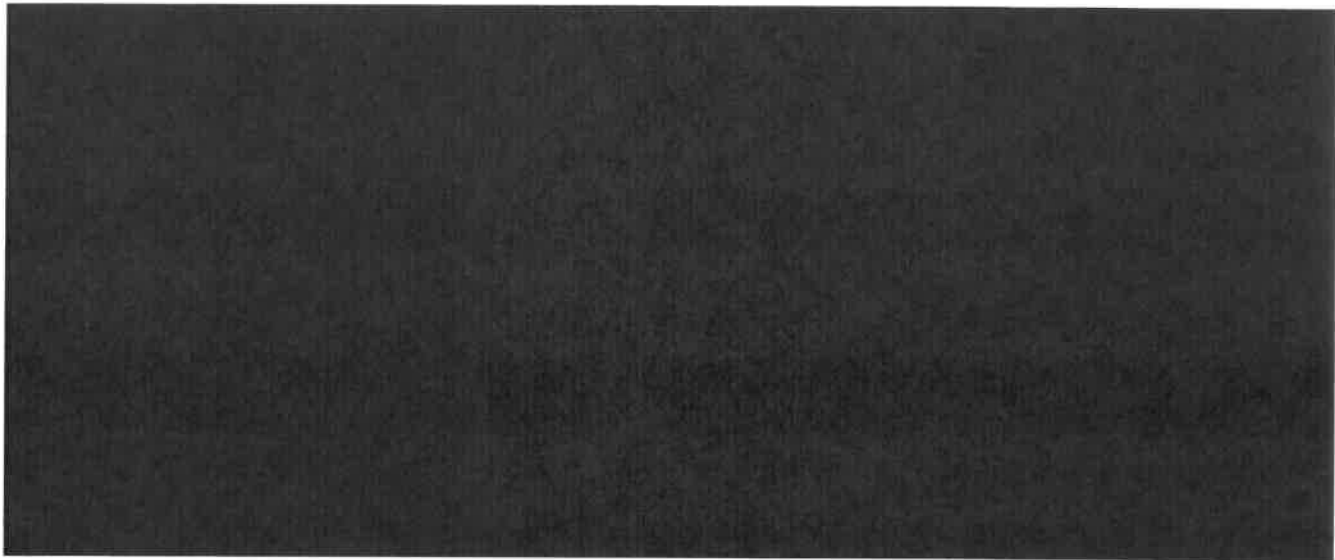
3. TERM.



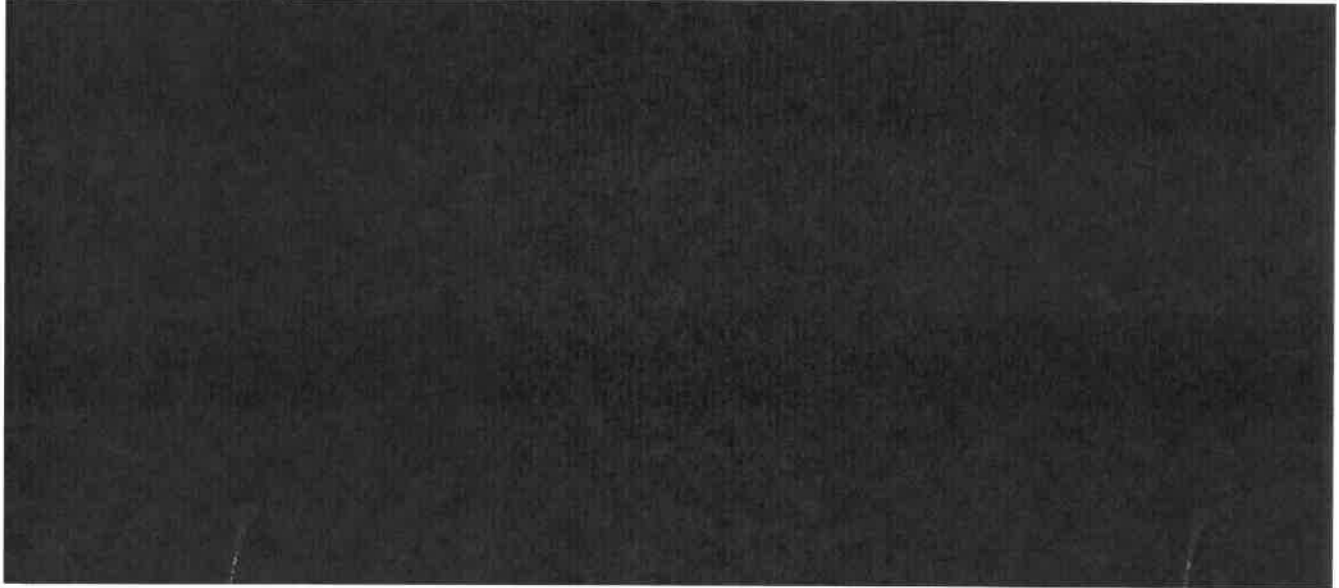
4. RENT.



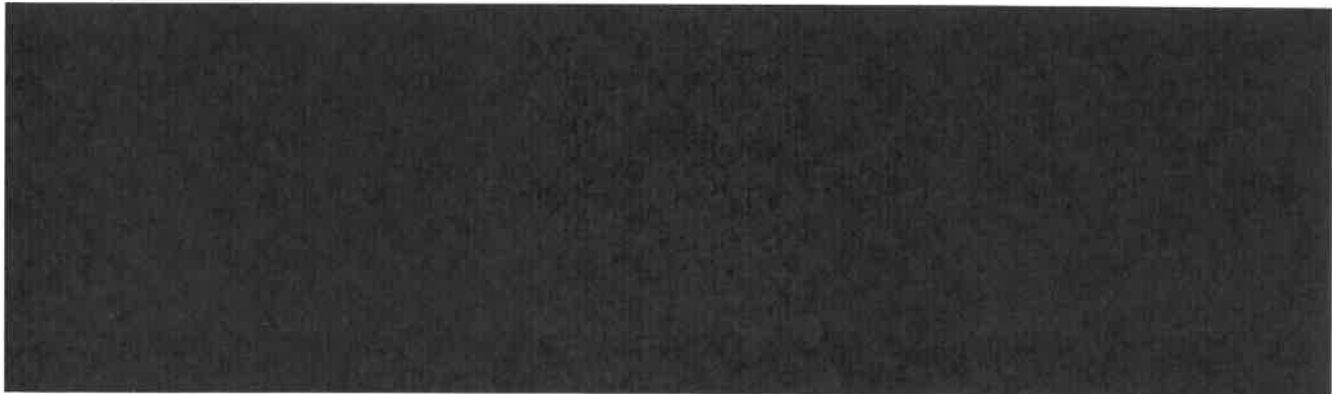
5. APPROVALS.

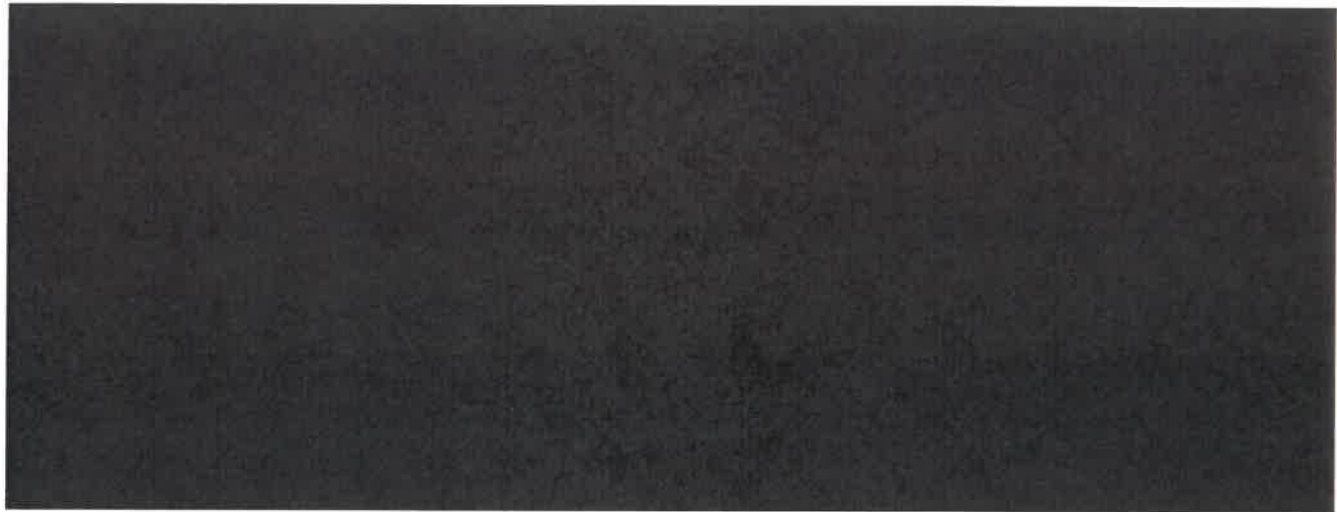


6. **TERMINATION.** This Agreement may be terminated, without penalty or further liability, as follows:

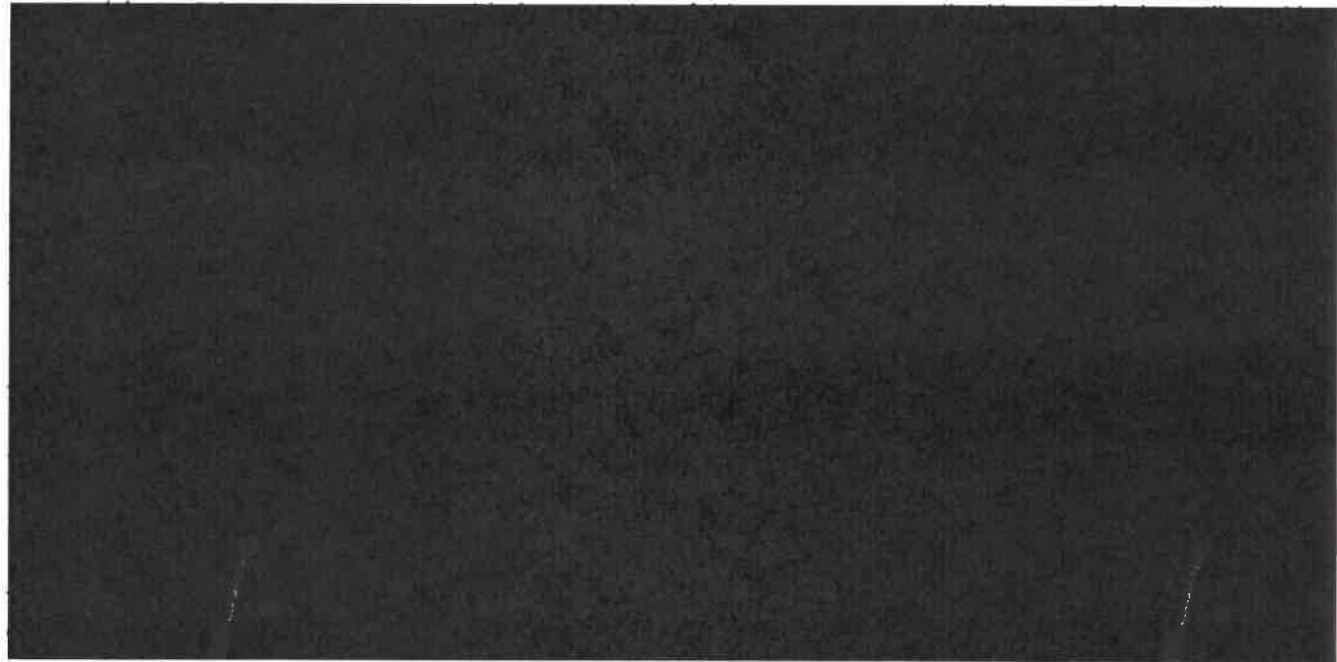


7. **INSURANCE.**

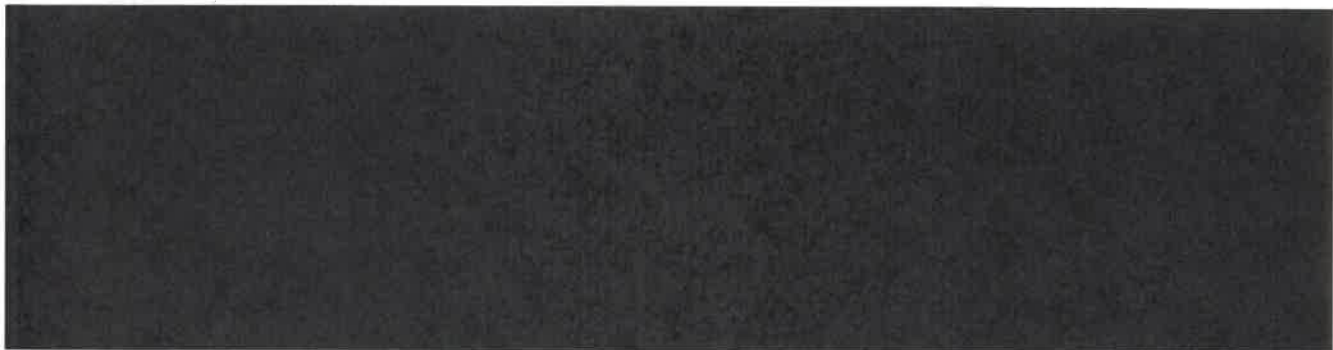


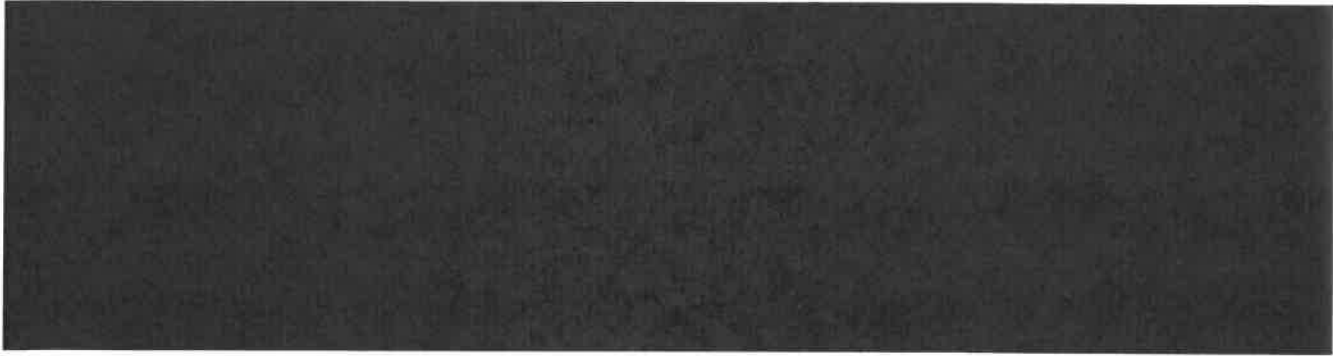


8. INTERFERENCE.

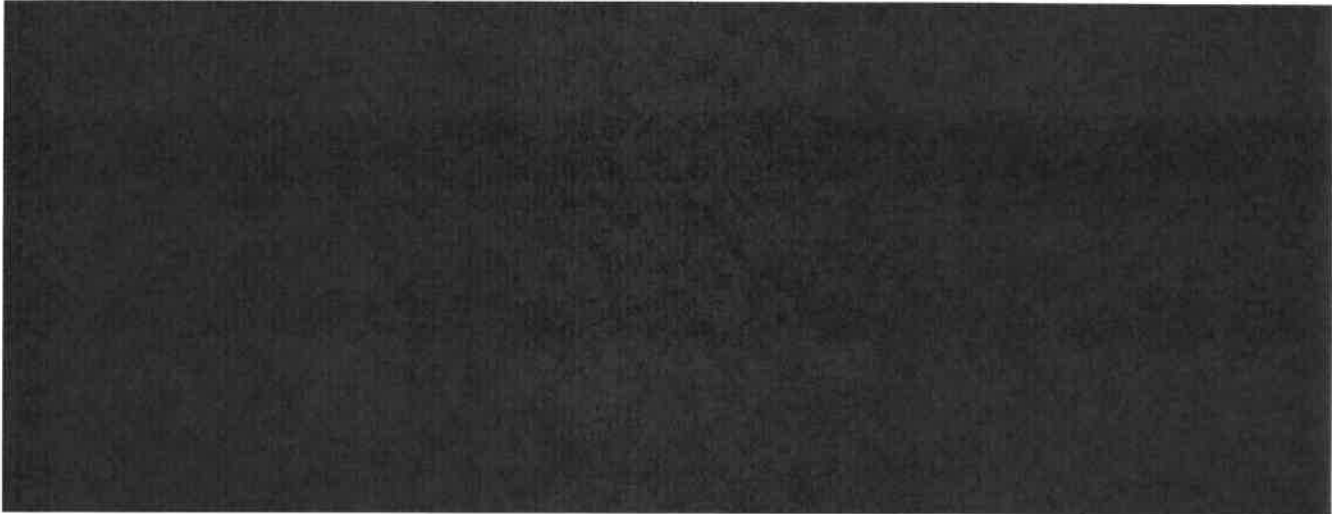


9. INDEMNIFICATION.

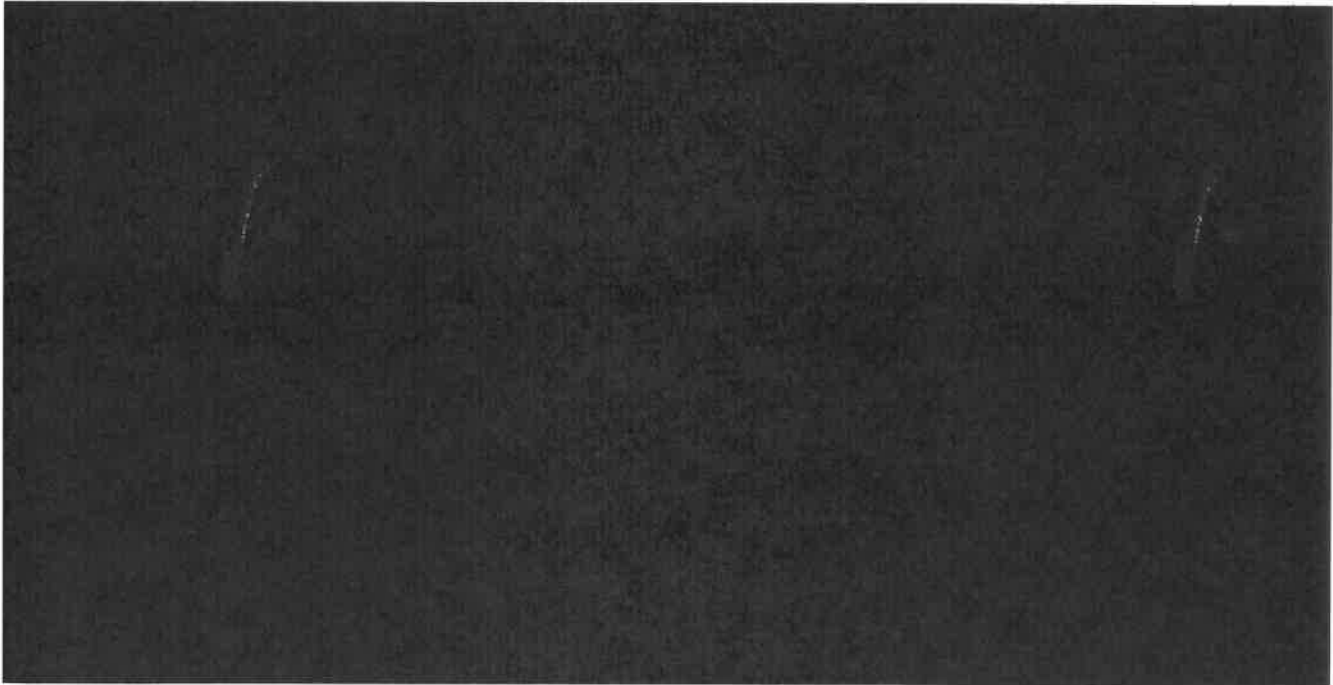


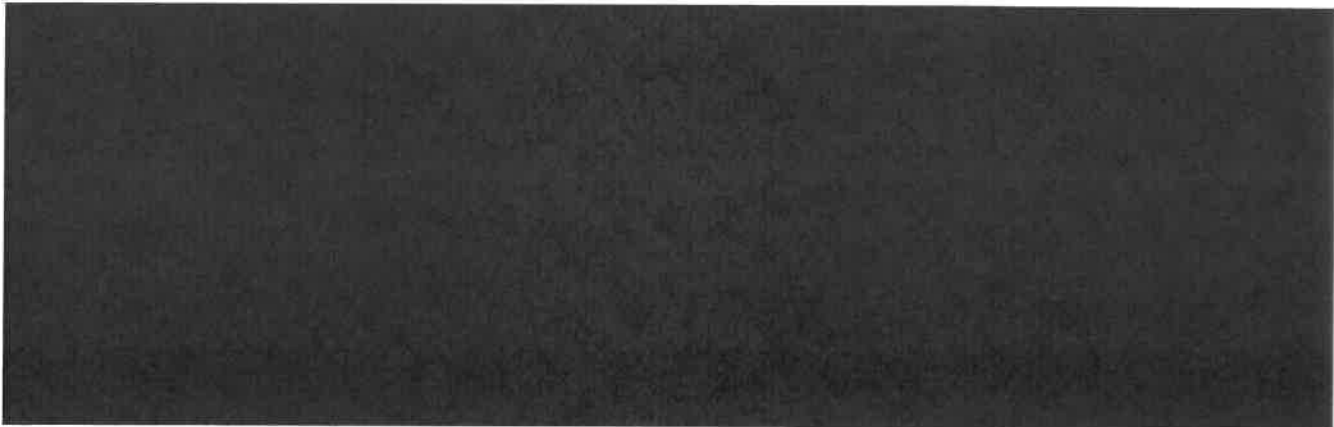


10. WARRANTIES.

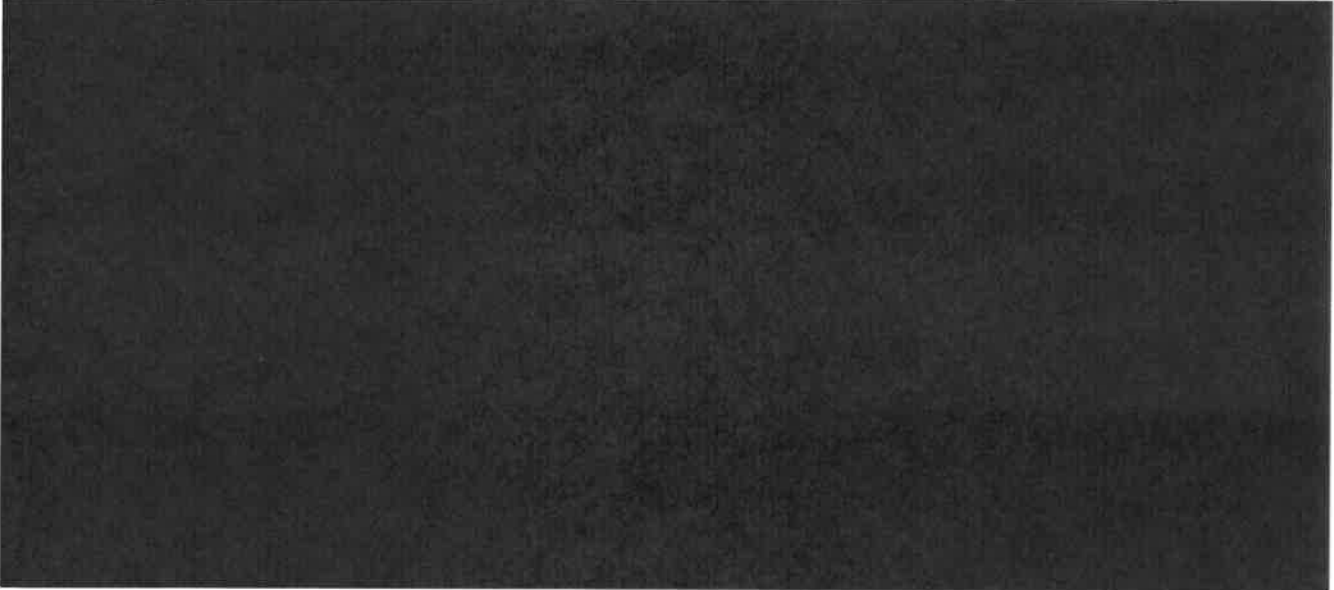


11. ENVIRONMENTAL.

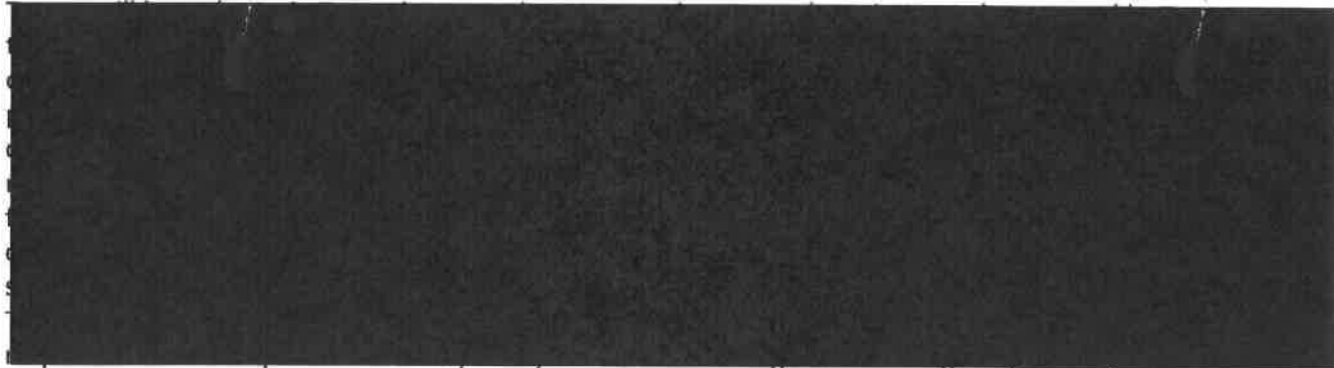




12. ACCESS. At all times throughout the Term of this Agreement, and at no additional charge to Tenant,

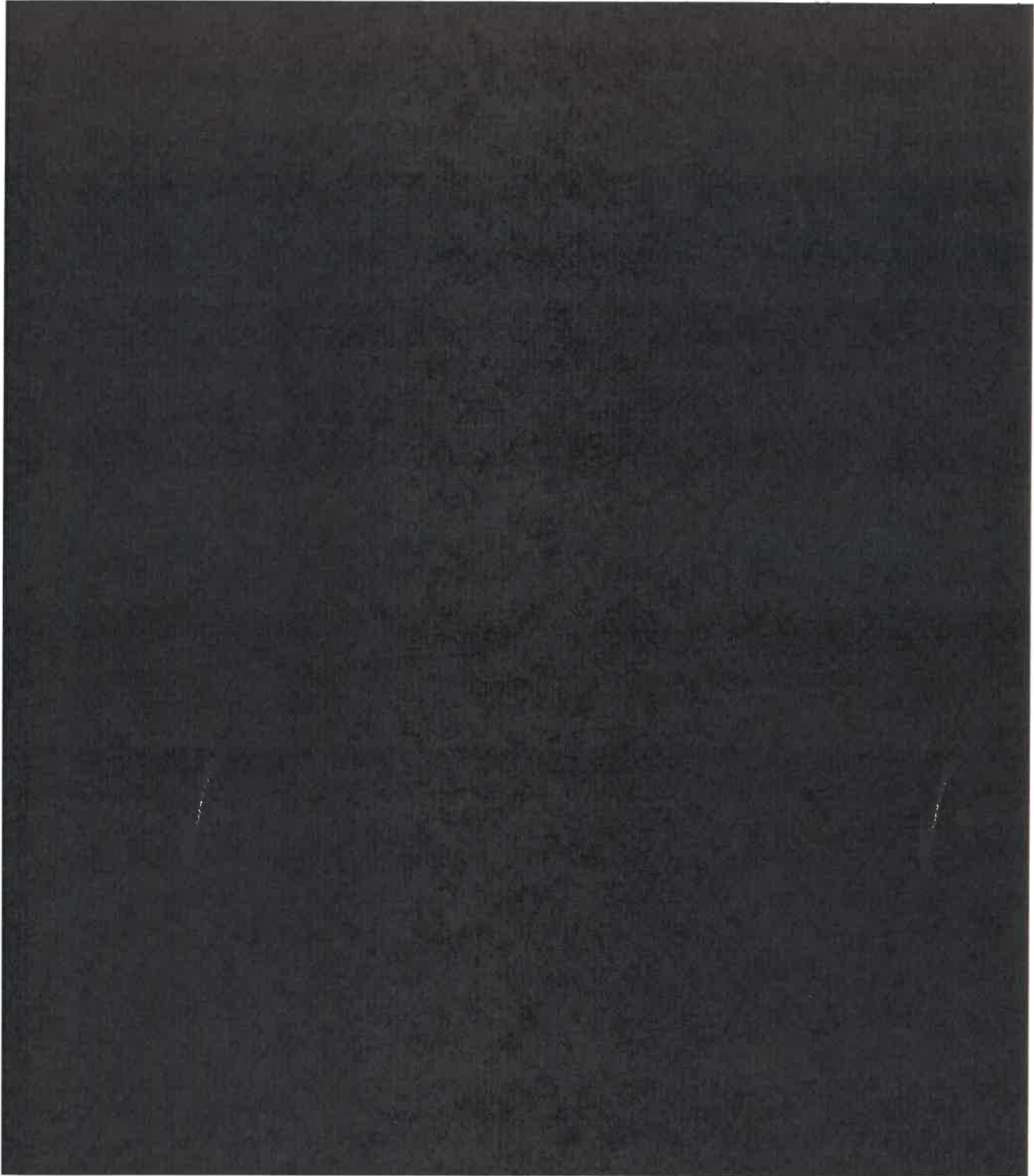


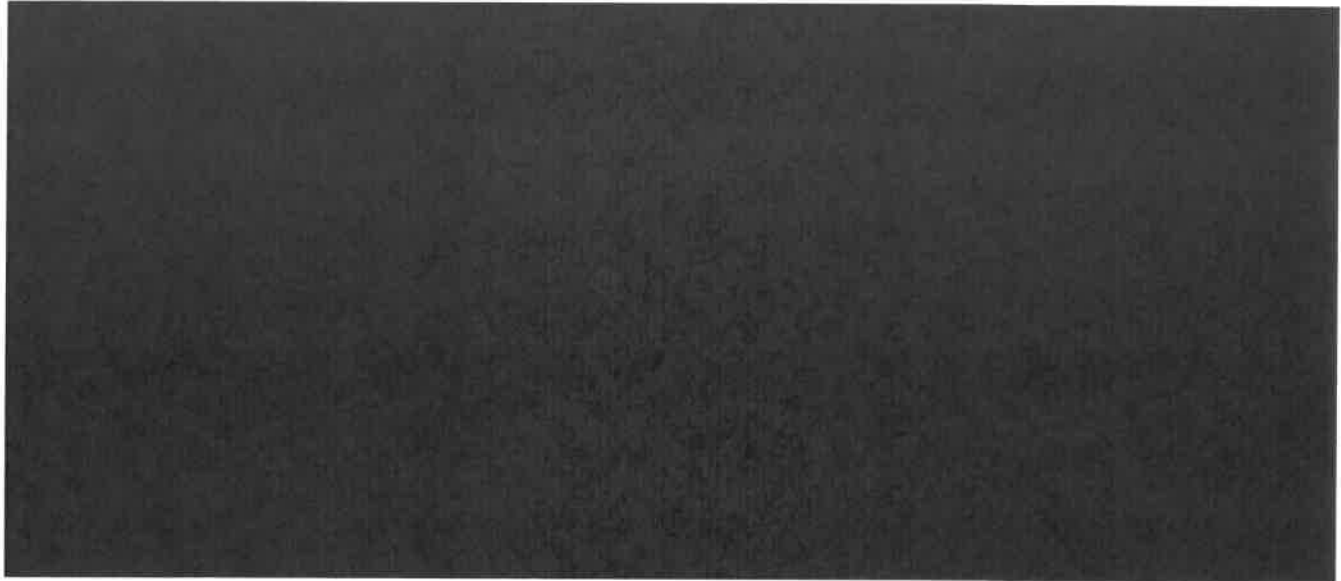
13. REMOVAL/RESTORATION. All portions of the Communication Facility brought onto the Property by



restore the Premises to its pre-installation condition. If Tenant does not completely remove the Communications Facility upon its abandonment, the County of Riverside may remove the Communications Facility at Landlord's expense and lien the Property for the cost of such removal.

14. MAINTENANCE/UTILITIES.





17. NOTICES. All notices, requests and demands hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows:

If to Tenant: New Cingular Wireless PCS, LLC
 Attn: Network Real Estate Administration
 Re: Cell Site #: CLV0370; Cell Site Name: Temescal Valley (CA)
 Fixed Asset #: 13025771
 575 Morosgo Drive NE
 Atlanta, GA 30324

With a copy to New Cingular Wireless PCS, LLC
 Attn: AT&T Legal Dept – Network Operations
 Re: Cell Site #: CLV0307; Cell Site Name: Temescal Valley (CA)
 Fixed Asset #: 13025771
 208 S. Akard Street
 Dallas, TX 75202-4206

The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

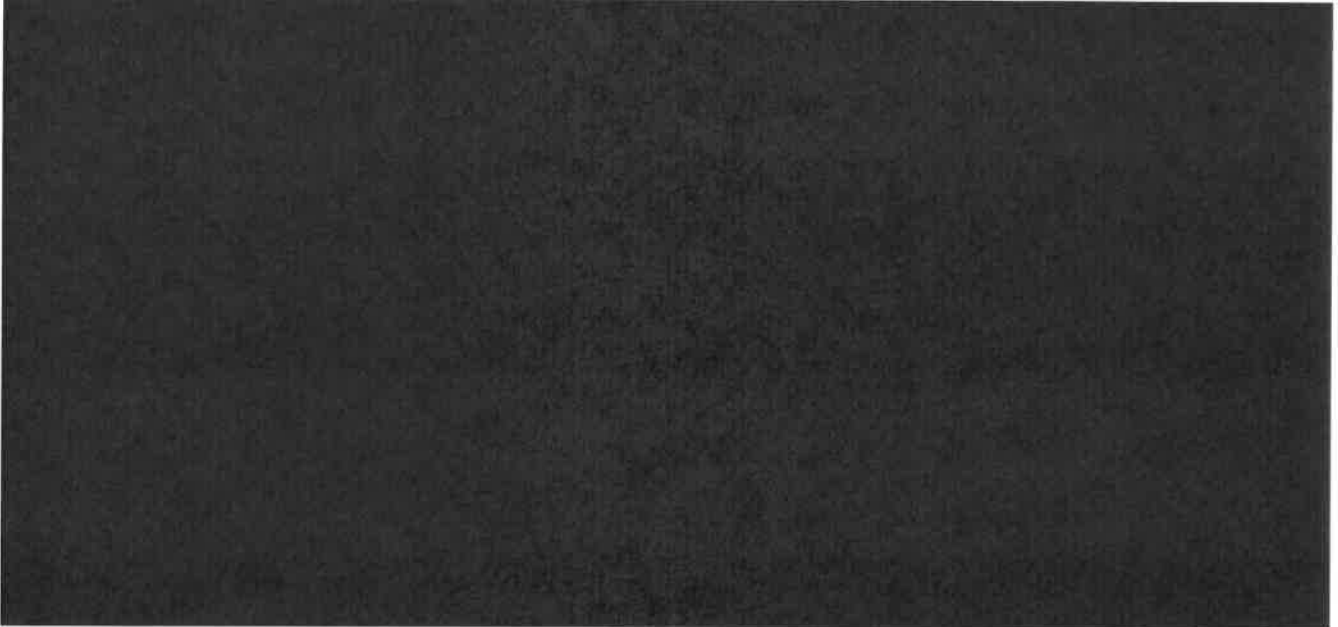
If to Landlord: Temescal Valley Water District
 22646 Temescal Valley Road
 Temescal Valley, CA 92883

Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other as provided herein.

18. **CONDEMNATION.** In the event Landlord receives notification of any condemnation proceedings affecting



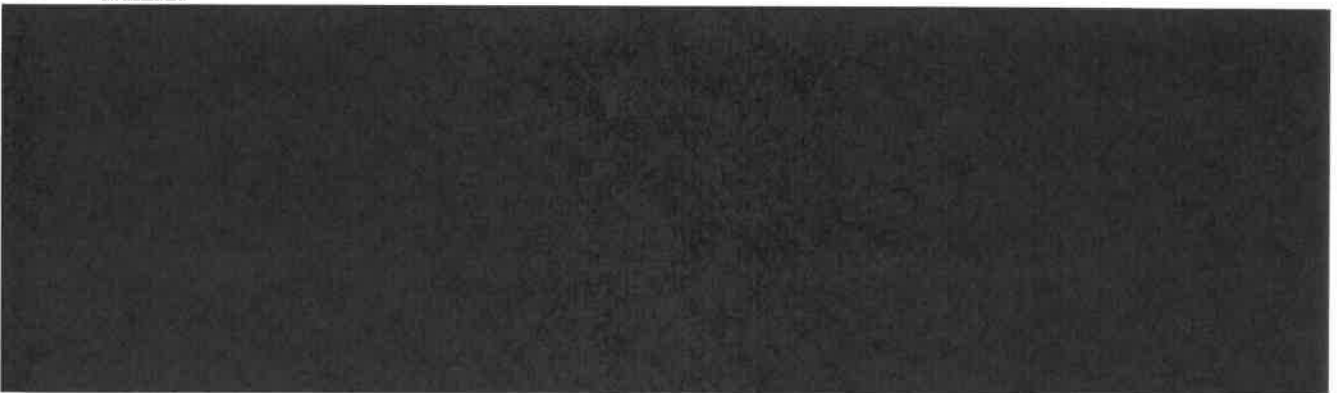
19. **CASUALTY.** Landlord will provide notice to Tenant of any casualty or other harm affecting the Property

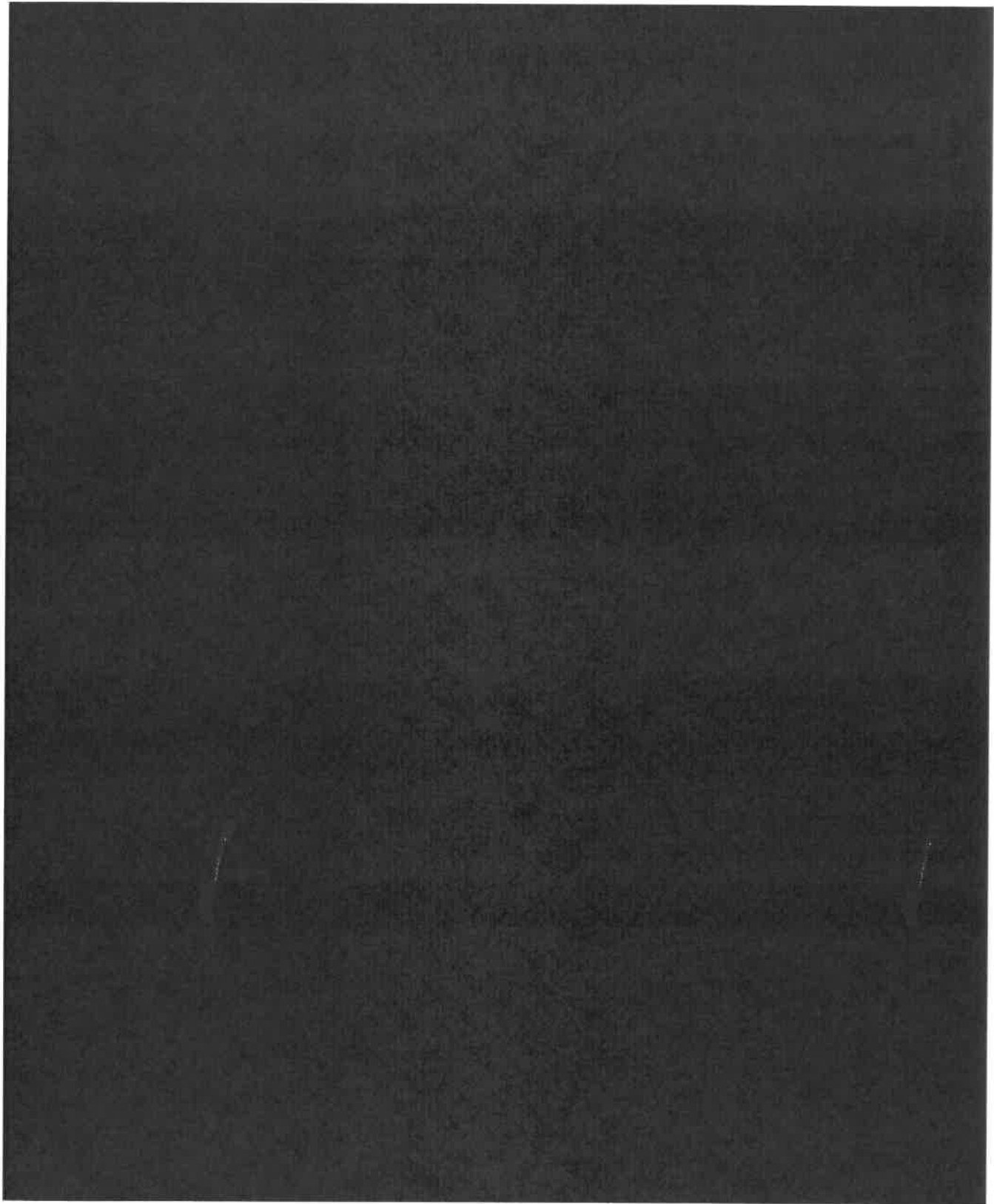


20. **WAIVER OF LANDLORD'S LIENS.** Landlord waives any and all lien rights it may have, statutory or otherwise,



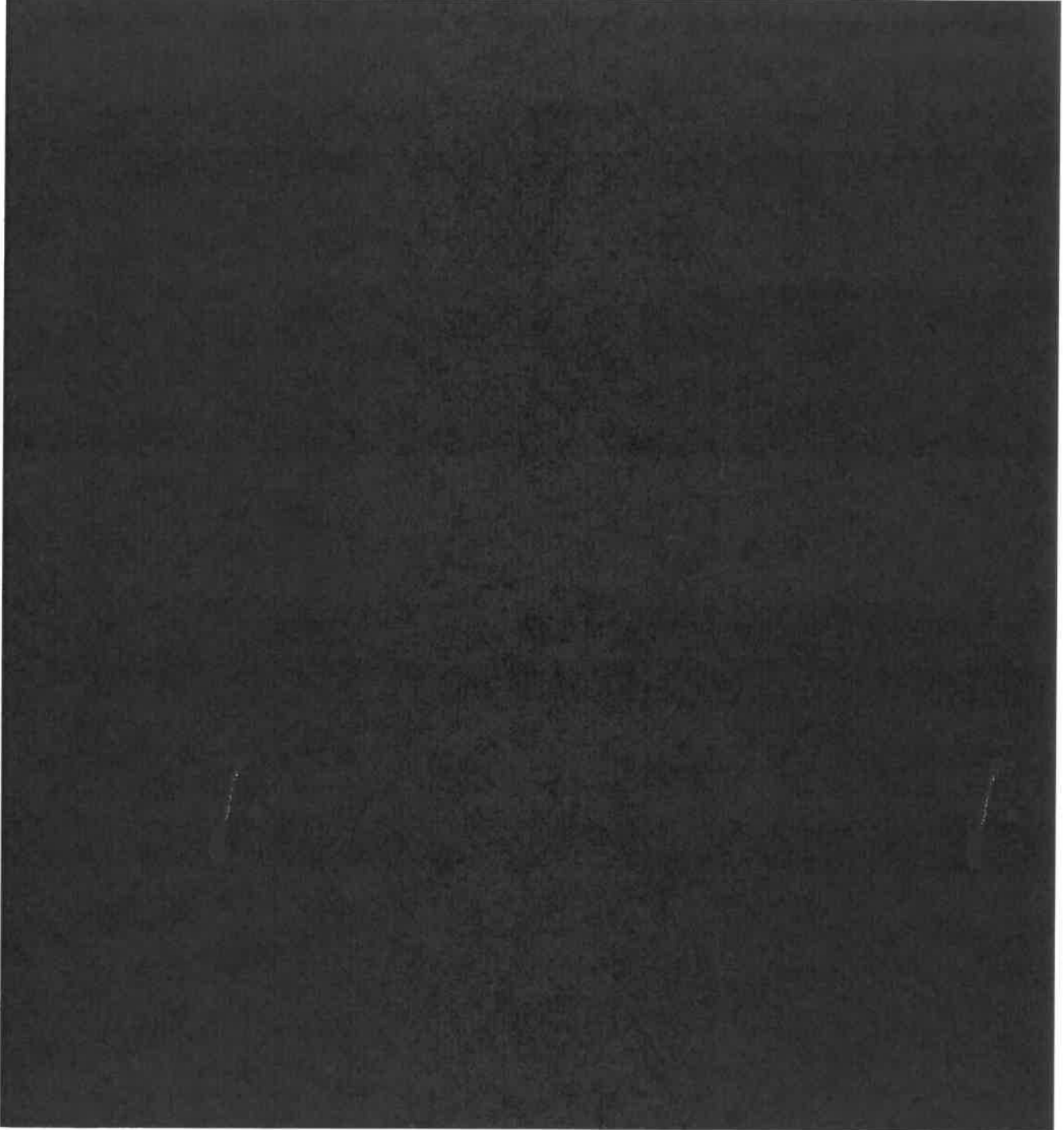
21. **TAXES.**



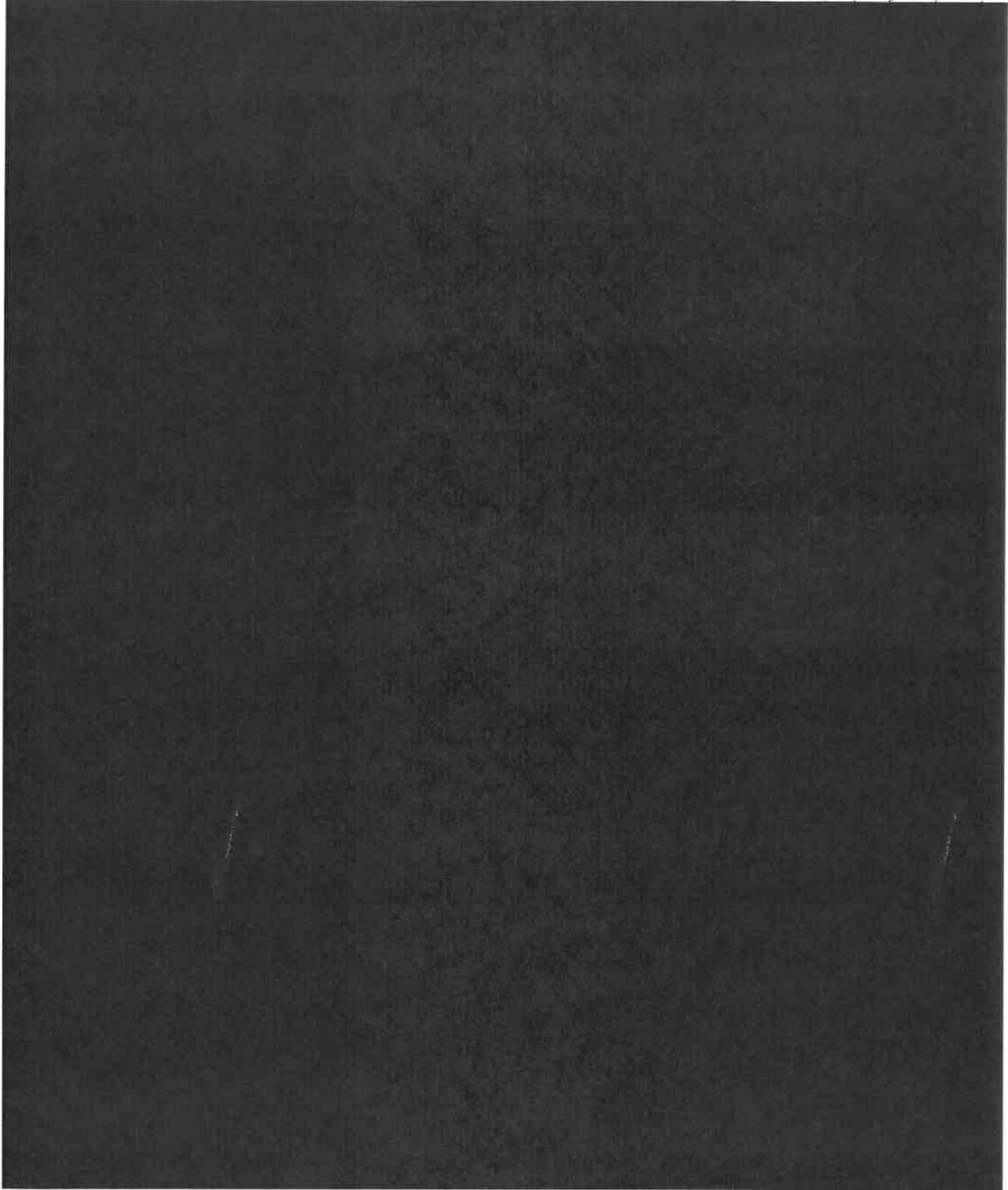


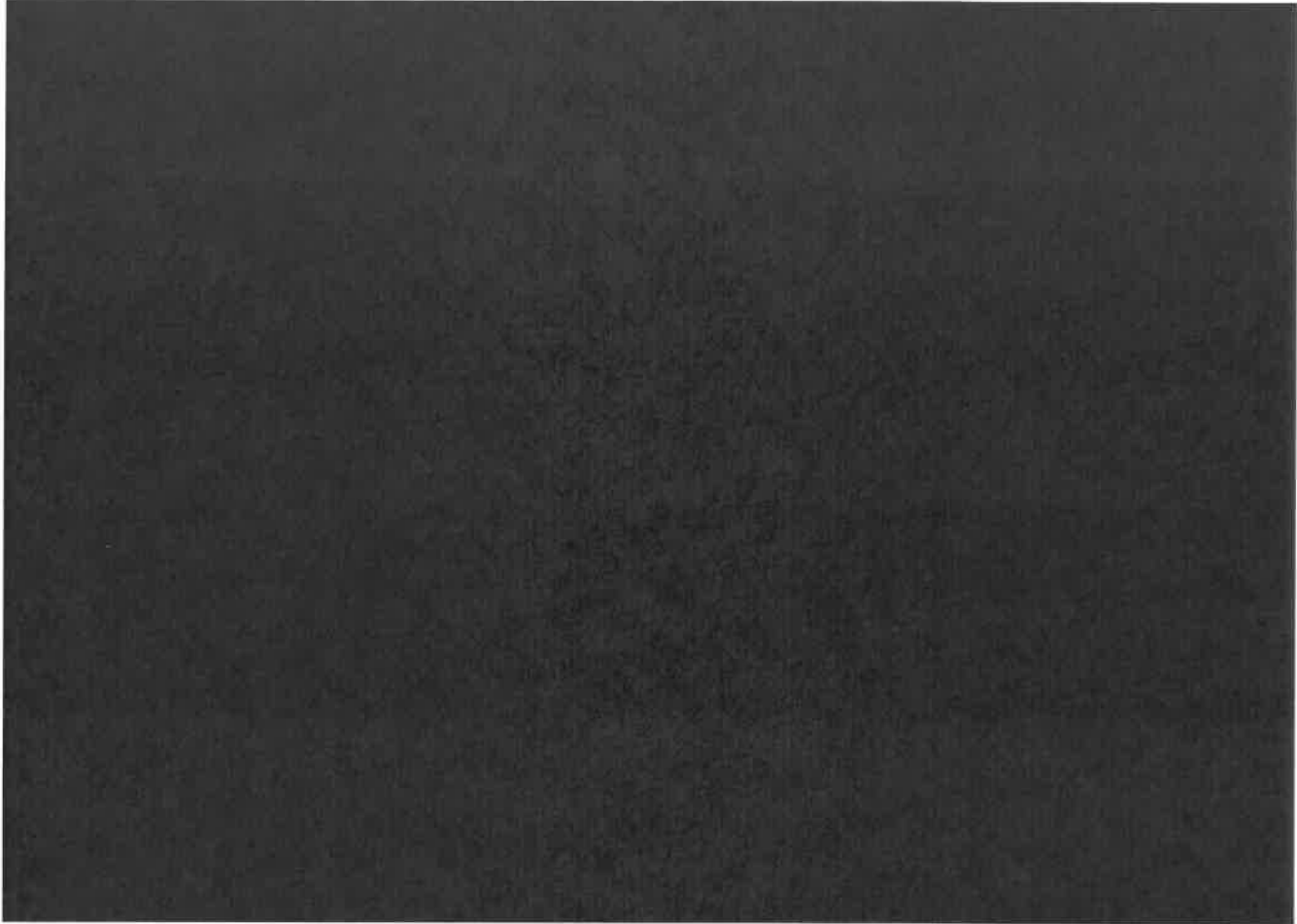
(g) Notwithstanding anything to the contrary contained in this Section 21, Tenant shall have no obligation to reimburse any tax or assessment for which the Landlord is reimbursed or rebated by a third party.

22. SALE OF PROPERTY.



24. MISCELLANEOUS.






[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the last date written below.

"LANDLORD"

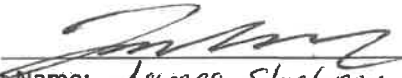
Temescal Valley Water District,
a California water district

By: 
Print Name: Jeff R. Pape
Its: General Manager
Date: 2/21/19

"TENANT"

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: 
Print Name: James Stickeney
Its: C&E Director
Date: 2/14/19

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

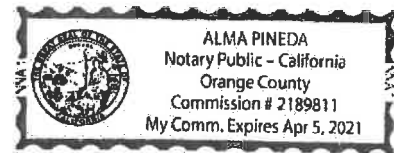
On February 14, 2019 before me, Alma Pineda-Notary Public
(insert name and title of the officer)

personally appeared James Stickney,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alma Pineda (Seal)



LANDLORD ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Riverside)

On 2/12/2019 before me, Allison D. Harnden, Notary Public
(insert name and title of the officer)

personally appeared Jeff R. Pape, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

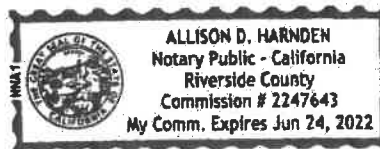
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Allison D. Harnden

Name Allison D. Harnden
Notary Public

(Seal)



TENANT ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____ before me, _____,
(insert name and title of the officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Name _____
Notary Public

(Seal)

EXHIBIT 1

DESCRIPTION OF PREMISES

Page 1 of 3

to the Land Lease Agreement dated 2/12, 2019, by and between Temescal Valley Water District, a California water district, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

All that certain real property situated in the County of Riverside, State of California, described as follows:

PARCEL A:

THAT PORTION OF LOT 19 OF TRACT NO. 22335, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 212, PAGES 70 THROUGH 75, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS AMENDED BY THOSE CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JANUARY 31, 1991 AS INSTRUMENT NO. 1991-35444 AND APRIL 3, 1991 AS INSTRUMENT NO. 1991-108042, BOTH OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 19, SAID NORTHEASTERLY LOT LINE ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLAY CANYON DRIVE, SAID POINT BEING SOUTH 35° 16' 25" EAST, 98.94 FEET FROM THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF "NORTH 35° 16' 25" WEST, 236.72 FEET",

THENCE LEAVING SAID NORTHEASTERLY LOT LINE:

THENCE SOUTH 54° 43' 35" WEST, 143.73 FEET;
THENCE SOUTH 85° 54' 57" WEST, 129.42 FEET;
THENCE SOUTH 78° 09' 03" WEST, 69.68 FEET;
THENCE NORTH 72° 54' 55" WEST, 28.71 FEET;
THENCE SOUTH 79° 57' 16" WEST, 68.01 FEET;
THENCE SOUTH 56° 45' 54" WEST, 89.56 FEET;
THENCE SOUTH 74° 20' 59" WEST, 82.90 FEET;
THENCE SOUTH 65° 28' 49" WEST, 67.94 FEET;
THENCE SOUTH 45° 16' 20" WEST, 81.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 220.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 18' 47" AN ARC DISTANCE OF 89.52 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 21° 57' 33" WEST, 96.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 480.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 11' 41" AN ARC DISTANCE OF 51.90 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 28° 09' 14" WEST, 57.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 180.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40° 32' 32"
AN ARC DISTANCE OF 127.37 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 68° 41' 46" WEST, 121.12 FEET;
THENCE SOUTH 76° 21' 00" WEST, 274.62 FEET;
THENCE SOUTH 13° 46' 00" WEST, 102.76 FEET;
THENCE SOUTH 10° 40' 00" EAST, 96.67 FEET;
THENCE SOUTH 66° 46' 00" EAST, 202.28 FEET;
THENCE SOUTH 14° 37' 00" EAST, 42.50 FEET;
THENCE SOUTH 80° 45' 00" EAST, 50.00 FEET;
THENCE SOUTH 25° 16' 00" EAST, 32.00 FEET;
THENCE NORTH 87° 37' 00" EAST, 21.60 FEET;
THENCE NORTH 62° 56' 00" EAST, 83.70 FEET;
THENCE NORTH 60° 57' 00" EAST, 80.90 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61° 28' 00" AN
ARC DISTANCE OF 32.18 FEET;

THENCE TANGENT TO SAID CURVE NORTH 00° 31' 00" WEST, 43.92 FEET;

THENCE NORTH 53° 39' 00" EAST, 32.02 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE WESTERLY AND HAVING A RADIUS OF 40.00 FEET;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 87° 35' 00" AN ARC DISTANCE OF 61.14 FEET;

THENCE TANGENT TO SAID CURVE NORTH 33° 56' 00" WEST, 35.65 FEET;
THENCE NORTH 45° 38' 00" WEST, 57.00 FEET;
THENCE NORTH 02° 58' 41" EAST, 78.41 FEET;
THENCE NORTH 32° 22' 08" EAST, 74.70 FEET;
THENCE NORTH 46° 15' 51" EAST, 100.50 FEET;
THENCE NORTH 19° 22' 06" EAST, 225.86 FEET;
THENCE NORTH 37° 48' 05" EAST, 60.67 FEET;
THENCE NORTH 47° 56' 38" EAST, 68.52 FEET;
THENCE NORTH 65° 05' 40" EAST, 34.93 FEET;
THENCE NORTH 84° 49' 48" EAST, 126.27 FEET;
THENCE NORTH 60° 57' 22" EAST, 88.87 FEET;
THENCE NORTH 83° 22' 45" EAST, 46.41 FEET;

THENCE SOUTH 64° 50' 06" EAST, 181.49 FEET TO A POINT ON THE NORTHWESTERLY LINE OF
SAID LOT 24;

THENCE ALONG SAID NORTHWESTERLY LOT LINE NORTH 20° 15' 00" EAST, 150.40 FEET;

THENCE LEAVING SAID NORTHWESTERLY LOT LINE NORTH 53° 21' 36" EAST, 68.50 FEET TO A
POINT ON THE NORTHEASTERLY LINE OF SAID LOT 24;

THENCE LEAVING SAID NORTHEASTERLY LOT LINE NORTH 54° 43' 35" EAST, 89.01 FEET TO A
POINT ON THE AFOREMENTIONED NORTHEASTERLY LINE OF SAID LOT 19;

THENCE ALONG SAID NORTHEASTERLY LOT LINE NORTH 35° 16' 25" WEST, 40.00 FEET TO THE
POINT OF BEGINNING.

EXCEPT THEREFROM ANY PORTION LYING WITHIN LOT 24 OF SAID TRACT NO. 22335.

PARCEL B:

LÓT 19 OF TRACT NO. 22335, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 212, PAGES 70 THROUGH 75, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 19 THAT PORTION INCLUDED WITHIN THE LAND DESCRIBED IN THE DEED TO TEMESCAL VALLEY WATER DISTRICT RECORDED NOVEMBER 24, 1994 AS INSTRUMENT NO. 1994-442846 OF OFFICIAL RECORDS.

APN: 282-210-049, 282-210-050 & 051

The Premises are described and/or depicted as follows:

[FOLLOWS ON NEXT PAGE]

Notes:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.



1	CLAY CANYON RD	10' WIDE
2	CLAY CANYON RD	10' WIDE
3	CLAY CANYON RD	10' WIDE
4	CLAY CANYON RD	10' WIDE
5	CLAY CANYON RD	10' WIDE
6	CLAY CANYON RD	10' WIDE
7	CLAY CANYON RD	10' WIDE
8	CLAY CANYON RD	10' WIDE
9	CLAY CANYON RD	10' WIDE
10	CLAY CANYON RD	10' WIDE
11	CLAY CANYON RD	10' WIDE
12	CLAY CANYON RD	10' WIDE
13	CLAY CANYON RD	10' WIDE
14	CLAY CANYON RD	10' WIDE
15	CLAY CANYON RD	10' WIDE
16	CLAY CANYON RD	10' WIDE
17	CLAY CANYON RD	10' WIDE
18	CLAY CANYON RD	10' WIDE
19	CLAY CANYON RD	10' WIDE
20	CLAY CANYON RD	10' WIDE

NOT TO BE USED FOR CONSTRUCTION

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

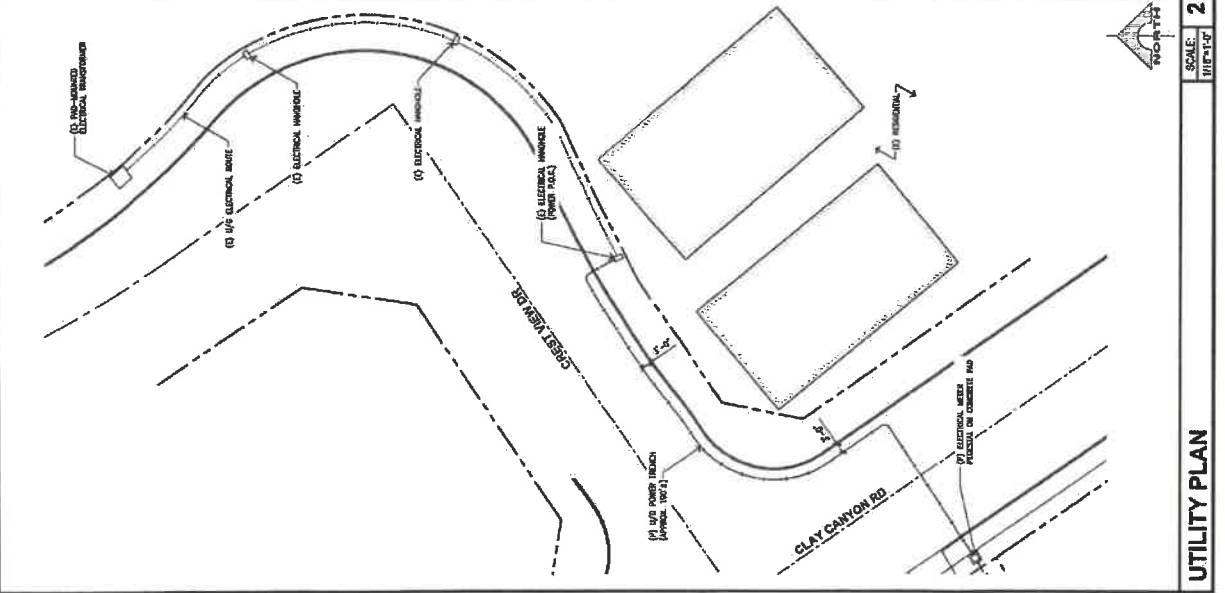
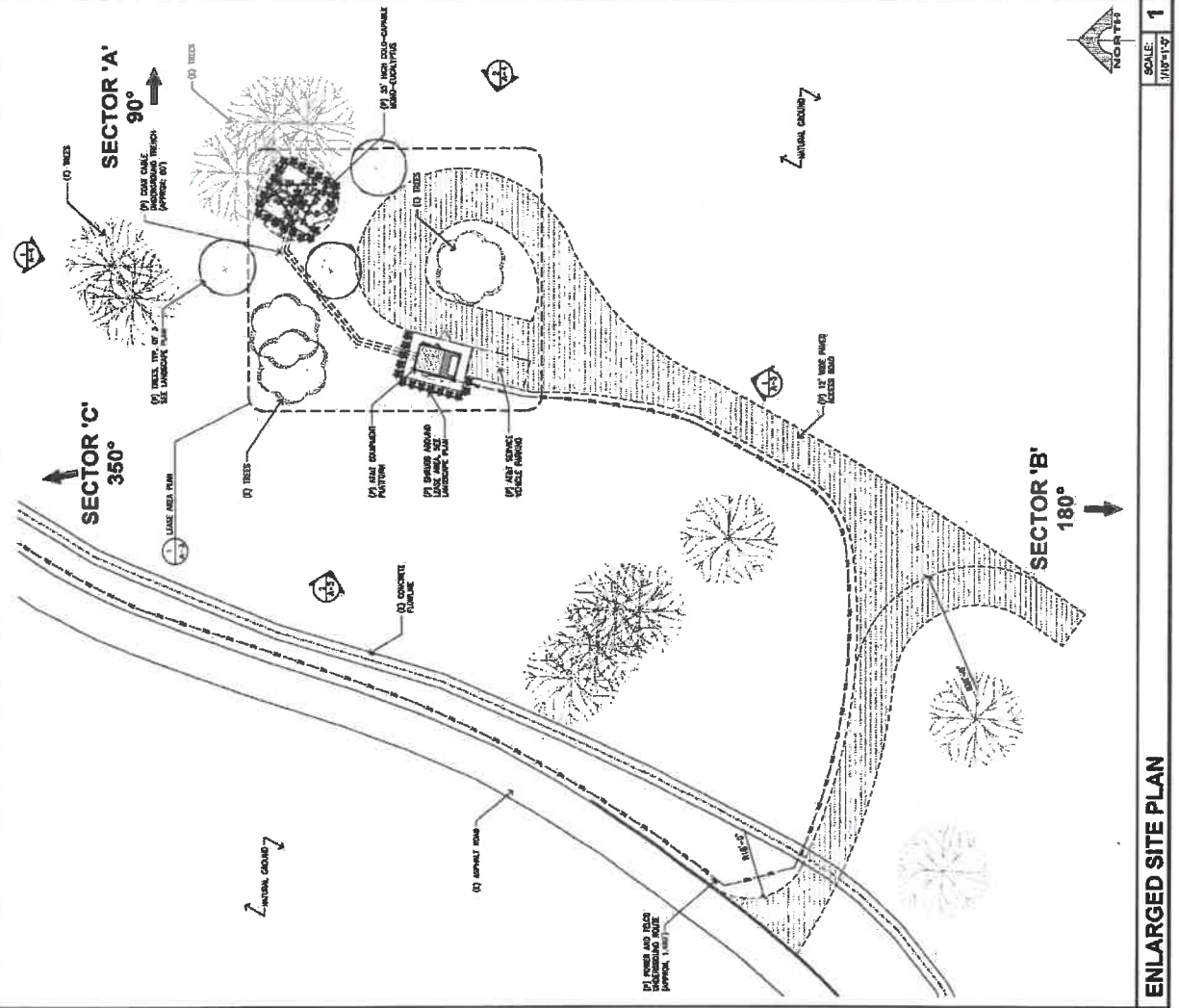
CLVD307
 TEMESCAL VALLEY WATER TANK
 CLAY CANYON DR,
 CORONA, CA 92883
 MONO-EUCALYPTUS

DRAWN BY: JEM
 CHECKED BY: LNC

SHEET TITLE:
 ENLARGED SITE PLAN
 & UTILITY PLAN

SHEET NUMBER:
 A-2

REV:
 5





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

Property Owner(s) Signature(s) and Date

PRINTED NAME of Property Owner(s)

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

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

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

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

PLOT PLAN NO. 180003 and VARIANCE NO. 190007 – Intent to Adopt a Negative Declaration – CEQ180029 – Applicant: Smartlink c/o Alisha Strasheim on behalf of AT&T – Engineer/Representative: Smartlink c/o Alisha Strasheim – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Density Residential (CD-MHDR) – Location: Northerly of Camino Terraza, westerly of Jameson Road, and southerly of Clay Canyon Drive – 44.23 Gross Acres – Zoning: Specific Plan No. 176 “Wildrose” (SP176) – **REQUEST:** Plot Plan No. 180003 is a proposal to construct a 100 foot mono-eucalyptus, including 12 antennas, 36 RRUs, one (1) 2 foot microwave antenna, six (6) surge protectors approximately 50 feet southwest from an 18 x 20 foot lease area with an equipment shelter on a 44.23 overall parcel. The total project lease area is 870 sq. ft. The equipment shelter lease area includes one (1) GPS antenna attached to the shelter, one (1) utility H-frame with security lighting, and one (1) 30kw diesel generator; surrounded by a 6 foot high chain link fence with slats and landscaping. Variance No. 190007 is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet. The variance application requests to exceed the 50 foot height requirement to allow for the proposed 100 foot disguised communications tower.

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

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at wheeler@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 03, 2020,

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

APN (s) or case numbers PPW180003 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

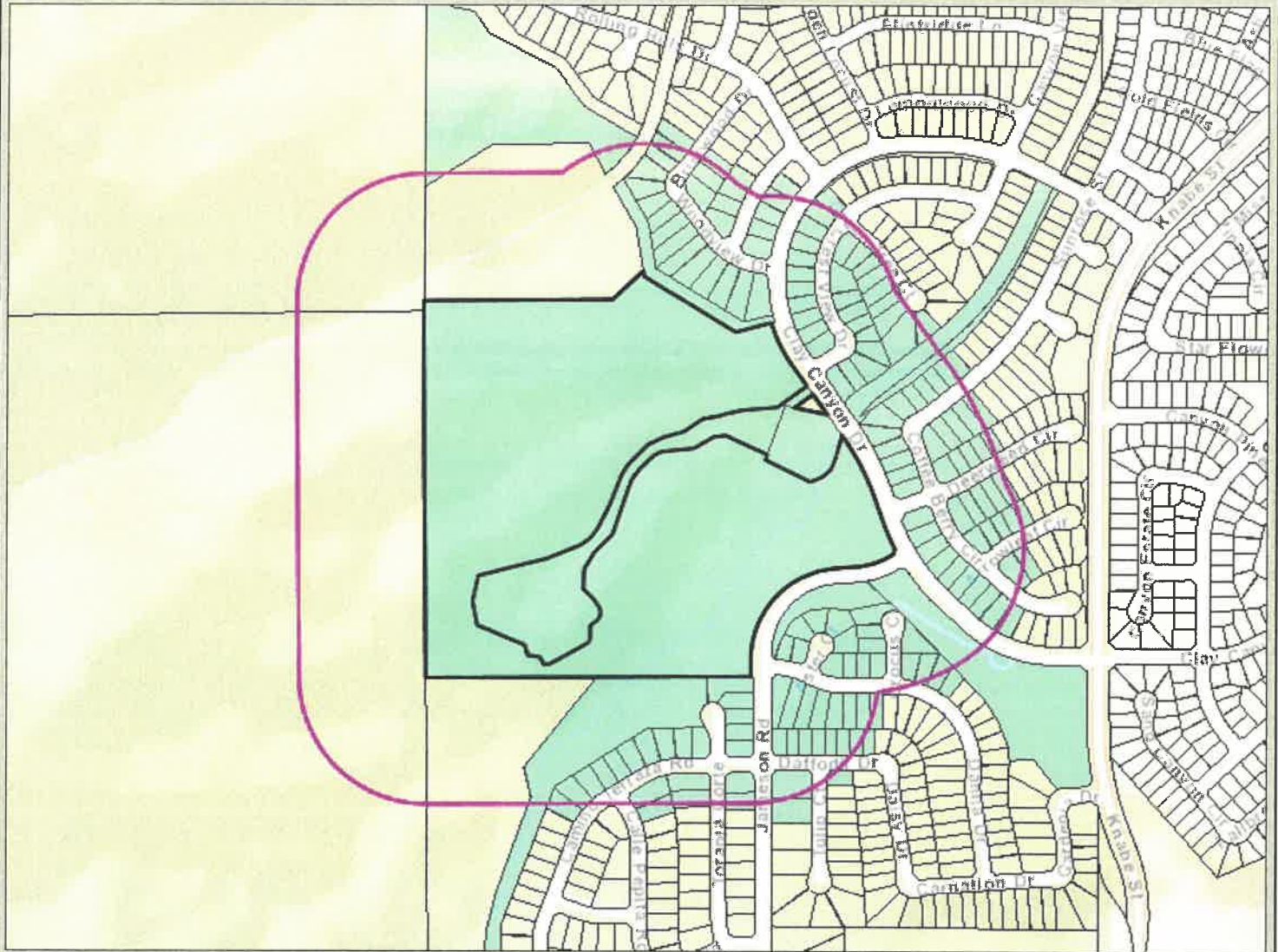
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502


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

Riverside County GIS Mailing Labels

PPW180003 (600 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... 6/3/2020 8:55:49 AM

© Riverside County RCIT

282210041
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

282231019
EDUARDO A. HERNANDEZ
23027 SUNROSE ST
CORONA CA 92883

282231031
JANNLEE WATSON
23043 SUNROSE ST
CORONA CA 92883

282232015
ZACHARY WAYNE PALUMBO
438 MONTESSORI AVE
PLACENTIA CA 92870

282240006
SHARI PETTWAY SAMUEL
23187 COFFEE BERRY CIR
CORONA CA 92883

282240026
DONALD R. ORDONEZ
8914 ARROWLEAF CIR
CORONA CA 92883

282240038
RONNIE ENRIQUEZ
8903 DEERWEED CIR
CORONA CA 92883

282263023
BRAD K. HORNSBY
8784 DAFFODIL DR
CORONA CA 92883

282271005
DANIEL J. ESCALANTE
8809 DAHLIA DR
CORONA CA 92883

282272013
SHAWN MCPHERSON
23250 CROCUS CT
CORONA CA 92883

282272021
ANTHONY S. WILLARD
23254 ASTER CT
CORONA CA 92883

282280021
RIVERSIDE COUNTY FLOOD & WATER
1995 MARKET ST
RIVERSIDE CA 92501

282291020
MICHAEL T. ROSS
8831 CREST VIEW DR
CORONA CA 92883

282210064
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

282231024
MICHAEL R. PEREZ
23079 COFFEE BERRY CIR
CORONA CA 92883

282232010
ARMANDO AGUILAR
8896 DEERWEED CIR
CORONA CA 92883

282240001
MATTHEW J. HERREN
23127 COFFEE BERRY CIR
CORONA CA 92883

282240009
RAMIRO C. JIMENEZ
23223 COFFEE BERRY CIR
CORONA CA 92883

282240029
CARLA MOSER
8944 ARROWLEAF CIR
CORONA CA 92883

282261017
NOE JIMENEZ MIRAMONTES
2326 W 184TH ST
TORRANCE CA 90504

282263026
JESS V. PONCE
8763 DAFFODIL DR
CORONA CA 92883

282271008
RUBEN DUENAS
8839 DAHLIA DR
CORONA CA 92883

282272016
CHRISTOPHER P. DECOUDRES
23247 CROCUS CT
CORONA CA 92883

282272024
AREVALOS JOSE P JR
23251 ASTER CT
CORONA CA 92883

282291014
DOUGLAS K. BLAKEMAN
8871 CREST VIEW DR
CORONA CA 92883

282291023
DANIEL LITWACK
8807 CREST VIEW DR
CORONA CA 92883

282293024
KIRK G. MALONE
8826 CREST VIEW DR
CORONA CA 92883

282293032
ASHLEY N. YORKE
22915 GREEN TREE CT
CORONA CA 92883

282332009
MATTHEW OGLESBY
22944 BRIARWOOD DR
CORONA CA 92883

282333007
RUTH C. OLMSTED
1722 REYES LN
BEAUMONT CA 92223

282333015
KERRY LORRAINE BROWN TRUST DATED
22947 BRIARWOOD DR
CORONA CA 92883

282210032
CALIFORNIA LAND CONSERVANCY
742 SUMMIT DR NO 100
LAGUNA BEACH CA 92651

282231018
JENNY A. GONZALEZ
23019 SUNROSE ST
CORONA CA 92883

282231029
HARLAN JEFFREY LAWRENCE & MAUREEN
23055 COFFEE BERRY CIR
CORONA CA 92883

282232014
KAREN WYSS
23024 SUNROSE ST
CORONA CA 92883

282240005
CORINNE M. LARGAESPADA
23175 COFFEE BERRY CIR
CORONA CA 92883

282240025
KENNETH W. CASE
8904 ARROWLEAF CIR
CORONA CA 92883

282240037
GEORGE ORTIZ
8893 DEERWEED CIR
CORONA CA 92883

282263022
TINA D. RUVALCABA
8794 DAFFODIL DR
CORONA CA 92883

282271004
ANTHONY R. DEVARGAS
8799 DAHLIA DR
CORONA CA 92883

282272012
GEORGE RUPERT HAWK
8862 DAHLIA DR
CORONA CA 92883

282272020
MICHAEL S. SMITH
286 ARROWHEAD TRAIL
EAGLE POINT OR 97524

282272028
WILD ROSE RANCH COMMUNITY ASSN
2495 CAMPUS DR
IRVINE CA 92612

282231015
JOSEPH CARTWRIGHT
22995 SUNROSE ST
CORONA CA 92883

282231025
MARK EMORY REEVES
23091 COFFEE BERRY CIR
CORONA CA 92883

282232011
SCOTT B. TOWNES
8886 DEERWEED CIR
CORONA CA 92883

282240002
PATRICK HARRIS
23139 COFFEE BERRY CIR
CORONA CA 92883

282240010
FIELDING HAROLD R & SANDRA K REVOCABLE
23235 COFFEE BERRY CIR
CORONA CA 92883

282240034
BLACK DOG INV
34560 ASPEN ST
ACTON CA 93510

282263019
RODNEY RAYMOND LEGERE
8824 DAFFODIL DR
CORONA CA 92883

282271001
TROY V. CRELLIN
8769 DAHLIA DR
CORONA CA 92883

282272009
RYAN YBANEZ
8876 DAHLIA DR
CORONA CA 92883

282272017
SALVADOR R. GUDINO
8842 DAHLIA DR
CORONA CA 92883

282272025
LESLIE KARUNARATNE
8772 DAHLIA DR
CORONA CA 92883

282291016
JOHN E. FERGUSON
8863 CREST VIEW DR
CORONA CA 92883

282293017
SHARYL SOLIS
8790 CREST VIEW DR
RIVERSIDE CA 92883

282293025
ANTHONY B. COSTANZO
8850 CREST VIEW DR
CORONA CA 92883

282210049
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

282231020
LISA A. MALAMA
23035 SUNROSE ST
CORONA CA 92883

282232008
DAVID DURAN
8916 DEERWEED CIR
CORONA CA 92883

282232016
DAVID GALLET
23008 SUNROSE ST
CORONA CA 92883

282240007
DANIEL E. GONZALES
23199 COFFEE BERRY CIR
CORONA CA 92883

282240027
JD2 ENTERPRISES
25731 SPOTTED PONY
LAGUNA HILLS CA 92653

282261001
CHRISTOPHER J. ERICKSON
23293 TULIP CT
CORONA CA 92883

282263024
JACK V. MARVAL
8681 BEDFORD MOTORWAY
CORONA CA 92883

282271006
GLORIA I. O'BRIEN
8819 DAHLIA DR
CORONA CA 92883

282272014
MICHELE L. CRAIG
23235 CROCUS CT
CORONA CA 92883

282210050
LEE LAKE WATER DIST
22646 TEMESCAL CYN RD
CORONA CA 92883

282231023
BRENT D. BRANCHAUD
23067 COFFEE BERRY CIR
CORONA CA 92883

282232009
RUBEN ORTEGA
8906 DEERWEED CIR
CORONA CA 92883

282232017
ANDREW CARICH
23000 SUNROSE ST
CORONA CA 92883

282240008
ALI M. EL ZAYNAB
23211 COFFEE BERRY CIR
CORONA CA 92883

282240028
ELISA CONGIARDO
8934 ARROWLEAF CIR
CORONA CA 92883

282261002
CHRISTOPHER GILLIATT
23305 TULIP CT
CORONA CA 92883

282263025
RODRIGO PAZ
8764 DAFFODIL DR
CORONA CA 92883

282271007
ROBERT RALPH CADDICK
8829 DAHLIA DR
CORONA CA 92883

282231016
NOE LEONEL RODRIGUEZ
1240 E ONTARIO NO 102338
CORONA CA 92881

282231026
ALAMARES REVOCABLE TRUST DTD 2/4/2020
23103 COFFEE BERRY CIR
CORONA CA 92883

282232012
ALEXEY VOLOVIK
8876 DEERWEED CIR
CORONA CA 92883

282240003
AMBRA DODDS
23151 COFFEE BERRY CIR
CORONA CA 92883

282240019
JORGE ANTONIO RODRIGUEZ
8921 ARROWLEAF CIR
CORONA CA 92883

282240035
ROBERT BARROT
825 SUMMITH
LAGUNA BEACH CA 92651

282263020
ROMEO M. LUMANTAS
8814 DAFFODIL DR
CORONA CA 92883

282271002
MARK E. BENNETT
8779 DAHLIA DR
CORONA CA 92883

282272010
CRAIG GRASSIA
8872 DAHLIA DR
CORONA CA 92883

282272018
RAYMOND M. HOGAN
8832 DAHLIA DR
CORONA CA 92883

282272026
AUDREY MARC B CUTINES
8762 DAHLIA DR
CORONA CA 92883

282291017
LARRY STRACENER
8855 CREST VIEW DR
CORONA CA 92883

282293018
RICHARD COMSTOCK
8794 CREST VIEW DR
CORONA CA 92883

282293026
BRIAN S. HUNTER
22867 GREEN TREE CT
CORONA CA 92883

282293042
RAUL DANIEL GUERRERO
22859 GREEN TREE CT
CORONA CA 92883

282231017
BARRY S. PHILLIPS
100 S CITRUS AVE STE 101
COVINA CA 91723

282231027
WILD HORSE RANCH COMMUNITY ASSN
P O BOX 970
UPLAND CA 91786

282232013
TARAL PATEL
23032 SUNROSE ST
CORONA CA 92883

282240004
ANDREW M. GUTIERREZ
23163 COFFEE BERRY CIR
CORONA CA 92883

282240020
INDU PATHAK
8931 ARROWLEAF CIR
CORONA CA 92883

282240036
RONALD A. SAPUTO
8883 DEERWEED CIR
CORONA CA 92883

282263021
BRAD A. SNITKER
8804 DAFFODIL DR
CORONA CA 92883

282271003
LARRY MISHLER
8789 DAHLIA DR
CORONA CA 92883

282272011
MICHELLE D. HARVEY MAY
8866 DAHLIA DR
CORONA CA 92883

282272019
JOHN W. HEIM
8822 DAHLIA DR
CORONA CA 92883

282272027
WILD ROSE RANCH COMMUNITY ASSN
25109 JEFFERSON NO 300
MURRIETA CA 92562

282291018
DAVID TU
16390 RIDGE FIELD DR
RIVERSIDE CA 92503

282293019
PAUL L. GIBBS
8798 CREST VIEW DR
CORONA CA 92883

282293027
JAMIE COOK
22875 GREEN TREE CT
CORONA CA 92883

282332004
MILLENNIUM TRUST CO
100 S CITRUS AVE NO 101
COVINA CA 91723

282333002
WAYMON R. RANSOM
8687 WOODVIEW DR
CORONA CA 92883

282333010
THERESA E. ROBBINS
8667 WOODVIEW DR
CORONA CA 92883

282293033
SONIA AVILA
22923 GREEN TREE CT
CORONA CA 92883

282332010
LUDWING J. FLORES
22934 BRIARWOOD DR
CORONA CA 92883

282333008
EDWARD CONTI
1202 AMELUXEN AVE
HACIENDA HEIGHTS CA 91745

282333016
CHERYL PETERSON
22937 BRIARWOOD DR
CORONA CA 92883

282610003
JAMES I. MICHAELS
23284 TORONJA CORTE
CORONA CA 92883

282612012
JAMES M. STEWART
212 E HIGHLAND DR STE 201
LAKELAND FL 33813

282622017
SHELLY L. PARKER
23275 CAMINO TERRAZA RD
CORONA CA 92883

282334002
KIM P. COSTELLO
22958 COPPER RIDGE DR
CORONA CA 91720

282610005
VICTOR K. TANG
23312 TORONJA CORTE
CORONA CA 92883

282622011
RUSSELL T. SCARCE
23359 CAMINO TERRAZA RD
CORONA CA 92883

282622019
MICHAEL LONG
23247 CAMINO TERRAZA RD
CORONA CA 92883

282291019
ALISON M. GAMBINO
8839 CREST VIEW DR
CORONA CA 92883

282293020
YI ZHENG
8802 CREST VIEW DR
CORONA CA 92883

282293028
ANDREW CHAVEZ
22883 GREEN TREE CT
CORONA CA 92883

282332005
CESAR FRANCO
22945 COPPER RIDGE DR
CORONA CA 92883

282333003
DANIEL E. WALTERS
8697 WOODVIEW DR
CORONA CA 92883

282333011
WILLIAM E. LOPEZ
8657 WOODVIEW DR
CORONA CA 92883

282334003
KEVIN J. DAVIS
22948 COPPER RIDGE DR
CORONA CA 92883

282611001
JAMES J. WASELOFF
23340 TORONJA CORTE
CORONA CA 92883

282622012
RICHARD C. HORTON
23345 CAMINO TERRAZA RD
CORONA CA 92883

282293021
JESUS PEREZ
8806 CREST VIEW DR
CORONA CA 92883

282293029
EDWIN ALGARIN
22891 GREEN TREE CT
CORONA CA 92883

282332006
MUHAMMAD T. SIDDIQUI
22955 COPPER RIDGE DR
CORONA CA 92883

282333004
HABIB GHOBRIAL
8707 WOODVIEW DR
CORONA CA 92883

282333012
SCOTT C. MANAHL
22977 BRIARWOOD DR
CORONA CA 92883

282334004
KATRINA DUSHAJ
22938 COPPER RIDGE DR
CORONA CA 92883

282611002
SURESH P. SAVDHARIA
25951 DUNDEE DR
LAKE FOREST CA 92630

282622013
ROHAN SACHDEV
23331 CAMINO TERRAZA RD
CORONA CA 92883

282272022
EDWARD HO
2421 LOUISE AVE
ARCADIA CA 91006

282291012
OLGA MAZRAANI
1551 SAN FERNANDO DR
CORONA CA 92882

282291021
JOSEPH ALAN BENNETT
8823 CREST VIEW DR
CORONA CA 92883

282293022
KRISHAN K. SAMMI
44 EL CENCERRO
RCH SANTA MARGARITA CA 92688

282293030
JIEUN JEON
301 CALICO CT
BREA CA 92821

282332007
ROY A. SALCEDO
22965 COPPER RIDGE DR
CORONA CA 92883

282333005
ALEXANDER KAHEAKULANI KIILEHUA
8717 WOODVIEW DR
CORONA CA 92883

282333013
JESUS M. MORALES
22967 BRIARWOOD DR
CORONA CA 92883

282334005
SYBLE L. JOHNSON
22928 COPPER RIDGE DR
CORONA CA 92883

282612009
JOHN P. ROLDAN
23347 TORONJA CORTE
CORONA CA 92883

282622014
DAVID J. MARTINEZ
23317 CAMINO TERRAZA RD
CORONA CA 92883

282272015
RICARDO ESQUER
23241 CROCUS CT
CORONA CA 92883

282272023
PAUL M. SARKIS
23245 ASTER CT
CORONA CA 92883

282291013
GEORGE ANTHONY GAMBINO
8879 CREST VIEW DR
CORONA CA 92883

282291022
MIRELA N. HENAO
8815 CREST VIEW DR
CORONA CA 92883

282293023
RASHAWNDRA HORN
8818 CREST VIEW DR
CORONA CA 92883

282293031
TACK JIN LEE
16326 HOLMES ST
OMAHA NE 68135

282332008
PAUL G. MORRIS
22954 BRIARWOOD DR
CORONA CA 92883

282333006
CHRISTIAN M. BROWN
8727 WOODVIEW DR
CORONA CA 92883

282333014
GARETH A. JONES
22957 BRIARWOOD DR
CORONA CA 92883

282610001
BRADLEY H. MOPPINS
23256 TORONJA CORTE
CORONA CA 92883

282612010
VIRGIL W. OWENS
23333 TORONJA CORTE
CORONA CA 92883

282622015
RANDY HANNA MUSHARBASH
23303 CAMINO TERRAZA RD
CORONA CA 92883

282333001
DAVID H. DUMA
8677 WOODVIEW DR
CORONA CA 92883

282333009
WILD ROSE RANCH COMMUNITY ASSN
16845 VON KARMAN NO 200
IRVINE CA 92606

282334001
JAMES BARRETT MCIVER
22968 COPPER RIDGE DR
CORONA CA 92883

282610004
HUGO R. FRANCIA
23298 TORONJA CORTE
CORONA CA 92883

282622010
ROBERT R. HUSSEY
7196 COUNTY RD NO 153
ZANESFIELD OH 43360

282622018
CHERYL CALDWELL
23261 CAMINO TERRAZA RD
CORONA CA 92883

282610002
JULIE A. PALUMBO
23270 TORONJA CORTE
CORONA CA 92883

282612011
DAMEION SAPUTO
23344 CALLE PEPITA RD
CORONA CA 92883

282622016
GARY MARTINEZ
23289 CAMINO TERRAZA RD
CORONA CA 92883

Smartlink
3300 Irvine Avenue, Suite 300
Newport Beach, CA 92660
Attn: Alisha Strasheim

Casa Industries
9926 Pioneer Blvd. #105
Santa Fe Springs, CA 90670
Attn: Julius Santiago

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

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

AT&T
1452 Edinger Avenue
Tustin, CA. 92780
Attn: Robert Sturtevant

TEMESCAL VALLEY WATER DISTRICT
22646 Temescal Canton Road
Corona, CA 92883
Attn: Jeff Pape



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

PPW180003 / CEQ180029
Project Title/Case Numbers

Tim Wheeler
County Contact Person

951-955-6060
Phone Number

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

Alisha Strasheim
Project Applicant

3300 Irvine Avenue, Suite 300, Newport Beach, CA 92660
Address

The project site is located southwest of Clay Canyon Drive, north of Camino Terraza, and west of Jameson Road.

Project Location

Plot Plan No. 180003 (PPW180003) is a proposal to construct a 100 foot mono-eucalyptus, including twelve (12) antennas, thirty-six (36) RRUs, one (1) two foot microwave antenna, six (6) surge protectors approximately 50 feet southwest from an 18 x 20 foot lease area with an equipment shelter on a 44.23 overall parcel. The total project lease area is 870 sqft. The equipment shelter lease area includes one (1) GPS antenna attached to the shelter, one (1) utility H-frame with security lighting, and one (1) 30kw diesel generator, surrounded by a six foot high chain link fence with slats. Variance No. 190007 (VAR190007) is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet. The variance application requests to exceed the fifty (50) foot height requirement to allow for the proposed one hundred (100') foot disguised communications tower.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 27, 2020 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,354.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Project Planner

July 27, 2020

Please charge deposit fee case#: ZCEQ180029 ZCFW180027

FOR COUNTY CLERK'S USE ONLY

Received for Filing and Posting at OPR: _____

**INVOICE (INV-00042496)
FOR RIVERSIDE COUNTY**

County of Riverside
Transportation & Land Management Agency



BILLING CONTACT / APPLICANT

Tyler Kent
Smartlink LLC AT & T
18401 Von Karman Ave
Irvine, Ca 92612

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00042496	03/29/2018	03/29/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180027	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS		
0 Unassigned Corona, CA 92883	SUB TOTAL	\$50.00

TOTAL DUE	\$50.00
------------------	----------------

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

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