



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

OCTOBER 19, 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/>

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

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

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

1.0 CONSENT CALENDAR:

1.1 **ADOPTION OF THE REVISED 2020 DIRECTOR'S HEARING CALENDAR** – Changing the October 26, 2020 meeting location from the Desert to Riverside.

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. 190017 and VARIANCE CASE NO. 190009 – Intent to Adopt a Negative Declaration** – CEQ190168 – Applicant: Smartlink, LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries c/o Alisha Strasheim – Third Supervisorial District – Aguanga Zoning Area – REMAP Area Plan – Open Space: Recreation (OS-R) – Location: Northerly of Clubhouse Drive, easterly of Manzanita Drive, and westerly of State Highway 371, and more specifically located at 45120 Highway 79 – 120 acres – Zoning: Rural Residential (R-R) – **REQUEST:** Plot Plan Wireless No. 190017 proposes to construct a wireless communication facility for AT&T, disguised as a 70-foot tall mono-pine with three (3) live pine trees, including 12 antennas, 36 RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within a 912 sq. ft. lease area, surrounded by an 8-foot high barrier. Variance Case No. 190009 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 proposal requests a variance for a 70-foot tower. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

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

5.0 PUBLIC COMMENTS:

2020 DIRECTOR'S HEARING CALENDAR

1.1

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

Riverside: County Administration Center, Conference Room A 12th floor, 4080 Lemon Street

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

No Meeting: Dark

Holidays: Closed

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



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT


Agenda Item No.

3 : 1

Director's Hearing: October 19, 2020

PROPOSED PROJECT

Case Number:	PPW190017; VAR190009	Applicant: Alisha Strasheim c/o Smartlink on behalf of AT&T
EA No.:	CEQ190168	Representative: CASA Industries c/o Julius Santiago
Area Plan:	REMAP	
Zoning Area/District:	Aguanga Area	
Supervisory District:	Third District	
Project Planner:	Jay Olivas	
Project APN:	583-160-001	


John Earle Hildebrand,
Deputy Director of TLMA-Planning

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 190017 (PPW190017) is a proposal to construct a wireless communication facility for AT&T, disguised as a 70-foot tall mono-pine with three (3) live pine trees, including twelve (12) antennas, thirty-six (36) RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within a 912 square foot lease area, surrounded by an 8-foot high wall barrier.

Variance No. 190009 (VAR190009) 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 proposal requests a variance to exceed the fifty (50) feet height requirement for the proposed 70-foot tower.

The project is located north of Clubhouse Drive, east of Manzanita Drive, west of State Highway 371, and more specifically located at 45120 Highway 79.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ190168, 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. 190009, based upon the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 190017, 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:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Open Space-Recreation (OS-R)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space-Conservation (OS-C)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R), Open Space-Conservation (OS-C) and Open Space-Recreation (OS-R)
West:	Rural Residential (R-R)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Jojoba Hills Recreational Vehicle Resort
Surrounding Uses	
North:	Vacant Land
South:	Single Family Residences, RV Park Campground and Vacant Land
East:	Vacant Land
West:	Vacant Land, Farmland

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	120 Acres	
Mono-pine Height (FT):	Cell Site Project Area is 912 sq. ft. Disguised Mono-pine is 70 feet.	50 feet max.

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 152 and 153
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	Yes – Agua Caliente Fault
Fire Zone:	Yes – High (State Responsibility Area)
Mount Palomar Observatory Lighting Zone:	Yes – Zone A
WRCMSHCP Criteria Cell:	Yes – Cell Number 7663
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In Or Partially Within
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan Wireless No. 190017 was submitted to the County of Riverside on November 25, 2019.

The project site is located generally north of State Highway 79, west of State Highway 371, and east of White Mountain Road within the unincorporated Riverside County. The project site is located northeast corner of the Jojoba Hills Recreational Vehicle Resort. The existing RV resort is for an active 55+ community nestled in the hills of the community of Aguanga. Project area will occupy 912 square feet of the 120-acre RV resort site.

The application for this disguised wireless communications facility (PPW190017) includes a proposed variance (VAR190009) for a modification in the height requirement to allow for a seventy foot (70') tall mono-pine, 20 feet taller than the 50 feet standard maximum height, allowed in the Rural Residential (R-R) Zone. Per analysis by radio frequency engineers, the height of 70-feet is required to fill significant gap in coverage per Propagation Maps that show the comparison of the location with no tower, the location at a height of 50-feet, and the proposed height of 70-feet. By allowing for the 70' 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 with unique topography without requiring an additional wireless facility or leaving gaps in coverage in the area as further described.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS), CEQ No. 190168, and Negative Declaration (ND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County and determines that the proposed project could not have a significant effect on the environment. A Notice of Intent to Adopt a Negative Declaration was prepared, and the Negative Declaration was made available for public review per the CEQA Statute and Guidelines Section 15105 for at least 20 days. Therefore, no new mitigation measures were required and the IS/ ND was not recirculated per California Environmental Quality Act Statute and Guidelines Section 15073.5(c).

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 Foundation Component of Open Space, and a land use designation of Recreation (OS:R), within the REMAP Area Plan. The Open Space: Recreation (OS:R) land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Neighborhood parks are permitted within residential land uses.
2. The project site is surround by properties which are designated Open Space: Conservation (OS: C) to the north, Rural Residential (RR) to the east and west; Open Space: Conservation (OS: C), Rural

Residential (RR) and Open Space: Recreation (OS:R) to the south. The proposed Project is consistent with the General Plan and the surrounding land uses, as wireless communication facilities are allowed in support of residential and related uses.

3. The project site has a Zoning Classification of Rural Residential (R-R). The project is allowed in the R-R zone with an approved plot plan pursuant to Ordinance No. 348, Section 19.404, (A).1, which states the disguised wireless communication facilities may be located in the R-R zoning classification.
4. The subject site is not located within a Specific Plan. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered single family residences, RV Park, campground and vacant land.

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 Open Space: Recreation (OS:R) 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 (R-R) 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 surrounding roads 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 Open Space: Conservation (OS: C) to the north, Rural Residential (RR) to the east and west; Open Space: Conservation (OS:C), Rural Residential (RR) and Open Space: Recreation (OS:R) to the south. The proposed 70 foot tall mono-pine disguised wireless telecommunication facility conforms to the logical development of the existing land uses 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. The project has direct access from State Highway 79, and improved local streets within the existing RV Park including Manzanita Drive and Clubhouse Drive; no

additional street dedications or improvements are required and the structure will be constructed in accordance with building codes.

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 "mono-pine" designed to blend into the environment in which it is located. The general location of the project site is along the northeasterly portion of existing RV Park north of Clubhouse Drive. The 912 square foot lease area is within a previously disturbed graded area in close proximity to existing water tower structure, to be completed as disguised facility with live palm trees. 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 an eight (8') foot high CMU wall equipment enclosure in earth tone colors and meets this requirement as proposed.
8. The proposed facility is owned by one telecommunication service provider by Smartlink, LLC on behalf of AT&T Wireless. The proposed project site is located in a Recreational Vehicle (RV) Park setting and is located at the northeastern border of the property line and is approximately 90 feet from an RV space. The surrounding properties uses consist of single family residences, RV Park, campground and vacant land.
9. The proposed project is designed and sited in accordance with Ordinance No. 348, Section 19.404.A, which states an application for a Plot Plan shall be made to the Planning Director in accordance with Section 18.30. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property because the project proposes a 70-foot mono-pine that it will blend with trees onsite and the surrounding providing trees in the north and east.
10. The application has met the processing requirements set forth the Article 19.409 (Processing Requirements) of the Riverside County Zoning ordinance.
11. 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.
12. 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.

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 seventy foot (70') tall mono-pine, 20 feet taller than the 50 feet standard maximum height, allowed in the Rural Residential (R-R) Zone. 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. Additionally, the location at the northeasterly corner of the 120 acre site is within a unique topographical area with peaks and valleys, and is necessary for residents commuting along State Highway 371 and 79 to address coverage gaps. For these reasons the currently proposed site was selected as a desirable location to achieve coverage requirements in cooperation with the landlord, 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 70' 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 lower 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:

Section 19.410 "Development Standards of Article XIXg "Wireless Communication Facilities"

- A. Area Disturbance. Physical disturbance to the site will be minimal. The proposed AT&T Wireless Communications facility is a disguised 70-foot-high mono-pine. The mono-pine will blend with trees onsite and the surrounding areas. The mono-pine will be located where most of the surrounding properties are vacant and the mono-pine will look aesthetically pleasing and blend with the surrounding area.

- B. Fencing and Walls. Support equipment is located entirely within an equipment enclosure and not readily available to the general public. The 912 square foot enclosure will be partially screened from view with landscape vegetation. The proposed enclosure will be comprised of an 8-foot high CMU wall.
- C. Height Limitations. The project site is located within the Rural Residential (R-R) Zoning Classification, and disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet in height. The project proposes wireless communication facility disguised as a 70-foot mono-pine, exceeds the height limit, and the project has applied for Variance Case No. 190009 to address exceeding this height limit with findings as described above.
- D. Impacts. The location of this existing wireless communication facility is within an area which allows public utilities. The project will not result in adverse impacts to the surrounding community because the proposed wireless facility will not have an adverse effect on the environment, and will be minimally intrusive to the surroundings.
- E. Landscaping. The area surrounding the project site will have three (3) live pine trees and shrubs species along the CMU wall for adequate screening of the equipment and will also provide irrigation to maintain the growth and prosperity of the landscape materials, which meets the requirement of the Ordinance.
- F. Lighting – Outside lighting is prohibited unless required by the FAA or the California Building Code (“CBC”). Any new lighting system used during construction or installed on the facility shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and to not to create a nuisance for the surrounding property owners or wildlife.
- G. 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. Wireless communication facilities typically produce negligible noise during normal operations and the nearest habitable structure will not be affected. The equipment enclosure will contain an emergency backup 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. Access to the existing wireless communication facility is provided by a 20-foot wide access road via Manzanita Drive and Clubhouse Drive. Adequate access to the facility is provided.
- J. 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. This project meets the development standard because any power and communication lines connected to the disguised wireless communication facility are proposed to be underground within the existing RV Park.

- K. Roof- Mounted Facilities. This project includes an AT&T Wireless Communication facility and is not roof mounted. This is not a roof mounted facility and as a result, this requirement to maintain rooftop equipment at a height of 10-feet or less above a roofline, does not apply.
- L. Sensitive View-shed: 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 but is situated at lower elevation relative to other nearby ridgelines and is partially concealed with 3-live pine trees to be planted. The disguised mono-pine is sited to blend into the surrounding area and is afforded natural screening from the topography of the area.
- M. 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 300 feet from the nearest habitable dwelling. With the height of the proposed facility being 70 feet; the distance would need to be at least 140 feet from a habitable dwelling. The location of the mono-pine exceeds the required setback distance.
- 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 closure will not be readily visible to the public, due to its location, being naturally screened behind the ridgeline. Furthermore, the enclosure will be closed in with an 8-foot high CMU block wall, painted in earth tones to match the surrounding environment.
- O. Treatment – Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be light tan and shall match the surrounding environment.

Other Findings:

1. The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements and is not located within a Criteria Cell Number 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. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 21, 2020. Agua Caliente deferred to closer tribes in a letter dated January 23, 2020. Cahuilla requested consultation in a letter dated January 21, 2020. The Phase I report and project exhibits were sent to Cahuilla on April 1, 2020. A follow up email was sent to the tribe on August 17, 2020 inquiring if Cahuilla had any further comments or concerns. No response has been received to date. Morongo responded in an email dated February 6, 2020 told Planning that they had no comments regarding the project. Pala declined consultation in an email

dated January 29, 2020. Pechanga requested consultation in a letter dated February 20, 2020. The cultural report was provided to Pechanga on April 1, 2020. A follow up email was sent to Pechanga on August 17, 2020 asking if they wanted to continue consultation or if their concerns were resolved after review of the cultural report. No response has been received. No response to the AB52 notification was received from Rincon, Soboba, Ramona, or the Colorado River Indian Tribes.

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

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a 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 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, 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 1,000 feet of the project site. As of the writing of this report, Planning Staff has received one (1) written communication for general information purposes, and no phone calls from 1000 feet who indicated support or opposition to the proposed project.

APPEAL INFORMATION

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

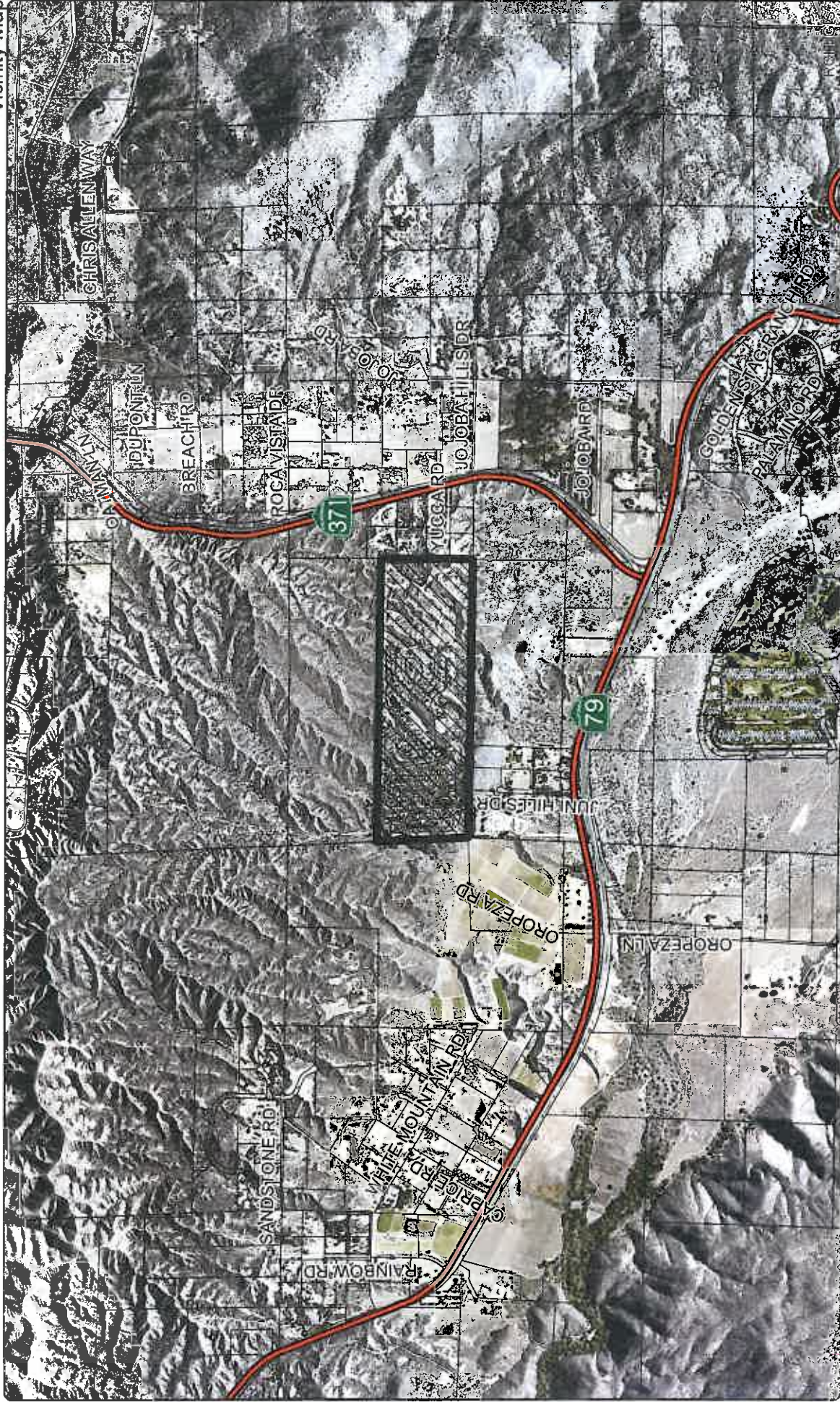
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Template Revision: 10/14/20

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW190017 VAR190009
VICINITY/POLICY AREAS

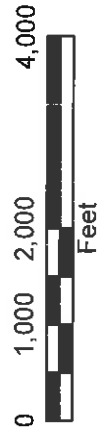
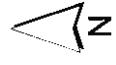
Supervisor: Washington
District 3

Date Drawn: 07/21/2020
Vicinity Map



Zoning Area: Aguanga

Author: Vinnie Nguyen



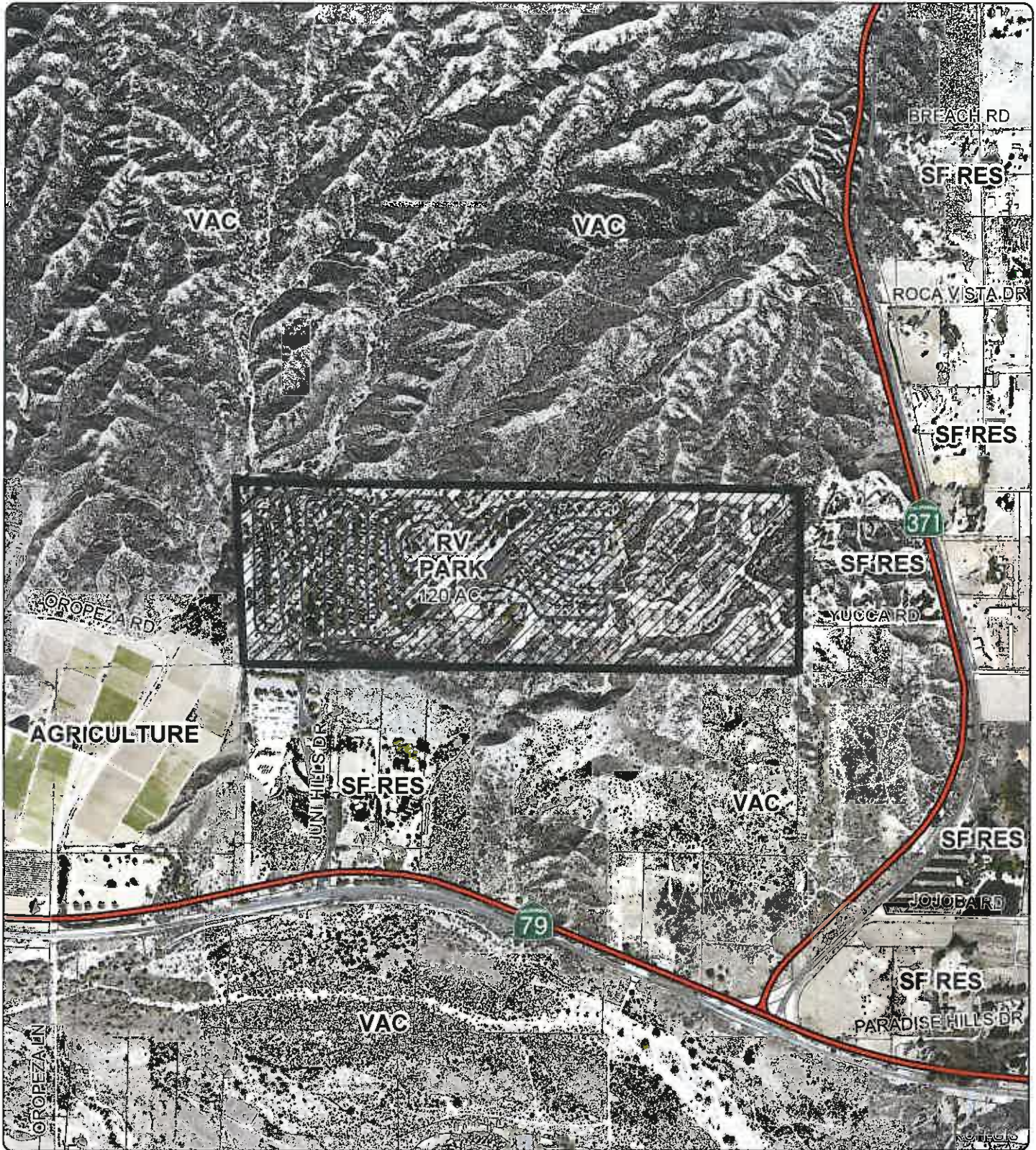
ENCLOSURE: On October 7, 2020, the County of Riverside adopted a new General Plan providing new data and requirements for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 852-6277 (Ext. 2000) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW190017 VAR190009

Supervisor: Washington
District 3

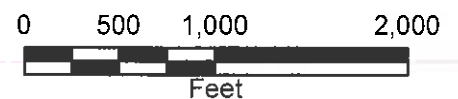
Date Drawn: 07/21/2020
Exhibit 1

LAND USE



Zoning Area: Aguanga

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 types 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.rctdma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

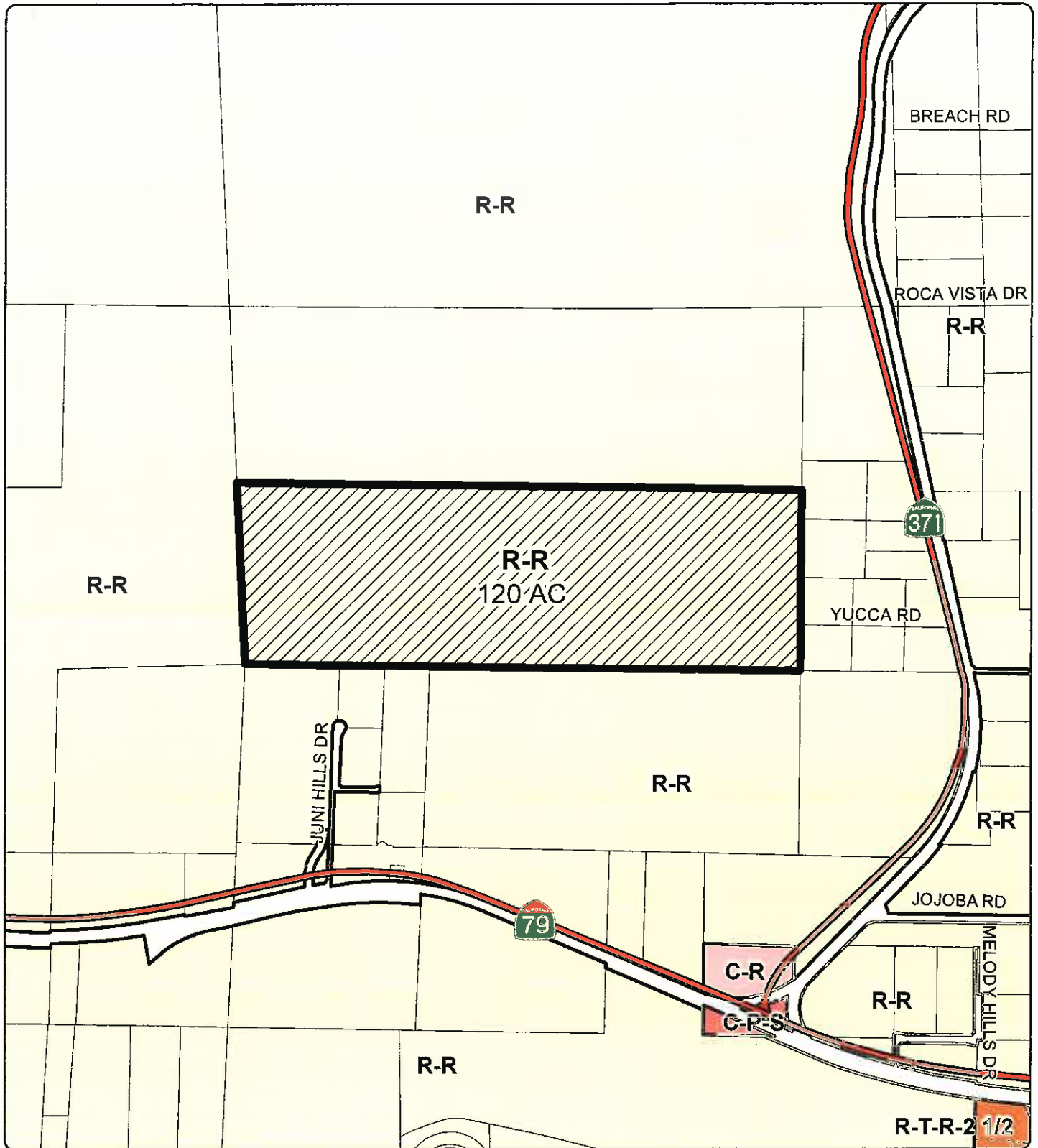
PPW190017 VAR190009

Supervisor: Washington
District 3

Date Drawn: 07/21/2020

Exhibit 2

EXISTING ZONING



Zoning Area: Aguanga

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>

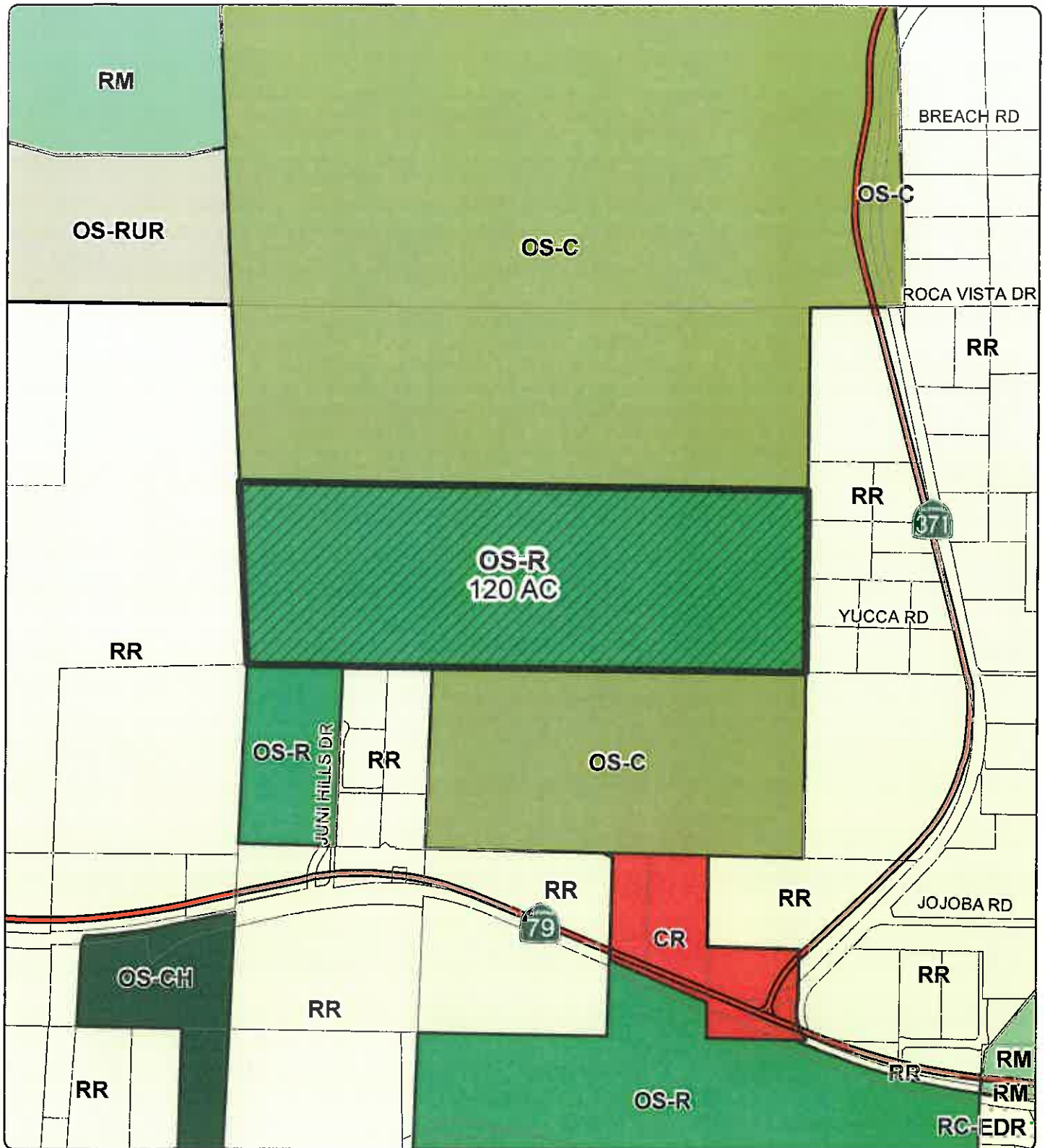
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190017 VAR190009

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 07/21/2020
Exhibit 5

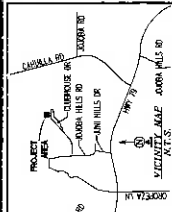


Zoning Area: Aguanga

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>



SURVEY DATE
10/19/2019

BASES OF BEARINGS AND DISTANCES:
BEARINGS SHOWN HEREIN ARE BASED UPON U.S. STATE PLANE HARBIS COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE 50N, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK:
ALL BEARINGS AND DISTANCES ARE DERIVED FROM GPS DERIVED ORTHOMETRIC HEIGHTS OF APRIL CALIFORNIA OBSERVATIONS TO THE "SMARTNET REAL TIME NETWORK". ALL ELEVATIONS SHOWN HEREIN ARE REFERENCED TO NAVD83.

GRID-TO-GROUND SCALE FACTOR NOTE:
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE 50N STATE PLANE COORDINATE SYSTEM (NAD83) WHICH HAS A SCALE FACTOR OF 1.0000000000000001. DISTANCES ARE REFERENCED TO NAVD83 BY 0.9999999999999999.

POSITION OF PROJECT COORDINATES:
LATITUDE 32 27 09.33' (32.452533) NORTH (NAD83)
LONGITUDE 116 31 59.07' (116.866690) WEST (NAD83)
GROUND ELEVATION @ 2231.17' (NAV83)

FLOOD ZONE:
THIS PROJECT APPEARS TO BE LOCATED WITHIN "OTHER FLOOD AREAS ZONE 10" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP #16080523750, DATED 08/26/2008.

UTILITY NOTES:
THE CONTRACTOR SHALL GUARANTEE THAT ALL UTILITIES ARE SHOWN AS THEIR LOCATIONS ARE DETERMINE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO VERIFY THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

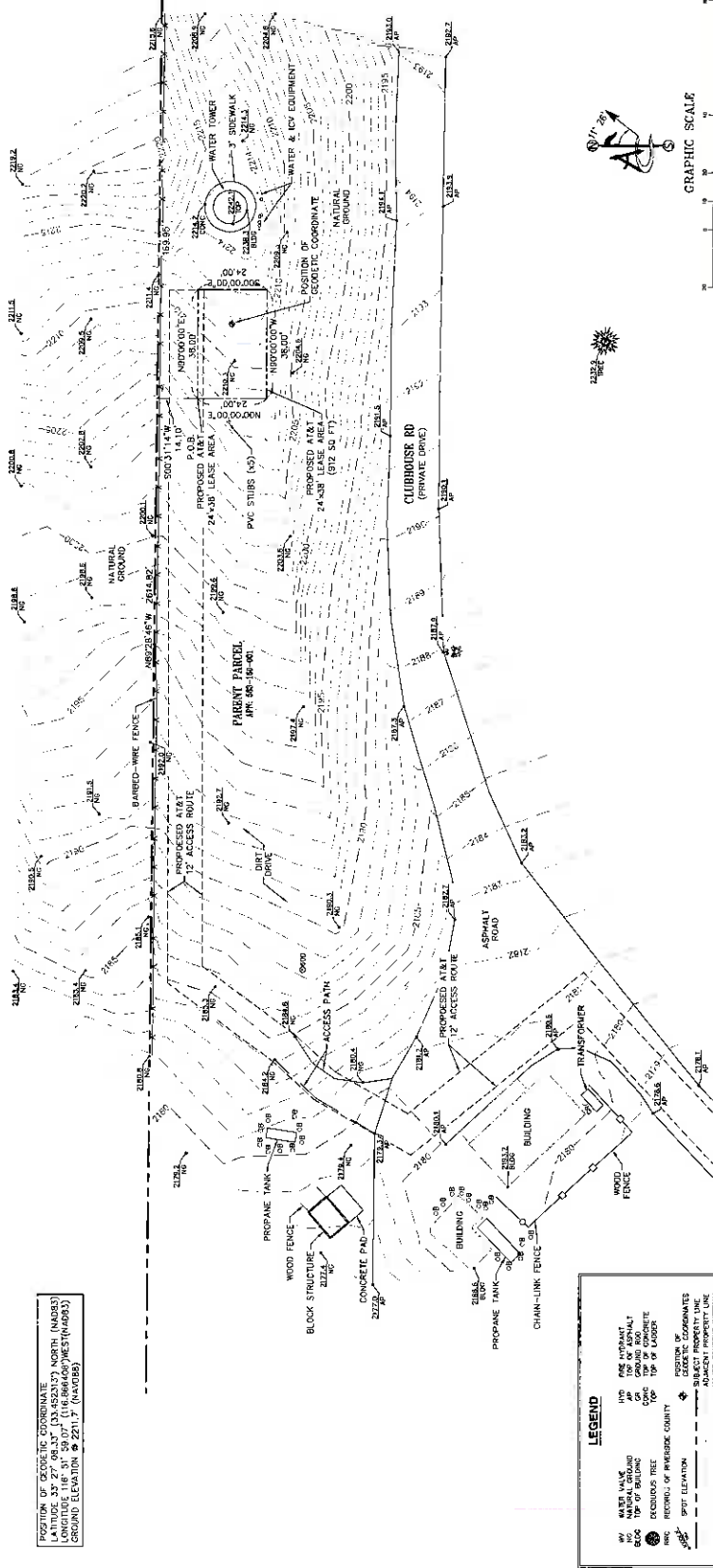
SURVEYOR'S NOTES:
THE BOUNDARY SHOWN HEREIN IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
ALL DISTANCES SHOWN HEREIN ARE GRID DISTANCES.
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

LESSOR'S LEGAL DESCRIPTION:
PARCEL A: THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF TOWNSHIP 6 SOUTH, RANGE 1 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, AS SHOWN ON A PLAT OF SAID QUARTERS IN SAID MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

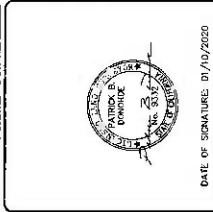
EXCEPTING THEREFROM ALL OIL MINERALS, INCLUDING URANIUM AS RESERVED IN INSTRUMENTS OF RECORD.
PARCEL B: IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, AS SHOWN ON A PLAT OF SAID QUARTERS IN SAID MERIDIAN, TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1989, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THENCE SOUTH 89°30'30" EAST, 560.3114 FEET TO THE POINT OF BEGINNING, THENCE S89°30'30" WEST, 500 FEET TO THE CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THENCE SOUTH 00°22'15" EAST, ALONG THE EAST LINE OF SAID WEST HALF, RENE SOUTH 00°22'15" EAST, ALONG THE EAST LINE OF SAID WEST HALF, 1.156638 FEET TO THE POINT OF BEGINNING OF RIVERSIDE ROAD, RIVERSIDE, CALIFORNIA, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID WEST HALF, 80 FEET TO THE POINT OF BEGINNING OF CHAYNE CONGVAE TO THE SOUTHEAST, HAVING A RADIUS OF 2,000.00 FEET.

LESSOR'S LEGAL DESCRIPTION (CON'TD):
THROUGH AN ANGLE OF 00°28'15" AN ARC LENGTH OF 86.28 FEET (THE INITIAL RADIAL LINE BEARS NORTH 09°58'12" WEST), THENCE SOUTH (THE CURVE CONTAINS AN ANGLE OF 158.71 DEGREES), THENCE SOUTH 27°32'30" WEST, 100 FEET TO THE CENTER LINE OF THE SAID TEMECOLA AVENUE, THENCE ALONG THE CENTER LINE OF THE SAID TEMECOLA AVENUE, SOUTH 00°00'00" WEST, 20 FEET TO THE POINT OF BEGINNING OF SAID SECTION 27, THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 484.91 FEET TO THE POINT OF BEGINNING.

EVERY ALL GAS, OIL, AND MINERAL RIGHTS, AS RESERVED IN DEED FROM RECORDED JANUARY 20, 1980, AS INSTRUMENT NO. 5277 AND D BY REED COMPANY, AS INSTRUMENT NO. 5278, AND APRIL 22, 1985 AS INSTRUMENT NO. 48 820 OF OFFICIAL RECORDS.
NOTES CORRESPONDING TO SCHEDULE B:
COMPANY COMMITMENT NO. 82001041-820-04K-04S, DATED OCTOBER 18, 2010 AT 7:30AM. ALL EASEMENTS CONTAINED WITHIN COMPANY COMMITMENT NO. 82001041-820-04K-04S, DATED OCTOBER 18, 2010 AT 7:30AM, ARE REFERENCED TO THE SAID COMPANY COMMITMENT NO. 82001041-820-04K-04S, DATED OCTOBER 18, 2010 AT 7:30AM.
2. EASEMENTS IN FAVOR OF THE PUBLIC OVER ANY EXISTING (EXACT LOCATION INDETERMINATE - NOT SHOWN)
(EXACT LOCATION INDETERMINATE - NOT SHOWN)
EASEMENTS IN FAVOR OF THE PUBLIC OVER ANY EXISTING (EXACT LOCATION INDETERMINATE - NOT SHOWN)
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EASEMENTS IN FAVOR OF THE PUBLIC OVER ANY EXISTING (EXACT LOCATION INDETERMINATE - NOT SHOWN)
EASEMENTS IN FAVOR OF THE PUBLIC OVER ANY EXISTING (EXACT LOCATION INDETERMINATE - NOT SHOWN)



1	1/13/2019	ADD TITLE & DESIGN	LDH
A	10/24/2019	INITIAL ISSUE	LDH



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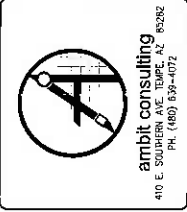
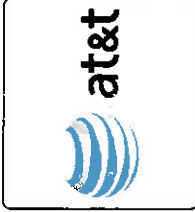
CSLD04953
45120 HWY 79
AGUANGA, CA 92536
RIVERSIDE COUNTY

SITE SURVEY

LS-1

NOTES CORRESPONDING TO SCHEDULE B (CONT'D)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS GRANTED TO COUNTY OF RIVERSIDE, AS GRANTED IN A DOCUMENT:
 - RECORDING NO. 1995-00148995 OF OFFICIAL RECORDS
 - RECORDING DATE: APRIL 19, 1995
 - APPLICABLE INSTRUMENT NO. 1995-00148995 OF OFFICIAL RECORDS
 - RECORDING DATE: APRIL 19, 1995
 - (AS SHOWN ON SURVEY)
5. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AND IN THE INSTRUMENT NO. 1995-00148995 OF OFFICIAL RECORDS, AS GRANTED IN A DOCUMENT:
 - RECORDING NO. 1995-00148995 OF OFFICIAL RECORDS
 - RECORDING DATE: APRIL 19, 1995
 - (AS SHOWN ON SURVEY)
6. ENCUMBRANCES, CONVEYANCES, BOUNDARY LINES, SUBSTANCES IN AREA, ENCUMBRANCES, OR ANY OTHER MATTERS SHOWN ON MAP, RECORD OF SURVEY NO. PAGE 34 RECORDS OF SURVEY (AS SHOWN ON SURVEY)
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS GRANTED TO COUNTY OF RIVERSIDE, AS GRANTED IN A DOCUMENT:
 - RECORDING NO. 1995-00148995 OF OFFICIAL RECORDS
 - RECORDING DATE: APRIL 19, 1995
 - APPLICABLE INSTRUMENT NO. 1995-00148995 OF OFFICIAL RECORDS
 - RECORDING DATE: APRIL 19, 1995
 - (AS SHOWN ON SURVEY)
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS GRANTED TO CALIFORNIA WATER AND TELEPHONE COMPANY, A CORPORATION, CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION, PUBLIC UTILITIES
 - RECORDING NO. 1995-00148995 OF OFFICIAL RECORDS
 - RECORDING DATE: APRIL 19, 1995
 - APPLICABLE INSTRUMENT NO. 1995-00148995 OF OFFICIAL RECORDS
 - RECORDING DATE: APRIL 19, 1995
 - (AS SHOWN ON SURVEY)
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS GRANTED TO COUNTY OF RIVERSIDE, AS GRANTED IN A DOCUMENT:
 - RECORDING NO. 1995-00148995 OF OFFICIAL RECORDS
 - RECORDING DATE: APRIL 19, 1995
 - APPLICABLE INSTRUMENT NO. 1995-00148995 OF OFFICIAL RECORDS
 - RECORDING DATE: APRIL 19, 1995
 - (AS SHOWN ON SURVEY)
10. ENCUMBRANCES, CONVEYANCES, BOUNDARY LINES, SUBSTANCES IN AREA, ENCUMBRANCES, OR ANY OTHER MATTERS SHOWN ON MAP, RECORD OF SURVEY NO. PAGE 92 RECORDS OF SURVEY (PLOTTED AS PARENT PARCEL)
11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PUBLIC UTILITIES
 - RECORDING NO. 1995-00148995 OF OFFICIAL RECORDS
 - RECORDING DATE: APRIL 19, 1995
 - APPLICABLE INSTRUMENT NO. 1995-00148995 OF OFFICIAL RECORDS
 - RECORDING DATE: APRIL 19, 1995
 - (AS SHOWN ON SURVEY)
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS GRANTED TO COUNTY OF RIVERSIDE, AS GRANTED IN A DOCUMENT:
 - RECORDING NO. 1995-146995 OF OFFICIAL RECORDS
 - RECORDING DATE: MAY 11, 1995
 - APPLICABLE INSTRUMENT NO. 1995-146995 OF OFFICIAL RECORDS
 - RECORDING DATE: MAY 11, 1995
 - (NOT SHOWN ON SURVEY - ERRORS IN DOCUMENT)
13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS GRANTED TO COUNTY OF RIVERSIDE, AS GRANTED IN A DOCUMENT:
 - RECORDING NO. 1992-00481461 OF OFFICIAL RECORDS
 - RECORDING DATE: JUNE 2, 1992
 - APPLICABLE INSTRUMENT NO. 1992-00481461 OF OFFICIAL RECORDS
 - RECORDING DATE: JUNE 2, 1992
 - (AS SHOWN ON SURVEY)
14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS GRANTED TO COUNTY OF RIVERSIDE, AS GRANTED IN A DOCUMENT:
 - RECORDING NO. 1995-00148995 OF OFFICIAL RECORDS
 - RECORDING DATE: APRIL 19, 1995
 - APPLICABLE INSTRUMENT NO. 1995-00148995 OF OFFICIAL RECORDS
 - RECORDING DATE: APRIL 19, 1995
 - (AS SHOWN ON SURVEY)
15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS GRANTED TO COUNTY OF RIVERSIDE, AS GRANTED IN A DOCUMENT:
 - RECORDING NO. 1995-00148995 OF OFFICIAL RECORDS
 - RECORDING DATE: APRIL 19, 1995
 - APPLICABLE INSTRUMENT NO. 1995-00148995 OF OFFICIAL RECORDS
 - RECORDING DATE: APRIL 19, 1995
 - (NOT SHOWN ON SURVEY - ERRORS IN DOCUMENT)



1	1/1/2014	LAND TITLE & RECORDS	(03)
2	10/25/2014	TRAC & BUILT	(03)

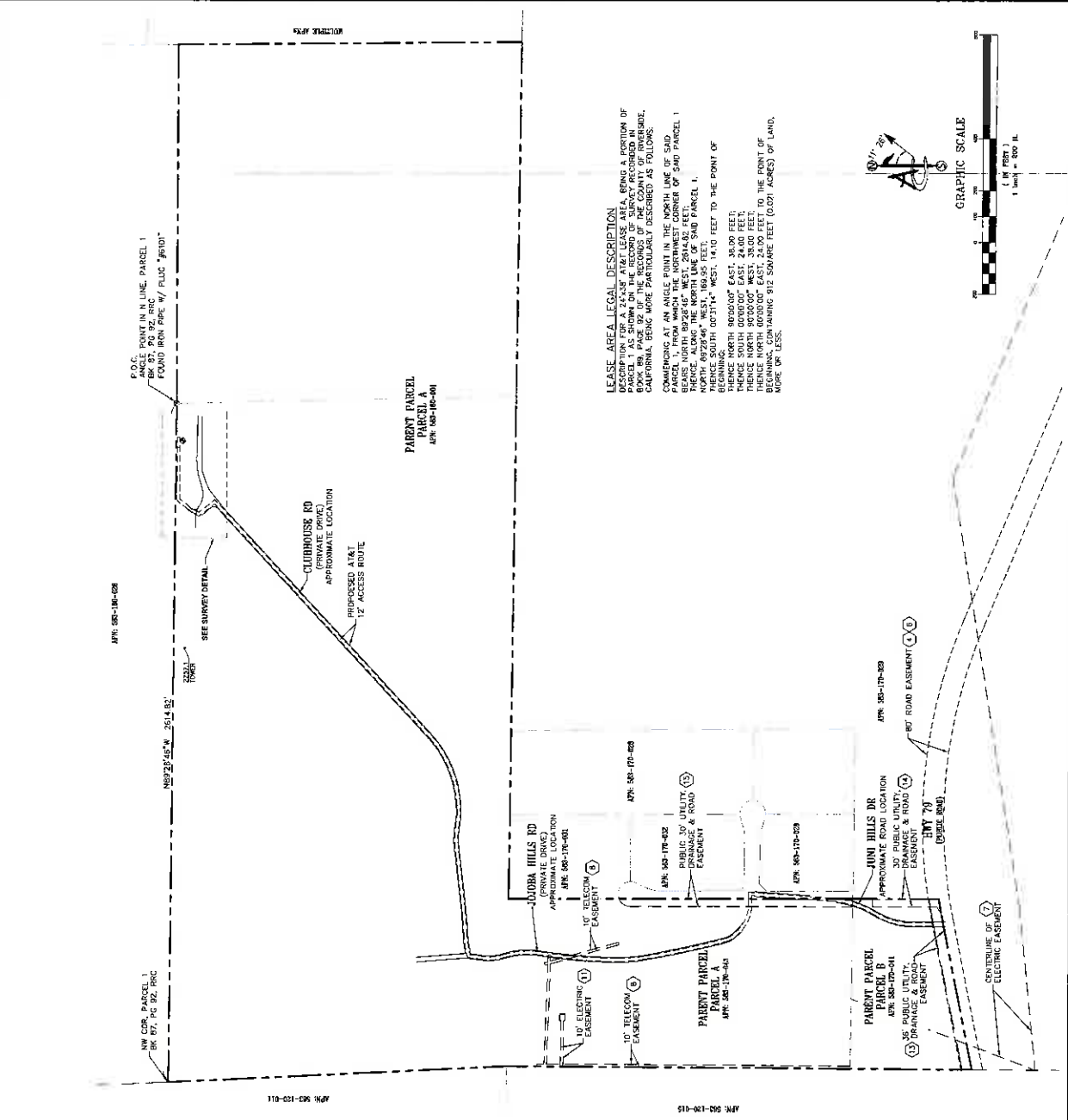


DATE OF SIGNATURE: 07/10/2020

CSL04993
45120 HWY. 79
AGUANGA, CA 92516
RIVERSIDE COUNTY

OVERALL SURVEY

LS-2





1535 CHANDLER AVE
TUSTIN, CALIFORNIA 92780

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1800 W. 15TH AVENUE, SUITE 300
DENVER, COLORADO 80202
TEL: (303) 374-1335
FAX: (303) 374-1375



6400 HUNTERS LANE, SUITE 100
FARMERS, CALIFORNIA 92333

NO.	DATE	DESCRIPTION
1	11/17/98	ISSUED FOR MARKET CONTACT
2	11/17/98	FOR MARKET CONTACT
3	02/22/99	FOR MARKET CONTACT

**NOT TO BE USED
FOR CONSTRUCTION**

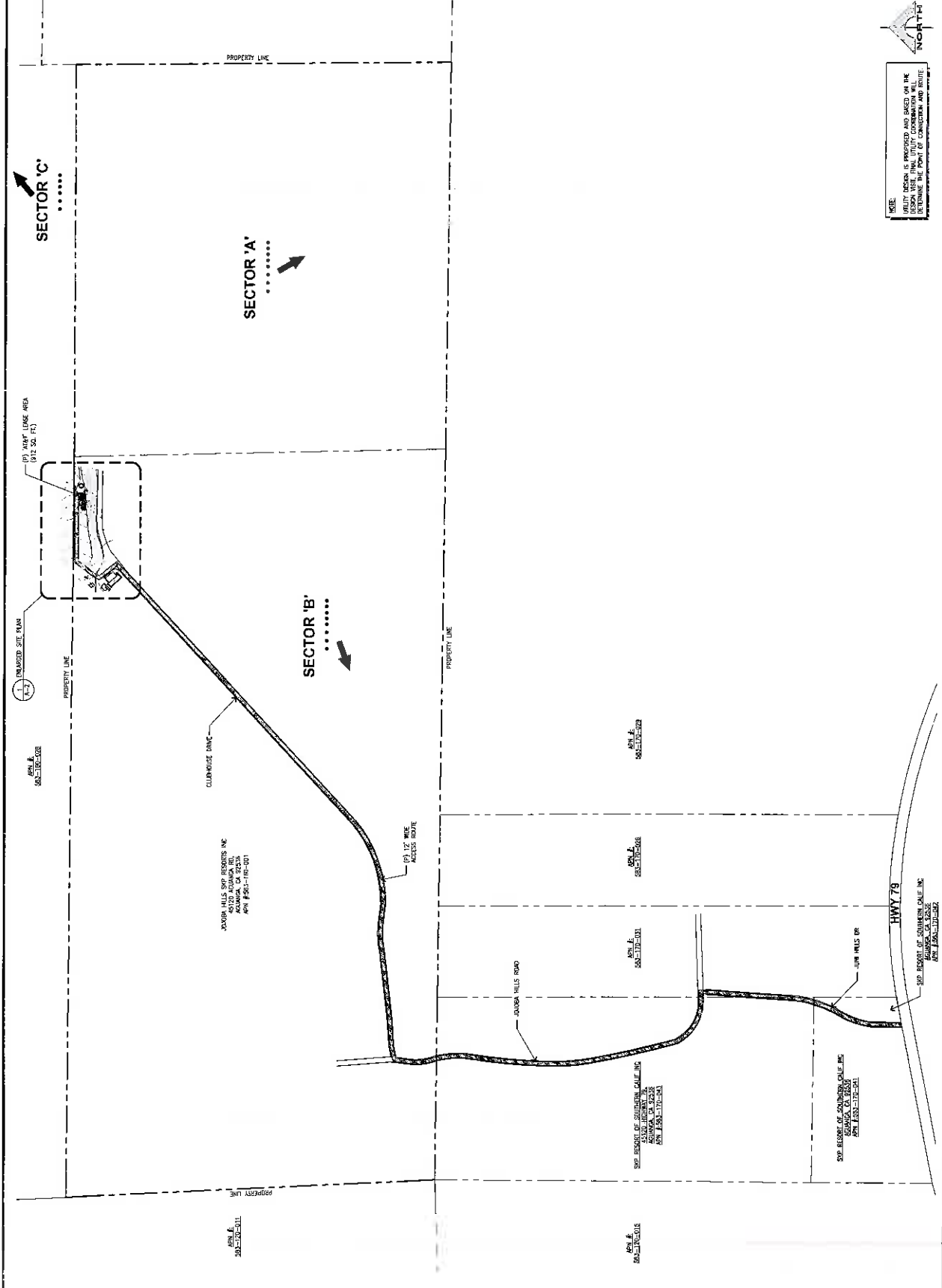
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CS104893
JOJOBA
45120 HIGHWAY 79
AGUANGA, CA 92536
MONOPHIE (INDOOR)

DRAWN BY: JEM
CHECKED BY: JUS

SHEET TITLE:
SITE KEY PLAN AND
OVERALL SITE PLAN

SHEET NUMBER
A-1



NOTE:
THIS DRAWING IS PROVIDED AND BASED ON THE
DATA OBTAINED FROM THE FIELD SURVEY AND
DETERMINE THE POINT OF CONNECTION AND BRITTE
DURING THE CONSTRUCTION AND BRITTE

SCALE: 1" = 150' 0"

300' 1

OVERALL SITE PLAN



1452 EDINGER AVE
TUSTIN, CALIFORNIA 92780

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PREPARED BY OR FOR THE ARCHITECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



3300 IRVINE AVENUE, SUITE 300
IRVINE, CALIFORNIA 92614
TEL: (949) 301-1232
FAX: (949) 301-1275



1452 E. MCKELMIA AVE. SUITE D
ANHEIM, CALIFORNIA 92807

NO.	DATE	DESCRIPTION
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2	03/15/00	ISSUE FOR PERMITS
3	03/15/00	ISSUE FOR PERMITS
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NOT TO BE USED
FOR CONSTRUCTION

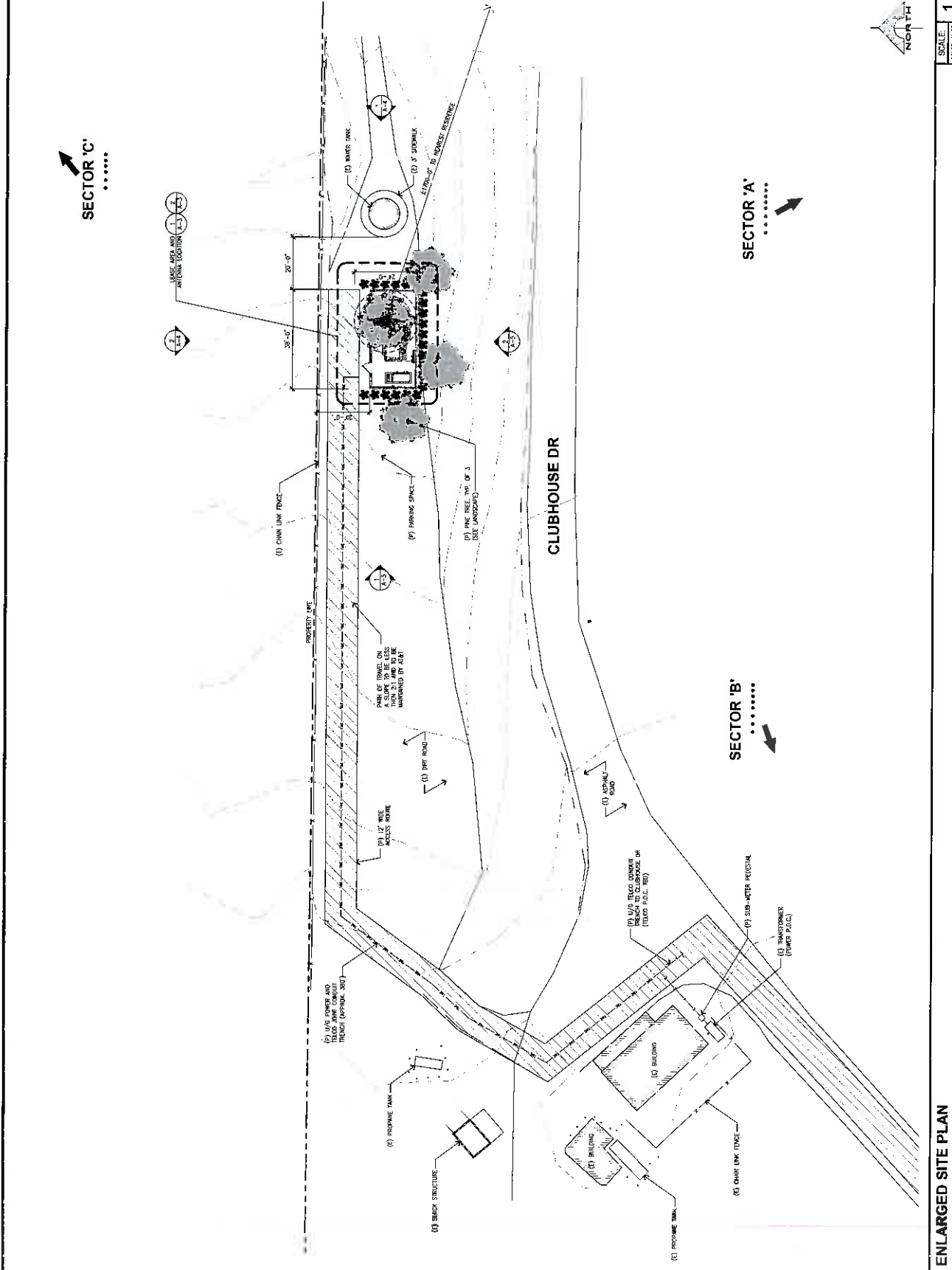
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AGUANGA, CA 92536
MONOPHINE (INDOOR)

DRAWN BY: JEM
CHECKED BY: JUS

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



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

ENLARGED SITE PLAN



AT&T
COMMUNICATIONS
16333 AVENUE
TUSTIN, CALIFORNIA 92780

smartlink
3200 SHIMMERS AVENUE, SUITE 300
NEWPORT BEACH, CA 92660
TEL: (949) 354-1295
FAX: (949) 354-1275



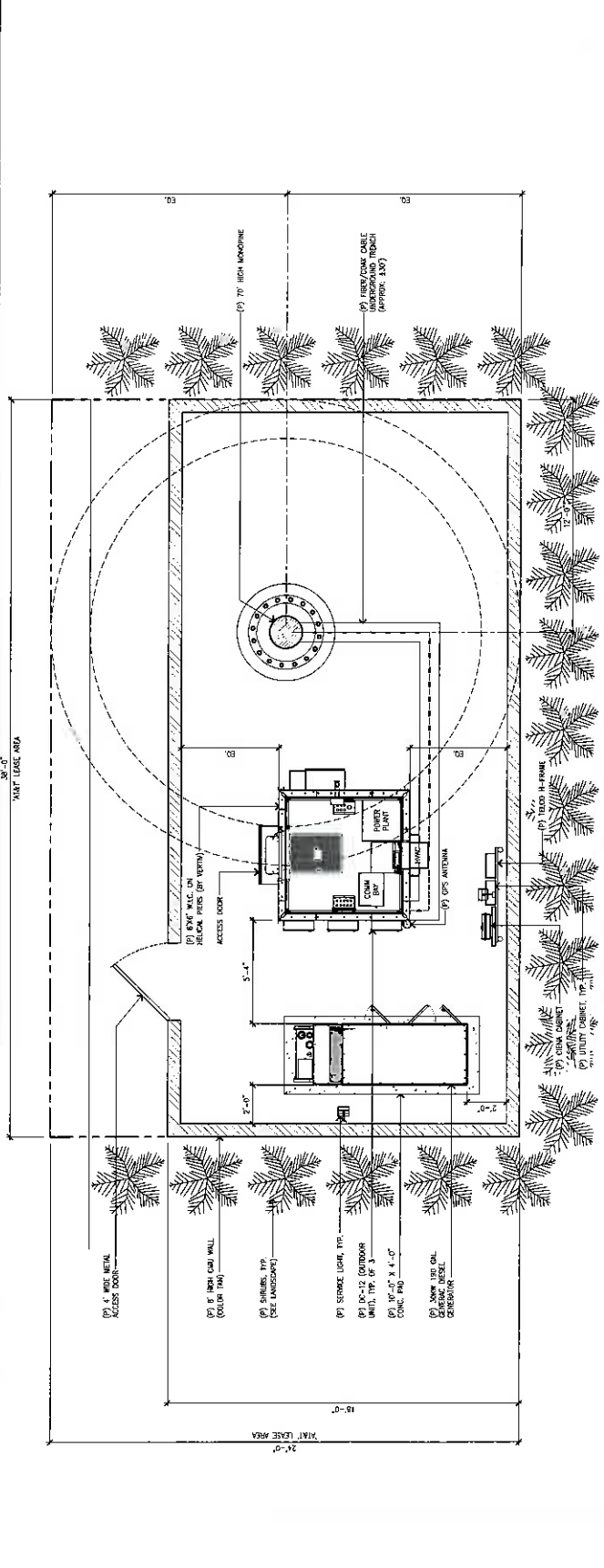
COMMUNICATIONS SYSTEMS ASSOCIATES
16333 AVENUE
TUSTIN, CALIFORNIA 92780

NO.	DATE	DESCRIPTION
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2	01/26/02	FOR RUMBLE CONCRETS
3	01/26/02	FOR RUMBLE CONCRETS
4	01/26/02	FOR RUMBLE CONCRETS
5	01/26/02	FOR RUMBLE CONCRETS
6	01/26/02	FOR RUMBLE CONCRETS
7	01/26/02	FOR RUMBLE CONCRETS
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9	01/26/02	FOR RUMBLE CONCRETS
10	01/26/02	FOR RUMBLE CONCRETS

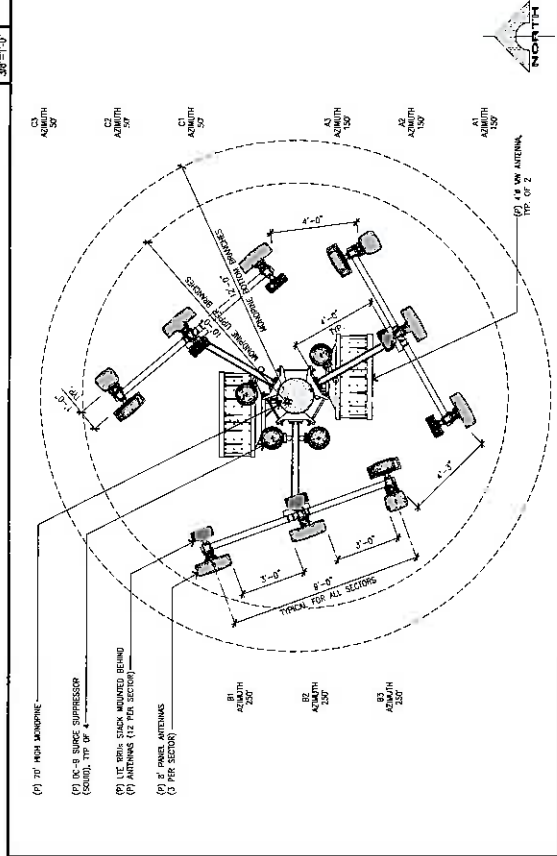
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45120 HIGHWAY 79
AGUANGA, CA 92536
MONOPINE (INDOOR)

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CHECKED BY: JUS
SHEET TITLE: LEASE AREA/ANTENNA PLAN & ANTENNA/RRU SCHEDULE
SHEET NUMBER: A-3



LEASE AREA PLAN SCALE: 3/8"=1'-0" 1



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

SECTOR	PROPOSED ANTENNA AND TRANSMITTER DATA REQUIREMENTS	ARRANGEMENTS
A1	ANTENNA: MICRO-DIPPER SIZE (H x W x P) 8" x 8" x 1.5"; RISE COUNT 4; RISE LOCATION (OFF-SPACE FROM CENTER) 18" x 8" x 8"; TRANSMITTER LINE (LENGTH FT.) 1'-1.5"; DC CABLE (DIAZ FT.) 1'-1.5"	ARRANGEMENTS: ABOVE BELOW SERIES
A2	ANTENNA: MICRO-DIPPER SIZE (H x W x P) 8" x 8" x 1.5"; RISE COUNT 4; RISE LOCATION (OFF-SPACE FROM CENTER) 18" x 8" x 8"; TRANSMITTER LINE (LENGTH FT.) 1'-1.5"; DC CABLE (DIAZ FT.) 1'-1.5"	ARRANGEMENTS: ABOVE BELOW SERIES
A3	ANTENNA: MICRO-DIPPER SIZE (H x W x P) 8" x 8" x 1.5"; RISE COUNT 4; RISE LOCATION (OFF-SPACE FROM CENTER) 18" x 8" x 8"; TRANSMITTER LINE (LENGTH FT.) 1'-1.5"; DC CABLE (DIAZ FT.) 1'-1.5"	ARRANGEMENTS: ABOVE BELOW SERIES
B1	ANTENNA: MICRO-DIPPER SIZE (H x W x P) 8" x 8" x 1.5"; RISE COUNT 4; RISE LOCATION (OFF-SPACE FROM CENTER) 18" x 8" x 8"; TRANSMITTER LINE (LENGTH FT.) 1'-1.5"; DC CABLE (DIAZ FT.) 1'-1.5"	ARRANGEMENTS: ABOVE BELOW SERIES
B2	ANTENNA: MICRO-DIPPER SIZE (H x W x P) 8" x 8" x 1.5"; RISE COUNT 4; RISE LOCATION (OFF-SPACE FROM CENTER) 18" x 8" x 8"; TRANSMITTER LINE (LENGTH FT.) 1'-1.5"; DC CABLE (DIAZ FT.) 1'-1.5"	ARRANGEMENTS: ABOVE BELOW SERIES
B3	ANTENNA: MICRO-DIPPER SIZE (H x W x P) 8" x 8" x 1.5"; RISE COUNT 4; RISE LOCATION (OFF-SPACE FROM CENTER) 18" x 8" x 8"; TRANSMITTER LINE (LENGTH FT.) 1'-1.5"; DC CABLE (DIAZ FT.) 1'-1.5"	ARRANGEMENTS: ABOVE BELOW SERIES
C1	ANTENNA: MICRO-DIPPER SIZE (H x W x P) 8" x 8" x 1.5"; RISE COUNT 4; RISE LOCATION (OFF-SPACE FROM CENTER) 18" x 8" x 8"; TRANSMITTER LINE (LENGTH FT.) 1'-1.5"; DC CABLE (DIAZ FT.) 1'-1.5"	ARRANGEMENTS: ABOVE BELOW SERIES
C2	ANTENNA: MICRO-DIPPER SIZE (H x W x P) 8" x 8" x 1.5"; RISE COUNT 4; RISE LOCATION (OFF-SPACE FROM CENTER) 18" x 8" x 8"; TRANSMITTER LINE (LENGTH FT.) 1'-1.5"; DC CABLE (DIAZ FT.) 1'-1.5"	ARRANGEMENTS: ABOVE BELOW SERIES
C3	ANTENNA: MICRO-DIPPER SIZE (H x W x P) 8" x 8" x 1.5"; RISE COUNT 4; RISE LOCATION (OFF-SPACE FROM CENTER) 18" x 8" x 8"; TRANSMITTER LINE (LENGTH FT.) 1'-1.5"; DC CABLE (DIAZ FT.) 1'-1.5"	ARRANGEMENTS: ABOVE BELOW SERIES

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



ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF TUSTIN COMMUNITY DEVELOPMENT DEPARTMENT'S WIRELESS COMMUNICATIONS ORDINANCE. ALL ANTENNAS SHALL BE CONCEALED FROM VIEW AS MUCH AS POSSIBLE AND SHALL BE STRICTLY PROHIBITED FROM BEING PLACED ON OR NEAR ANY HISTORIC OR CULTURAL MONUMENTS OR STRUCTURES.



NO.	REV.	DATE	DESCRIPTION
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2	11/14/09		ISSUED FOR PERMITS
3	12/29/09		ISSUED FOR PERMITS

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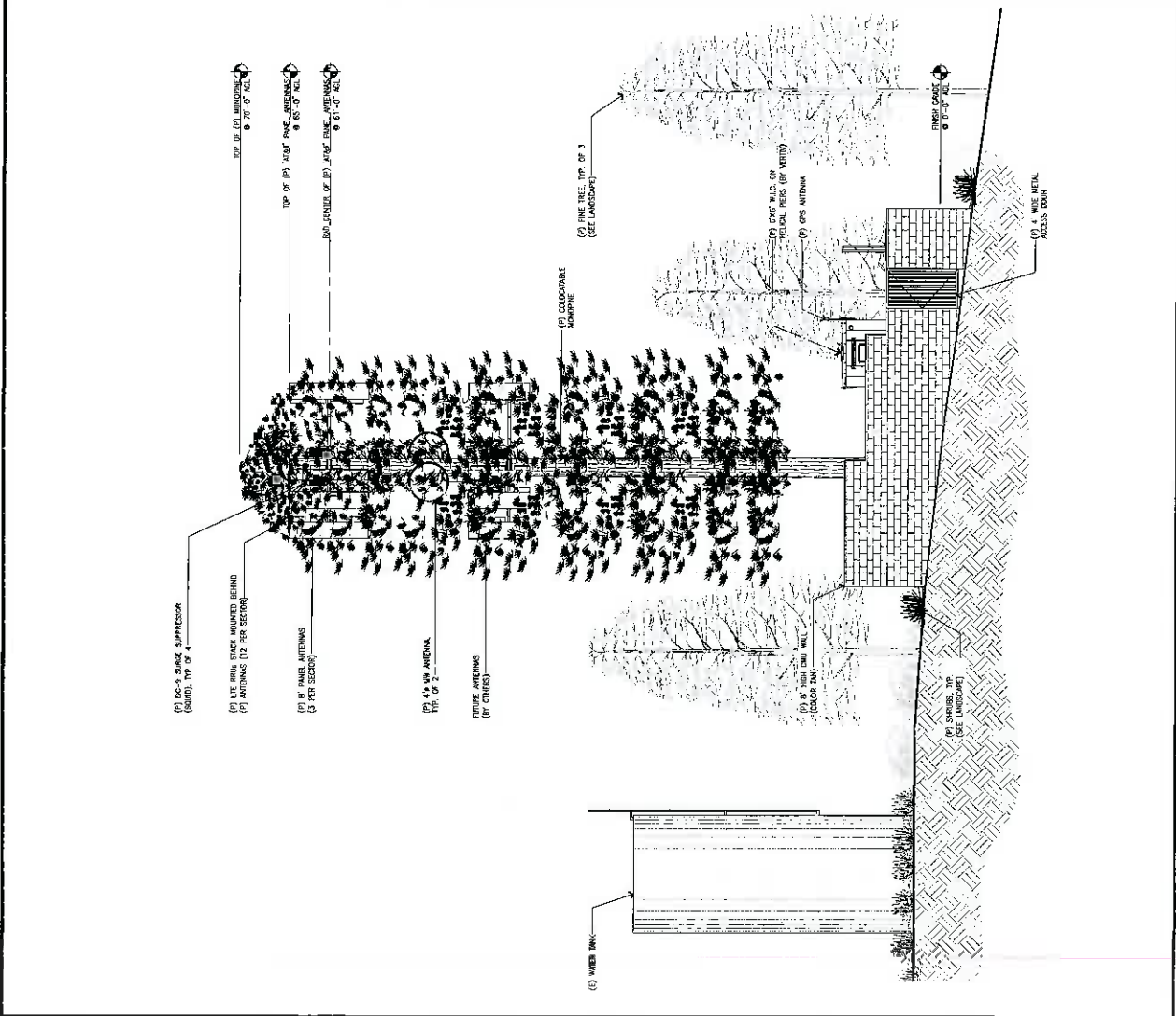
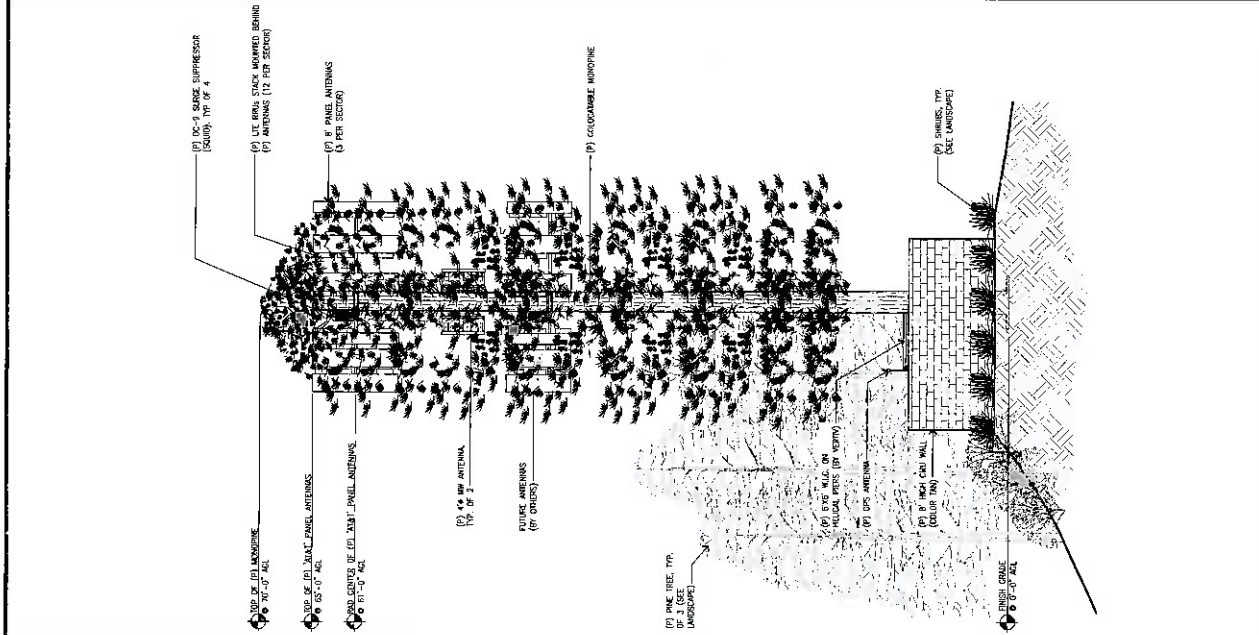
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45120 HIGHWAY 79
AGUANGA, CA 92536
MONOPINE (INDOOR)

DRAWN BY: JEM
CHECKED BY: JES

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4



NORTH ELEVATION

EAST ELEVATION

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

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

1

2



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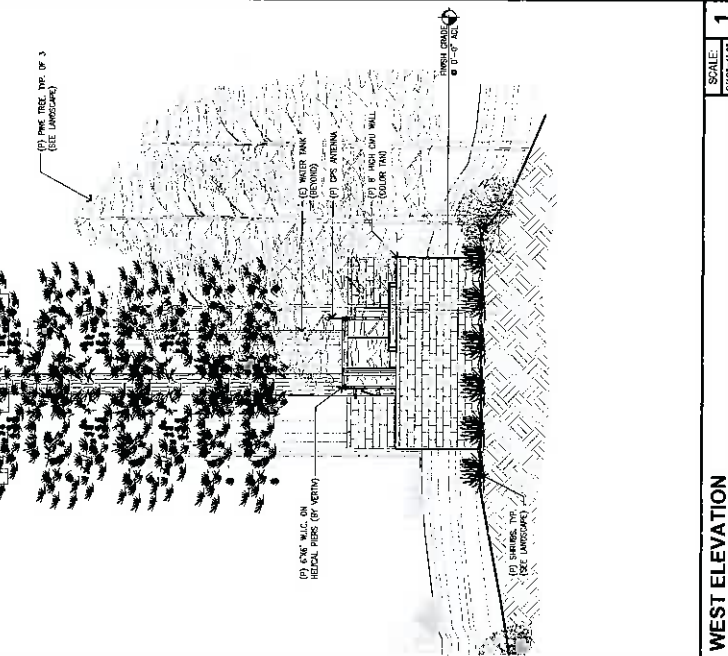
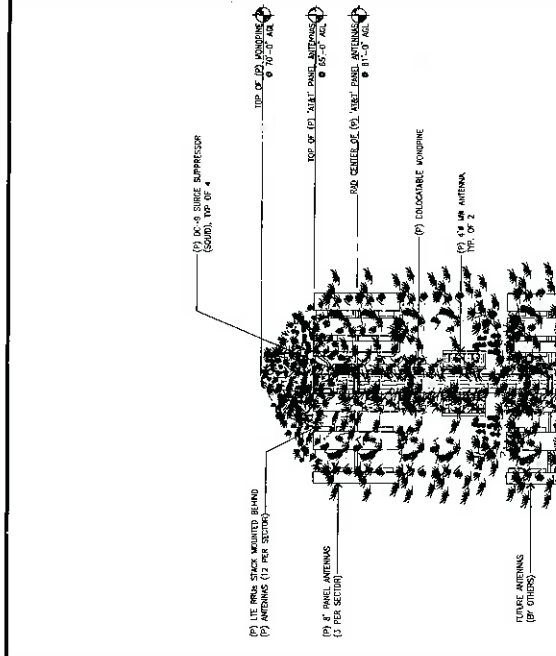
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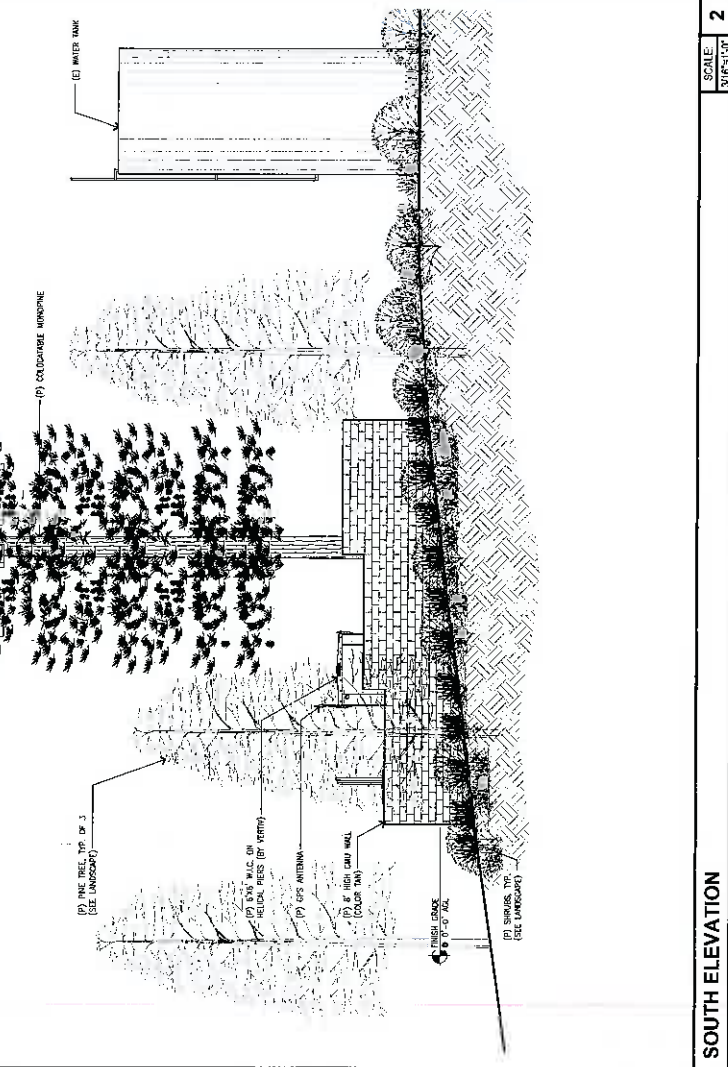
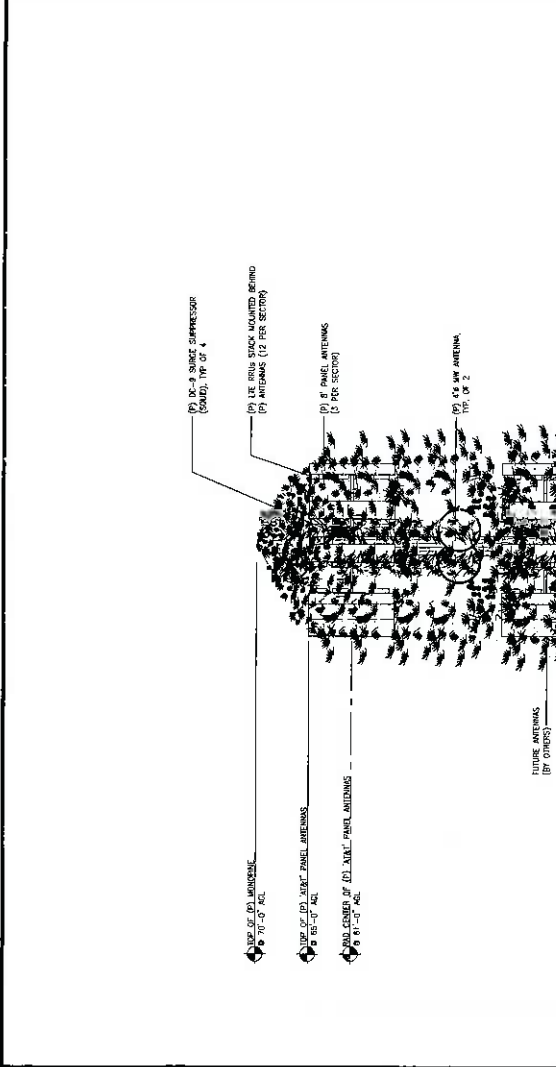
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SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-5



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



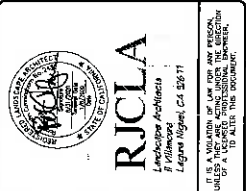
WEST ELEVATION SCALE: 3/16"=1'-0" 2



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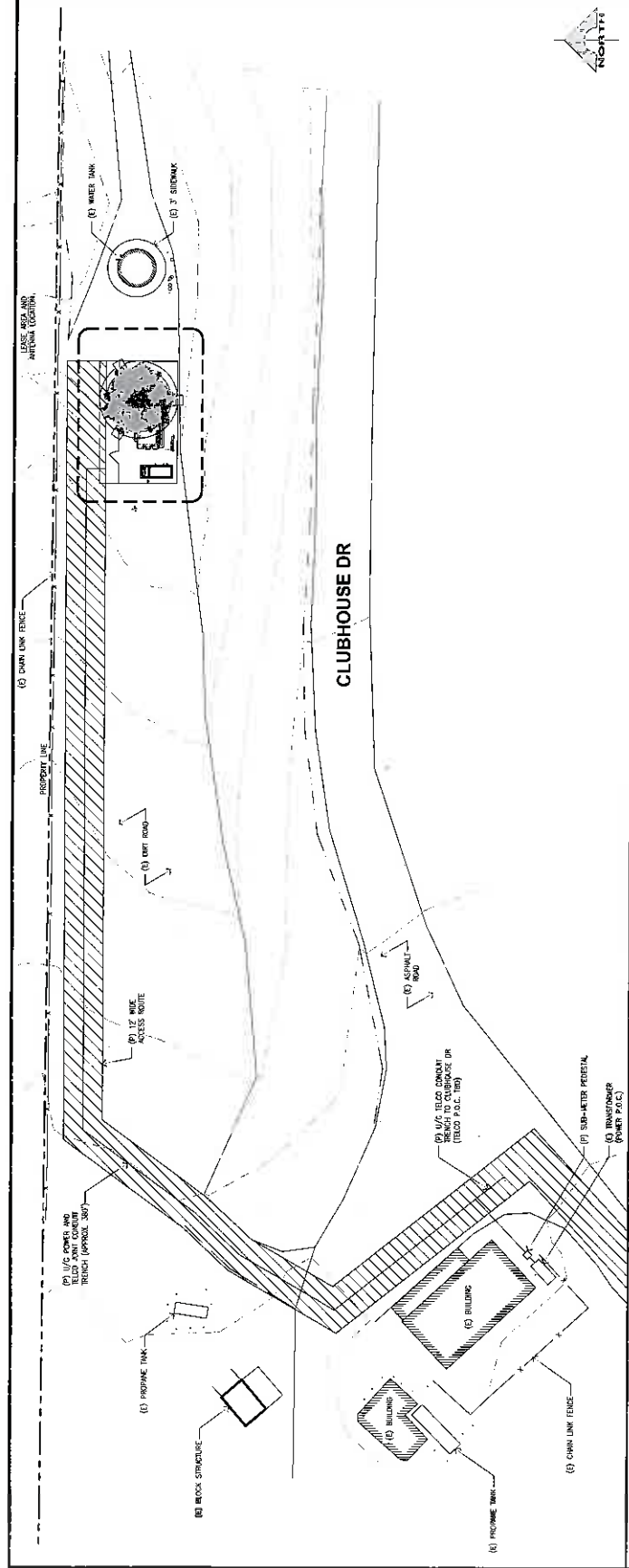


REV	DATE	DESCRIPTION
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3	1/10/2018	ISSUE FOR PERMITS
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7	1/10/2018	ISSUE FOR PERMITS
8	1/10/2018	ISSUE FOR PERMITS
9	1/10/2018	ISSUE FOR PERMITS
10	1/10/2018	ISSUE FOR PERMITS



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45126 HIGHWAY 79,
AGUACA, CALIFORNIA 92525
MONOPINE (INDOOR)

DRAWN BY: mfm
CHECKED BY: RJC
SHEET TITLE: PRELIMINARY LANDSCAPE PLAN
SHEET NUMBER: L-1



PARTIAL SITE PLAN SCALE: 1/8"=1'-0" 1

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WATER USE
(T)	TREES					REGION 4
(F)	FINIS BRUTIA ELIAGARICA	MONDELL FINE	24" BOX	3	NATURAL	LOW
(X)	SHRUBS					
(X)	LEUCORNYLIUM FRUTESCENS	TEXAS RANGER	5" GAL.	22	4'-0" OC.	LOW

MAINTENANCE RESPONSIBILITY
PROPOSED PLANTING AND IRRIGATION SHALL BE MAINTAINED BY PRIVATE OWNER (ATIT).

PLANTING NOTE
1. PROVIDE ROOT BARRIER CONTROL DEVICES WHERE TREES ARE WITHIN 1'-0" OF HARDSCAPE AREAS (WALLS, WALKS, DRIVEWAYS, PATIOS, POOLS, ETC.). ROOT BARRIERS SHALL BE 18" HIGH AND 18" LONG AVAILABLE FROM DEEP ROOT BARRIER.
2. REPLACE MULCH AROUND PROJECT AREA THAT HAS BEEN DISPLACED OR REMOVED DUE TO CONSTRUCTION. MULCH TO BE 3" MIN. THICK LAYER AND SHALL MATCH EXISTING.
3. ALL PLANTING AREAS TO RECEIVE LOW VOLUME HIGH EFFICIENCY SPRAY HEADS, BUBBLERS, OR DRIP EMITTERS AND SHALL FOLLOW AGENCY GUIDELINES. CALCULATIONS FOR WATER EFFICIENCY SHALL BE INCORPORATED INTO CONSTRUCTION DOCUMENT PHASE.

TOP DRESSING
ALL SHRUB AREAS ARE TO BE TOP DRESSED WITH 4" THICK LAYER OF SHREDDED TREE BARK. MATCH EXISTING.

ENLARGED SITE PLAN SCALE: 1/8"=1'-0" 2



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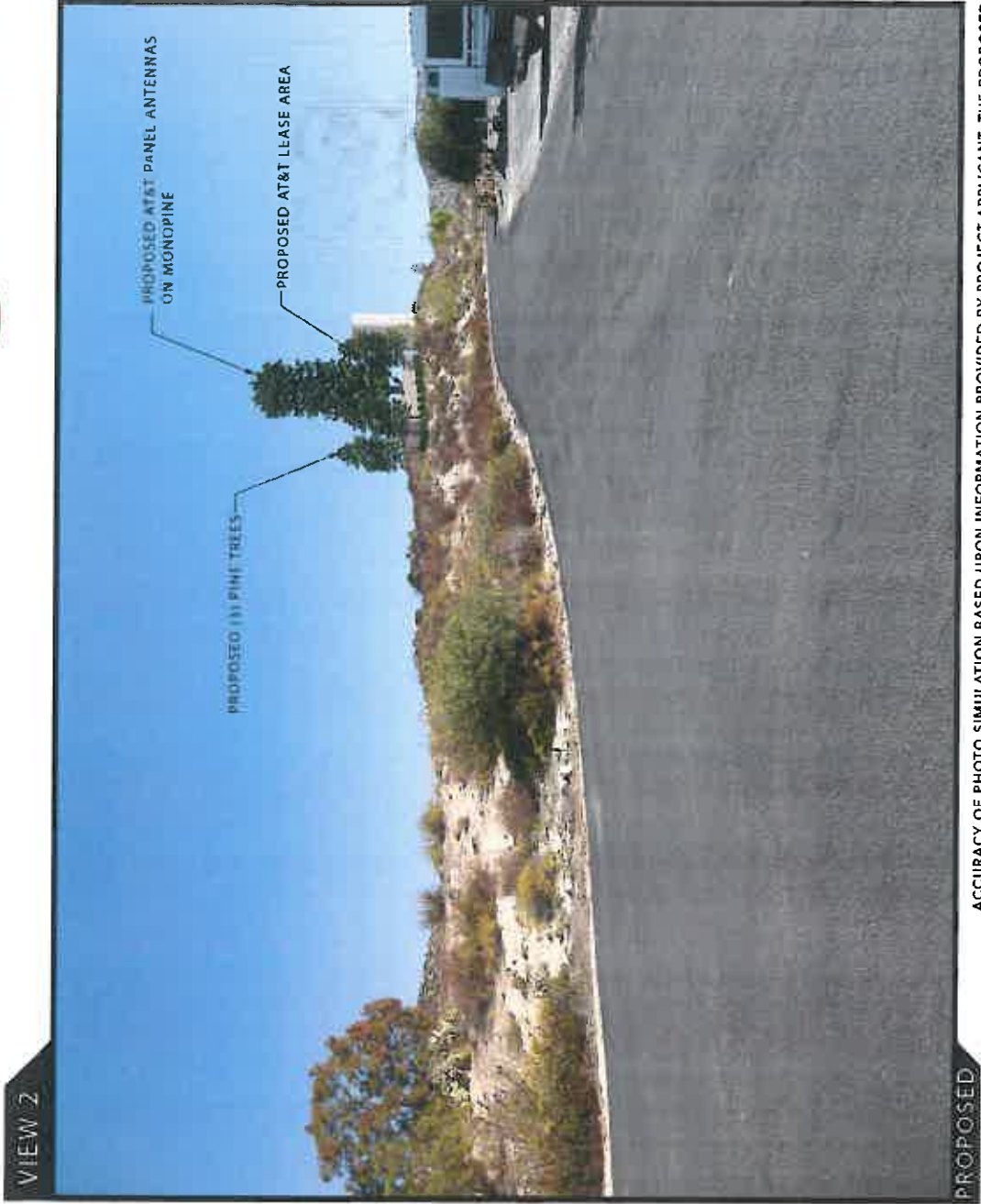


LOCATION

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EXISTING



VIEW 2

PROPOSED

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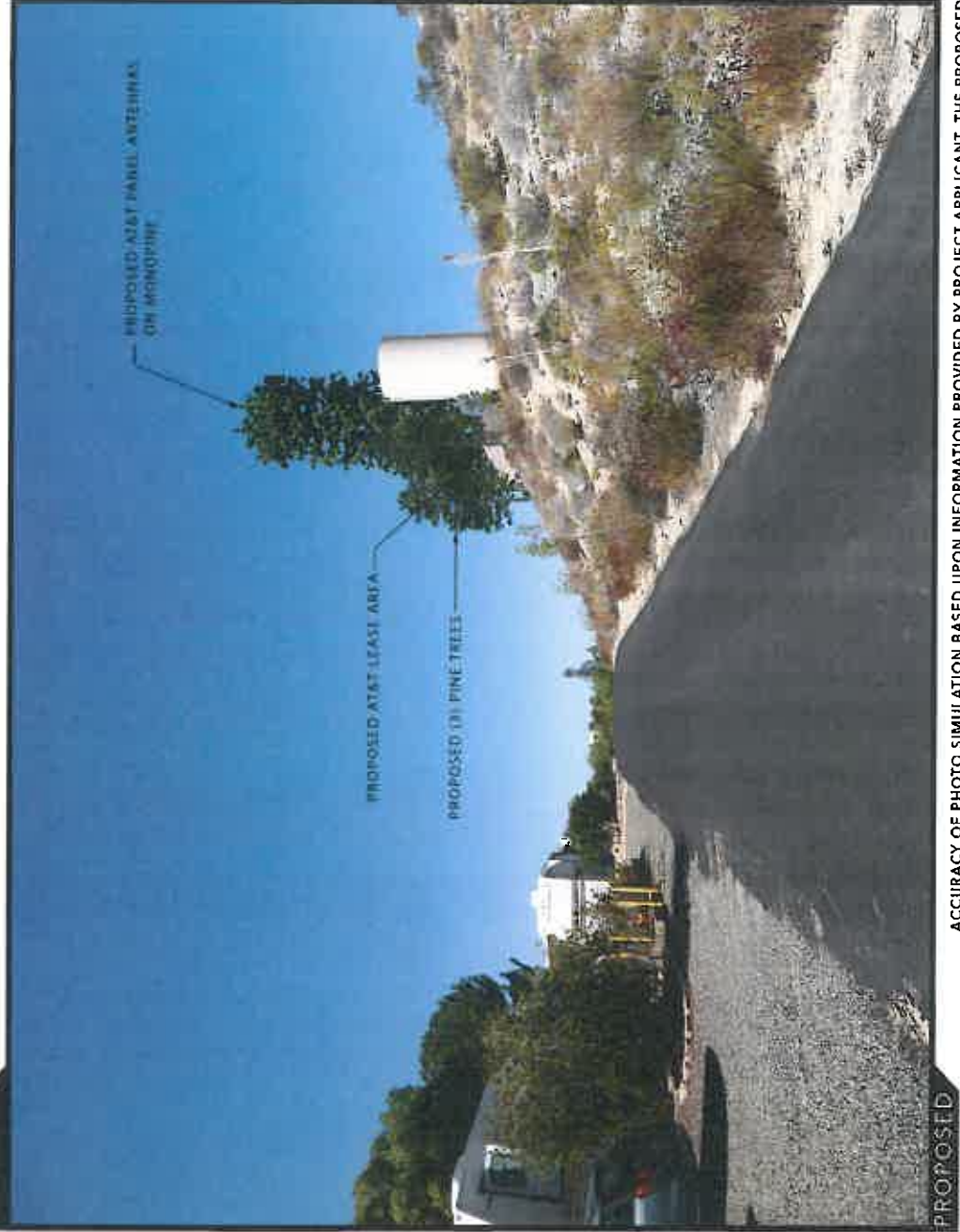


VIEW 3



LOCATION

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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.





Site Location
Ground Elevation 2210ft
Antenna Centerline 2276ft

2286

2110

2170

2130



COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ/EA) Number: 190168

Project Case Type (s) and Number(s): Plot Plan Wireless No. 190017; Variance Case No. 190009

Lead Agency Name: Riverside County Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Jay Olivas

Telephone Number: (760) 863-8271

Applicant's Name: Alisha Strasheim with Smartlink on behalf of AT&T

Applicant's Address: 3300 Irvine Avenue, Ste. 300, Newport Beach, CA 92660

I. PROJECT INFORMATION

Project Description:

Plot Plan Wireless No. 190017 proposes to construct a wireless communication facility for AT&T, disguised as a 70-foot tall mono-pine with three (3) live pine trees, including twelve (12) antennas, thirty-six (36) RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within a 912 square foot lease area, surrounded by an 8-foot high barrier. **Variance Case No. 190009** 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 proposal requests a variance for a 70-foot tower.

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

B. Total Project Area: 120 Acres (912 square foot lease area)

Residential Acres:	Lots:	Units:	Projected No. of Residents: N/A
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area: 912	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 120 Acres			

Assessor's Parcel No(s): 583-160-001

C. Street References: North of Clubhouse Drive, east of Manzanita Drive, west of State Highway 371, and more specifically located at 45120 Highway 79.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township: 8 South Range:1 East Section and North East Section 27

E. Brief description of the existing environmental setting of the project site and its surroundings: The project is located within an existing RV Park. The project is surrounded by mountainous terrain, state highways, vacant land, and scattered dwellings.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: Open Space – Recreation (OS-R)

2. **Circulation:** The project has adequate circulation to the site such as from State Highway 79 and is therefore consistent with the Circulation Element of the General Plan. 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 located within a high fire responsibility area. The proposed project is located within special hazard zone (including fault zone); the unmanned wireless facility is conditioned to be constructed subject to CA building codes to address any impacts within these 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): REMAP Area Plan

C. Foundation Component(s): Open Space

D. Land Use Designation(s): Open-Space Recreation (OS-R)

E. Overlay(s), if any: Not within an Overlay

F. Policy Area(s), if any: Not within an Policy Area

G. Adjacent and Surrounding:

H. General Plan Area Plan(s): Riverside Extended Mountain Area Plan (REMAP)

1. **Foundation Component(s):** Open Space and Rural

2. **Land Use Designation(s):** Rural Residential (R-R) to the east and west, Open Space: Conservation (OS-C) to the north; and Open Space: Recreation (OS-R), Rural Residential (R-R) and Open Space: Conservation (OS-C) to the south.

3. **Overlay(s), if any:** Not within an Overlay

4. **Policy Area(s), if any:** Not within an Policy Area

I. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not within a Specific Plan

2. **Specific Plan Planning Area, and Policies, if any:** Not within a Specific Plan Area

J. Existing Zoning: Rural Residential (R-R)

K. Proposed Zoning, if any: N/A

L. Adjacent and Surrounding Zoning: Rural Residential (R-R) to the north, south, east, and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

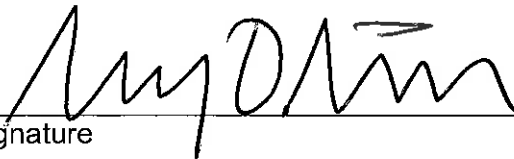
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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



Signature

9/28/2020

Date

Project Planner Jay Olivas

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"/>
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 General Plan indicates that the project is not located within or visible from a designated scenic corridor. The proposed wireless communications as a disguised mono-pine with 3-live pine trees is approximately three-quarters of a mile from State Highway 79 to the south, a County eligible scenic highway, but is not visible from it. No impacts are expected.

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. To minimize this potential impact, the project has been designed to be disguised as a mono-pine with 3-live pine trees and will provide shrubs along the perimeter of the 8 foot high CMU wall barrier 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 with earth tone colors. With the incorporation of these measures, the project will have less than significant impacts.

c) The project is located in a non-urbanized area with land use designation of Open Space: Recreation (OS:R) in the REMAP Area Plan and, and will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Due to proposed 70- foot high mono-pine as a disguised tower, less than significant visual impacts will occur.

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 8.42 miles from the Mt. Palomar Observatory (Zone A), and is subject to the provisions of Ordinance No. 655. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets indicated by the Advisory Notification Document (AND) .Planning.20-Telcom Lighting. Additionally any lighting shall be limited to temporary maintenance purposes since permanent lighting is prohibited with wireless communication facilities unless required by FAA or California Building Code. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

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

Findings of Fact:

a-b) The proposed wireless communication facility may provide a service light to be used at the time of servicing the facility. Additionally any lighting shall be limited to temporary maintenance purposes since permanent lighting is prohibited with wireless communication facilities unless required by FAA or California Building Code. The 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
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AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 "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 and no impacts will occur.
- 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 and no impacts will occur.
- 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, therefore no impacts will occur.
- 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. No impacts will occur.

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 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. As a result, there is no impact.

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. Therefore, there is no impact.

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

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area (912 sq. ft.), a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. The Air Quality Analysis conducted for the project found that the construction and operation of the proposed project will not exceed criteria pollutant thresholds established by SCAQMD on a regional or localized level. The project will also not exceed the draft GHG screening threshold recommended by SCAQMD. Therefore, impacts to air quality are considered less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards.

The project is consistent with the General Plan and the REMAP land use designation of OS-R. The General Plan (2020) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into nine separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

To ensure that the project will not significantly impact air quality in the short-term during construction or in the long-term through operation, in accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard Conditions of Approval, and are not considered mitigation pursuant to CEQA.

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. Therefore, impacts to air quality are considered 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,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor. Accordingly, there will be no impact.

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 does 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 project site is within the Western Riverside County Multiple Species Habitat Conservation Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(WRMSHCP) within cell number 7663, but is not located within a conservation area. The project site is subject to Stephen's Kangaroo Rat Fee Ord. 663.10. Less than significant impacts will occur.

b-c) Disturbance of any nesting bird habitat shall be avoided from February 1st thru August 31st, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of any grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division in accordance with Condition of Approval 60.PlanningEPD. The project will have a less than significant impact.

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. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas, vernal pools or other water bodies. Therefore, there is no impact. The project site does not contain any drainages that would be considered jurisdictional to either the California Department of Fish and Wildlife or the U.S. Army Corp of Engineers. No impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service or federally protected wetlands as defined by Section 404 of the Clean Water Act will occur.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. No impacts will occur.

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. 7089r1

Findings of Fact:

a) Based upon analysis of records and County Archaeological Report (PDA) No. 7089r1, 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 occur on the project site. Previous grading has erased any chance surface resources to be present and the project will not disturb any ground that was not previously disturbed. Therefore, there will be no impacts to historic resources.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

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. 7089r1

Findings of Fact:

a) Based upon analysis of records and County Archaeological Report (PDA) No. 7089r1, it has been determined that there will be no impacts to archaeological resources or alter or destroy an archaeological site. County Archaeological Report (PDA) No.7089r1 submitted for this project (PPW190017) was prepared by Helix Environmental and is entitled: Phase I Cultural Resource Assessment AT&T Mobility, LLC Facility Candidate CSL04993 (Jojoba), Aguanga, Riverside County, California, dated January 24, 2020. PDA07089r1 concludes: The results of the record search indicated that fourteen historic age or pre-contact resources have been recorded within the one-mile search radius, however, none are located within the APE or the larger 120 acre APN. In addition, no NR eligible or listed historic properties have been recorded within one mile of the APE. The APE has been previously surveyed on two locations and was negative for both pre-contact and historic age resources. The pedestrian survey conducted for this project was also negative for both precontact and historic age resources within the Direct and Indirect APE. PDA07089r1 recommends: The results of this assessment indicate it is unlikely that cultural resources, including historic properties, would be adversely affected or impacted by the installation of the proposed telecommunications facility. The APE is in a previously surveyed and developed parcel, and no cultural resources or historic properties were recorded within the APE during either of the previous surveys. In addition, HELIX is requesting a finding of No Historic Properties in the APE for Direct and Indirect Effects. Therefore, HELIX recommends a finding of no effect/no significant impact and does not recommend additional cultural resource mitigation or mitigation monitoring prior to construction. 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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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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 considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:				
10. Energy Impacts				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) Implementation of the proposed Project will comply with the California Green Building Standards Code. The Project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated.

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

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, County Geologic Report No. 190044

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone, but is located within a County of Riverside Fault Hazard 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.

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," County Geologic Report No. 190044

Findings of Fact:

a) According to the project Geologic Report, based on the dense nature of earth materials underlying the site and no groundwater being encountered within 31.5 feet below the site, the potential for liquefaction at the site is considered to be negligible. No impacts are expected.

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), County Geologic Report No. 190044

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. 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.

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

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

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

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. According to "Map My County," the Project site is mapped as not being in a subsidence area. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

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

Findings of Fact:

a) The Project site is 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. No impacts are expected.

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

Monitoring: No monitoring is required.

17. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project will not significantly change the existing topography on the subject site since site preparation for 912 square foot lease area is located on flat topography. There are no impacts.
- b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet since flat topography. There are no impacts.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems since no septic systems are located within the 912 square foot lease area. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance. BMPs are standard

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. The 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"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) The 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. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility, disguised as a 70-foot-high mono-pine, within a 912 square foot lease area. The installation of the mono-pine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, to the environment. Impacts are 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. 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:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:

a-b) 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. Therefore, the impact is 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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	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-b) The project site is not located within Airport Compatibility Airport Influence Area (AIA). Therefore, 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. Therefore, 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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	<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
the project may impede sustainable groundwater management of the basin?				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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) The proposed project is not anticipated to substantially violate any water quality standards or waste discharge requirements due to limited scope of project including 912 square foot lease pad with existing access from Jojoba Hills Road. 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. Therefore, no impacts are expected.
- 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 912 square foot lease area in non-flood hazard area. 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 paved and improved 120 acre RV Park site. 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 912 square foot pad. Impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 912 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. No flood impacts are expected.

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. No impacts are anticipated.

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. Therefore no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 project proposes 70 foot high mono-pine with an equipment shelter in a 912 square foot lease area. The project site is currently designated Open Space: Recreation (OS: R) on the REMAP Area Plan. In the Open Space: Recreation (OS: R) Land Use Designation allows recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses. Additionally, the project proposes a variance to increase height limits in the RR zone from 50-feet to 70-feet for the proposed mono-pine due to unique topography and coverage limits which is in support of greater height limits up to 70-feet for the mono-pine; no significant environmental impact would occur as result of the variance since the mono-pine with 3-live palm trees is compatible with the northeast portion of the 120 acre site. Therefore, impacts are less than significant.

b) The project is not located within a sphere of influence. There have not been comments received as of the writing of this report for any local residents. Therefore, it will not affect land uses within a city sphere of influence and/or within adjacent city or county boundaries, due this project being infill development. Therefore, impacts are less than significant.

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

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
25. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 not within MRZ, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 project is not located within the vicinity of an Airport Influence Area, or where such a plan has been adopted. Therefore, this does not apply in this case and will have no impact on the project.

b) The project is for an unmanned wireless facility and is not located within the vicinity of a private airstrip. Therefore it would not expose people to excessive noise levels. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion. However, 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. The project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.

b) 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. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

28. Paleontological Resources

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. However, based on the County Geologist review, and minimal disturbance with 916 square lease area on previously disturbed land within northeast property corner of 120 acre site, and subject to Condition of Approval 60.Planning.PAL, less than significant impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project is a 70 foot high mono-pine with an equipment shelter in a 912 square foot lease area on a vacant portion of 120 acre site. There is an existing RV Park site, however, the proposed mono-pine lease area is not occupied by any people. Implementation of the facility would not displace housing or people, which would not require construction of replacement housing elsewhere. Therefore there would be no impact.

b) The project simply proposes an unmanned wireless facility and would not result in an affordable housing demand. Therefore, there would 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the project would not result in the construction of housing or in a population increase. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be moderated by the payment of standard fees to the County of Riverside. The project will not directly physically alter the facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. 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.

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. 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.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 Hemet 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. The impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

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

Findings of Fact:

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. 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. Therefore no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

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

Findings of Fact:

The 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 health services. Therefore no impacts are expected.

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

Monitoring: No monitoring is required.

RECREATION Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The project proposes a 70-foot high mono-pine tower with an equipment shelter in a 912-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. The project will have 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. The project will have no impact.
- c) The project is not located within a County or Community Service Area; utility related projects are not required to pay Quimby fees. The project will have 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is for an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no impact.

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

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 as a 70-foot high mono-pine. 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) Riverside County Congestion Management Program. Vehicles Miles Traveled (VMT), per capita number of car trips generated, is estimated to be approximately 30 annual trips to and from for on-going maintenance purposes of the facility after construction, which is significantly less than 110 trips per day per VMT, which therefore will cause a less than significant transportation impact.

c-d) The Project proposes an unmanned telecommunication facility and does not propose any design issues that will cause a change in air traffic patterns or alter waterborne, rail, or air traffic. There will be no impact.

e-f) The Project proposes an unmanned telecommunication facility and does not propose any change in street design. 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 Project proposes an unmanned telecommunication facility on an approximately 912 square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. The Project proposes an unmanned telecommunication facility. Therefore, the proposed project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. 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"/>
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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. The project will have 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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on January 21, 2020. Agua Caliente deferred to closer tribes in a letter dated January 23, 2020. Cahuilla requested consultation in a letter dated January 21, 2020. The Phase I report and project exhibits were sent to Cahuilla on April 1, 2020. A follow up email was sent to the tribe on August 17, 2020 inquiring if Cahuilla had any further comments or concerns. No response has been received to date. Morongo responded in an email dated February 6, 2020 that they had no comments regarding the project. Pala declined consultation in an email dated January 29, 2020. Pechanga requested consultation in a letter dated February 20, 2020. The cultural report was provided to Pechanga on April 1, 2020. A follow up email was sent to Pechanga on August 17, 2020 asking if they wanted to continue consultation or if their concerns were resolved after review of the cultural report. No response has been received. No response to the AB52 notification was received from Rincon, Soboba, Ramona, or the Colorado River Indian Tribes.

There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site preparation for 912 square foot lease area to accommodate a wireless mono-pine 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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Project Application Materials, Water Company

Findings of Fact:

a-b) The Project proposes an unmanned telecommunication facility that requires no water during operation other than for minor irrigation purposes. The proposed Project will not require or result in the construction of new water treatment facilities. Impacts are less than significant.

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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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 will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities because due to the nature of the project as an unmanned telecommunication facility. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities since the project consists of an unmanned wireless communications facility. The project will have 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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, storm water drainage, 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:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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"/>
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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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a-e) The proposed project is located within a High Fire State Responsibility Area. The proposed project has been reviewed by the Riverside County Fire Department. The Riverside County Fire Department added a condition of approval to the project (15.Fire) acknowledging adequate roadways with no additional water supply for fire protection required for the proposed wireless facility. Therefore, the project would not substantially impair an adopted emergency evacuation or response plan.

The project site is located within a high fire hazard area. Development within the project site is required to comply with the wildland-urban interface fire area building standards of the California Building Code as well as the County's Ordinance No. 787, use of fire retardant materials and submittal of a fire protection/vegetation management (fuel modification) plan to the Riverside County Fire Department. The project would not contribute to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

The project site is served by the Dripping Springs Fire Station. The nearest fire station is the City of Temecula Fire Department located at 38000, CA-79, Temecula, CA 92592 approximately 6.8 miles northwest of the project. The project would possibly increase demands on fire protection but would be consistent with the Riverside County Fire Department Strategic Plan. In addition, the project would not significantly alter fire personnel response times and would be required to pay impact fees through the County fire protection impact mitigation program and development impact fee program and comply with County Fire Protection Ordinance No. 787.6. These are standard conditions for developments and thus are not considered mitigation pursuant to CEQA. The project alone would not result in the need for 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, new fire station or the expansion of existing facilities, and thus impacts would be less than significant.

The Project proposes an unmanned telecommunication facility on an approximately 912 square-foot lease area. Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, drainage changes, or to a significant risk of loss, injury, or death involving wildland fires.

The project would not contribute to the cumulative demands for new fire facilities. With the payment of impact fees, the project would have a less than cumulatively considerable impact on fire services. Therefore, the impacts will be less than significant.

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

Source(s): Staff Review, Project Application Materials

Findings of Fact: The relatively small project for the addition of a 70-foot mono-pine, and , for all of the above reasons, 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. Less than significant impacts would occur.

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: The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 912 square foot lease area for proposed Plot Plan and Variance for wireless communications facility. The site is surrounded by existing vacant properties, scattered dwellings, and is located within an existing RV Park at northeasterly property corner with limited to moderate traffic volumes that would visit this area with or without the proposed wireless communication facility. Future development in the immediate vicinity is considered limited overall since project is border mountainous terrain to the north with limited development occurring and no known current proposed urban projects in the immediate vicinity. So impacts as result of the proposed project are less than significant.

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 proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

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:

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



10/13/20, 10:46 am

PPW190017

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW190017. 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 Plot Plan Wireless No. 190017 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

The use hereby permitted is to construct a wireless communication facility for AT&T, disguised as a 70-foot tall mono-pine with three (3) live pine trees, including twelve (12) antennas, thirty-six (36) RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within a 912 square foot lease area, surrounded by an 8-foot high barrier. Related Variance Case No. 190009 modifies 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 allows for a 70-foot tower.

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 February 4, 2020.
- Exhibit B (Elevations), dated February 4, 2020.
- Exhibit P (Photo Simulations), dated February 4, 2020.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- 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
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

- 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

NOTIFICATIONS:

CODE/ORDINANCE REQUIREMENTS:

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

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

PERMIT ISSUANCE:

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

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

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

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

E Health

E Health. 1 ECP COMMENTS

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 ECP COMMENTS (cont.)

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

Fire

Fire. 1 Gen - Custom

Access

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

Water Supply

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

Planning

Planning. 1 0010-Planning-USE - COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Planning. 2 0010-Planning-USE - FUTURE INTERFERENCE

If the operation of the facilities authorized by this approved Plot Plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

Planning. 3 0010-Planning-USE - IF HUMAN REMAINS FOUND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-USE - IF HUMAN REMAINS FOUND (cont.)

- i) A County Official is contacted.
- ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
- iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.
- d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
 - i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
 - (1) The MLD identified fails to make a recommendation; or
 - (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

Planning. 4 0010-Planning-USE - MAX HEIGHT

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

Planning. 5 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. 6 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 ten (10) feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

Planning. 7 0010-Planning-USE - UNANTICIPATED RESOURCES

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

- 1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.
- a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal

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Planning

Planning. 7 0010-Planning-USE - UNANTICIPATED RESOURCES (cont.)

representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

Planning. 8 Gen - Abandoned Sites

A. Any wireless communication facility that is not continuously operated for a period of sixty (60) days shall be conclusively deemed abandoned. B. The telecommunications service provider shall have sixty (60) days after a notice of abandonment is mailed by the County to make the facility operable, replace the facility with an operable facility, or remove the facility. C. Within ninety (90) days of the date the notice of abandonment is mailed, the County may remove the wireless communication facility at the underlying property owner's expense and shall place a lien on the property for the cost of such removal. D. The owner of the property shall, within one hundred and twenty (120) days of the County's removal, return the site to its approximate natural condition. If the owner fails to do so, the County can restore and revegetate the site at the property owner's expense. E. If there are two (2) or more users of a single facility, the facility shall not be deemed abandoned until all users abandon it."

Planning. 9 Gen - Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

Planning. 10 Gen - 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.

Planning. 11 Gen - Equipment/Bldg. COlor

The equipment cabinet color shall be grey or in earth tones, which will blend with the surrounding setting. The color of the mono-pine shall be earth tones in order to minimize visual impacts. The mono-pine shall not have any written language on the outside of the tower. Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

Planning. 12 Gen - Expiration Date

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12

Gen - Expiration Date (cont.)

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

Planning. 13

Gen - Land Division

Prior to the sale of a portion of land as shown on APPROVED EXHIBIT, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

Planning. 14

Gen - Landscape Requirement

Landscape Requirement This condition applies to both onsite and offsite (ROW) landscaping: The developer/ permit holder shall: 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS; 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859; 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and, 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later. To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall: 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 15

General – 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 PPW190017, its advisory agencies, appeal boards, or legislative body concerning the project 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 project, including, but not limited to, decisions made in response to California Public Records Act requests; and

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 General – Hold Harmless (cont.)

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

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

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

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

Planning. 16 Telcom – Backup Generator

If a backup generator will be used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not to be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 17 Telcom – Colocation

The applicant/operator of the facility shall agree to allow for the co-location of equipment of other wireless telecommunication 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 telecommunication provider(s), and the property owner.

Planning. 18 Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an

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Planning-GEO

Planning-GEO. 1

GEO190044 ACCEPTED (cont.)

County Geologic Report GEO No. 190044, submitted for the project PPW190017, was prepared by Toro International, and is titled; "Geotechnical Investigation for AT&T Monopine and Equipment Shelter, Aguanga - CSL04993, 45120 Highway 79, Aguanga, California," dated December 5, 2019. In addition, Toro has submitted the following report:

"Response to Review Comments of Riverside County Planning Department, County Geologic Report No. 190044, regarding Geotechnical Investigation for AT&T Monopine and Equipment Shelter, Jojoba - CSL04993, 45120 Highway 79, Aguanga, California," dated April 8, 2020.

GEO190044 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, but is located within a County of Riverside Fault Hazard Zone. Based on a review of aerial photography and published geologic maps, the potential for surface fault rupture is considered nil.
2. Based on groundwater not being encountered within 31.5 feet below the site, and the very dense nature of the underlying geologic materials, it is our opinion that the site area, using commonly utilized parameters, is not subject to liquefaction hazard.
3. The potential geologic hazards of subsidence, seiche, debris flow, wind and water erosion, and flooding are considered low at the site.
4. The proposed faux water tank may be supported by caisson to a minimum depth of 19 feet, or mat foundations to a minimum depth of 4 feet.

GEO190044 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.
3. All deleterious materials should be discarded offsite and the upper 12 to 18 inches of the subsurface materials should be removed and replaced with compacted fills.
4. The proposed faux water tank may be founded on caisson that is embedded in the ground for a minimum of 19 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.
5. The equipment shelter may be supported by drilled piers of 18-inch to 30-inch diameter, embedded in the ground for a minimum of 10 feet.

GEO No. 190044 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190044 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.

Transportation

Transportation. 1

TRANS GENERAL CONDITIONS

1. 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

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Transportation

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

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.

2. 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.

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60. Prior To Grading Permit Issuance

Planning-EPD

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

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential 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 issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

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

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

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. Description of the proposed site and planned grading operations.
 3. Description of the level of monitoring required for all earth-moving activities in the project area.
 4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

- 6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 9. Procedures and protocol for collecting and processing of samples and specimens.
- 10. Fossil identification and curation procedures to be employed.
- 11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 12. All pertinent exhibits, maps and references.
- 13. Procedures for reporting of findings.
- 14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. 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.
- 15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 CONDITIONAL WQMP REQUIREMENT Satisfied

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

060 - Transportation. 2 SUBMIT GRADING PLANS 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.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO GRADING VERIFICATION 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

Gates & Barriers

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

080 - Fire. 2 Prior to permit Not Satisfied

Emergency and Standby Power

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

Planning

080 - Planning. 1 Gen - Fee Status Not Satisfied

Prior to the issuance of building permits for Plot Plan Wireless No. 190017, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

080 - Planning. 2 Gen - School Fees Not Satisfied

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

Transportation

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

Landscape Inspection Deposit Required

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

The developer/ permit holder shall:

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

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

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80. Prior To Building Permit Issuance

Transportation

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

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

The developer/ permit holder shall:

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

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

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

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

When applicable, plans shall include the following components:

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

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

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department,

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - RCTD - Landscape Plot Plan/Permit Required (cont.) Not Satisfied
Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

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

080 - Transportation. 3 EVIDENCE/LEGAL ACCESS Not Satisfied
Provide evidence of legal access.

080 - Transportation. 4 SUBMIT WQMP IF REQUIRED Satisfied
This condition applies if a grading permit is not required.

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

080 - Transportation. 5 UTILITY PLAN Not Satisfied
Proposed electrical power lines below 33.6 Kv within public right of way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes

90. Prior to Building Final Inspection

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.

Planning

090 - Planning. 1 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall locations shall be in conformance with APPROVED EXHIBIT A.

090 - Planning. 3 Gen - Mono-Pine Branches Not Satisfied

Prior to final inspection, the developer/permit holder shall ensure that the mono-pine branches are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 4 Gen - 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 Wireless No. 190017 has been calculated to be 0.02 net acres.

090 - Planning. 5 Gen - 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 facility.

090 - Planning. 6 Gen - Three Live Pine Trees Not Satisfied

Three 45 foot high live pine trees shall be planted in the immediate vicinity of the mono-pine with irrigation system.

090 - Planning. 7 Gen - Wall & Fence Locations Not Satisfied

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

Transportation

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

Landscape Inspection and Drought Compliance

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90. Prior to Building Final Inspection

Transportation

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

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

The developer/ permit holder shall:

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

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

090 - Transportation. 2 UTILITY INSTALL Not Satisfied

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

090 - Transportation. 3 WQMP COMPLETION IF REQUIRED 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.



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: February 4, 2020

TO:

Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section
Board of Supervisors - Supervisor: Chuck
Washington

PLOT PLAN WIRELESS NO. 190017, AMD NO. 1 – CEQ190168 – Applicant: Smartlink LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries c/o Alisha Strasheim – Third Supervisorial District – Aguanga Zoning Area – REMAP Area Plan – Open Space: Recreation (OS: R) – Location: North of Highway 79, south of El Pasta Road, east of White Mountain Hill Road and west of Cahulla Road – 120 acres – Zoning: Rural Residential (R-R) – **REQUEST: The Plot Plan Wireless proposes to construct a wireless communication facilities for AT&T, disguised as 70 foot monopine, including twelve (12) antennas, thirty-six (36) RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within 912 square foot lease area, surrounded by a 8 foot high wooden fence. APN: 583-160-001 – **BBID: 723-963-456****

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 Management 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 27, 2020.** 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 Dionne Harris, Project Planner at (951) 955-6836, or e-mail at dharris@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*

January 21, 2020

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW190017)

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 Dljones@rivco.org and CC: vslopez@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. 190017 – CEQ190168 – Applicant: Smartlink LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries c/o Alisha Strasheim – Third Supervisorial District – Aguanga Zoning Area – REMAP Area Plan – Open Space: Recreation (OS: R)

LOCATION: North of Highway 79, south of El Pasta Road, east of White Mountain Hill Road and west of Cahuila Road – 120 acres – Zoning: Rural Residential (R-R)

REQUEST: The Plot Plan Wireless proposes to construct a wireless communication facilities for AT&T, disguised as 70 foot monopine, including twelve (12) antennas, thirty-six (36) RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within 912 square foot lease area, surrounded by a 8 foot high wooden fence. APN: 583-160-001.

Sincerely,

Dave Jones, Chief Engineering Geologist

Project Planner: Dionne Harris

Email CC: dharris@rivco.org

Attachment: Project Vicinity Map and Project Aerial

AB52 consultation summary
PPW190017

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on (insert date). Consultations were requested by (insert tribes). Consultation with (tribe) took place on (date). (Tribe) requested (request).

Agua Caliente deferred to closer tribes in a letter dated January 23, 2020. Cahuilla requested consultation in a letter dated January 21, 2020. The Phase I report and project exhibits were sent to Cahuilla on April 1, 2020. A follow up email was sent to the tribe on August 17, 2020 inquiring if Cahuilla had any further comments or concerns. No response has been received to date. Morongo responded in an email dated February 6, 2020 told Planning that they had no comments regarding the project. Pala declined consultation in an email dated January 29, 2020. Pechanga requested consultation in a letter dated February 20, 2020. The cultural report was provided to Pechanga on April 1, 2020. A follow up email was sent to Pechanga on August 17, 2020 asking if they wanted to continue consultation or if their concerns were resolved after review of the cultural report. No response has been received.

No response to the AB52 notification was received from Rincon, Soboba, Ramona, or the Colorado River Indian Tribes.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Alisha Strasheim

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

Contact Person: Amanda Hollihan Alisha Strasheim E-Mail: alisha.strasheim@smartlinkllc.com
Amanda.hollihan@smartlinkllc.com

Mailing Address: 3300 Irvine Ave. Suite 300
Newport Beach CA 92660

City 951-440-0669 State ZIP
 Daytime Phone No: (949) 335-8740 Fax No: (_____) _____

Engineer/Representative Name: CASA

Contact Person: Julius Santiago E-Mail: JSantiago@casaind.com

Mailing Address: 9926 Pioneer Blvd #105
Santa Fe Springs CA 90670

City State ZIP
 Daytime Phone No: (714) 553-8899 Fax No: (_____) _____

Property Owner Name: _____

Contact Person: Calvin B. Biggers E-Mail: MANAGER@jajobah.us.com

Mailing Address: 45120 Hwy 79 South
AQUANGA CA 92536

City State ZIP
 Daytime Phone No: (951) 767-9130 Fax No: (951) 767-7060

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.)

Calvin B. Biggers
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): 583-160-001

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of Mountains, South of Juni Hills Dr., East of Mountains, West of Residential.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

A disguised 50 ft Mono Pine with a 20ft variance, wood fence enclosure, steel W.I.C and generator

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 19.404

Number of existing lots: _____

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1		70 ft		Faux Mono pine wireless communications facility
2				
3				
4				
5				
6				
7				
8				
9				
10				

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

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

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

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

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

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

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

Is this an application for a development permit? Yes No

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

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

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: _____

Address: _____

Phone number: _____

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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



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



*Juan C. Perez
Agency Director*

*Patricia Romo
Assistant Director
Transportation Department*

*Juan C. Perez
Interim Planning Director
Planning Department*

*Mike Lara
Building & Safety Official
Building & Safety Department*

*Greg Flannery
Code Enforcement Official
Code Enforcement Department*

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Amanda Hollihan of Smartlink on Behalf of AT&T hereafter "Applicant" and Calvin B. Biggers "Property Owner".

Description of application/permit use:

Wireless communication facility

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessor's Parcel Number(s): 583-160-001

Property Location or Address: 45120 Aguanga rd Aguanga ca 92536

2. PROPERTY OWNER INFORMATION:

Property Owner Name: _____ Phone No.: 951-767-9130

Firm Name: Jobba Hills RV Resort Email: MANAGER@jobbahills.com

Address: 45120 Hwy 79 South Aguanga CA 92536

3. APPLICANT INFORMATION: Alisha Strasheim 951-440-0669 alisha.strasheim@smartlinkllc.com

Applicant Name: Amanda Hollihan Phone No.: 949-335-8740 smartlinkllc.com

Firm Name: Amanda Hollihan Email: Amanda.hollihan@smartlinkllc.com

Address (if different from property owner) 3300 Irvine Ave. Suite 300 Newport Beach CA 92660

4. SIGNATURES:

Signature of Applicant: Alisha Strasheim Date: 10/9/2020

Print Name and Title: Amanda Hollihan Real Estate Specialist of Smartlink on behalf of AT&T

Signature of Property Owner: _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

Application or Permit #(s) _____

Set#: _____ Application Date _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

 10-21-2019

Property Owner(s) Signature(s) and Date



Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, 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 REQUIRED FOR ALL PROJECTS

- *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.

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.



Alisha Strasheim
Wireless Development Specialist
3300 Irvine Ave Suite 300
Newport Beach, CA 92660
951-440-0669 (C)
Alisha.strasheim@smartlinkllc.com

AT&T Project Number: CSL04993
AT&T Project Name: Jojoba

County of Riverside
Plot Plan Wireless PPW190017
Variance Application

Project Location

Address: 45120 Highway 79, Aguanga, CA 92536
APN: 583-160-001
Zoning: R-R

Project Representative

Alisha Strasheim
Smartlink, LLC
3300 Irvine Ave Suite 300
Newport Beach, CA 92660
951-440-0669 (C)
Alisha.strasheim@smartlinkllc.com

AT&T Contact

Robert Sturtevant, Project Manager
1452 Edinger Ave. 3rd Floor
Tustin, CA 92780-6246
rs1458@att.com
714-473-7268

Project Description

AT&T proposes to build an unmanned wireless telecommunications facility consisting of a three (3) sector array with four (4) panel antennas per sector all completely hidden and disguised within a new 70-foot faux pine tree designed to blend in with the surroundings. The faux pine will be designed as a similar species to the existing trees so as to provide a natural looking addition to the existing landscaping near and on this property. A eight (8) foot high CMU brick fence will enclose the base of the monopine to provide security. All associated equipment will be installed at ground level within the CMU wall enclosure inside a Walk-In-Cabinet. AT&T will work with the County and the community to install a state-of-the-art stealth structure that will improve communications services for the residents and visitors in the County of Riverside.

AT&T is requesting a height variance due to the monopine's proposed height of a sixty-five (65) feet tall tower/pole with another five (5) feet of faux branches for a more realistic look to the faux tree. This

results in a total height of a seventy (70) foot tree. The current zoning is Rural Residential. The entire parcel is surrounded by additional Rural Residential zoned properties. The proposed seventy (70) foot monopine design is therefore twenty (20) feet over the County of Riverside's Wireless Ordinance, Section 19.410, Subsection C, Height Limitations. The section of the County Ordinance states, "Disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet."

Per our radio frequency engineers, the height of 70' is the height that is required to fill the significant gap in coverage. Please see attached Propagation Maps that show the comparison of the location with no tower, the location at the height of fifty (50) feet and at the proposed height of seventy (70) feet.

The height is required due to special circumstances including property owner's cooperation, land topography, and additional height to meet the demands for service. Many locations were considered and this was the best option that had a willing landlord. The landlord requested the location in which the site is proposed. The gap in coverage is for the residents commuting on the 371 and the 79 highways. To allow for service to cover these areas, the height is required. Additionally, the location of the tower is located in a valley with hills and mountains nearby. Please see attached map with nearby topography to illustrate the need for the height.

The only way to ensure that the site fills the gap in coverage, is by increasing the height to surpass the nearby higher elevations. The strict application of the fifty (50) foot ordinance does not allow for AT&T to provide the service and coverage to the residents traveling in this area.

Alternative Site Analysis

Potential Other Locations for the Site

1. 46700 Juni Hills Drive – This location is located at the top of the hill south of the proposed location. Had an original zoning application in for this location, but due to Fire Access requirements, the site was did not have financially or constructability feasibility.
2. American Tower Cell Site on existing property – This location is not feasible since the tower is not currently tall enough to meet the significant gap in coverage. The tower is only 50' tall and another carrier (Verizon) is currently at the heights location. AT&T's antennas would have to be placed at the 35' rather than our proposed 61'.
3. There are no other viable locations with the height needed to supply coverage to the community as well as the two interesting highways

Findings/Burden of Proof

The site for the proposed use is adequate in size and shape.

AT&T is proposing a faux tree/monopine design for this project which is considered a stealth design in accordance with the County of Riverside Municipal Code. The requested height of the monopine design is the minimum height needed in order to fill the significant gap in coverage for this project.

The proposed use will not have an adverse effect upon adjacent or abutting properties.

The project is proposed within an R-R zone and 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 the surrounding community. 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 County of Riverside. 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.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers (i.e., 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 percent of all preteens, ages 9 to 12, and 75 percent 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.

FirstNet

In 2012, Congress created the First Responder Network Authority (FirstNet). FirstNet is charged with creating a nationwide wireless broadband network for public safety. On March 30, 2017, FirstNet awarded a 25-year agreement to AT&T to build the nationwide network. The Nationwide Public Safety Broadband Network (NPSBN), or FirstNet network, is the first ever nationwide high speed broadband data communications network dedicated to public safety. Band 14 is one of the AT&T Spectrum Bands on which the FirstNet core network operates. Band 14 represents 20MHz of 700MHz spectrum. It provides good coverage in urban and rural areas as well as effective penetration into buildings. Approval of the application for the 20ft Variance will ensure First Responders are able to communicate in the event of an emergency.

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 872-1962 MHz and 827-1877 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 application is presented for your consideration. AT&T requests a favorable determination and approval of this Variance application to build the proposed facility. Please contact me at 951-440-0669 or Alisha.strasheim@smarlinkllc.com for any questions or requests for additional information.

Respectfully submitted,

Alisha Strasheim, Smartlink, LLC
Authorized Agent for AT&T



Alisha Strasheim
 Wireless Development Specialist
 3300 Irvine Ave Suite 300
 Newport Beach, CA 92660
 951-440-0669 (C)
 Alisha.strasheim@smartlinkllc.com

AT&T Project Number: CSL04993

County of Riverside
Plot Plan Wireless No. PPW190017
RCIT Cell Site Communications Planning Criteria

1. Identify specific frequencies/ Band to be licensed with the Federal Communications Commission (FCC).
 - a. The proposed facility will not interfere with surrounding properties or their uses, and will not cause interference with any electronic equipment such as telephones, televisions or radios. Non-interference is ensured by the Federal Communications Commission (FCC), which regulates radio transmissions. The proposed project fully complies with all applicable FCC standards. AT&T Mobility California LLC is licensed by the FCC to operate in the Channel A Block. AT&T is a “telephone corporation”, licensed by the Federal Communications Commission (FCC) to operate in the Frequency Range as follows: Receive freq. (MHz): 824-835, 845-846, 1850-1855, 1865-1870, 1885-1890, 1895-1900 Transmit freq. (MHz): 869-880, 890-891, 1930-1935, 1945-1950, 1965-1970, 1975-1980
2. Identify site location in NAD 83 Coordinates (Latitude/Longitude) and elevations Above Mean Sea Level (AMSL).
 - a. Lats and longs are certified on attached 1A Accuracy Letter.
3. Identify power/ Effective Radiated Power (ERP) for each sector.
4. The table below contains the existing and proposed output power (ERP) for the subject wireless telecommunications facility.

Technology	Output Power	
	Existing	Proposed
LTE 1C		2422.03 W ERP
LTE 2C		5612.00 W ERP
LTE 3C		4842.00 W ERP
LTE 4C		6153.00 W ERP
LTE 5C		2032.00 W ERP
LTE 6C		3120.19 W ERP
LTE 7C		3229.38 W ERP

Frequencies at the site are as follows:

Technology	Operating Frequencies	
	Existing	Proposed
LTE 1C		734-746/704-716
LTE 2C		1985-1980/1905-1900
LTE 3C		2360-2350/2315-2305
LTE 4C		2110-2115/1710-1715
LTE 5C		718-728
LTE 6C		875.8-873/8308-828
LTE 7C		758-768/788-798

- a.
5. Provide Antenna(s) Height Above Ground (AGL).
 - a. Please see attached ZDs and 1A
6. Provide Radio Frequency (RF) propagation coverage maps with color palette legend depicting field strength density specifications in either Dbm/Dbu. Maps should be User Friendly depicting key highways and landmarks to enhance understanding to laymen in the Planning Department and Planning Commission.
 - a. Please see attached propagation maps
7. Provide one copy of two RF propagation maps. The first map should depict the existing RF coverage area without the proposed new site. The second map should depict the RF coverage with the new site operational.
 - a. Please see attached propagation maps
8. Certify that required FCC tower registration and Federal Aviation Administration (FAA) studies have been transacted for sites within the operational sphere of County airports.
 - a. Please see FAA determination
9. If located at County facilities, certify compliance of the FCC mandated RF Radiation Hazard Program for emission safety and technician training.
 - a. Not located on County Facilities
10. Cellular/PCS carriers must be cognizant that the Planning Dept has conditioned application to require the Mitigation of RF interference impacting the operations of County Public Safety radio communications.
 - a. The proposed facility will not interfere with surrounding properties or their uses, and will not cause interference with any electronic equipment such as telephones, televisions or radios. Non-interference is ensured by the Federal Communications Commission (FCC), which regulates radio transmissions. The proposed project fully complies with all applicable FCC standards.



11/20/2019

RE: AT&T Wireless Site CSL04993, 45120 Highway 79, Aguanga, CA 92536

TO: Whom it may concern,

The following is in response to your concerns over AT&T Wireless's site complying with the FCC rules covering RF exposure to persons near the site.

Frequency range that the facility will use

AT&T Wireless is licensed by the FCC for the frequencies as follows:

Receive freq. (MHz): 824-835, 845-846, 1850-1855, 1865-1870, 1885-1890, 1895-1900

Transmit freq.(MHz): 869-880, 890-891, 1930-1935, 1945-1950, 1965-1970, 1975-1980

RF Exposure to Persons Near the Site

The FCC states in 47 CFR § 1.1310 that the maximum permissible exposure level from RF radiation for the general population is between 0.6 and 1 milliwatts per centimeter squared (mW/cm^2) depending upon the frequency of the transmitter. This is a measure of the RF power density at or below which there are no harmful effects.

The antenna that AT&T Wireless is using on this site is designed to transmit most of the signal in a horizontal direction (parallel to the ground). This is necessary to provide a useable signal level around the site. Within the first 600 feet from the site the transmitted signal does not need to be as strong consequently the antenna is designed to limit the signal level towards the ground to approximately $\frac{1}{2}$ Watt of power. When this power reaches the ground its energy has been greatly reduced to the point where the RF exposure level is less than 2/10,000th of a percent of the maximum allowable exposure level permitted by the FCC.

These calculations are based on a typical antenna patterns for the type of antenna that AT&T Wireless is using on their sites. The effective radiated power is typically within the range of 100- 500 Watts. The actual levels may vary slightly but in no case will they reach or exceed the FCC limits. Since AT&T has no control over other communication carriers' operations, we cannot guarantee that the facility will not interfere with other communications. However, AT&T guarantees that we will not transmit outside our frequency band that is approved and licensed by the FCC. In the unlikely event that interference does happen, AT&T will do the proper investigation as to the cause of interference and perform corrective measures if, in fact, the interference is caused by AT&T transmissions.

If Reliant Land Services and AT&T Wireless can be of further assistance, please do not hesitate to contact me at 951-440-0669.

Alisha Strasheim
Smartlink LLC on Behalf of AT&T
ATT Mobility



410 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

1-A ACCURACY CERTIFICATION

AT&T Wireless

C/O CASA INDUSTRIES

Date of Survey: 10/15/2019
Date of Issue: 11/14/2019

Site No: CSL04993
Site Type: Raw land
Site Location: 45120 Hwy 79
Aguanga, CA 92536
Riverside County



I, Patrick B. Donohoe, hereby certify the following coordinate:

Centroid of Geodetic Coordinates (NAD83) (NORTH AMERICAN DATUM 1983, NAD83)

Latitude: 33° 27' 08.37" (33.452313°) North
Longitude: 116° 51' 59.07" (116.866408°) West

And further certify that the elevation calls produced hereon are ABOVE MEAN SEA LEVEL (A.M.S.L.).
NORTH AMERICAN DATUM 1988 (NAVD88) **** (SEE Benchmark Datum Referenced Hereon)**

Elevation at Base of **Proposed** Monopine = 2211.7 Feet (A.M.S.L.) (NAVD88)
Top of **Proposed** Monopine = 2281.7 Feet (A.M.S.L.) (NAVD88)
(Highest Point/Fixed Fixture)

And further certify that the measured heights are as stated ABOVE GRADE LEVEL (A.G.L.)

Height of **Proposed** Monopine = 70.0 Feet (A.G.L.)
(Highest Point/Fixed Fixture)

The horizontal accuracy of the latitude and longitude at the center of each sector falls within twenty (20) feet. The elevations (NAVD88) of the ground and fixtures fall within three (3) feet. The measured heights (A.G.L.) are within +/- one (1) foot vertically. Geodetic Coordinates and Elevations were established using Survey Grade G.P.S. Receivers. Benchmark Reference: Project elevations established from GPS derived Orthometric heights by application of NGS 'Geoid 12B' modeled separations to ellipsoid heights determined by observations of the 'SmartNet' Real Time Network. All elevations shown hereon are referenced to NAVD88.

LTE Justification Plots

Market Name: Los Angeles

Site ID: CSL04993

Site Address: 45120 Highway 19, Aguanga, CA 92536

ATOLL Plots Completion Date: Jan 23, 2020

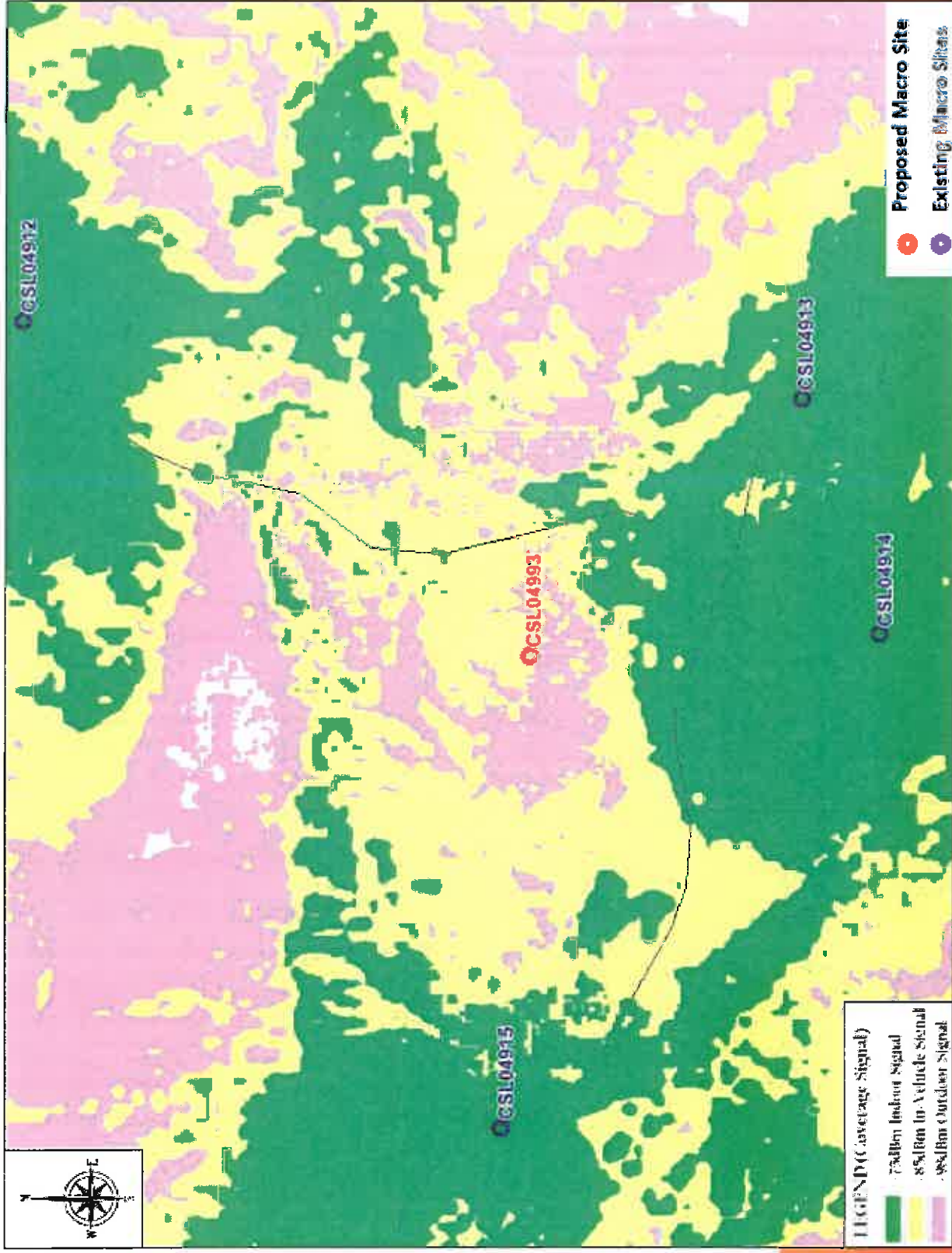


Assumptions

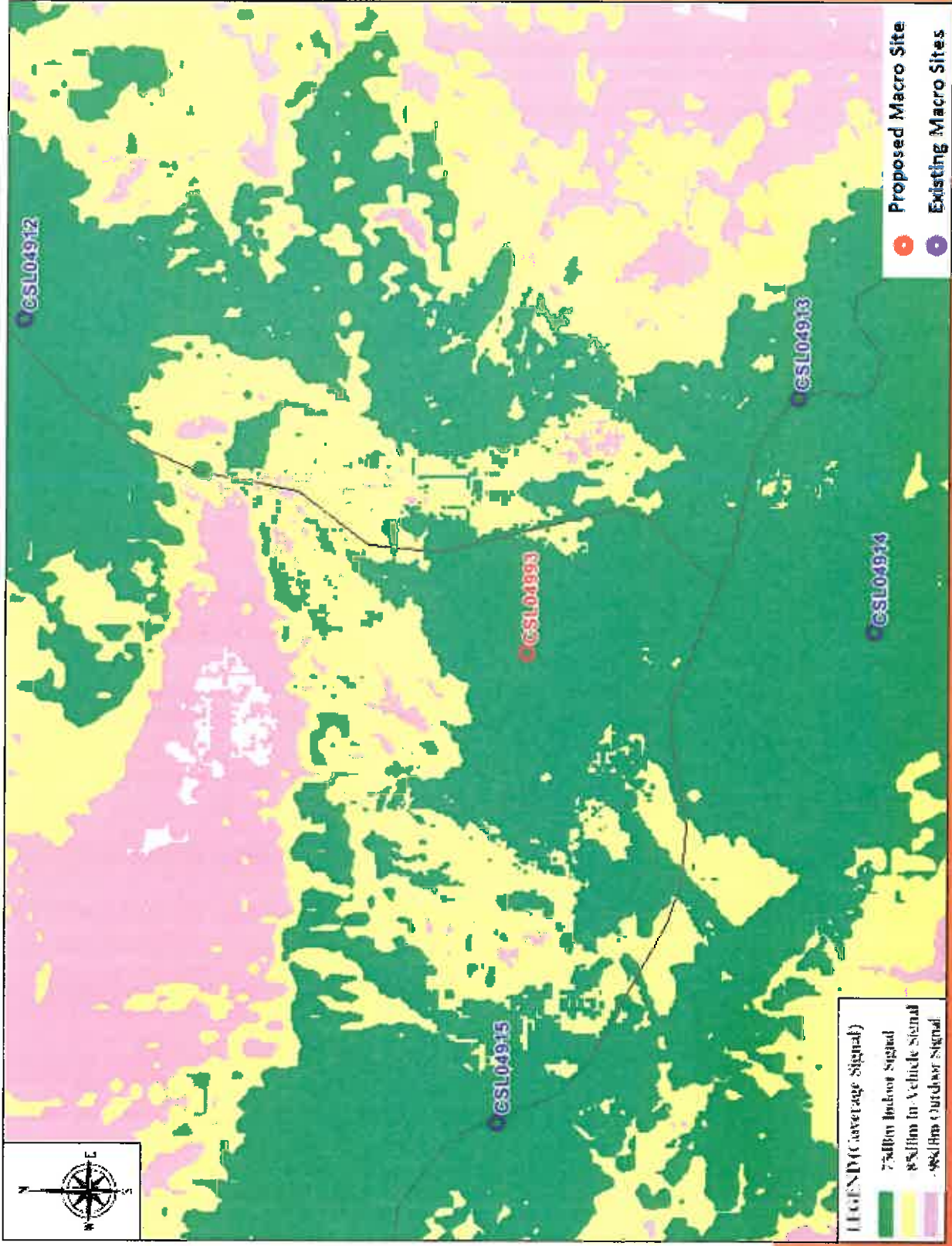
- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and 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.



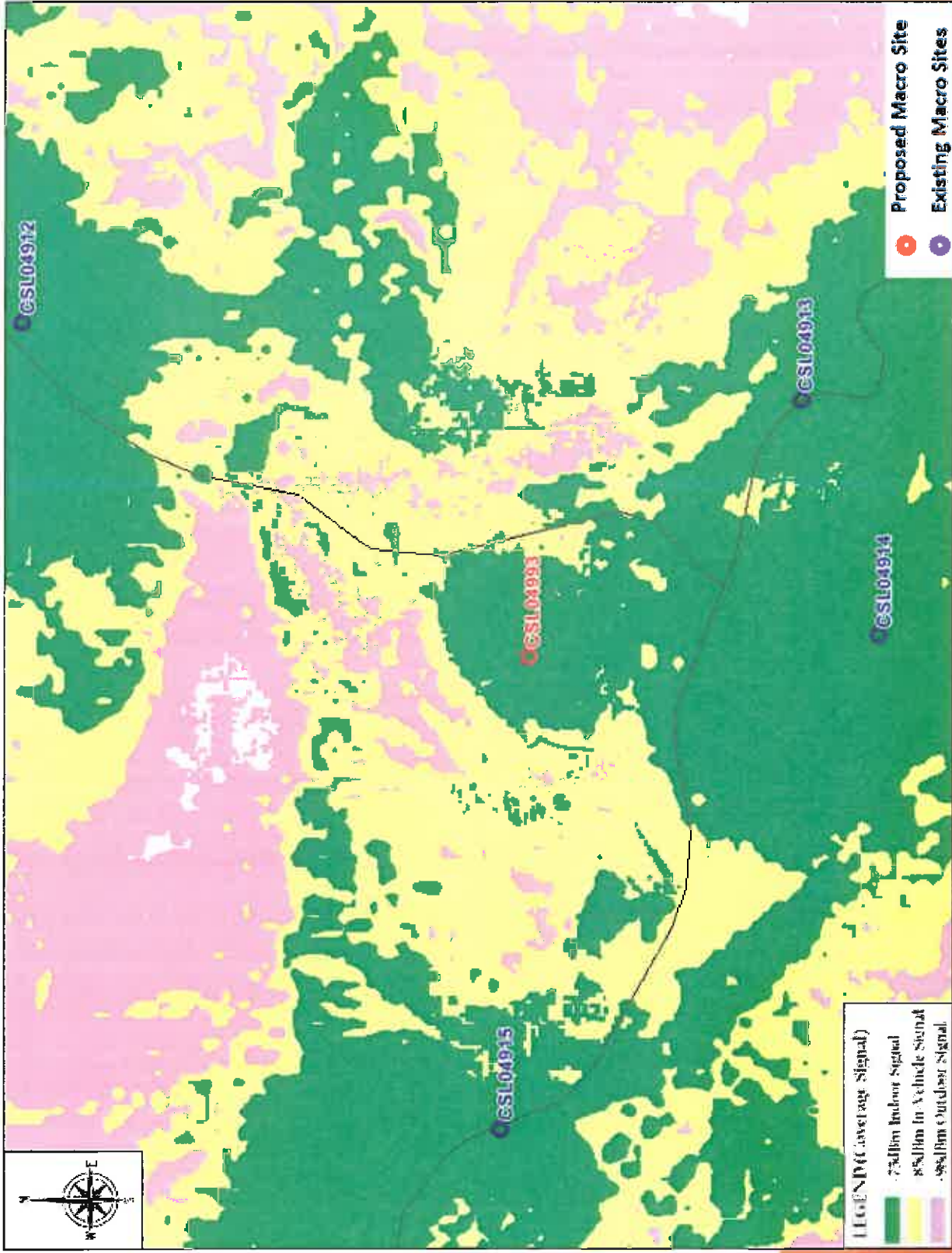
LTE Coverage Before site CSL04993



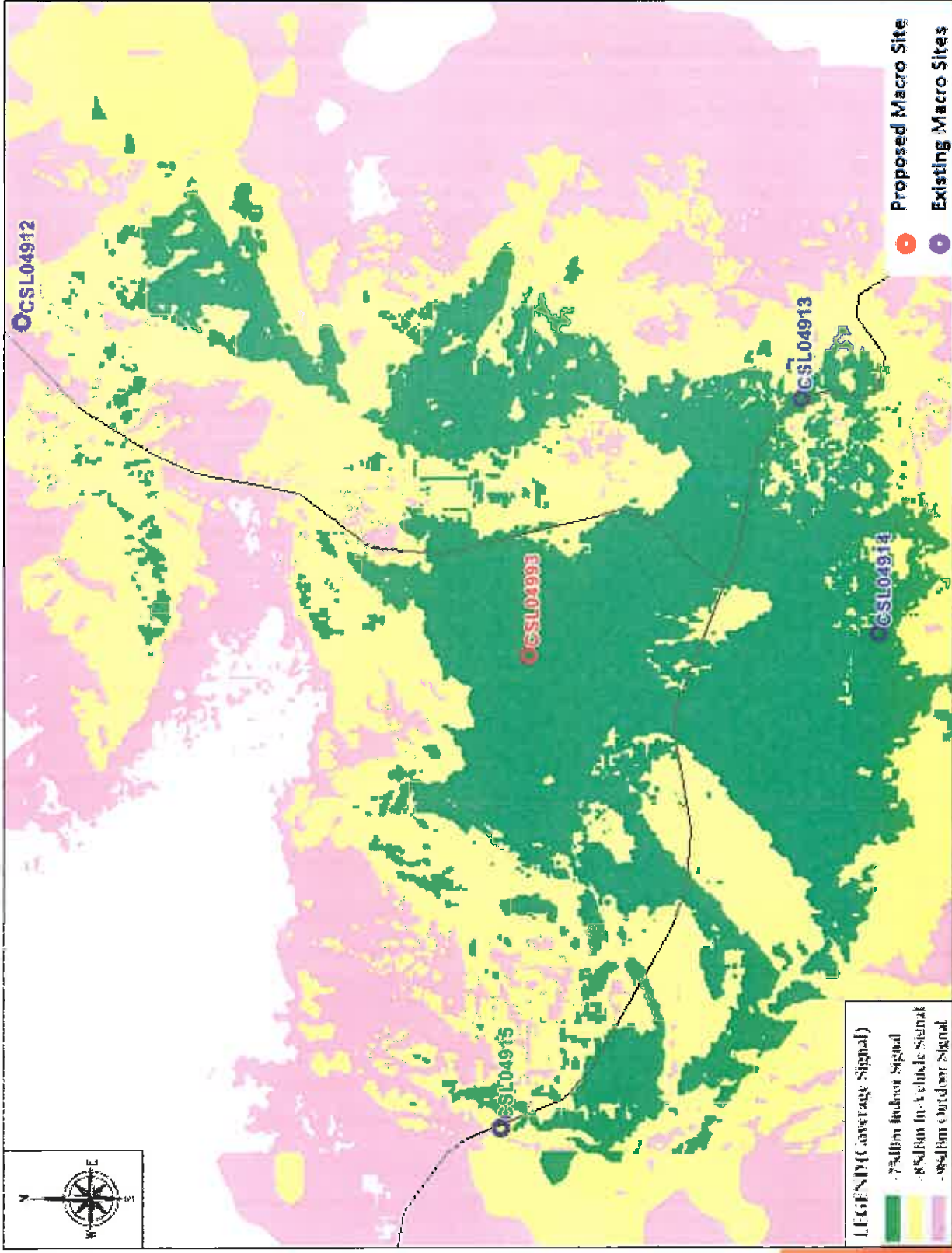
LTE Coverage After site CSL04993 at 70'



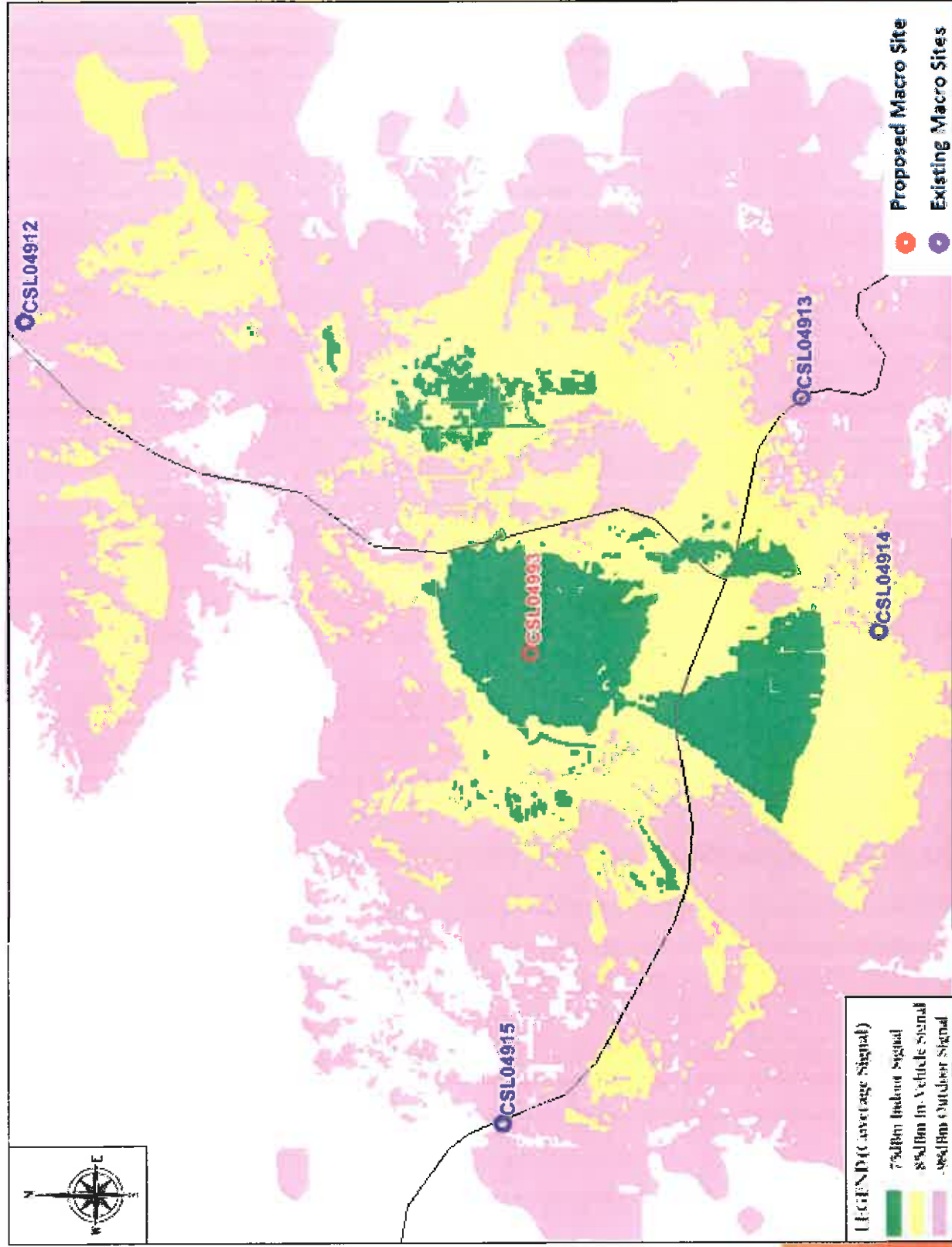
LTE Coverage After site CSL04993 At 50'



LTE Coverage standalone site CSL04993 At 70'



LTE Coverage standalone site CSL04993 At 50'



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Coverage Legend



Rethink Possible®

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

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

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



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2020-AWP-3555-OE

Issued Date: 04/08/2020

Dana Irvin
AT&T
208 S. Akard St.
Dallas, TX 75202

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole CSL04993 - HITCHCOCK HILL
Location: Aguanga, CA
Latitude: 33-27-08.37N NAD 83
Longitude: 116-51-59.07W
Heights: 2212 feet site elevation (SE)
70 feet above ground level (AGL)
2282 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 10/08/2021 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO

SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

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

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (206) 231-2877, or Nicholas.Sanders@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-AWP-3555-OE.

Signature Control No: 434625842-435878257

(DNE)

Nicholas Sanders
Technician

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

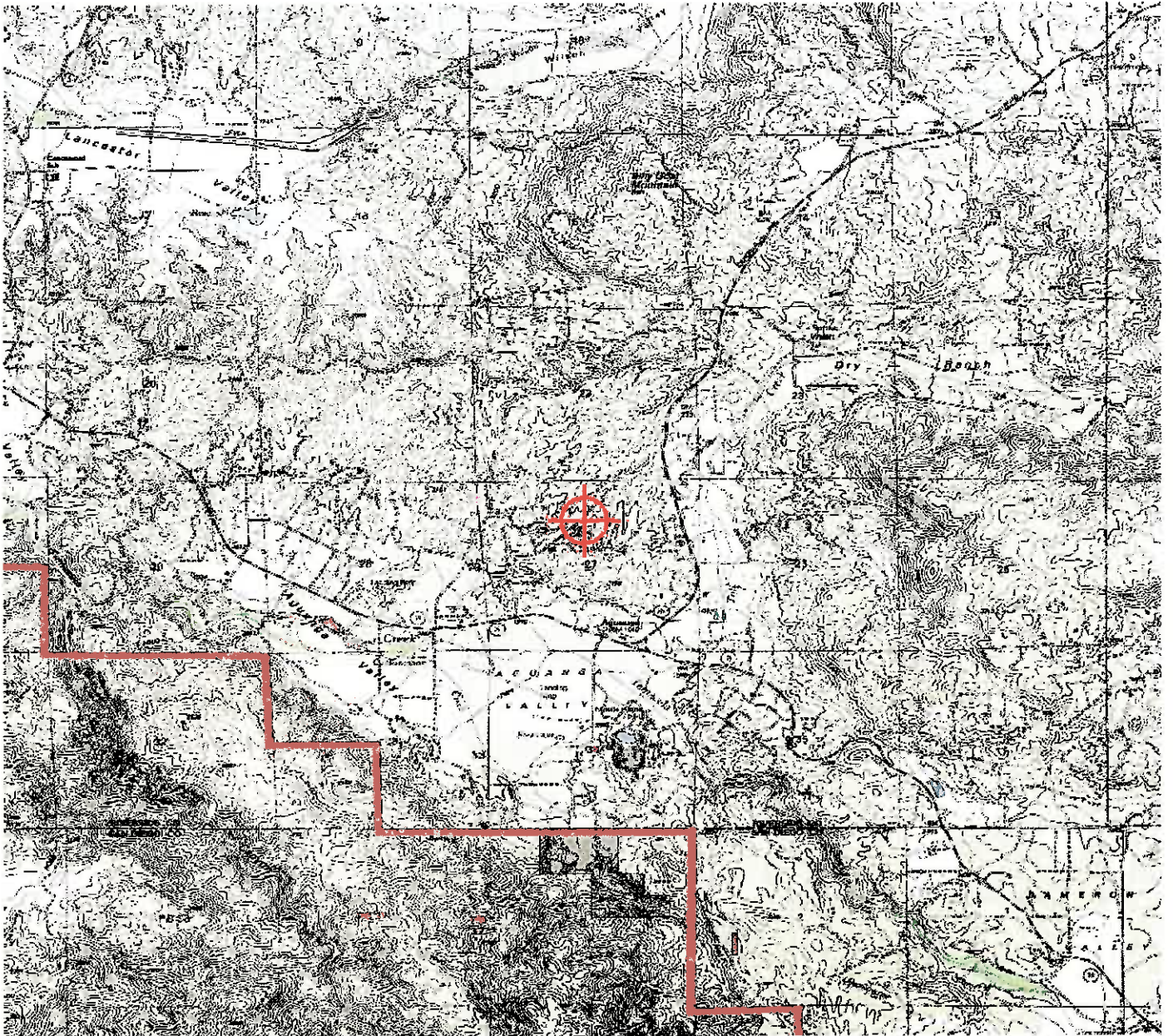
Additional information for ASN 2020-AWP-3555-OE

At a distance of 25.2 nautical miles from the site emissions from the 2496-2690 MHz transmitters must be less than -155 dBm in the 2700-3100 MHz Surveillance Radar frequency band.

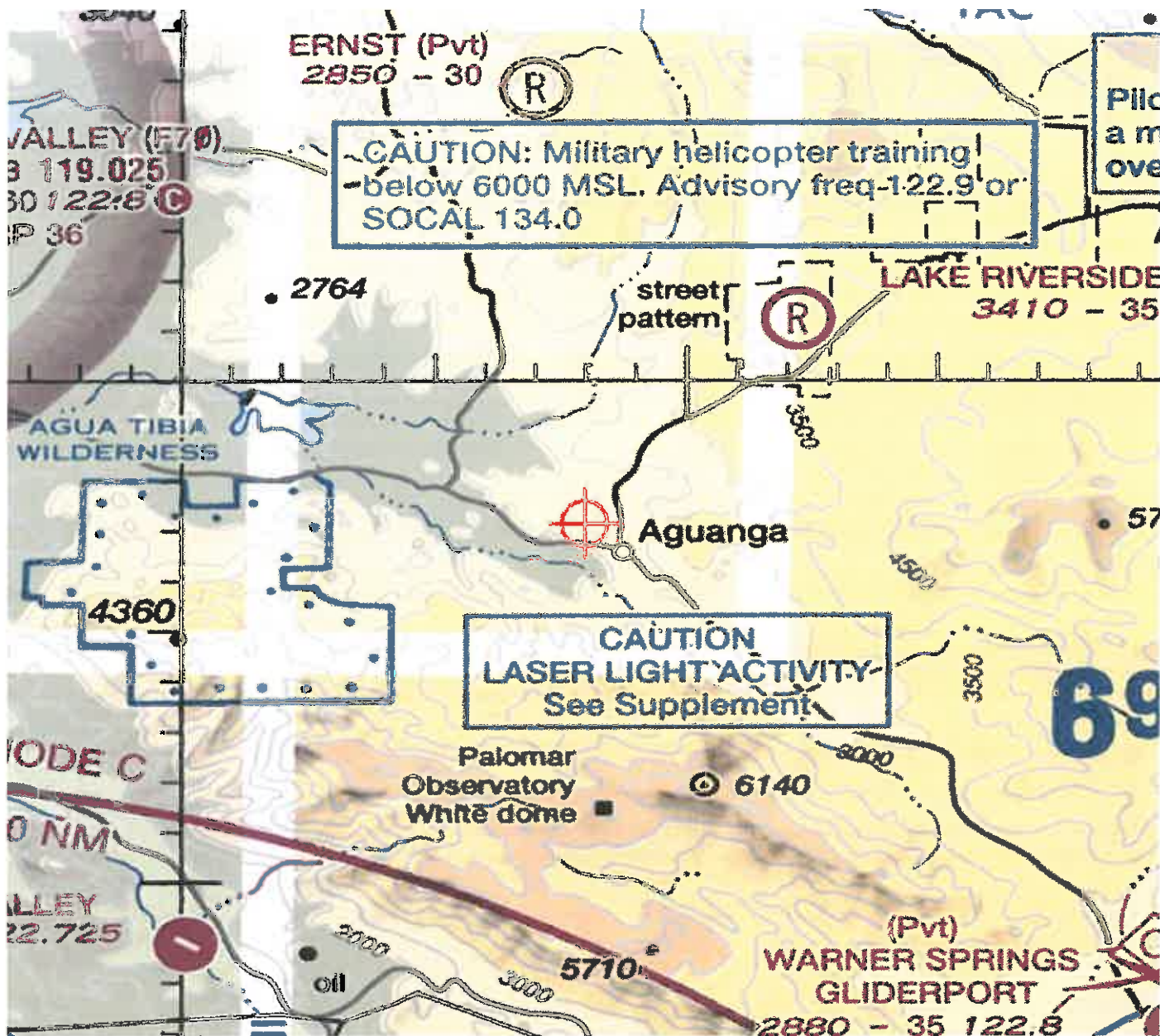
Frequency Data for ASN 2020-AWP-3555-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2020-AWP-3555-OE



Sectional Map for ASN 2020-AWP-3555-OE



AT&T Radio Frequency Safety Survey Report Prediction (RFSSRP)

Site Name: Jojoba
FA#: 10153205
USID: 275126
Site ID: CSL04993
Address: 45120 Highway 79
Aguanga, California 92536
County: Riverside
Latitude: 33.452325
Longitude: -116.866408
EBI Project Number: 6220001980

M-RFSC Name: Essie Polard
Site Structure Type: Monotree
PACE#: MRLOS059773, MRLOS059756,
MRLOS060104, MRLOS060153, MRLOS008210
Prepared For: AT&T Mobility, LLC
1265 North Van Buren Street
Anaheim, CA 92807



Report Information:

Report Writer: David Keirstead
Report Date: May 6, 2020

CDs: ATT - CSL04993 - 100_CDs 04-06-20
RFDS: CSL04993_10153205_Final RFDS_04.21.2020

Compliance Statement:

AT&T Mobility Compliance Statement: Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if recommendations in the Compliance Summary are implemented.



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1.0 EXECUTIVE SUMMARY

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CSL04993 located at 45120 Highway 79 in Aguanga, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Appendix A of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

1.1 SITE SUMMARY

Recommended Mitigation at the Site:

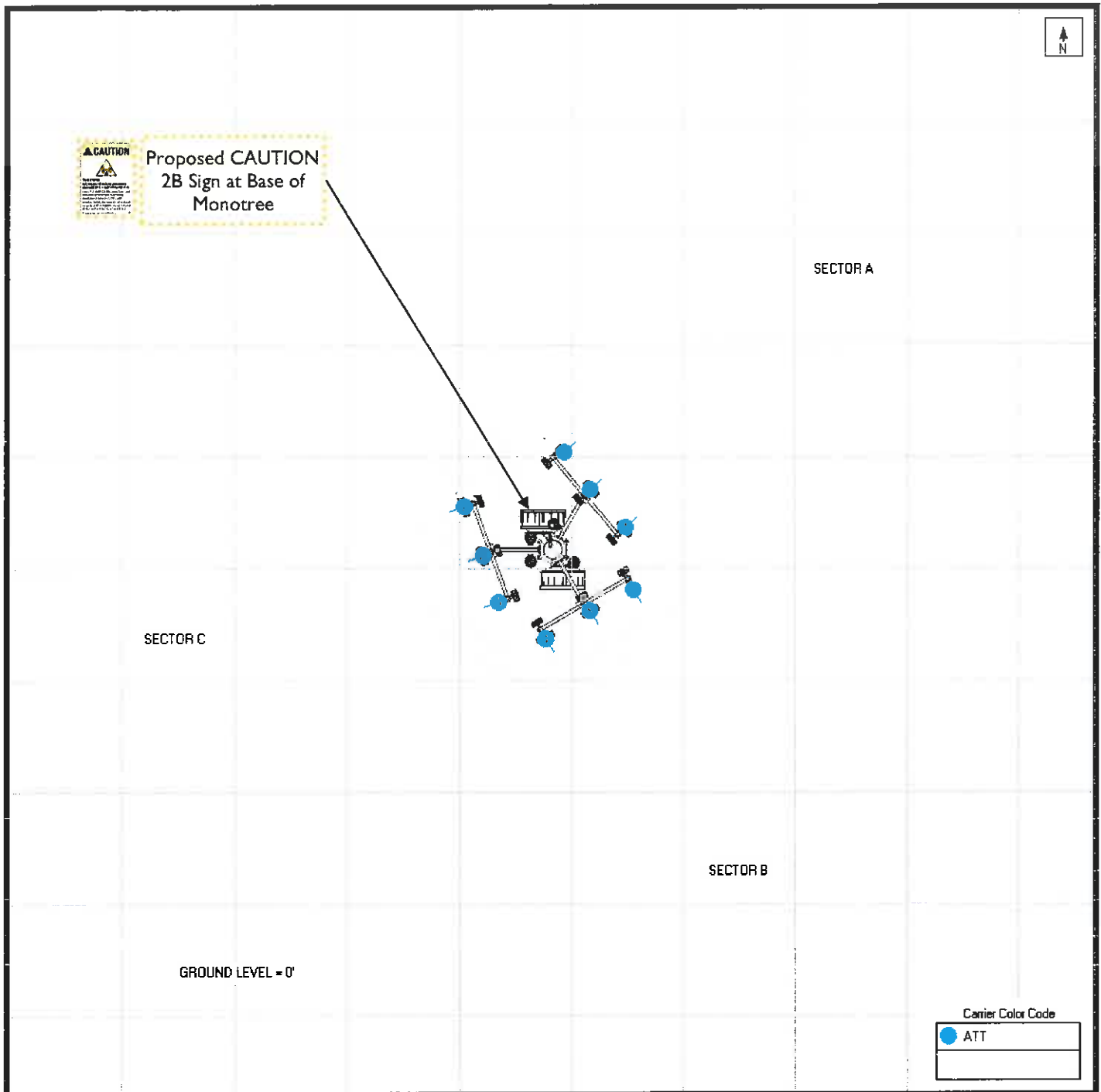
- Access Point(s):
 - To reduce the risk of exposure and/or injury, EBI recommends that access to the monotree or areas associated with the active antenna installation be restricted and secured where possible.
 - Yellow CAUTION 2B sign posted at the base of the monotree.
- Signage at AT&T Mobility Sectors:
 - A: No signage required.
 - B: No signage required.
 - C: No signage required.
- Barriers at AT&T Mobility Sectors:
 - A: N/A
 - B: N/A
 - C: N/A

Predictive Modeling Results:

The maximum predictive power density generated by the antennas is approximately 0.34 percent of the FCC's general public limit (0.07 percent of the FCC's occupational limit) at the ground.

At the antenna face level, the maximum predictive power density generated by the antennas is approximately 2998.2 percent of the FCC's general public limit (599.64 percent of the FCC's occupational limit).

2.0 SIGNAGE AND MITIGATION PLAN



	Existing Sign
	Proposed Sign
	Installed Sign

SIGN IDENTIFICATION LEGEND			
	AT&T NOTICE 2 Sign		AT&T CAUTION 2 – Rooftop Sign
	AT&T WARNING 1B and 2A Signs		AT&T CAUTION 2B – Tower Sign
	AT&T NOTICE Small Cell Signs		AT&T CAUTION 2C – Parapet Sign
	AT&T CAUTION Small Cell Signs		AT&T TRILINGUAL NOTICE Sign

3.0 ANTENNA INVENTORY

Ant #	Operator	Antenna Make	Antenna Model	Frequency (MHz)	Azimuth (deg.)	Mechanical Downtilt (deg.)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Power Input (Watts)	Transmitter Count	Antenna Gain (dBD)	Total ERP (Watts)	Total ERP (Watts)
1	ATT	KATHREIN	80010966 04DT 700	700	50	0	66.7	8.0	40	4	13.15	2832.17	4644.77
1	ATT	KATHREIN	80010966 04DT 850	850	50	0	65.2	8.0	40	4	13.95	3350.58	5494.95
1	ATT	KATHREIN	80010966 2.5DT 1900	1900	50	0	65.5	8.0	40	4	15.75	5071.31	8316.95
2	ATT	KATHREIN	80010966 04DT 700	700	50	0	66.7	8.0	40	4	13.15	2832.17	4644.77
2	ATT	KATHREIN	80010966 2.5DT 2100	2100	50	0	59.9	8.0	40	4	16.55	6097.05	9999.17
3	ATT	QUINTEL	QS8658-3E 04DT 700	700	50	0	64	8.0	40	2	11.85	1049.76	1721.61
3	ATT	QUINTEL	QS8658-3E 02DT 2300	2300	50	0	59	8.0	25	4	14.55	2404.36	3943.15
4	ATT	KATHREIN	80010966 04DT 700	700	150	0	66.7	8.0	40	4	13.15	2832.17	4644.77
4	ATT	KATHREIN	80010966 04DT 850	850	150	0	65.2	8.0	40	4	13.95	3350.58	5494.95
4	ATT	KATHREIN	80010966 2.5DT 1900	1900	150	0	65.5	8.0	40	4	15.75	5071.31	8316.95
5	ATT	KATHREIN	80010966 04DT 700	700	150	0	66.7	8.0	40	4	13.15	2832.17	4644.77
5	ATT	KATHREIN	80010966 2.5DT 2100	2100	150	0	59.9	8.0	40	4	16.55	6097.05	9999.17
6	ATT	QUINTEL	QS8658-3E 04DT 700	700	150	0	64	8.0	40	2	11.85	1049.76	1721.61
6	ATT	QUINTEL	QS8658-3E 02DT 2300	2300	150	0	59	8.0	25	4	14.55	2404.36	3943.15
7	ATT	KATHREIN	80010966 04DT 700	700	250	0	66.7	8.0	40	4	13.15	2832.17	4644.77
7	ATT	KATHREIN	80010966 04DT 850	850	250	0	65.2	8.0	40	4	13.95	3350.58	5494.95
7	ATT	KATHREIN	80010966 2.5DT 1900	1900	250	0	65.5	8.0	40	4	15.75	5071.31	8316.95
8	ATT	KATHREIN	80010966 04DT 700	700	250	0	66.7	8.0	40	4	13.15	2832.17	4644.77
8	ATT	KATHREIN	80010966 2.5DT 2100	2100	250	0	59.9	8.0	40	4	16.55	6097.05	9999.17
9	ATT	QUINTEL	QS8658-3E 04DT 700	700	250	0	64	8.0	40	2	11.85	1049.76	1721.61
9	ATT	QUINTEL	QS8658-3E 02DT 2300	2300	250	0	59	8.0	25	4	14.55	2404.36	3943.15

- * Note there are 3 AT&T panel antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.
- * Note that microwaves were not included in the predictive modeling analysis because the onsite microwaves are considered compliant.

Ant #	NAME	X	Y	Antenna Radiation Centerline	Z-Height Ground
1	ATT	14.1	5.5	61.0	57.0
2	ATT	10.9	8.9	61.0	57.0
3	ATT	8.5	12.2	61.0	57.0
4	ATT	6.9	4.5	61.0	57.0
5	ATT	10.9	1.9	61.0	57.0
6	ATT	14.8	0.0	61.0	57.0
7	ATT	0.4	7.4	61.0	57.0
8	ATT	1.3	3.0	61.0	57.0
9	ATT	2.6	1.2	61.0	57.0

4.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofMaster™ software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

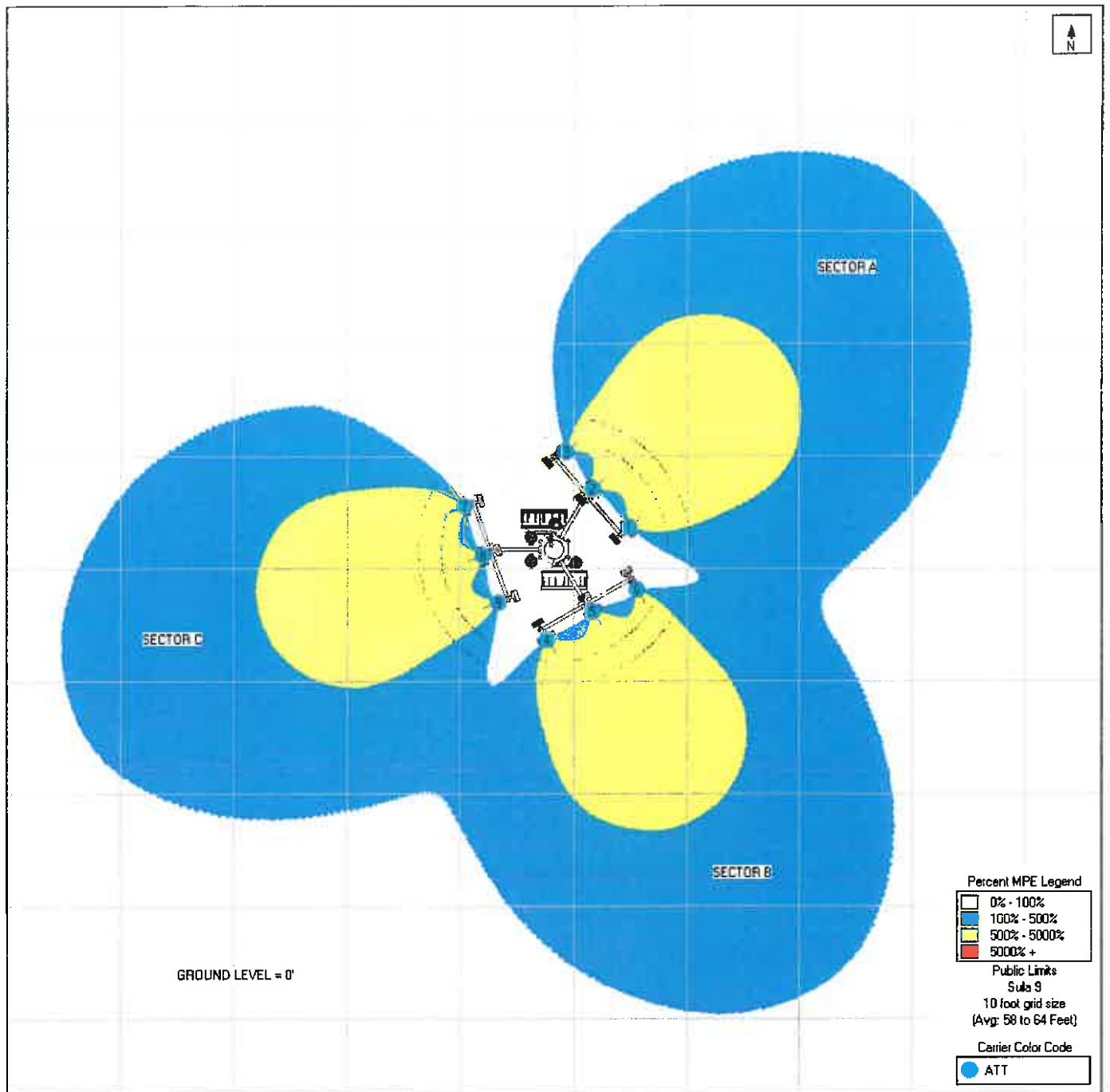
The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to AT&T's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site. Additionally, there are areas where elevated workers may be exposed to power densities greater than the occupational limits. The worst-case emitted power density may exceed the FCC's occupational limit within approximately 21 feet of AT&T's proposed antennas at the antenna face level. Workers and the general public should be informed about the presence and locations of antennas and their associated fields.

At the nearest walking/working surfaces to the AT&T antennas on the ground, the maximum power density generated by the AT&T antennas is approximately 0.34 percent of the FCC's general public limit (0.07 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 0.34 percent of the FCC's general public limit (0.07 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. All microwaves on site are considered compliant with AT&T's guidance and were not included in the modeling analysis.

Antenna Face Level



Max MPE: 2,998.20%
General Population
MPE at Antenna Face
Level

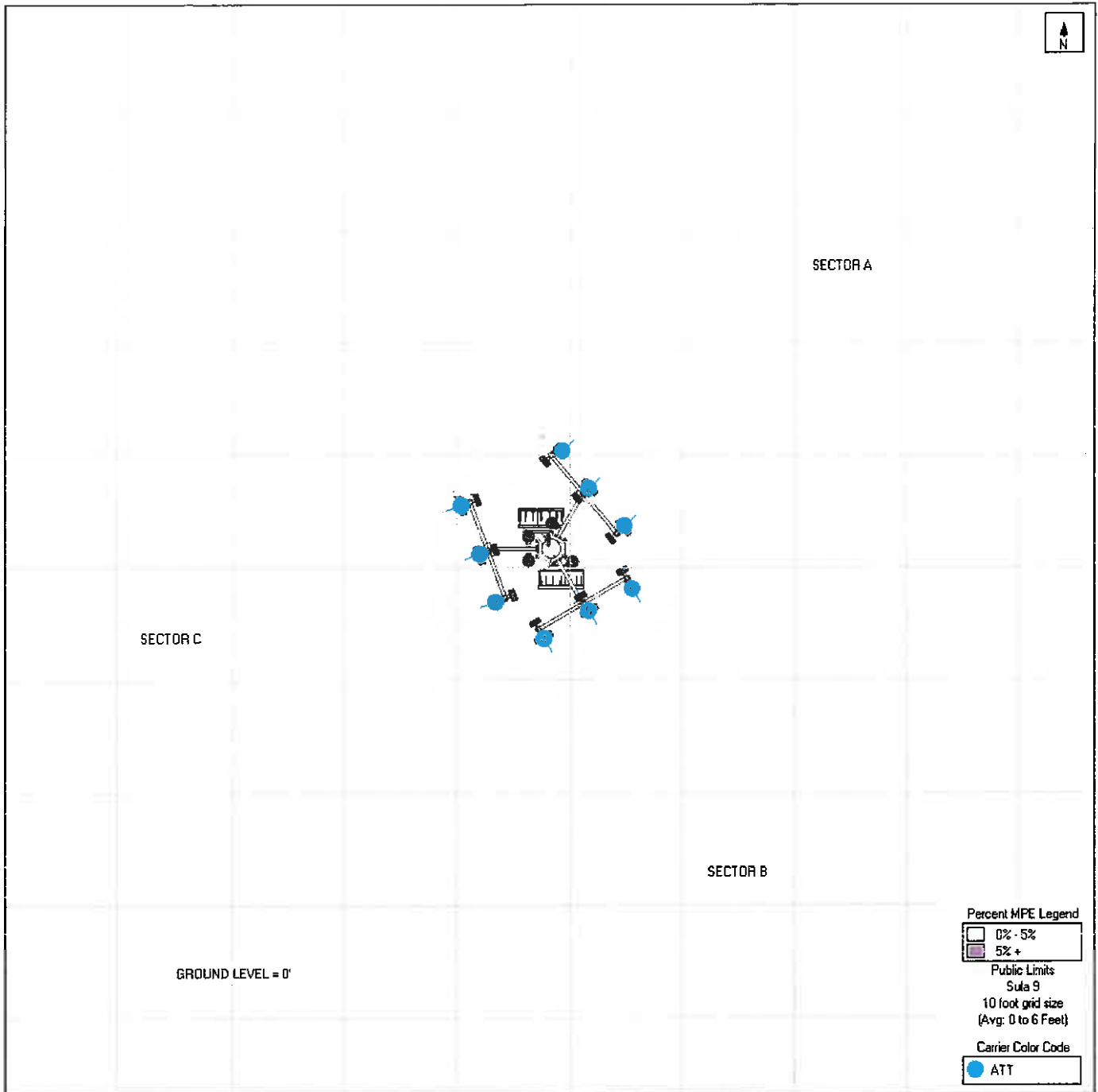
AT&T Proprietary (Internal use only). Not for use or disclosure outside the AT&T companies, except under written agreement. ©2020 AT&T Intellectual property. All rights reserved.

Ground Level (0 feet AGL)



Max MPE: 0.34%
General Population
MPE at Ground Level

AT&T Contribution of More Than 5% of the FCC's General Exposure RF Limit



Note that the areas shown in purple are where AT&T antennas contribute more than 5% of the FCC's general exposure RF limit. These do not overlap any areas in front of other carrier antennas exceeding the FCC's general exposure RF limit because there are no other carriers as shown in Figure 1.

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5.0 COMPLIANCE SUMMARY

Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if recommendations in the Compliance Summary are implemented.

The following mitigation measures are recommended for this site.

- **Access Point(s):**
 - To reduce the risk of exposure and/or injury, EBI recommends that access to the monotree or areas associated with the active antenna installation be restricted and secured where possible.
 - Yellow CAUTION 2B sign posted at the base of the monotree.
- **AT&T Mobility Sectors:**
 - **Sector A:**
 - No Action Required
 - **Sector B:**
 - No Action Required
 - **Sector C:**
 - No Action Required

6.0 APPENDICES

Appendix A: FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

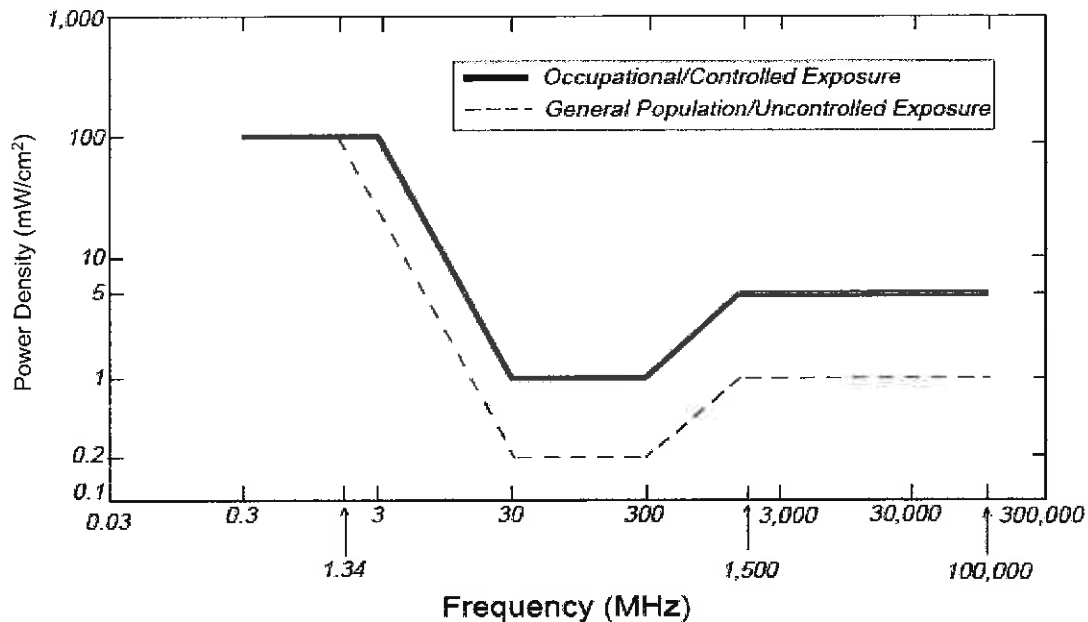
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE limit is 2.33 mW/cm² and an uncontrolled MPE limit of 0.47 mW/cm². For the AT&T equipment operating at 1900 MHz, the FCC's occupational MPE is 5.0 mW/cm² and an uncontrolled MPE limit of 1.0 mW/cm². These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
 Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

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Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Appendix B: AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated May 27, 2015, requires that:

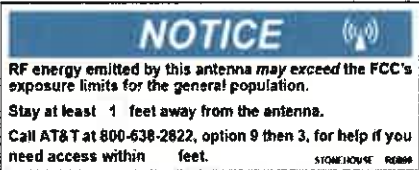

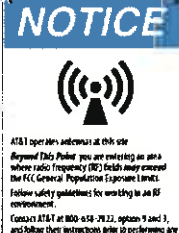
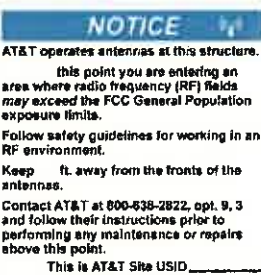
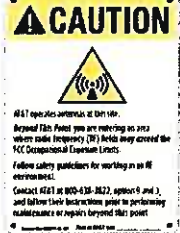

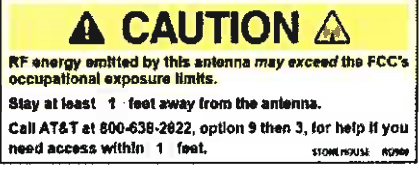


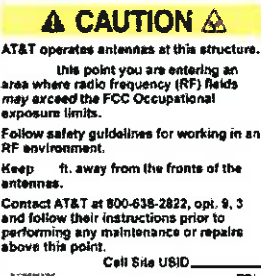


1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Appendix C: AT&T SIGNAGE AND MITIGATION

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
 <p>STONEHOUSE NOTICE DECAL</p>		 <p>TRILINGUAL NOTICE</p>	 <p>NOTICE 2</p>
 <p>STONEHOUSE NOTICE SIGN</p>		 <p>CAUTION 2 - ROOFTOP</p>	 <p>CAUTION 2A</p>
 <p>STONEHOUSE CAUTION DECAL</p>		 <p>CAUTION 2B - TOWER</p>	 <p>CAUTION 2C - PARAPETS</p>
 <p>STONEHOUSE CAUTION SIGN</p>		 <p>WARNING IB</p>	 <p>WARNING 2A</p>

Appendix D: LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix E: RoofMaster™

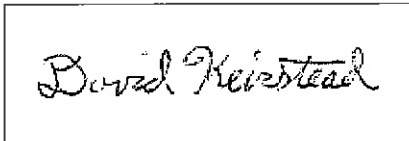
RoofMaster™ is a widely-used predictive modeling program that has been developed to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

Appendix F: CERTIFICATIONS

Preparer Certification

I, David Keirstead, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofMaster™ modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

A rectangular box containing a handwritten signature in cursive script that reads "David Keirstead".

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. 190017 and VARIANCE CASE NO. 190009 – Intent to Adopt a Negative Declaration – CEQ190168 – Applicant: Smartlink, LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries c/o Alisha Strasheim – Third Supervisorial District – Aguanga Zoning Area – REMAP Area Plan – Open Space: Recreation (OS-R) – Location: Northerly of Clubhouse Drive, easterly of Manzanita Drive, and westerly of State Highway 371, and more specifically located at 45120 Highway 79 – 120 acres – Zoning: Rural Residential (R-R) – **REQUEST:** Plot Plan Wireless No. 190017 proposes to construct a wireless communication facility for AT&T, disguised as a 70-foot tall mono-pine with three (3) live pine trees, including 12 antennas, 36 RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within a 912 sq. ft. lease area, surrounded by an 8-foot high barrier. Variance Case No. 190009 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 proposal requests a variance for a 70-foot tower.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **OCTOBER 19, 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 Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 24, 2020,

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

APN (s) or case numbers PPW190017 / VAR190009 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

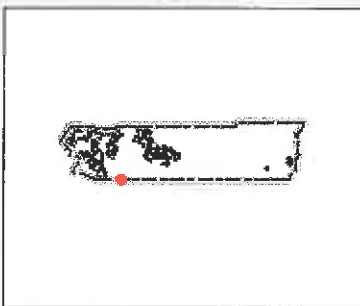
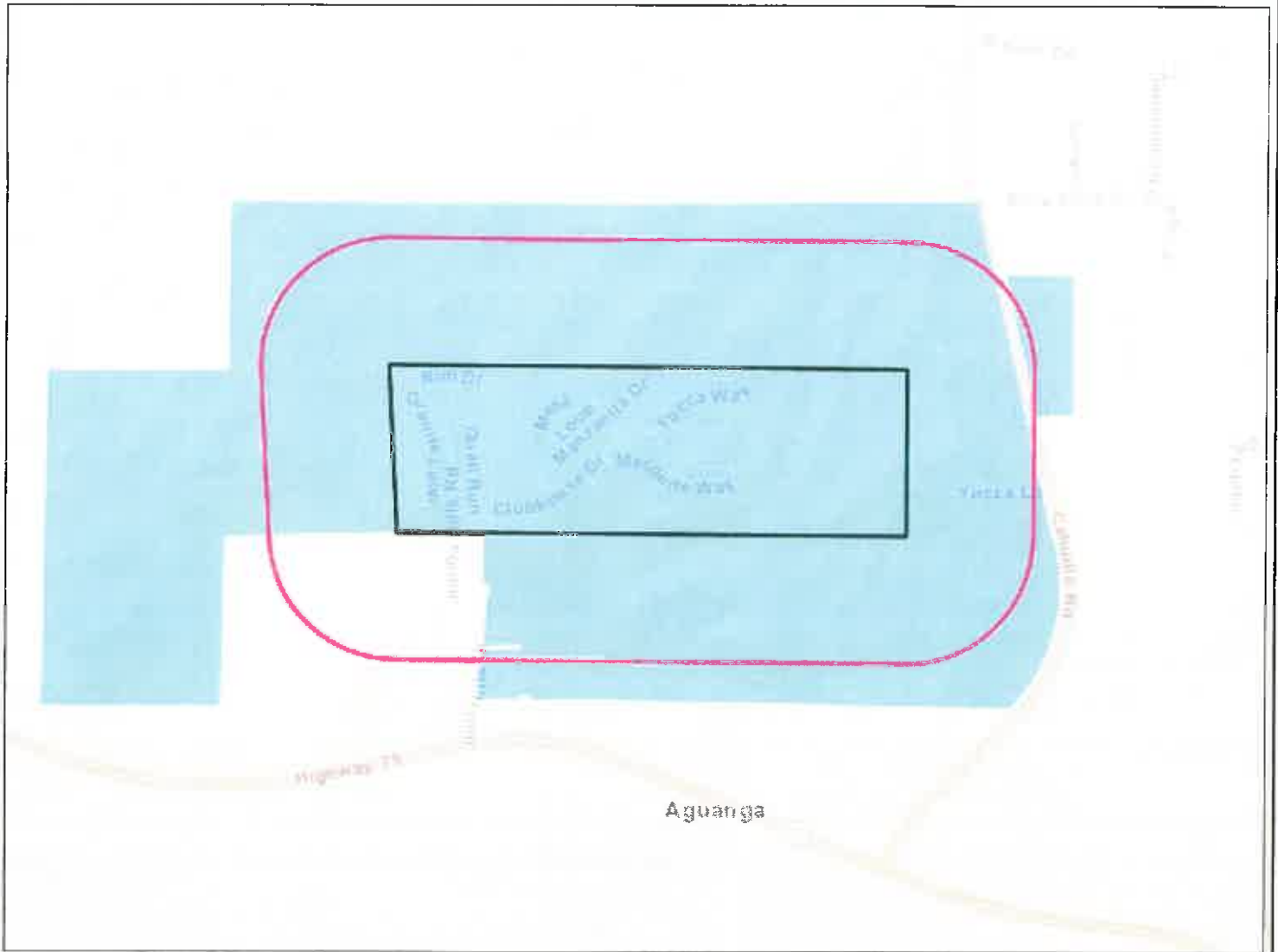
Riverside, Ca. 92502

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




Riverside County GIS Mailing Labels

PPW190017 / VAR190009

(1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

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.

583160001
JOJOBA HILLS SKP RESORTS INC
45120 HIGHWAY 79
AGUANGA CA 92536

583160027
MICHAEL A. GOJICH
25798 SUNNYVALE CT
MENIFEE CA 92584

583160028
WESTERN RIVERSIDE COUNTY REGIONAL
P O BOX 1667
RIVERSIDE CA 92502

583170032
MERLE HITCHCOCK
46700 JUNI HILLS DR
AGUANGA CA 92536

583170048
DENNIS WAYNE WEBB
46740 JUNI HILLS DR
AGUANGA CA 92536

583160019
DISCREET CAPITAL INC
41700 IVY ST # C
MURRIETA CA 92562

583160022
BILLY J. WILLCUTT
P O BOX 628
AGUANGA CA 92536

583160018
MICHAEL CAMP
41700 IVY ST UNIT C
MURRIETA CA 92562

583160021
JIN PARK
2140 EL RANCHO VISTA
FULLERTON CA 92833

583120011
SUNG DOO KIM
30545 ESTERO ST
TEMECULA CA 92592

583160013
ANTHONY J. TEJEDA
44840 HIGHWAY 371
AGUANGA CA 92536

583160030
MARY KLEINVACHTER
44750 HIGHWAY 371
AGUANGA CA 92536

583170029
GM GABRYCH FAMILY
2006 OLD HIGHWAY 395
FALLBROOK CA 92028

583160002
ARLIE W. BERGMAN
37126 HIGHWAY 79
WARNER SPRINGS CA 92086

583160017
PARVIZ OSHIDERI
7 CUPERTINO CIR
ALISO VIEJO CA 92656

583160031
KEYKHOSROW BASTANI
44700 HIGHWAY 371
AGUANGA CA 92536

583170008
BYUNG KWAN MIN
13564 MEGANWOOD PL
LA MIRADA CA 90638

583160009
PATRICIA LEE
2300 E VALLEY PKWY NO 69
ESCONDIDO CA 92027

583160015
MARVIN S. KING
P O BOX 157
AGUANGA CA 92536

583170028
ROGELIO CABALLERO
P O BOX 715
AGUANGA CA 92536

583170031
FRANK LOIZU
5464 RAINBOW HEIGHTS RD
FALLBROOK CA 92028

583160012
LEROY G. MILLER
P O BOX 97
AGUANGA CA 92536

583160025
MERLE I. JOHNSON
POB 450
AGUANGA CA 92536

583160026
SKP RESORT OF SOUTHERN CALIF INC
45120 HIGHWAY 79
AGUANGA CA 92536

583170026
LYLE E. HITCHCOCK
46700 JUNI HILLS DR
AGUANGA CA 92536

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Planning Director

NEGATIVE DECLARATION

Project/Case Number: PPW190017/ VAR190009 CEQ190168

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.

PLOT PLAN WIRELESS NO. 190017 / VARIANCE CASE NO. 190009 proposes to construct a wireless communication facilities for AT&T, disguised as 70 foot monopine, including twelve (12) antennas, thirty-six (36) RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within 912 square foot lease area, surrounded by a 8 foot high CMU wall. (See Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: October 7, 2020

Applicant/Project Sponsor: Alisha Strasheim Date Submitted: 11/25/2019

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: October 7, 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 Jay Olivas at 760-863-7050.

Please charge deposit fee case#: ZCEQ190168 ZCFW 200043

FOR COUNTY CLERK'S USE ONLY



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.

PPW190017/CEQ190168

Project Title/Case Numbers

Jay Olivas
County Contact Person

760-863-7050
Phone Number

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

Alisha Strasheim
Project Applicant

3300 Irvine Ave, New Port CA 92660
Address

North of Highway 79, south of El Pasta Road, east of White Mountain Hill Road and west of Cahuila Road

Project Location

PLOT PLAN WIRELESS NO. 190017/VAR190009 – CEQ190168 – Applicant: Smartlink LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries c/o Alisha Strasheim – Third Supervisorial District – Aquanga Zoning Area – REMAP Area Plan – Open Space: Recreation (OS: R) – Location: North of Highway 79, south of El Pasta Road, east of White Mountain Hill Road and west of Cahuila Road – 120 acres – Zoning: Rural Residential (R-R) – REQUEST: The Plot Plan Wireless proposes to construct a wireless communication facilities for AT&T, disguised as 70 foot monopine, including twelve (12) antennas, thirty-six (36) RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within 912 square foot lease area, surrounded by a 8 foot high wooden fence. APN: 583-160-001.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on _____ 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 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.

Please charge deposit fee case#: ZCEQ190168 ZCFG

FOR COUNTY CLERK'S USE ONLY

Signature

Urban Planner

Title

2/24/20

Date

Received for Filing and Posting at OPR: _____

**INVOICE (INV-00126413)
FOR RIVERSIDE COUNTY**

County of Riverside
Transportation & Land Management Agency



BILLING CONTACT / APPLICANT

Alisha Strasheim
Smartlink LLC
3300 Irvine Ave, 300
Newport Beach, Ca 92660

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00126413	10/07/2020	10/07/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200043	0451 - CF&W Trust ND/MND	\$2,406.75
	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS		
45120 Aguanga Rd Aguanga, CA 92536	SUB TOTAL	\$2,456.75

TOTAL DUE	\$2,456.75
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PAYMENT OPTIONS		Note A 2 28% transaction service fee will be applied to Credit Card payments
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

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