



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

MAY 15, 2017

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING DESERT PERMIT ASSISTANCE CENTER 77-588 El Duna Court, Suite H Palm Desert, CA 92211

**NOTE:** Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

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

1.0 CONSENT CALENDAR:

**NONE**

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

**NONE**

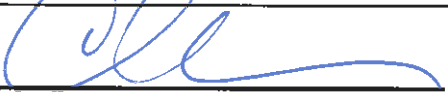
3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 3.1 **PLOT PLAN NO. 25701** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, Core Development Services – Owner: Joseph Ellis – Fourth Supervisorial District – Chuckawalla Zoning Area – Desert Center Area Plan – General Plan: Open Space: Rural (OS-RUR) (20 acre minimum) – Location: Southeasterly of Desert Center Rice Road (Highway 177) and Loma Verde Road, and northerly of Capp Road – 11.25 Acres – Zoning: Controlled Development Area, 10 acre minimum lot size (W-2-10) – **REQUEST:** The Plot Plan proposes Verizon Wireless to construct a wireless communication facility consisting of a 59-foot tower disguised as a palm tree; 12 panel antennas, 15 Radio Repeating Units, three (3) surge protection units, one (1) parabolic antenna, and two (2) Global Positioning Satellite within a 900 sq. ft. lease area. The lease area will be enclosed by a 6 foot tall wrought-iron fence with equipment cabinets and a DC generator on top of a 9 foot tall raised steel platform as required by Flood Control. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

4.0 PUBLIC COMMENTS:

**Agenda Item No.:**  
**Area Plan:** Desert Center  
**Zoning Area:** Chuckawalla  
**Supervisory District:** Fourth  
**Project Planner:** Tim Wheeler  
**Director's Hearing:** May 15, 2017

**Plot Plan No.** 25701  
**CEQA Exempt**  
**Applicant:** Verizon Wireless  
**Engineer/Representative:** Maree Hoeger, Core  
**Development Services**



Charissa Leach, P.E.  
 Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25701 proposes the construction of a disguised wireless communication facility consisting of a 59-foot tower disguised as a palm tree; twelve (12) panel antennas, fifteen (15) Radio Repeating Units, three (3) surge protection units, one (1) parabolic antenna, and two (2) Global Positioning Satellite within a 900 square foot lease area. The lease area will be enclosed by a 6 foot tall wrought-iron fence with equipment cabinets and a DC generator on top of a 9 foot tall raised steel platform as required by the Riverside County Flood Control and Water Conservation District.

The project is located southeasterly of Desert Center Rice Road (Highway 177) and Loma Verde Road, northerly of Capp Road.

### SUMMARY OF FINDINGS:

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Open Space: Rural (OS: RUR) (20 acre minimum)   |
| 2. Surrounding General Plan Land Use: | Open Space: Rural (OS: RUR) (20 acre minimum)   |
| 3. Existing Zoning:                   | Controlled Development Area, 10 acre minimum lot size (W-2-10)  |
| 4. Surrounding Zoning:                | Controlled Development Area, 10 acre minimum lot size (W-2-10) to the north, south, and west; and Natural Assets (N-A) to the east. |
| 5. Existing Land Use:                 | Palm Tree Farm  |
| 6. Surrounding Land Use:              | Palm Tree Farm and Vacant Land  |
| 7. Project Data:                      | Total Acreage: 11.25 Acres<br>Lease Area: 900 square-feet   |
| 8. Environmental Concerns:            | CEQA Exempt per Section 15303   |

### RECOMMENDATIONS:

**FIND PLOT PLAN NO. 25701 EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE PLOT PLAN NO. 25701**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings.

1. The project site has a Land Use Designation of Open Space: Rural (OS: RUR) on the Desert Center Area Plan, which allows for development of single family detached residences, agriculture uses, and small scale commercial uses may also be permitted within this land use designation on a limited scale for public services (i.e. wireless services).
2. The project site is surrounded by properties which are designated Open Space: Rural (OS: RUR).
3. The proposed use, a disguised wireless communication facility, is consistent with the Open Space: Rural (OS: RUR) land use designation as it will provide a limited public service (i.e. wireless communication).
4. The zoning for the subject site is W-2 Controlled Development Area with a 10 acre minimum lot size.
5. The project site is surrounded by properties which are zoned W-2 Controlled Development Area, with a 10 acre minimum lot size to the north, south, and west; and Natural Assets (N-A) to the east.
6. The proposed use, a disguised wireless communication facility, is a permitted use per Ordinance No. 348 Section 19.404 with a approved plot plan in the W-2 Zone..
7. The project site is currently being used for a palm tree farming operation.
8. Vacant land and other palm tree farming uses have been constructed and are operating in the project vicinity.
9. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Section 19.404; has met the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) based notably on the following:
  - a. The proposed use, a disguised wireless communication facility, is minimally intrusive. It has been designed to be a palm tree (monopalm) to assist in blending into the existing use on the subject parcel of a palm tree farming operation. It is minimally intrusive visually as it matches in color of neutral earth tones with the surrounding area of vacant lands and other palm tree farms.
  - b. A site plan, conceptual landscape plan, propagation diagrams, photo simulations, letter stating FAA clearance is not required, a fully executed copy of the lease agreement entered into by the underlying property owner, and a list of all towers owned by the applicant in Riverside County has been provided.
  - c. The disguised wireless communication facilities and supporting equipment are located entirely within an equipment enclosure comprised of neutral-colored wrought iron fencing that is architecturally compatible with the surrounding area.

- d. The disguised wireless communication facility has been minimized for the area of disturbance by where it is located on the subject property and the elevated platform required by the Riverside County Flood Control Department for the 100 year flood zone in this part of the County.
- e. The disguised wireless communication facilities neutral earth tone wrought-iron fencing is appropriate for enclosing the lease area and also allowing for water flow as required by the Riverside County Flood Control Department for the 100 year flood zone in this part of the County.
- f. The disguised wireless communication facility is located on a parcel zoned W-2 with a minimum lot size of 10 acres. The W-2 Zone is classified as a non-residential zone classification. A disguised wireless communication facility in a non-residential zone classification shall not exceed 70 feet in height. The proposed disguised monopalm is 59 feet in height, not exceeding the maximum height for a non-residential zone classification.
- g. The disguised wireless communication facility is sited to minimize impacts to the surrounding community and has no biological resources as noted in the documents provided in this report package.
- h. This disguised wireless communication facility has been determined to not require landscaping due to its location on a palm tree farm and on a parcel of land with a 100 year flood zone.
- i. This disguised wireless communication facility has no outside lighting proposed.
- j. A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. The nearest habitable dwelling is approximately 5,400 feet away.
- k. The disguised wireless communication facility provides space for temporary parking with the non-exclusive access easement from the road right of way.
- l. The disguised wireless communication facility provides an all-weather surface for access through a non-exclusive easement from the road right of way.
- m. All power and communication line for the disguised wireless communication facility are proposed to be underground.
- n. This project is not a roof mounted facility.
- o. The disguised wireless communication facility is not proposed within a ridgeline. The proposed design for this wireless facility has been set to be as minimally intrusive as possible given the location of the 100 year flood zone area in this part of Riverside County.
- p. The disguised wireless communication facility is setback approximately 5,400 feet from nearest habitable dwelling (a mobile home). The disguised wireless communication facility needs to be setback a distance equal to 125% of the height of the facility. With the height of the facility being 59 feet; the distance would need to be equal to 74 feet from a habitual dwelling. The monopalm exceeds the required setback distance.

- q. The disguised wireless communication facilities supporting equipment is designed by its color scheme to be neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area. Since the Riverside County Flood Control Department requires a platform due to the 100 year flood zone for storms, all equipment is located on this raised platform 9 feet. All fencing, equipment, platform materials are under 13 feet in height and neutral in color.
10. Additionally, since this is a proposed wireless communication facility disguised as a palm tree, future co-locations on the disguised wireless communications facility may be difficult because they may defeat the purpose of the disguise element for the facility.
11. This project is not located within the Coachella Valley Multi-Species Habitat Conservation Plan or the Western Riverside County Multiple Species Habitat Conservation Plan.
12. This project is not within a High Fire Area or Fire Responsibility Area.
13. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to (d) utility extensions and (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences. The proposed project is exempt under Section 15303 because the total lease area is 900 sq. ft. which is equivalent to a small garage or storage shed. The existing palm tree farm does not have any accessory structures located on this subject parcel. This will provide additional utility services for the surrounding area.

Because all aspects of the project are exempt under Section 15303, PP25753 is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to the Section 15303 exemption applies.

#### **CONCLUSIONS:**

1. The proposed project is in conformance with the Open Space: Rural (OS: RUR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Controlled Development Area, 10 acre minimum lot size (W-2-10) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.

5. The proposed project is exempt from the provision of the California Environmental Quality Act (CEQA).
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A sphere of influence for a city; or
  - b. In a high fire area or state responsibility area; or
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
  - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat; or
  - e. A County Service Area; or
  - f. The Coachella Valley or Western MSHCP area; or
3. The project site is located within:
  - a. A moderate liquefaction area; and
  - b. 100-year flood plain, an area drainage plan, or dam inundation area; and
4. The subject site is currently designated as Assessor's Parcel Number 807-192-002.

# PLOT PLAN NO 25701

## Vicinity Map



- Legend**
- City Boundaries
  - Cities
  - highways\_large
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - USHWY
  - majorroads
  - counties
  - cities



### 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.

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0 7,229 14,459 Feet





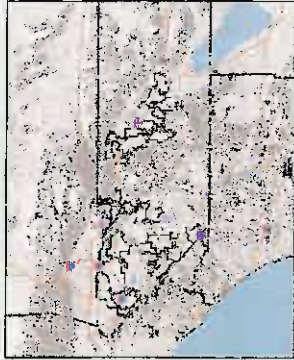
# PLOT PLAN NO 25701

## Land Use Map



### Legend

- City Boundaries
- Cities
- highways\_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities



### Notes

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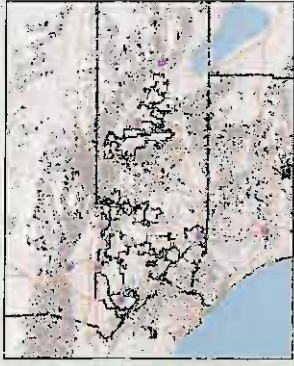
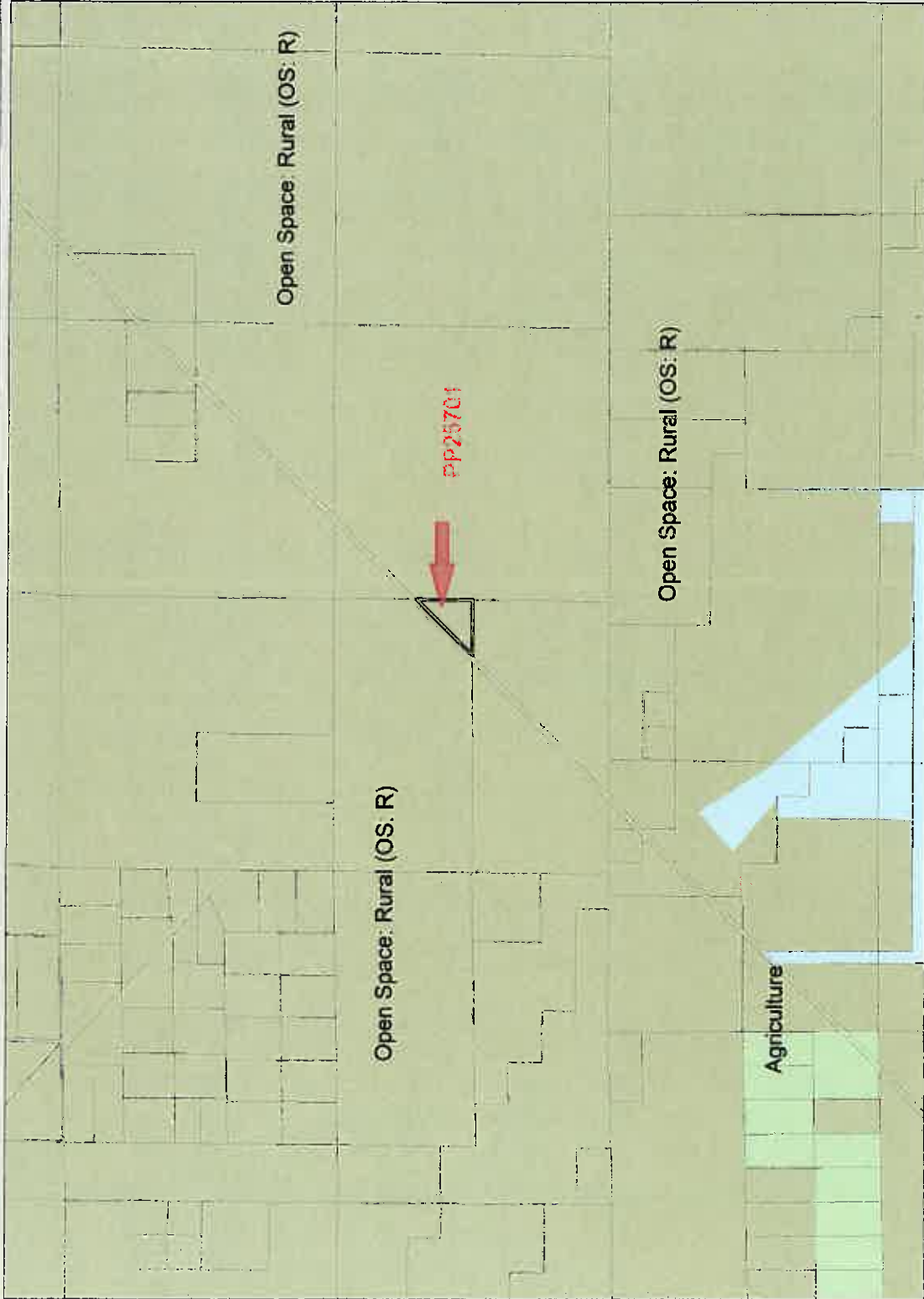
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# PLOT PLAN NO 25701

## General Plan Map



### Legend

Landuse	Color
Rural Community - Estate Density I	Light Green
Rural Community - Very Low Densi	Light Yellow
Rural Community - Low Density Re	Yellow
Estate Density Residential	Light Green
Very Low Density Residential	Light Yellow
Low Density Residential	Yellow
Medium Density Residential	Light Green
Medium-High Density Residential	Light Yellow
High Density Residential	Yellow
Very High Density Residential	Light Green
Highest Density Residential	Light Yellow
Commercial Retail	Light Blue
Commercial Tourist	Light Green
Commercial Office	Light Yellow
Community Center	Light Green
Light Industrial	Light Blue
Heavy Industrial	Light Green
Business Park	Light Yellow
Public Facilities	Light Blue
Mixed Use Area	Light Green
Rural Residential	Light Yellow
Rural Mountainous	Light Green
Rural Desert	Light Yellow
Agriculture	Light Green
Conservation	Light Green
Conservation Habitat	Light Green

### Notes

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0 3,615

7,229 Feet

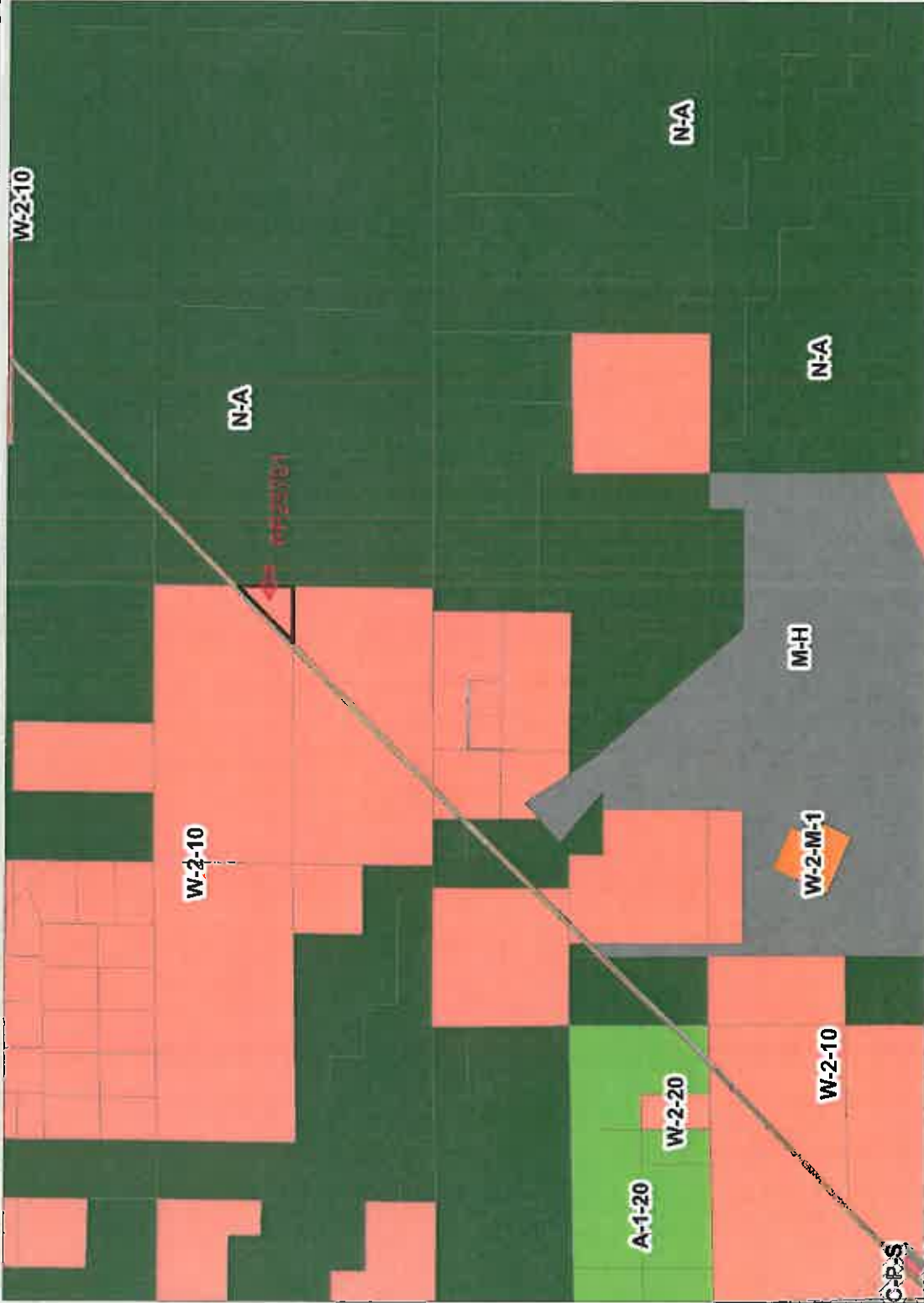


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# PLOT PLAN NO 25701

## Zoning Map



### Legend

Zoning	Color
OTHER ZONING	[Hatched pattern]
A-1	[Light Green]
A-1-1	[Light Green]
A-1-1 1/2	[Light Green]
A-1-1/2	[Light Green]
A-1-10	[Light Green]
A-1-15	[Light Green]
A-1-2	[Light Green]
A-1-2 1/2	[Light Green]
A-1-2 1/4	[Light Green]
A-1-20	[Light Green]
A-1-30000	[Light Green]
A-1-4	[Light Green]
A-1-40	[Light Green]
A-1-5	[Light Green]
A-2	[Light Green]
A-2-1	[Light Green]
A-2-10	[Light Green]
A-2-2	[Light Green]
A-2-2 1/2	[Light Green]
A-2-20	[Light Green]
A-2-5	[Light Green]
A-D	[Light Green]
A-P	[Light Green]
A-P-10	[Light Green]
A-P-2 1/2	[Light Green]

### Notes

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0 3,560 7,121 Feet



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# RICE ROAD

MCE 4X5  
MTX 44 / BSC 15  
NORTH OF 22100 RICE ROAD  
DESERT CENTER, CA 92239

OVERALL HEIGHT #6'7"

### PROJECT TEAM

**SITE ACQUISITION:**  
SUNBELT SERVICES  
2749 SATURN STE  
IRVINE, CA 92614  
CONTACT: CHRISTINE SONG  
TELEPHONE: (714) 718-6370

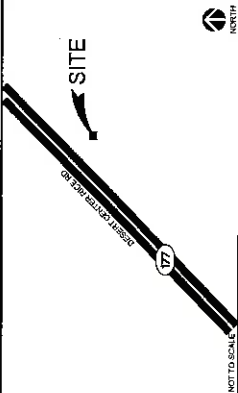
**ARCHITECT:**  
S&S WIRELESS, LLC  
598 AVENIDA DE LOS ANGELES #429  
COSTA MESA, CA 92626  
CONTACT: JULIAN BRIANO  
TELEPHONE: (949) 726-8714, 949

**UTILITY COORDINATOR:**  
VALLEJILLAS  
CONTACT: JAY BURNS  
TELEPHONE: (714) 538-7436

### PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS WANTED TELECOMMUNICATION WIRELESS FACILITY. IT  
 • NEW VERIZON WIRELESS 20' X 30' TOWER  
 • NEW VERIZON WIRELESS 6'7" TALL MONOPILI  
 • NEW VERIZON WIRELESS 20' X 30' TOWER  
 • NEW VERIZON WIRELESS 6'7" TALL MONOPILI  
 • NEW VERIZON WIRELESS 20' X 30' TOWER  
 • NEW VERIZON WIRELESS 6'7" TALL MONOPILI  
 • NEW VERIZON WIRELESS 20' X 30' TOWER  
 • NEW VERIZON WIRELESS 6'7" TALL MONOPILI  
 • NEW VERIZON WIRELESS 20' X 30' TOWER  
 • NEW VERIZON WIRELESS 6'7" TALL MONOPILI  
 • NEW VERIZON WIRELESS 20' X 30' TOWER  
 • NEW VERIZON WIRELESS 6'7" TALL MONOPILI

### VICINITY MAP



### DRIVING DIRECTIONS

- FROM: 15505 SAND CANYON AVENUE
- HEAD SOUTH ON SAND CANYON AVENUE
- TURN LEFT AT THE FORK TO COMPANY CANON ROAD
- TURN LEFT TO MERGE ONTO S.W. CALLE
- MERGE ONTO S.W. CALLE
- KEEP LEFT AND MERGE ONTO CA-167N
- TAKE THE CA-167N S.W. EXIT TOWARD SAN DEBARRIDO
- SW DEBARRIDO
- NORTH OF 22100 RICE ROAD
- MERGE OFF CA-167N
- CONTINUE ONTO CA-167 S.W. CANYON ROAD
- TURN LEFT TO MERGE ONTO S.W. CALLE
- MERGE ONTO S.W. CALLE
- KEEP LEFT AND MERGE ONTO CA-167N
- TAKE THE CA-167N S.W. EXIT TOWARD SAN DEBARRIDO
- DESTINATION WILL BE ON THE RIGHT

### PROJECT SUMMARY

**APPLICANT/LESSEE:**  
Verizon  
1555 SAND CANYON AVENUE  
IRVINE, CA 92614  
PHONE: (949) 754-7000

**APPLICANT'S REPRESENTATIVE:**  
SUNBELT SERVICES  
2749 SATURN STE  
IRVINE, CA 92614  
CONTACT: CHRISTINE SONG  
TELEPHONE: (714) 718-6370

**PROPERTY OWNER:**  
OWNER: JOSEPH ASKS ELUMSTHILLIS  
ADDRESS: 135 SUTHERLY DR STE P  
IRVINE, CA 92606  
CONTACT: JOSEPH BULLIS  
TELEPHONE: 949-754-8075

**PROPERTY INFORMATION:**  
RICE ROAD  
SITE ADDRESS: 1555 SAND CANYON AVENUE  
DESERT CENTER, CA 92239  
JURISDICTION: COUNTY OF RIVERSIDE

**CONSTRUCTION INFORMATION:**  
AREA OF CONSTRUCTION: 25.9' X 26.3' = 683 SQ FT  
TYPE OF CONSTRUCTION: U  
CURRENT ZONING: U  
ACCESSIBILITY REQUIREMENTS: M3-19 CONTROLLED DEVELOPMENT AREA  
ACCESSIBILITY IS NOT REQUIRED

### GENERAL CONTRACTOR NOTES

DO NOT SCALE DIMENSIONS FROM THIS SHEET (SCALE 2:1)  
 ALL WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA FIRE CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

### CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA FIRE CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

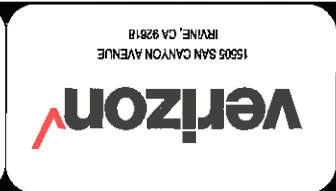
SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
C-1	TOPOGRAPHIC SURVEY	0
C-2	TOPOGRAPHIC SURVEY	0
C-3	TOPOGRAPHIC SURVEY	0
A-1	STEP PLAN	0
A-2	EQUIPMENT & ANTENNA LAYOUT	0
A-3	SOUTHWEST & SOUTHWEST ELEVATIONS	0
A-4	NORTHWEST & NORTHEAST ELEVATIONS	0

### ZONING DRAWINGS

REV	DATE	DESCRIPTION	BY
0	10/17/18	100% CONSID.	SL



PROPRIETARY INFORMATION  
 THIS INFORMATION IS THE PROPERTY OF S&S WIRELESS, LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. VIOLATION OF THIS NOTICE IS A VIOLATION OF FEDERAL AND STATE LAWS.



15505 SAND CANYON AVENUE  
IRVINE, CA 92614

RICE ROAD  
NORTH OF 22100 RICE ROAD  
DESERT CENTER, CA 92239

SHEET TITLE  
TITLE SHEET  
T-1



REV	DATE	REVISION DESCRIPTION
1	08/27/14	ISSUED C-3 FOR REVIEW
2	08/27/14	ADDED TITLE INFO.
3	08/28/14	ADDITIONAL TOPO
4	08/28/14	ADDED GEO COORD. LOC.
		REV. SHEET ORDER

**ENGINEER/CONSULTANT**

**BOB HARRIS**  
 LAND SURVEYING & MAPPING  
 3108 AIRWAY AVENUE, SUITE 101  
 COSTA MESA, CALIFORNIA 92626  
 TEL: 949-261-1568 FAX: 949-261-1569  
 WWW.BHARRIS.COM

**SITE BUILDER**

**Verizon Wireless**  
 1656 SAND CANYON AVE  
 BURLINGAME, CA 94010  
 PHONE: (415) 206-7000

**USE DEVELOPMENT**

**APPROVALS:**

APPROVED BY	INITIALS	DATE
LANDLORD		
VZM SITE AGENT		
ZONING		
VZM REP.		
VZM INTERCONNECT.		
VZM UTILITY COOR.		
VZM CONST. MGR.		
VZM PROJECT MGR.		

**SITE NAME:**  
**RICE ROAD**

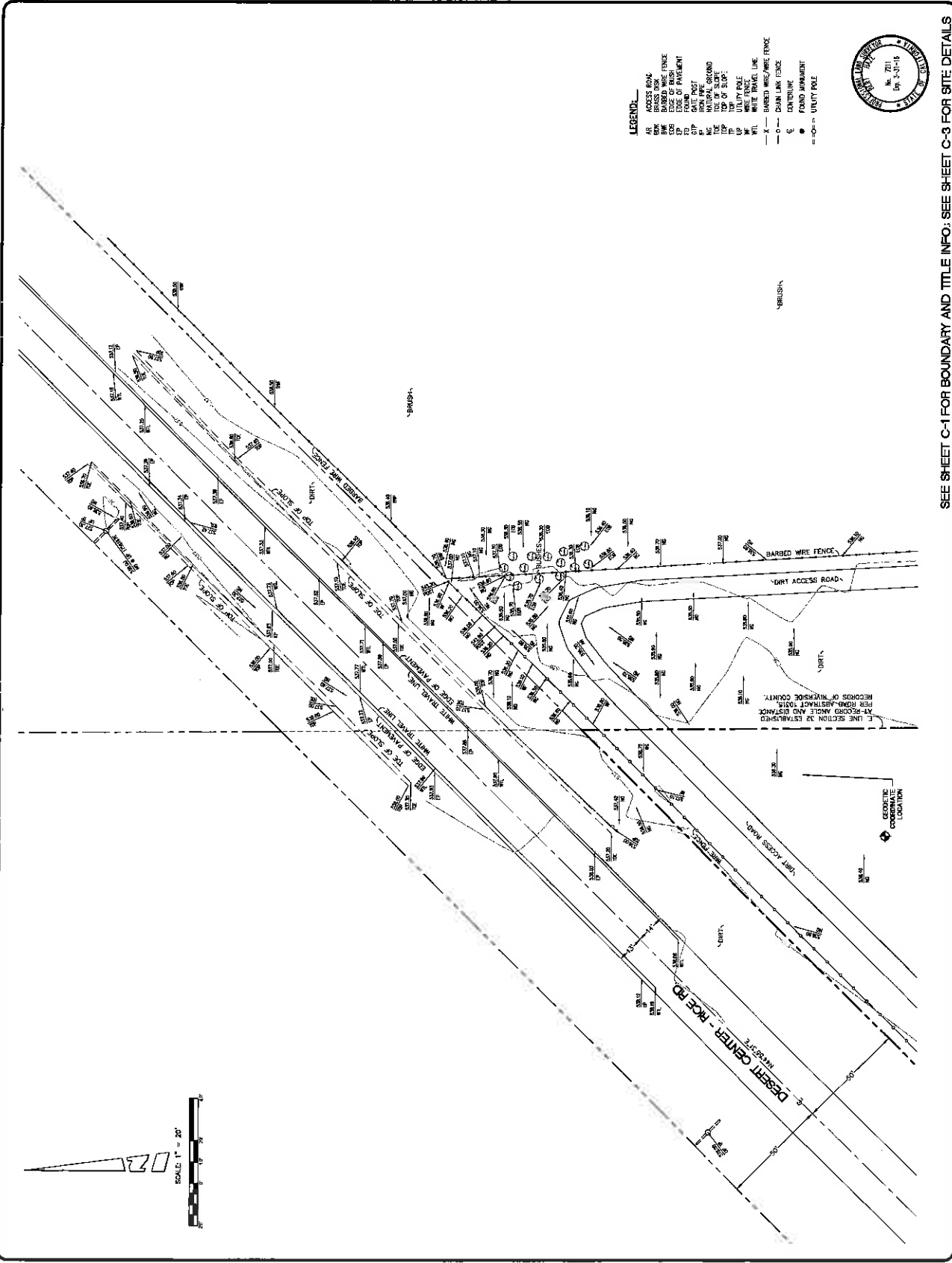
**SITE ADDRESS:**  
 NORTH OF 22100 RICE ROAD  
 DESERT CENTER, CA 92594

**SHEET TITLE:**  
**TOPOGRAPHIC SURVEY**

**DRAWING INFO**

DRAWING NO.	DRAWN BY	DATE
RICE ROAD	TDL	08/07/14

**SHEET INFO:**  
 2 OF 3 **C-2**



SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO; SEE SHEET C-3 FOR SITE DETAILS

REV#	DATE/DT	REVISION DESCRIPTION
1	08/27/14	ISSUED C-2 FOR REVIEW
2	08/27/14	ADDED TITLE INFO.
3	07/08/14	ADDITIONAL TOPO
4	07/07/14	ADDED GEO. COORD. LOC.
	07/07/14	REV. SHEET ORDER

**ENGINEER/CONSULTANT:**  
**BERT HARRIS**  
 SURVEYING & MAPPING  
 3185 AIRWAY JARDINE, SUITE 101  
 COSTA MESA, CALIFORNIA 92626  
 TEL: 714-553-1549 FAX: 714-553-1549  
 E-MAIL: BHARRIS@BHTSURV.COM  
 N. 1307.00

**SITE BUILDER:**  
**Verizon Wireless**  
 1848 SAND CANYON AVE  
 BUILDING 10 1ST FLOOR  
 2000 RICE ROAD, DESERT CENTER, CA 92281  
 PHONE (949) 746-7000

**FOR DEVELOPMENT:**

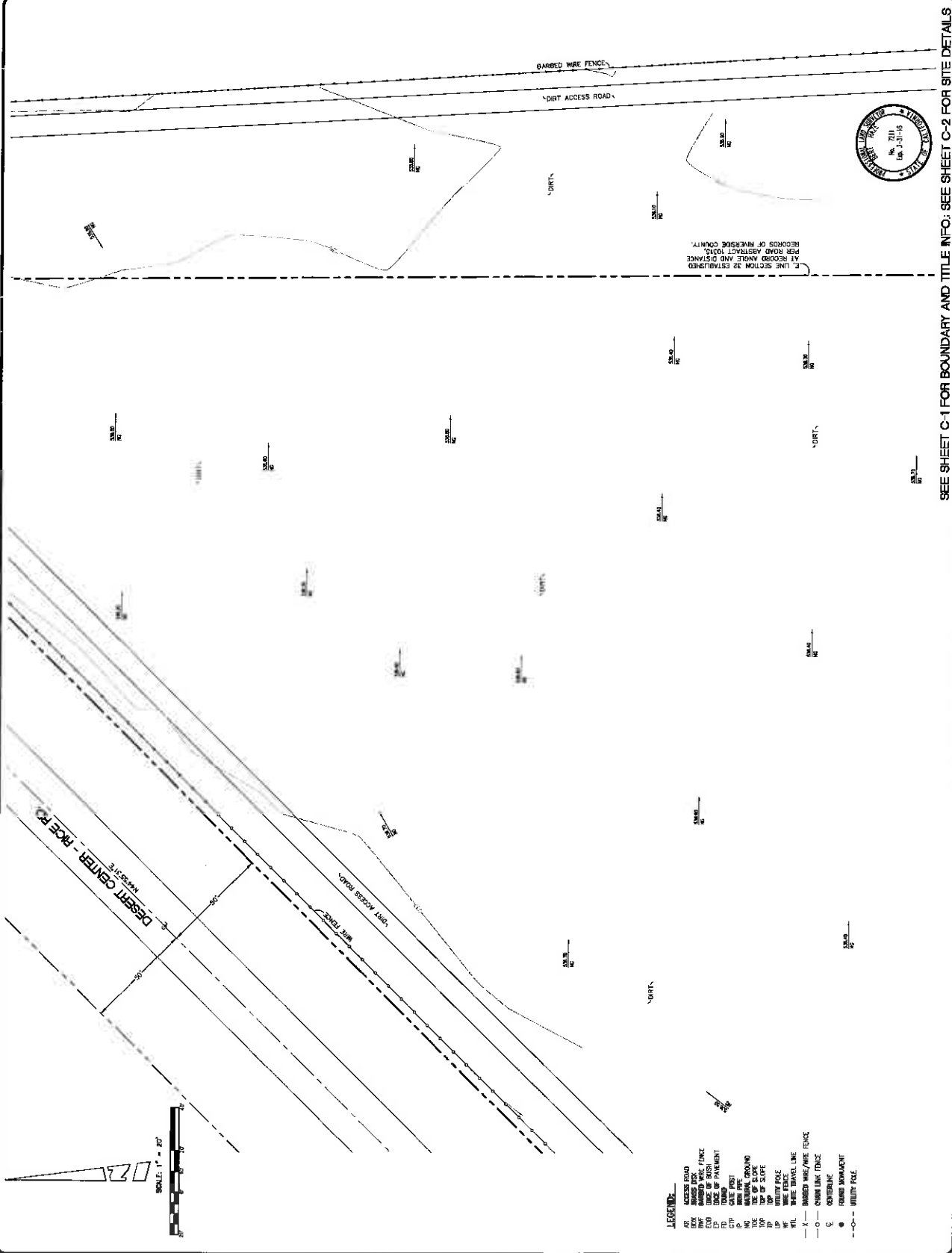
APPROVED BY:	INITIALS	DATE
LANDLORD		
VAN SITE ACQ.		
ZONING		
VAN RF		
VAN INTERCONNECT		
VAN UTILITY COOP.		
VAN CONST PERM.		
VAN PROJECT MGR.		

**SITE NAME:**  
**RICE ROAD**  
**SITE ADDRESS:**  
 NORTH OF 2100 RICE ROAD  
 DESERT CENTER, CA 92281

**SHEET TITLE:**  
**TOPOGRAPHIC SURVEY**

**DRAWING INFO:**  
**DRAWN BY:** RICE ROAD  
**DATE:** 08/20/14  
**SHEET NUMBER:**

3 OF 3 **C-3**

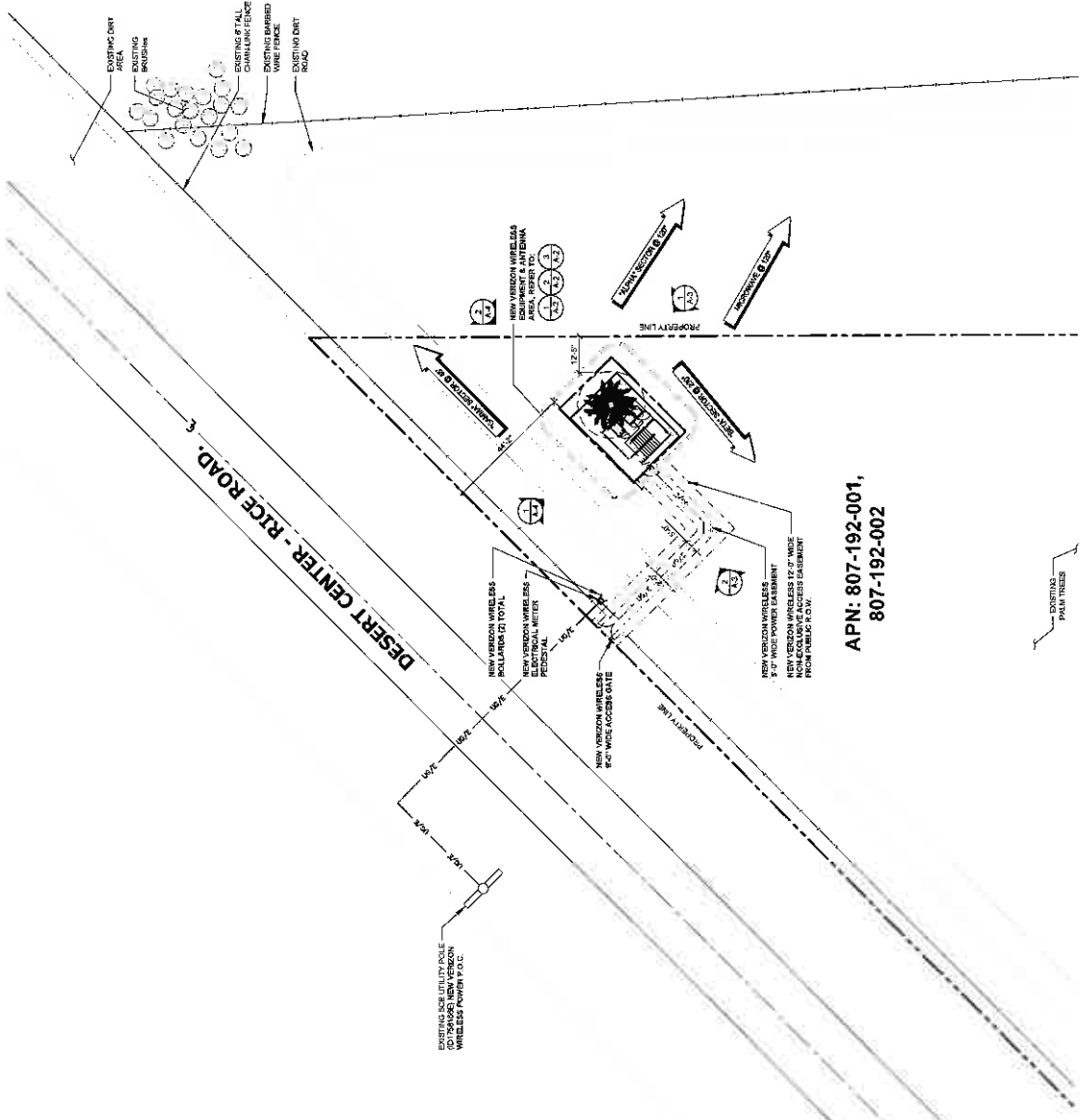


SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO. SEE SHEET C-2 FOR SITE DETAILS

- LEGEND:**
- AK ACCESS ROAD
  - SWF BARBED WIRE FENCE
  - EDD FACE OF DITCH
  - FD FACE OF DRAINAGE
  - FD FENCE
  - DP DIRT PILE
  - NG NATURAL GROUND
  - UP UP OF SLOPE
  - UP UP TOY FENCE
  - WF WIRE FENCE
  - WL WIRE TOWER LINE
  - X- BARBED WIRE/FENCE
  - O- OWNER LINK FENCE
  - Q CENTERLINE
  - TOWER MOUNT
  - O-O- UTILITY POLE



**NOTE:**  
 THE PROPOSED UTILITY ROUTES, FIBER & POWER  
 ARE SHOWN FOR INFORMATION ONLY. ANY  
 CHANGE AT THE TIME OF INSTALLATION SHALL BE  
 CONSTRUCTION BY UTILITY PROVIDER.



APN: 807-192-001,  
 807-192-002

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
0	11/01/19	ISSUE FOR PERMITS	JL

**VERIZON WIRELESS**  
 NEW VERIZON WIRELESS  
 15505 SAN CANYON AVENUE  
 IRVINE, CA 92618

**PROPRIETARY INFORMATION**  
 THIS DOCUMENT IS THE PROPERTY OF VERIZON WIRELESS AND IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF VERIZON WIRELESS.

**Verizon**  
 15505 SAN CANYON AVENUE  
 IRVINE, CA 92618

**RICE ROAD**  
 NORTH OF 22100 RICE ROAD  
 DESERT CENTER, CA 92239

**SHEET TITLE:**  
**SITE PLAN**

**A-1**



**SHEET TITLE:**  
**SITE PLAN**

**A-1**

**SITE PLAN**

**1**

**SCALE:** 1" = 30'-0" (HORIZONTAL)  
 1" = 20'-0" (VERTICAL)

**0 10 20 30 40**  
**FEET**

**NORTH**

**SITE PLAN**

**1**

**SCALE:** 1" = 30'-0" (HORIZONTAL)  
 1" = 20'-0" (VERTICAL)

**0 10 20 30 40**  
**FEET**

**NORTH**

**SITE PLAN**

**1**

**SCALE:** 1" = 30'-0" (HORIZONTAL)  
 1" = 20'-0" (VERTICAL)

**0 10 20 30 40**  
**FEET**

**NORTH**

REV	DATE	DESCRIPTION	BY
1	05/19/16	ISSUE STATUS	JD
2	06/02/16	100% ZONING	JD

**SJC WIRELESS**  
 5645 VERIZON DRIVE  
 CALIFORNIA, CA 92239  
 (951) 235-7371

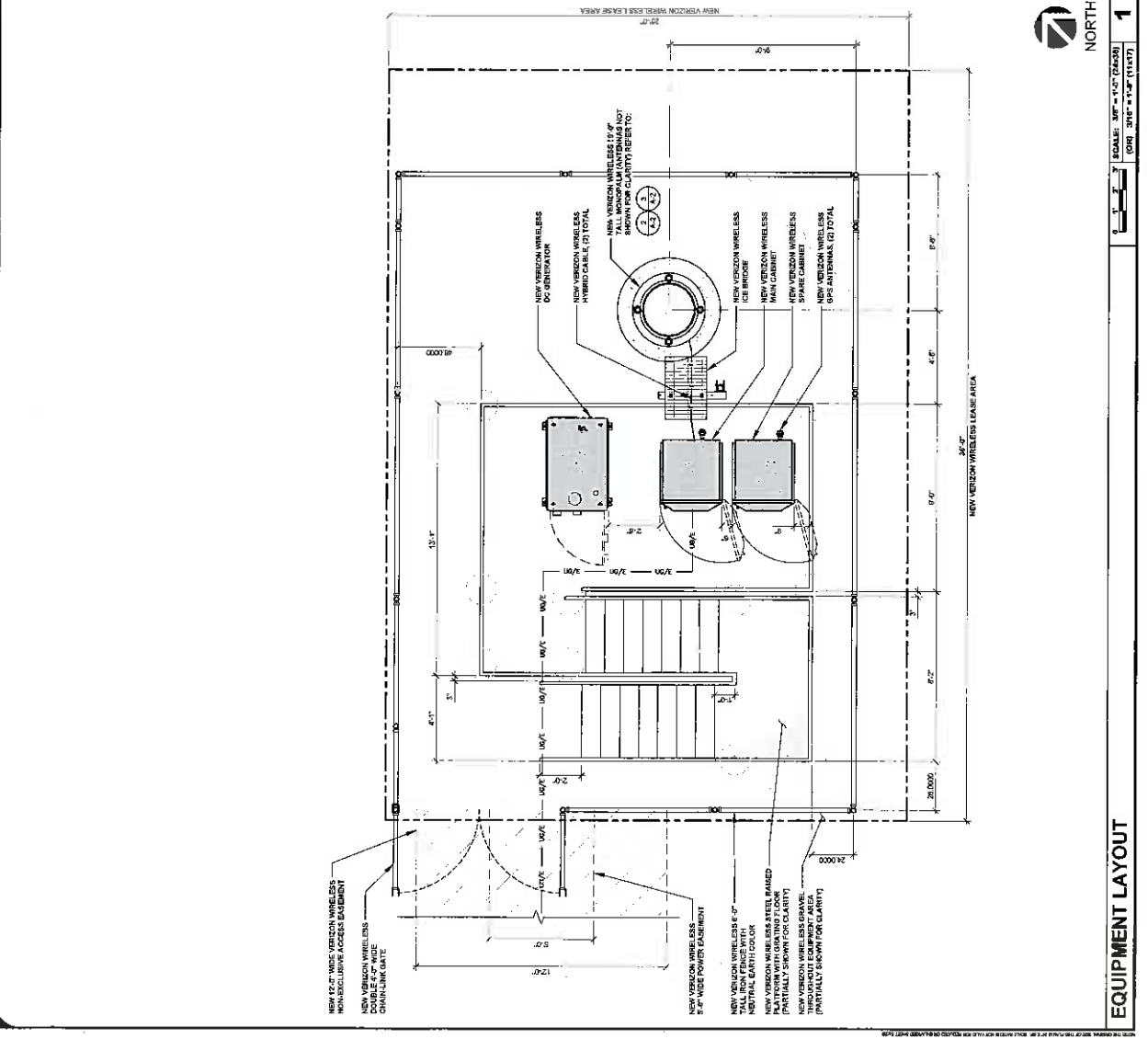
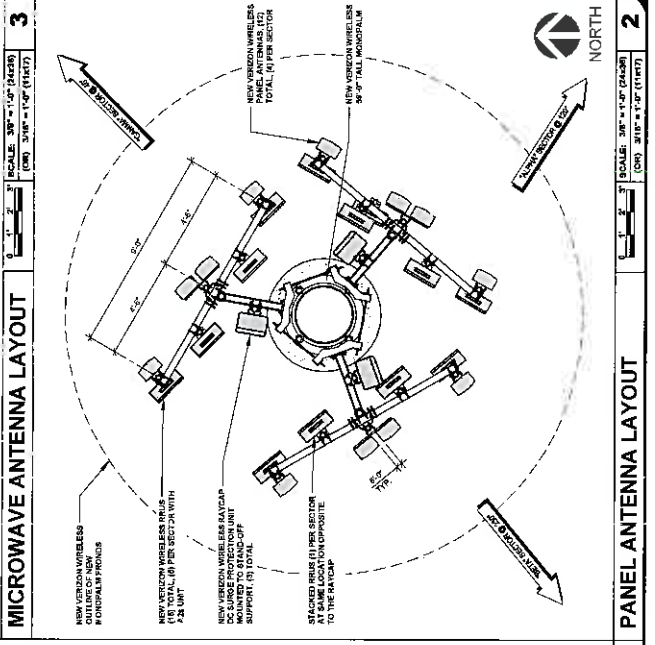
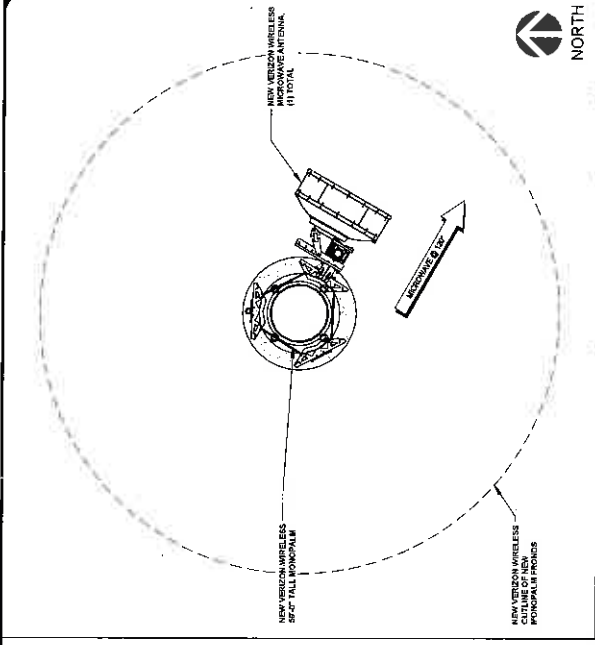
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**Verizon**  
 16505 SAN CAYON AVENUE  
 IRVINE, CA 92618

**RICE ROAD**  
 NORTH OF 22100 RICE ROAD  
 DESERT CENTER, CA 92239

**SHEET TITLE:**  
**EQUIPMENT & ANTENNA LAYOUT**

**A-2**



**EQUIPMENT LAYOUT**

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
0	10/17/16	100% 22/10/2	JA



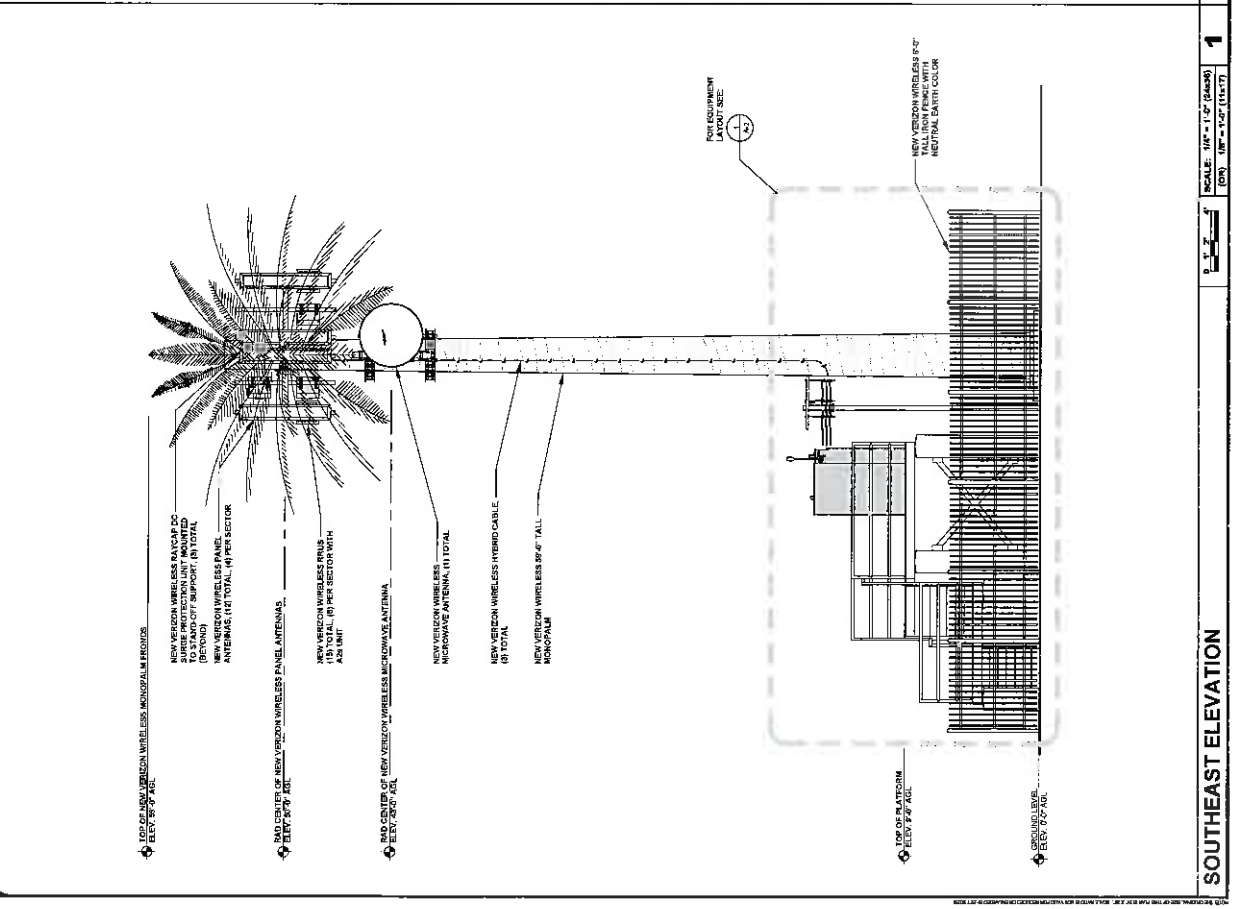
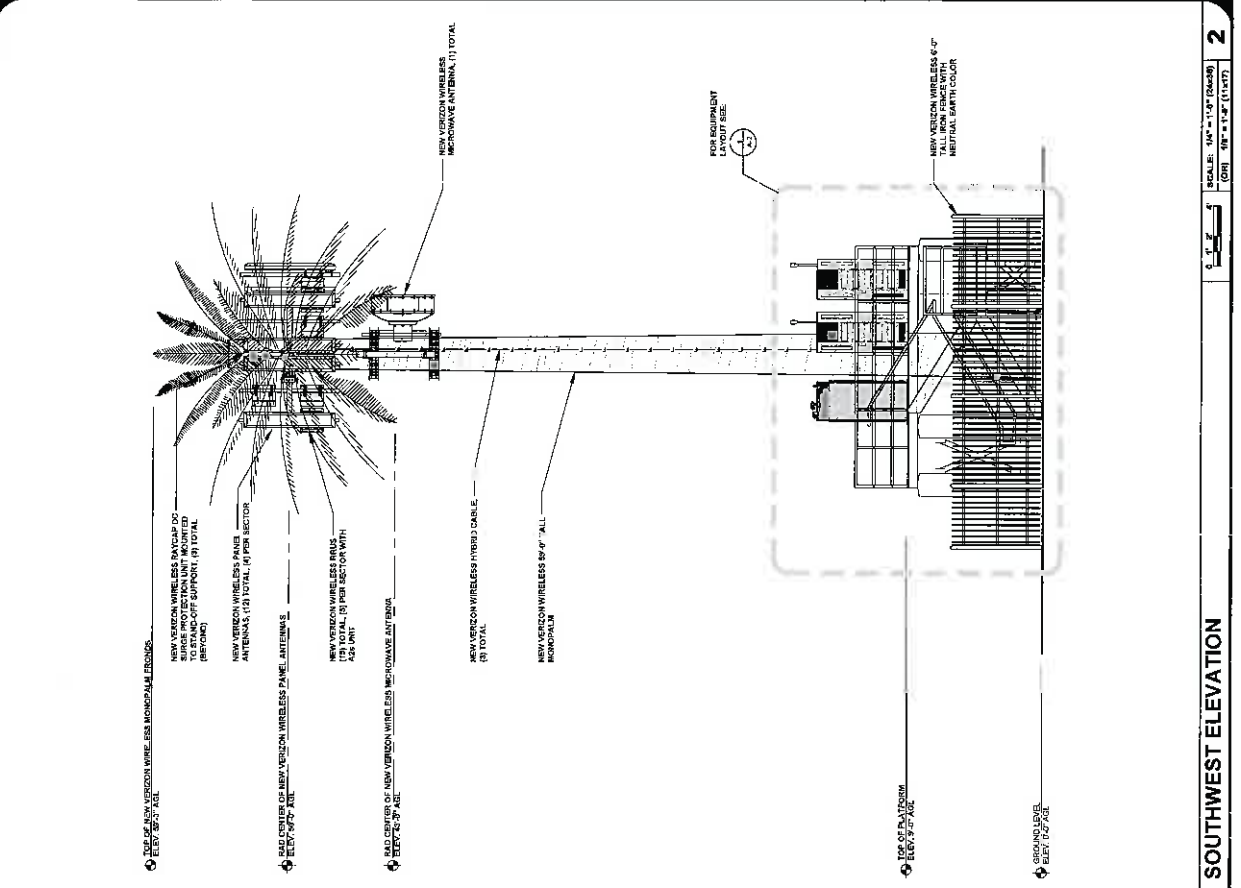
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**RICE ROAD**  
 NORTH OF 22100 RICE ROAD  
 DESERT CENTER, CA 92239

**SHEET TITLE**  
**SOUTHWEST & SOUTHWEST ELEVATIONS**

**A-3**



**1** **SOUTHWEST ELEVATION**

**2** **SOUTHWEST ELEVATION**

SCALE: 1/8" = 1'-0" (Max)

SCALE: 1/8" = 1'-0" (Max)

SCALE: 1/8" = 1'-0" (Max)

SCALE: 1/8" = 1'-0" (Max)

REV.	DATE	DESCRIPTION	BY
0	10/17/15	WORK ZONING	JS

**SIG**  
WIRELESS  
NEW WIRELESS FACILITIES  
SANTA ANA, CALIFORNIA  
92705-3756

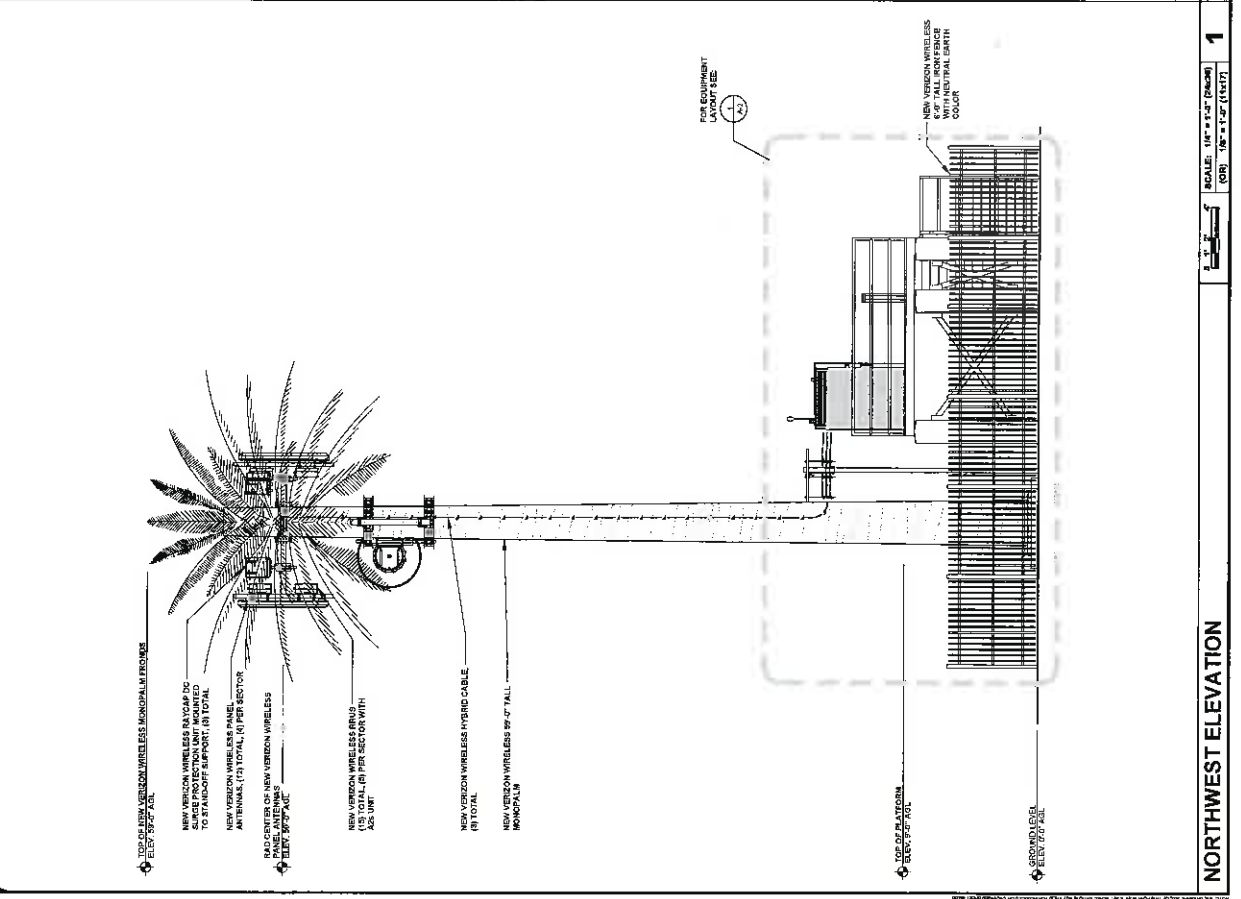
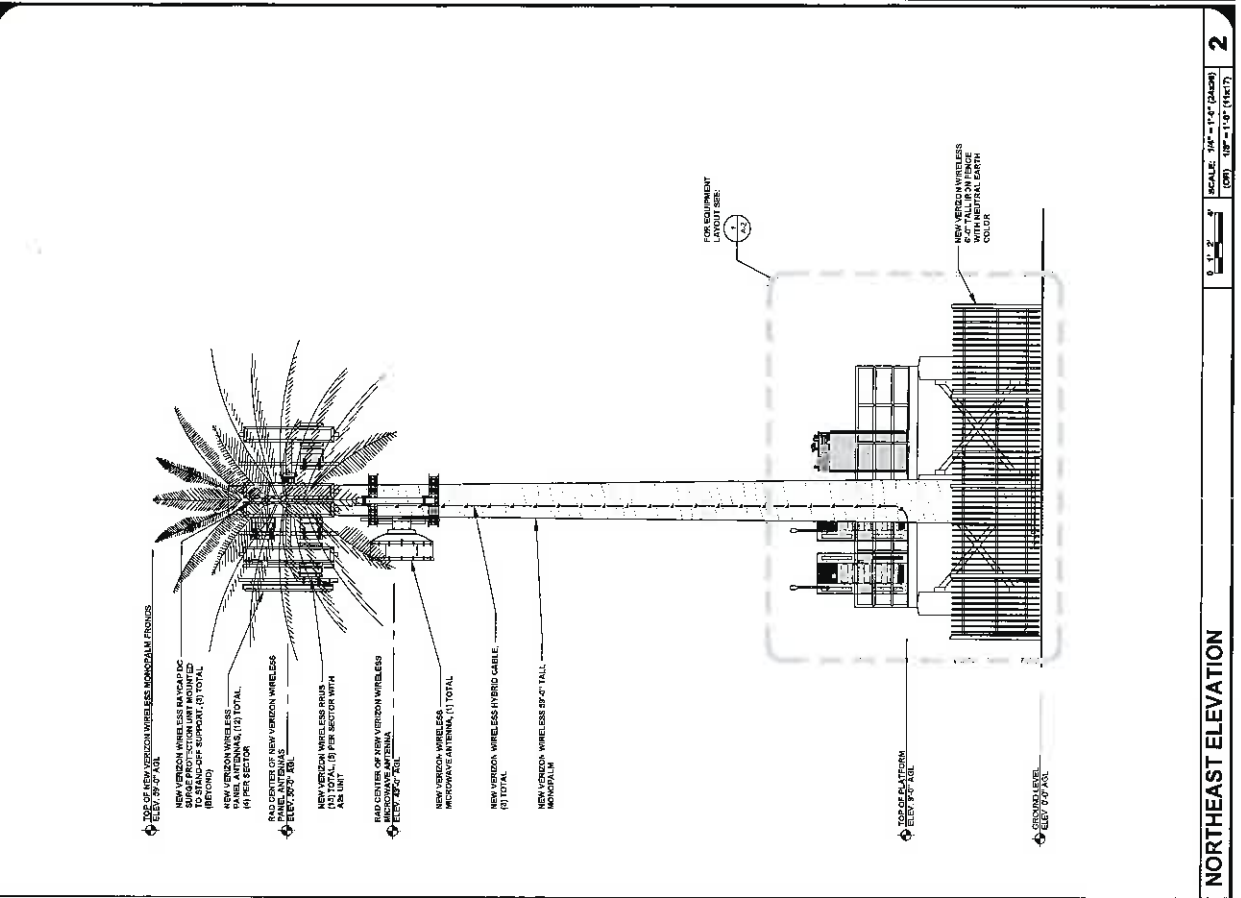
**PROPRIETARY INFORMATION**  
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**Verizon**  
15605 SAN CANYON AVENUE  
IRVINE, CA 92618

**RICE ROAD**  
NORTH OF 22100 RICE ROAD  
DESERT CENTER, CA 92239

**SHEET TITLE**  
NORTHWEST &  
NORTHEAST  
ELEVATIONS

**A-4**



**2**

**SCALE: 1/4" = 1'-0" (AS SHOWN)**  
(CON) 1/8" = 1'-0" (11x17)

**NORTHEAST ELEVATION**

**1**

**SCALE: 1/4" = 1'-0" (AS SHOWN)**  
(CON) 1/8" = 1'-0" (11x17)

**NORTHWEST ELEVATION**

# RICE ROAD

NORTH OF 22100 RICE ROAD DESERT CENTER CA 92239



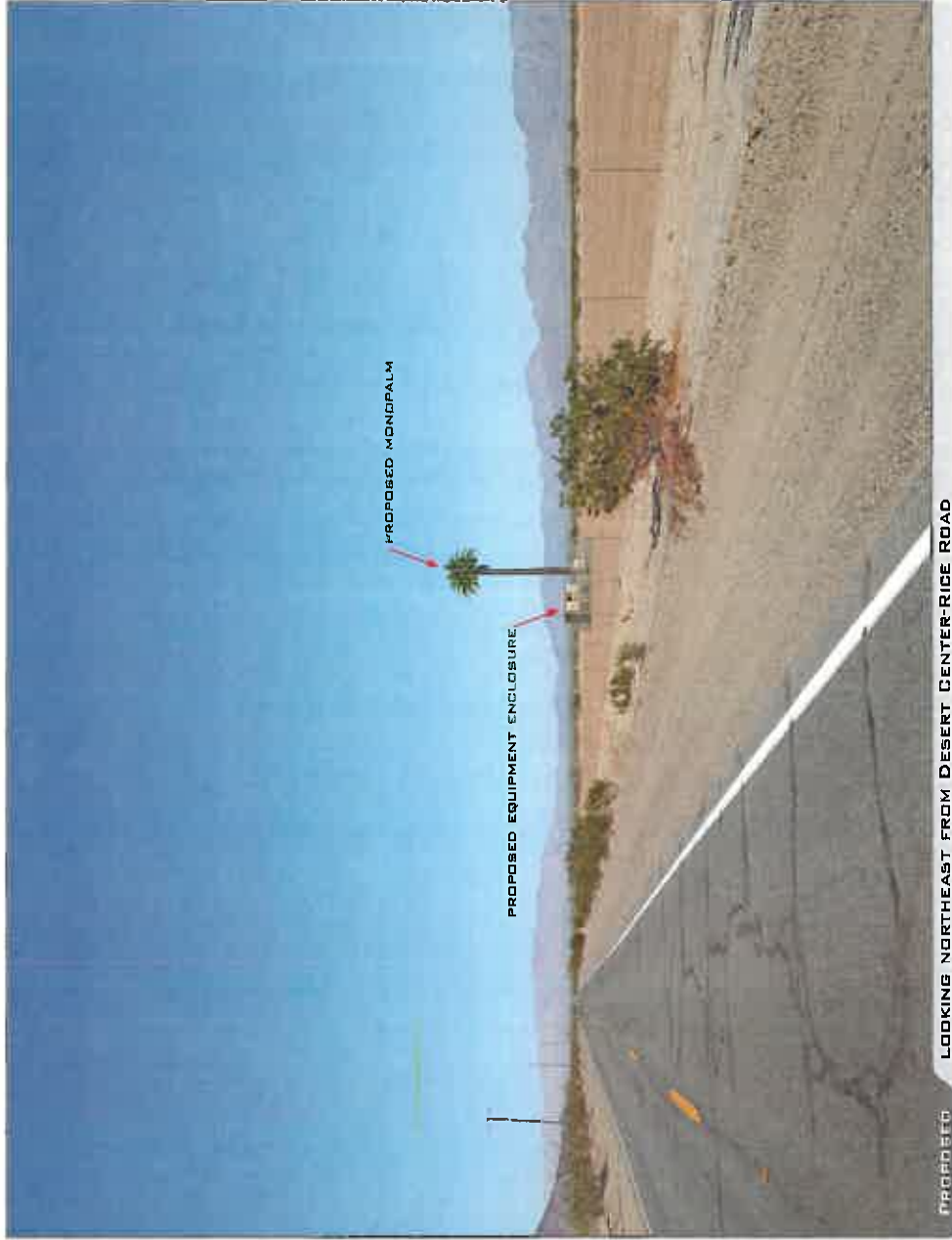


# RICE ROAD

NORTH OF 22100 RICE ROAD DESERT CENTER CA 92239



VIEW



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



# RICE ROAD

NORTH OF 22100 RICE ROAD DESERT CENTER CA 92239



VIEW 2



# RICE ROAD

NORTH OF 22100 RICE ROAD DESERT CENTER CA 92239



©2014 Google Maps



PROPOSED MINDPALM  
PROPOSED COMPACTOR EXHAUST DUCT  
PROPOSED



Authorized Agent for Verizon Wireless

Setting the New Standard

Core Development Services  
1500 Saturn Street  
Brea, CA 92821  
Phone: (714) 986-6372  
Fax: (714) 986-6372  
www.coredev.com

Verizon Wireless Project Name: **Rice Road**

**County of Riverside**  
**Application for a Plot Plan -**  
**Wireless Telecommunications Facility**  
*Project Information and Background*

Efforts are currently underway in the County of Riverside to establish the required infrastructure for Verizon Wireless. Verizon Wireless has retained the services of Core Development Services to facilitate the land use entitlement process. Verizon Wireless is requesting approval of a Plot Plan for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

**Project Location**

Address: North of 22100 Rice Rd. Desert Center, CA. 92239  
APN: 807-192-002  
Zoning: W-2-10 (Controlled Development Area)

**Project Representative**

Monica Esparza, Zoning Manager  
Core Development Services  
2749 Saturn Street  
Brea, CA 92821  
(714) 986-6372  
mesparza@core.us.com

**Verizon Wireless Contact**

15505 Sand Canyon Avenue, Building D  
Irvine, CA 92618  
(949) 286-7000

**Project Description**

The proposed installation for a disguised, unmanned wireless telecommunications facility (WTF) that consists of **twelve (12) panel antennas mounted onto a 50'-tall monopalm, twelve (12) RRU's mounted to antenna poles, (1) parabolic antenna with pre-fabricated equipment shelter and equipment at grade.** All associated antennas and equipment will be screened and completely hidden from the public right of way and the surrounding community. Thus, the proposed site design adheres to the development standards as set forth in the County of Riverside's Telecommunications Ordinance.

The specifics of the above outlined wireless proposal, in terms of location, size and design are illustrated in further detail within the provided plans and photo simulations.

The facility will be unmanned, and therefore, will not create any traffic. Maintenance personnel will visit the site every 4-6 weeks to ensure the site is functioning properly and being maintained. The equipment will not



create additional noise as outdoor equipment cabinets are utilized rather than an equipment shelter which requires the installation of air conditioning units to cool the cabinets located inside. The facility will not create any hazardous materials, waste, odor, light, or glare.

### **Project Objectives**

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area:

- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a *level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality* (Threshold, -85dBm).
- When nearby other sites become overloaded, and more enhanced voice and data services are used (3G and other high-speed data services) signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In this specific case, this location was selected because Verizon Wireless' radio-frequency engineers (RF) have observed that a newly constructed structure is currently blocking signal from an existing facility in the area and the surrounding existing Verizon's sites are becoming overloaded, therefore an additional facility is needed to relieve network traffic congestion to ensure reliable levels of service. To help illustrate this, the enclosed RF exhibits have been provided.

### **Alternative Site Analysis**

As a result of the infeasibility of the alternate sites, Verizon Wireless' network deployment personnel selected the proposed site in order to meet the technical objectives of RF engineering, which concurrently provides the best option with regard to other key criteria that include, but are not limited to accessibility, utility connections, zoning compatibility, liability and risk assessment, site acquisition, maintenance and construction costs. The proposed project location is the most desirable site, specifically in terms of zoning, as its design will be stealth and will be most compatible with the surrounding environment and the proposal, lease area, will be located in the rear, furthest away from the public right of way, while still filling and providing optimum coverage.

#### **Alternate Site #1: No Address, Desert Center, CA 92239**

**APN: 807-700-004**

#### **Alternate Site #2: No Address, Desert Center, CA 92239**

**APN: 807-700-007**

Both of these alternative sites were not chosen because the nearest power and telco was located approximately 1.5 miles away.

Verizon Wireless has exhausted all possible alternative locations and the proposed location is the best and most viable location. The proposed facility will provide an integral link in Verizon Wireless' proposed network and designed to provide coverage to this area. This site is a necessity to the well-being and public safety of the community. At present, Verizon Wireless is experiencing capacity problems as well as in-building



coverage within the community surrounding this area. The proposed site will provide wireless telecommunications services to Verizon Wireless customers throughout this area.

### **Burden of Proof**

Verizon Wireless is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As a public utility, Verizon Wireless is licensed by the FCC to provide wireless communication services throughout California. Verizon Wireless is the largest wireless company in the United States and is dedicated to providing customers with wireless technology designed to enrich their lives. Its vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. Verizon Wireless is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks.

## **GENERAL INFORMATION**

### **Site Selection**

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target/search ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties for consideration for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and the supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with Verizon Wireless.

Four key elements are considered in the selection process:

- **Leasing:** The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- **Zoning:** It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- **Construction:** Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- **RF:** It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

### **The Benefits to the Community**

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they are doing these things in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people relocating are not signing





up for landline service at their new location and are using their cell phone as their primary communication method.

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

- Communications for local, state, and federal emergency services providers, such as police, fire, paramedics, and other first-responders.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25% of all preteens, ages 9 to 12, and 75% of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

#### **Safety – RF is Radio**

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All Verizon Wireless 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.

#### **Verizon Wireless Company Information**

Verizon Wireless is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As a public utility, VZW is licensed by the FCC to provide wireless communication services throughout California. Verizon Wireless is the largest wireless company in the United States and is dedicated to providing customers with wireless technology designed to enrich their lives. Its vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. Verizon Wireless is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks.



core

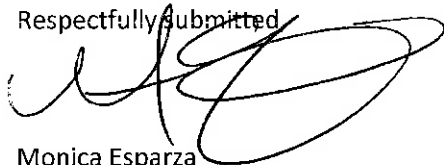
Verizon Wireless is the nation's largest digital voice and data network covering 290 million people and growing. With superior spectrum availability allotted in the nation's top 100 markets, VZW provides a fully digital GSM/GPRS with high speed EDGE wireless data network infrastructure.

Wireless communications will continue to change the future of telecommunications with easy-to-use, lightweight and highly mobile communications devices including: portable telephones, computers and Personal Digital Assistants (PDAs). Wireless communications will provide voice, e-mail and Internet access capabilities for customer's communications needs virtually anywhere and at any time.

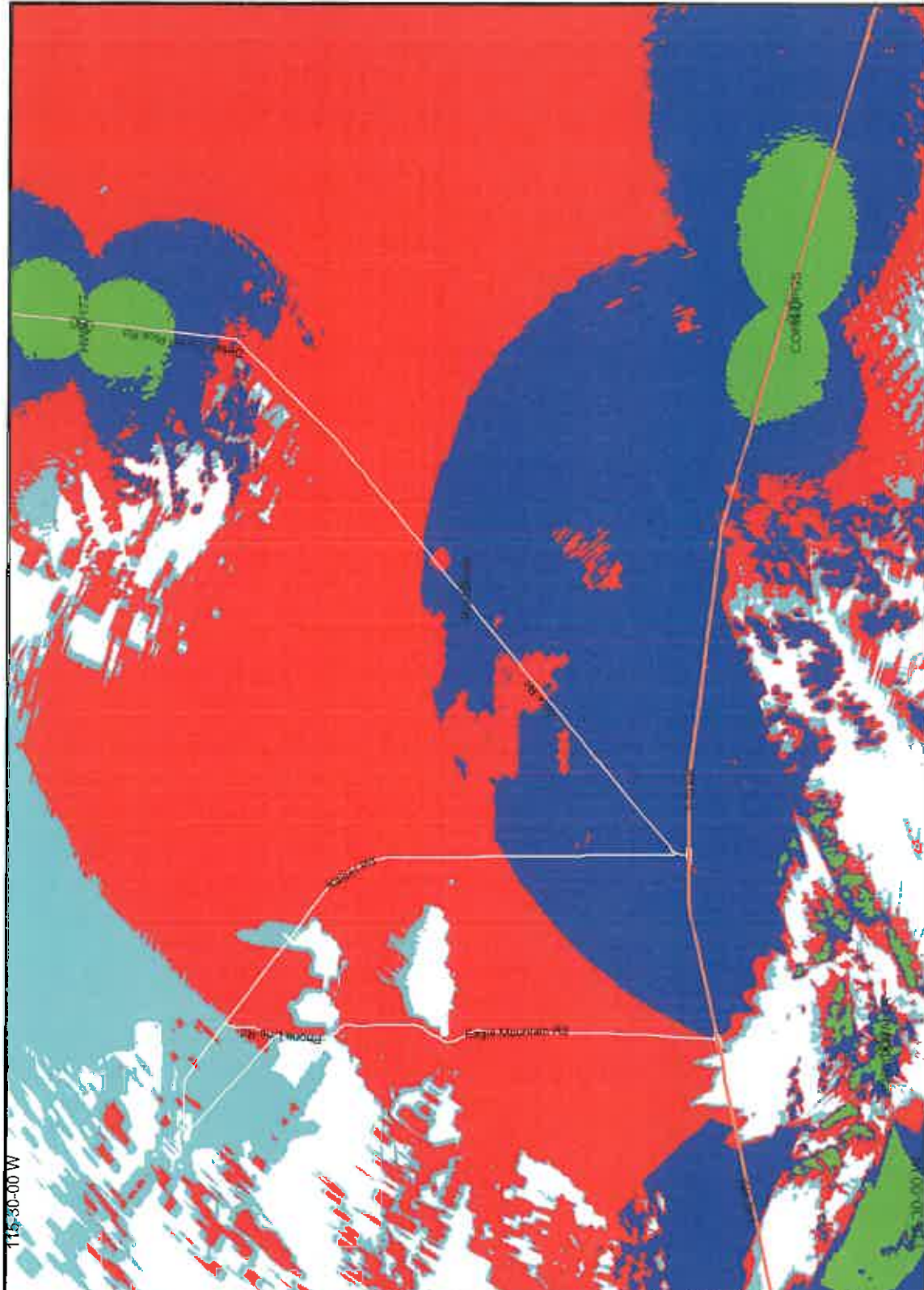
The wireless network being developed by Verizon Wireless differs from typical cellular networks in that it uses state of the art digital technology instead of analog systems, which have been in use since the early 1980's. The benefits include call privacy and security, improved voice quality, and an expanded menu of affordable products and services for personal and professional communications needs.

The enclosed application is presented for your consideration. Verizon Wireless requests a favorable determination and approval of the Plot Plan to build the proposed facility. Please contact me at 714-986-6372 for any questions or requests for additional information.

Respectfully submitted



Monica Esparza  
Authorized Agent for Verizon Wireless



115-30-00 W

Session: Car\_C\_A  
 User: car\_c\_a  
 Time: Oct 28 06:59:22 2014  
 Default: Sectors  
 Datum: NAD83  
 Center Lat: 33-46-21.87 N  
 Center Lon: 115-22-22.46 W

**Sectors**  
 1000 Meters  
 750 Meters  
 500 Meters  
 250 Meters

- major\_highway
- secondary\_highway
- arterial\_road
- collector\_road
- dia

**LTE RSRP**  
 CCL  
 CL: RSRP (dBm)

- > -75
- > -85
- > -95
- > -100

Scale: 1:1000000

**verizon**wireless  
 GeoPlan v6.6.3.1  
 Proprietary and Confidential



Session: Car\_C\_A  
 User: cherr  
 Tue Oct 28 07:02:31 2014  
 Default: Squera  
 Datum: NAD83  
 Center Lat: 33-46-21.87 N  
 Center Lon: 115-22-22.46 W

**Sectors**  
 115.22-22.46 W  
 115.22-22.46 W  
 115.22-22.46 W  
 115.22-22.46 W

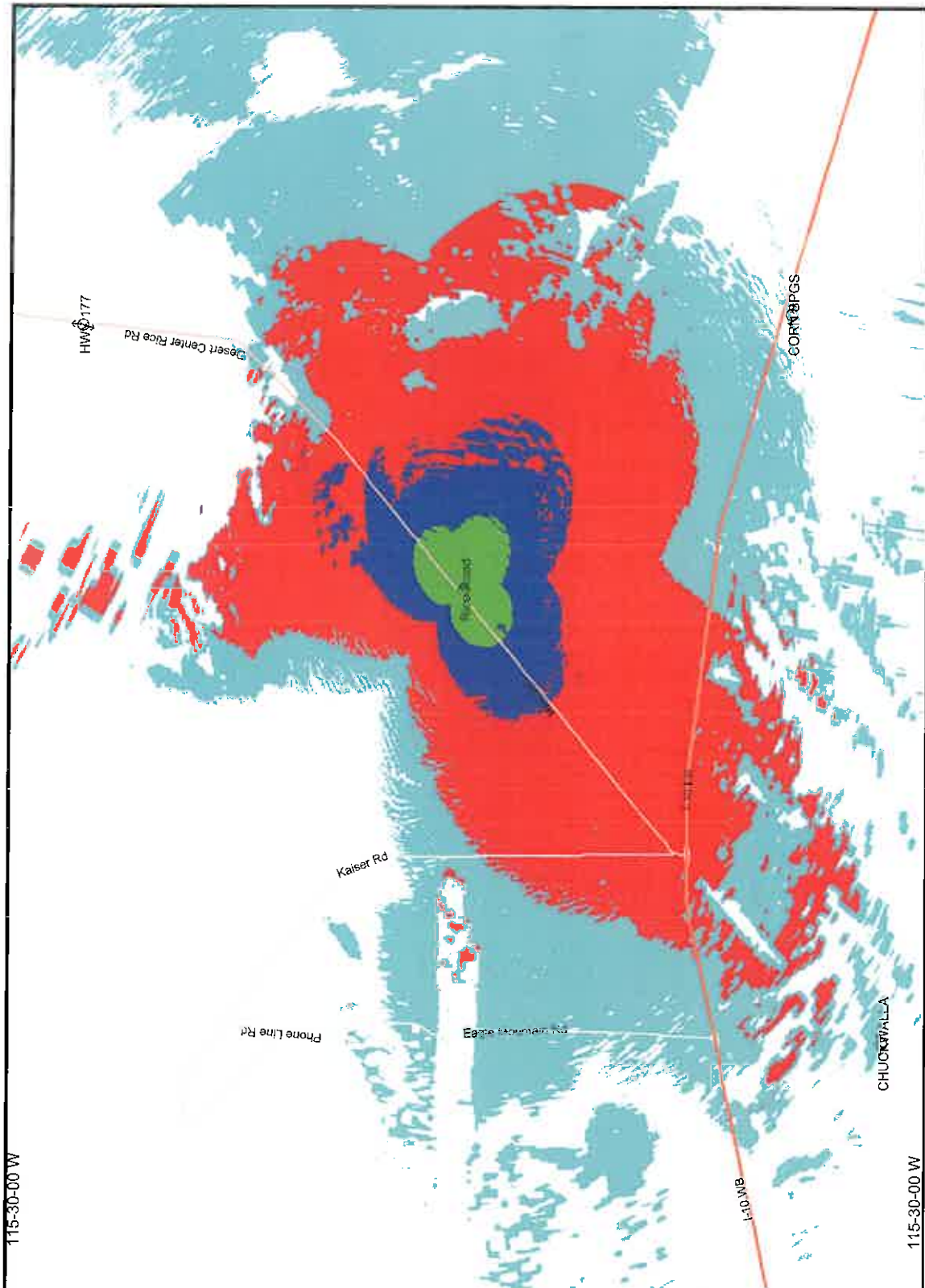
major\_highway  
 secondary\_highway  
 arterial\_road  
 collector\_road  
 bta

**LTE RSRP**  
 7CL  
 C/F: RSRP (dBm)  
 >= -75  
 >= -85  
 >= -95  
 >= -100

Scale: 1:100000

**verizonwireless**  
 GeoPlan v6.6.3.1  
 Proprietary and Confidential





Session: Car\_C\_A  
 User: cherril  
 Tue Oct 28 07:04:21 2014  
 Default: Square  
 Datum: NAD83  
 Center Lat: 33-46-21.87 N  
 Center Lon: 115-22-22.48 W

**Sectors**

- major\_highway
- secondary\_highway
- arterial\_road
- collector\_road
- bldg

**LTE RSRP**  
 7CL  
 Ctr. RSRP (dBm)  
 >= -75  
 >= -85  
 >= -95  
 >= -100

Scale: 1:1000000  
**verizon**wireless  
 GeoPlan v6.6.3.1  
 Proprietary and Confidential

Band	Block	Call Sign	Tx	Rx	ERP (Watts)
700	C-upper	WQJQ694	746-757 MHz	776-787 MHz	74.28
PCS	E	WPWH653	1965-1970 MHz	1885-1890 MHz	173.37
PCS	F	KNLF889	1970-1975 MHz	1890-1895 MHz	173.37
AWS	A2	WQSH611	2115-2120 MHz	1715-1720 MHz	102.5
AWS	B	WQGB222	2120-2130 MHz	1720-1730 MHz	102.5
AWS	C	WQTX808	2130-2135 MHz	1730-1735 MHz	102.5



February 08, 2016

RE: Verizon Wireless Rice Road Site Located at: North of 22100 Rice Road, Desert Garden, CA 92239

**To Whom It May Concern,**

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, will be compliant with FCC Guidelines.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <http://www.fcc.gov/oet/rfsafety/rf-faqs.html>

Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines. Policy questions should be directed to [VZWRFCCompliance@verizonwireless.com](mailto:VZWRFCCompliance@verizonwireless.com). Contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Steve Lamb	<a href="mailto:WestSoCalNetworkCompliance@VerizonWireless.com">WestSoCalNetworkCompliance@VerizonWireless.com</a>	949-243-4849

Sincerely,

Jeddy Lin  
Manager-RF System Design  
Verizon Wireless



\*\*\*\*\*

\* Federal Airways & Airspace  
\*  
\* Summary Report: New Construction  
\*  
\* Antenna Structure  
\*

\*\*\*\*\*

Airspace User: Sonia Rodriguez

File: RICEROAD

Location: Blythe, CA  
Distance: 43.5 Statute Miles  
Direction: 106° (true bearing)

Latitude: 33°-46'-57.39" Longitude:  
115°-19'-00.40"

SITE ELEVATION AMSL.....536 ft.  
STRUCTURE HEIGHT..... 59 ft.  
OVERALL HEIGHT AMSL.....595 ft.

NOTICE CRITERIA

- FAR 77.9(a): NNR (DNE 200 ft AGL)
- FAR 77.9(b): NNR (DNE Notice Slope)
- FAR 77.9(c): NNR (Not a Traverse Way)
- FAR 77.9: NNR (No Expected TERPS@ impact with L77)
- FAR 77.9: NNR (No Expected TERPS@ impact BLH)
- FAR 77.9(d): NNR (Off Airport Construction)

- NR = Notice Required
- NNR = Notice Not Required
- PNR = Possible Notice Required (depends upon actual IFR procedure)

For new construction review Air Navigation Facilities at bottom of this report.

Notice to the FAA is not required at the analyzed location and height for slope, height or Straight-In procedures. Please review the 'Air Navigation' section for notice requirements for offset IFR procedures and EMI.

OBSTRUCTION STANDARDS

- FAR 77.17(a)(1): DNE 499 ft AGL

FAR 77.17(a)(2): DNE - Airport Surface  
 FAR 77.19(a): DNE - Horizontal Surface  
 FAR 77.19(b): DNE - Conical Surface  
 FAR 77.19(c): DNE - Primary Surface  
 FAR 77.19(d): DNE - Approach Surface  
 FAR 77.19(e): DNE - Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: L77: CHIRIACO SUMMIT

Type: A RD: 124738.5 RE: 1670  
 FAR 77.17(a)(1): DNE  
 FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.  
 VFR Horizontal Surface: DNE  
 VFR Conical Surface: DNE  
 VFR Approach Slope: DNE  
 VFR Transitional Slope: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: BLH: BLYTHE

Type: A RD: 189079 RE: 397.1  
 FAR 77.17(a)(1): DNE  
 FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.  
 VFR Horizontal Surface: DNE  
 VFR Conical Surface: DNE  
 VFR Approach Slope: DNE  
 VFR Transitional Slope: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a)(3) Departure Surface Criteria (40:1)  
 DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a)(4) MOCA Altitude Enroute Criteria  
 The Maximum Height Permitted is 7861 ft AMSL

PRIVATE LANDING FACILITIES

FACIL	BEARING	RANGE
DELTA ARP FAA	To FACIL	IN NM
IDENT TYP NAME		
ELEVATION IFR		

+36	CN64 AIR DESERT CENTER	191.52	2.13
-----	------------------------	--------	------

No Impact to Private Landing Facility.  
 DNE 200 ft AGL within 3 NM of Airport.

AIR NAVIGATION ELECTRONIC FACILITIES

FAC	ST	DIST	DELTA
GRND APCH			
IDNT	TYPE	AT	FREQ VECTOR (ft)
ANGLE BEAR			ELEVA ST LOCATION

BLH VORTAC R 117.4 112.04 182118 +185 CA BLYTHE  
.06  
TNP VORTAC R 114.2 311.24 182408 -779 CA  
TWENTYNINE PALMS -.24

CFR Title 47, §1.30000-§1.30004  
NOT REQUIRED: Structure is not within critical wavelength  
(s) of a FCC licensed  
AM radio station. Movement Method Proof and notification  
to the AM station is  
not required. Please review AM Station Report for details.

Airspace® Summary Version 14.9.372

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11-02-2014  
18:18:15

# BERT HAZE

AND ASSOCIATES, INC.  
LAND SURVEYING & MAPPING

3188 AIRWAY AVENUE, SUITE K1  
COSTA MESA, CALIFORNIA 92626  
714 557-1567 OFFICE  
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## 1-A ACCURACY CERTIFICATION

DATE OF SURVEY: JULY 28, 2014

SITE NUMBER:	N/A
SITE NAME:	RICE ROAD
TYPE:	ANTENNA STRUCTURE
LOCATION:	NORTH OF 22100 RICE ROAD DESERT CENTER, CA 92239

I, BERT HAZE, HEREBY CERTIFY THE GEODETIC COORDINATES AT THE CENTER OF THE PROPOSED ANTENNA STRUCTURE ARE:

\*GEODETIC COORDINATES: (NORTH AMERICAN DATUM 1983)

★ LATITUDE 33°46'57.39" N  
★ LONGITUDE 115°19'00.40" W

AND FURTHER CERTIFY THAT THE ELEVATION CALLS PRODUCED HEREON ARE ABOVE MEAN SEA LEVEL (A.M.S.L.), NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) **\*\***(SEE BENCHMARK DATUM REFERENCED HEREON)

GROUND ELEVATION @ PROPOSED ANTENNA STRUCTURE LOCATION = 536 FEET/163.4 METERS (A.M.S.L.)(NAVD88)

THE ACCURACY STANDARDS FOR THIS "1-A ACCURACY CERTIFICATION" ARE AS FOLLOWS:

GEODETIC COORDINATE LOCATIONS:	FIFTEEN (15) FEET HORIZONTALLY
THE ELEVATIONS OF THE GROUND AND THE FEATURES LOCATED:	THREE (3) FEET VERTICALLY (A.M.S.L.)
THE MEASURED HEIGHTS OF THE FEATURES LOCATED:	ONE (1) FOOT ± VERTICALLY (A.G.L.)

GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "ASHTech" G.P.S. RECEIVERS AND ASHTech SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

**\*\*BENCH MARK REFERENCE:**

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 534" AS SHOWN ON THE "EAST OF VICTORY PASS" 7.5 MINUTE QUADRANGLE MAP.  
ELEVATION: 536.5 FEET A.M.S.L. (NAVD88)(DATUM VERIFIED IN FIELD TO BE WITHIN SAID ACCURACY STANDARDS)



SIGNED

BERT HAZE, PLS 7211

DATE

★REV. PER ARCH 09/12/14

PLOT PLAN:TRANSMITTED Case #: PP25701

Parcel: 807-192-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

Plot Plan No. 25701 proposes the construction of a disguised wireless communication facility consisting of a 59-foot tower disguised as a palm tree; twelve (12) panel antennas, fifteen (15) Radio Repeating Units, three (3) surge protection units, one (1) parabolic antenna, and two (2) Global Positioning Satellite within a 900 square foot lease area. The lease area will be enclosed by a 6 foot tall wrought-iron fence with equipment cabinets and a DC generator on top of a 9 foot tall raised steel platform as required by the Riverside County Flood Control and Water Conservation District.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the [PLOT PLAN] [CONDITIONAL USE PERMIT] [PUBLIC USE PERMIT]; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the [PLOT PLAN] [CONDITIONAL USE PERMIT] [PUBLIC USE PERMIT], including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25701 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25701, Exhibit A, dated May 15, 2017.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit



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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.)

RECOMMND

holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - PERMITS REQUIRED

RECOMMND

CODE/ORDINANCE REQUIREMENTS:

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

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 DEPARTMENT

10.E HEALTH. 1 USE - NO WASTEWATER PLUMBING

RECOMMND

The project comprises structures without wastewater plumbing. If wastewater plumbing fixtures are proposed in the future, the applicant shall contact the Department of Environmental Health for the requirements.

10.E HEALTH. 2 USE - EMERGENCY GENERATOR

RECOMMND

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure

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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - EMERGENCY GENERATOR (cont.) RECOMMND

(SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.

- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

10.E HEALTH. 3 USE - NO NOISE REPORTS RECOMMND

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

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10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - NO NOISE REPORTS (cont.) RECOMMND

Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

FIRE DEPARTMENT

10.FIRE. 1 USE - #89 KNOX BOX RECOMMND

Knox Box- shall be installed on the outside of the wall(front).Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 2 USE - #27 EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC. Fire extinguishers located in public areas shall be in recessed cabinets mounted 48" to center above floor level with maximum 4" projection from the wall.

Contact Fire Department for proper placement of equipment prior to installation.

10.FIRE. 3 USE - ADDRESS, PLACARD, FINAL RECOMMND

Display Address- Display street numbers in a prominent location on the address side of the wall. Numbers and letters shall be a minimum of 12" in height. All addressing must be legible, of a contrasting color with the background and adequately illuminated to be visible from the street at all hours. All lettering shall be to Architectural Standards.

Placard- Need 704 placard on the outside of the wall, visible from the street.

Final Inspection- Prior to final fire approval you must be cleared by the Fire Department. Business is not allowed to be conducted in the building prior to final approval. Call our office to request a Fire Department inspection when you have approved plans and have installed items as required.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT

RECOMMND

BB Session ID: 315-805-395

Plot Plan (PP) 25701 is a proposal to construct an unmanned wireless telecommunications facility on an 11.25-acre site in the Desert Center Area. The site is located on the south side of Highway 177/Rice Road approximately 7 miles north of Interstate 10 Freeway.

The site is entirely located within the 100-year DWR Awareness floodplain as delineated on Best Available Maps (BAM) by California Department of Water Resources (DWR) and is available at:

<http://gis.bam.water.ca.gov/bam/>

Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data.

This facility consists of an equipment platform and a tower with panel antennas. The nature of the flood hazard to the site insures a high probability the facility would be damaged during major flooding events and may even receive some flood damage during smaller storm events as well. In order to protect the equipment (generators) from flooding, the proposed platform shall be constructed with the finished floor above the water surface elevation for the floodplain. The finish floor elevation shall be constructed a minimum of 12 inches plus the velocity head above the adjacent ground. Erosion protection shall be provided for fill exposed to erosive flows and shall extend a minimum of 12 inches into the natural ground depending on the scour depth.

A "Flooding Depth Analysis and Scour Requirements" study dated June 21, 2016 by JLC Engineering has been submitted to the District. The study indicates the tributary drainage area is 1,004 square miles and has a flowrate of 159,938 cubic feet per second (based on a yield using the Enveloping Curves of Peak Discharges in Southern California from the RCFC & WCD Hydrology Manual). Using the Cabazon Flood Study and the Dawdy Equation, the study indicates the maximum depth of flow within the project area is about 7.8 feet. With a minimum of 1 foot above the water surface elevation requirement, the finished floor for the equipment platform shall be a minimum of 8.8 feet above the existing

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT (cont.) RECOMMND

adjacent ground. The study also determined a maximum scour depth of 9.3 feet and recommended that piers be constructed to a depth of 9.3 feet below the existing ground.

This project must comply with Ordinance 458 Section 8 Construction Standards a. 1. d) projects within a Special Flood Hazard Area or floodplain shown on the maps listed in Section 5, requirements: electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

No flow-obstructing perimeter fencing (chain-link, block wall, etc.) will be permitted as stormwater runoff could be diverted, concentrated, and/or pond on to adjacent properties and cause adverse effects. Any perimeter fencing shall be of a "rail" or tubular steel type.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

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. Further, 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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical



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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 2 USE - COMPLY WITH ORD./CODES RECOMMND

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.

10.PLANNING. 3 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 4 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way. This project proposes no lighting.

10.PLANNING. 5 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 6 USE - MAX HEIGHT RECOMMND

The monopalm located within the property shall not exceed a height of 59 feet.

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - FUTURE INTERFERENCE

RECOMMND

If the operation of the facilities authorized by this approved Plot Plan No. 25701 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.

10.PLANNING. 9 USE - CITY OF BLYTHE

RECOMMND

Construction permits, such as grading and building permits, are issued and administered by the City of Blythe, under contract with the County of Riverside. The permit holder is encouraged to review this plot plan or use permit approval with the City of Blythe, reached at 760-922-6130. Any clearance letters that these conditions require to be submitted to the "Planning Department" shall mean the Riverside County Planning Department, which department shall thereafter coordinate land use permit clearance with the City of Blythe prior to the issuance of any building permits.

10.PLANNING. 10 USE - DESERT/BLYTHE TELECOM

RECOMMND

Due to the location of this site, building permits and inspections may occur in Riverside County's Desert Permit Assistance Center (DPAC) and/or the City of Blythe. Please contact the DPAC office to determine which office will do the processing of the permits and inspections. The County of Riverside's DPAC office main line phone number is (760) 863-8271.

10.PLANNING. 11 USE - NO USE PROPOSED LIMIT CT

RECOMMND

The balance of the subject property, APN 807-192-002 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 12 USE - EQUIPMENT/BLDG COLOR CT

RECOMMND

The equipment cabinet color, wrought-iron fencing and platform shall be in earthtones, which will blend with the surrounding setting.

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - EQUIPMENT/BLDG COLOR CT (cont.) RECOMMND

The color of the monopalm/(monopole trunk) shall be light to dark brown, and the color of the antenna array shall be green to dark green, matching the colr of the surrounding palm trees of the associated palm tree farm in order to minimize visual impacts.

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.

10.PLANNING. 13 USE - SITE MAINTENANCE CT RECOMMND

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

10.PLANNING. 14 USE - BUSINESS LICENSING RECOMMND

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. [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 15 USE - CAUSES FOR REVOCATION RECOMMND

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.

10.PLANNING. 17 USE - MAINTAIN SOCKS/BRANCHES RECOMMND

The proposed monopalm shall be kept in good repair. The fronds as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing or

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - MAINTAIN SOCKS/BRANCHES (cont.) RECOMMND

detereriorated (as determined by the Planning Department), they shall be replaced within 30 days.

10.PLANNING. 18 USE - NOISE REDUCTION RECOMMND

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.

10.PLANNING. 19 MAP - UNANTICIPATED RESOURCES RECOMMND

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 it 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 representative (or other appropriate ethic/cultural group representative), and the County Archaeologist 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 County Archaeologist, 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.

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - GEO02482 APPROVED

INEFFECT

County Geologic Report GEO No. 2482, submitted for the project PP25701, APN 807-192-002, was prepared by AESCO, and is titled; "Geotechnical Report, Proposed Verizon Wireless Communications Facility, Site Name: Rice Road, North of 22100 Rice Road, Desert Center, CA, AESCO Project No. 201501445-D6918," dated June 30, 2015. In addition, the applicant has submitted the following report:

"Addendum 1, Response to County of Riverside Review, Proposed Verizon Wireless Communications Facility, Site Name: Rice Road, North of 22100 Rice Road, Desert Center, CA, AESCO Project No. 201501445-D6918," letter dated May 12, 2016.

This document is herein incorporated in GEO02482.

GEO02482 concluded:

1. Based on our evaluation, we conclude that there are no active or potentially active faults trending towards or through the property, and additional fault investigations are not necessary. The potential for surface fault rupture to occur at the site is considered low.

2. The property is situated on gently sloped ground well away from topography with any significant relief. The potential for landslides, debris flows or rock falls to impact the site is considered low.

3. The property is not mapped in a flood hazard zone as shown on the Riverside County Flood Hazard Zone map. The potential for flooding to impact the site is considered low.

4. Based on a groundwater table in excess of 40 feet deep, and very hard to very dense material encountered below a depth of 13 feet, we conclude that the potential for liquefaction at the site is low.

GEO02482 recommended:

1. The proposed monopole may be supported on a typical, large-diameter reinforced concrete drilled pier, primarily deriving support through side friction for axial loads, and from passive soil resistance for lateral and over-turning forces.

2. Because the foundation design of the monopole counts on side friction and passive resistance for bearing capacity and lateral stability, temporary casing (if used) must be removed.

3. As an option, if structurally feasible, a structural mat foundation can be used to support the monopole due to the very dense material.

4. The bottom of the mat should as a minimum extend at least 60 inches below the lowest adjacent finished grade and bear



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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - GEO02482 APPROVED (cont.)

INEFFECT

in the undisturbed medium dense silty sand.

5.As a minimum, the upper three feet below the existing surface should be over-excavated and re-compacted to at least 90 percent relative compaction as determined by ASTM D1557 at moisture contents 1 to 3 percent above optimum moisture.

GEO No. 2482 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2482 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 21 USE - PDA04994R1 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 4994 submitted for this project (PP25701) was prepared by of L & L Environmental, Inc. and is entitled: "A Phase I Cultural Resource Assessment for the Rice Road Project (Verizon Wireless Site Rice Road [PLS# 298145]), a +/- 0.09 Acres in Desert Center Area, Riverside County, California, dated July 07, 2016

This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant July 18, 2016.

Revised County Archaeological Report (PDA) No. 4994R1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated August 05, 2016. This report was received on August 09, 2016 and accepted by the County Archaeologist on the same day.

PDA 4994R1 concludes: no significant cultural resources pursuant to CEQA were encountered within or adjacent to the project area.

PDA 4994r1 does not recommend any cultural or native monitoring for this project due to moderate to low sensitivity for historic and/or prehistoric age resources being present.

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - PDA04994R1 ACCEPTED (cont.) RECOMMND

These documents are herein incorporated as a part of the record for project.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

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.

10.TRANS. 9 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within wo (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.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

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.

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      RECOMMND

through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 2                      EPD - MBTA SURVEY                      RECOMMND

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 September 15th). 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 the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2                      EPD - MBTA SURVEY (cont.)                      RECOMMND

documenting the results of the survey, to EPD for review.

60.EPD. 4                      EPD - DETO SURVEY                      RECOMMND

The desert tortoise is protected by the California Department of Fish and Wildlife (CDFW) Codes. A desert tortoise preconstruction survey shall be conducted. If ground disturbance does not begin within 24 hours of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Desert Tortoise Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. If a desert tortoise is observed during the pre-construction survey the CDFW and EPD must be notified.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                      USE - SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2                      USE - ELEVATE FINISHED FLOOR                      RECOMMND

In order to comply with Ordinance 458 Section 8 Construction Standards a. 1. d) projects within a Special



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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2                   USE - ELEVATE FINISHED FLOOR (cont.)                   RECOMMND

Flood Hazard Area or floodplain shown on the maps listed in Section 5, requirements: electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed or located so as to prevent water from entering or accumulating within the components during conditions of flooding:

The equipment platform shall be floodproofed by constructing the finished floor a minimum of 8.8 feet above the highest adjacent ground. To protect from scour, the piers for the platform must be constructed to a minimum depth of 9.3 feet below the existing ground.

60.FLOOD RI. 3                   USE - FENCING DESIGN                   RECOMMND

No flow-obstructing perimeter fencing (chain-link, block wall, etc.) will be permitted as stormwater runoff could be diverted, concentrated, and/or pond on to adjacent properties and cause adverse effects. Any perimeter fencing shall be of a "rail" or tubular steel type.

PLANNING DEPARTMENT

60.PLANNING. 1                   USE - GRADING PLANS                   RECOMMND

If grading is proposed, the project must comply with the following:

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.
- c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
- d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - GRADING PLANS (cont.) RECOMMND

tolerant, low water using and erosion controlling.

60.PLANNING. 5 USE - IF HUMAN REMAINS FOUND RECOMMND

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

60.PLANNING. 8 PRJ - SP PALEON M/M PROGRAM RECOMMND

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 of Riverside 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 shall 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 review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8

PRJ - SP PALEON M/M PROGRAM (cont.)

RECOMMND

in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.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.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.
- 12.Procedures for reporting of findings.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 PRJ - SP PALEON M/M PROGRAM (cont.) (cont.) RECOMMND

13. 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.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of 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, the Plan Check staff, the 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)

This condition implements condition 30.PLANNING.[25] of the SPECIFIC PLAN.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PLNTLGST CERTIFIED (2) RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PLNTLGST CERTIFIED (2) (cont.)

RECOMMND

shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO GRADING VERIFICATION

RECOMMND

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

EPD DEPARTMENT

80.EPD. 1 EPD - MBTA REPORT

RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

80.EPD. 2 EPD - DETO REPORT

RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the preconstruction desert tortoise survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of desert tortoise.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE - SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 2 USE - ELEVATE FINISHED FLOOR

RECOMMND

In order to comply with Ordinance 458 Section 8 Construction Standards a. 1. d) projects within a Special Flood Hazard Area or floodplain shown on the maps listed in Section 5, requirements: electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed or located so as to prevent water from entering or accumulating within the components during conditions of flooding:

The equipment platform shall be floodproofed by constructing the finished floor a minimum of 8.8 feet above the highest adjacent ground. To protect from scour, the piers for the platform must be constructed to a minimum depth of 9.3 feet below the existing ground.

80.FLOOD RI. 3 USE - FENCING DESIGN

RECOMMND

No flow-obstructing perimeter fencing (chain-link, block wall, etc.) will be permitted as stormwater runoff could be diverted, concentrated, and/or pond on to adjacent properties and cause adverse effects. Any perimeter fencing shall be of a "rail" or tubular steel type.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS

RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated May 15, 2017.



PLOT PLAN: TRANSMITTED Case #: PP25701

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - PALM FRONDS RECOMMND

Prior to building permit issuance, the developer/permit holder shall provide a palm frond design, consistent with the approved plot plan that covers all panel and microwave antennas. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80.TRANS. 3 USE - TUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 15 USE - UTILITY PLAN CELL TOWER RECOMMND

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 BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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.

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A, dated May 15, 2017.

90.PLANNING. 4 USE - ORD NO. 659 (DIF) RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25701

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

"Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25701 has been calculated to be 0.04 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 5 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25701 is calculated to be 0.04 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

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;

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT (cont.) RECOMMND

- Telephone number of wireless communications facility company.

f a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25701 have been met in accordance with the APPROVED EXHIBIT A, dated May 15, 2017.

90.PLANNING. 8 USE - PALM FRONDS RECOMMND

Prior to final inspection, the developer/permit holder shall ensure that the palm fronds 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.

TRANS DEPARTMENT

90.TRANS. 8 USE-UTILITY INSTALL CELL TOWER RECOMMND

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.

LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: December 9, 2014

TO:

Riv. Co. Transportation Dept. – M. Farshad  
Riv. Co. Building & Safety – Grading  
Riv. Co. Environmental Programs Division  
P.D. Landscaping Section  
4th District Planning Commissioner

Riv. Co. Environmental Health Dept. – M. Abbott  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Information Technology Dept.  
P.D. Archaeology Section

Riv. Co. Fire Dept. – L. Nottingham  
Regional Parks & Open Space District  
P.D. Geology Section  
4th District Supervisor

**PLOT PLAN NO. 25701** – EA42744 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Joseph Ellis – Fourth/Fourth Supervisorial District – Chuckawalla Zoning Area – Desert Center Area Plan – General Plan: Open Space: Rural (OS: RUR) (20 acre minimum) – Location: Southeasterly of Desert Center Rice Road (Highway 177) and Loma Verde Road, northerly of Interstate 10 – 11.25 Gross Acres – Zoning: Controlled Development Area, 10 acre minimum lot size (W-2-10) – **REQUEST:** The Plot Plan proposes to construct an unmanned wireless telecommunication facility consisting of a 59-foot tower disguised as a palm tree with twelve panel antennas, twelve Radio Repeating Units, and one parabolic antenna within a 900 square foot lease area. The plot plan also proposes to install an approximate 184 square foot equipment shelter within the same lease area. – APN: 807-192-002

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled to be available for comment at the **LDC meeting on January 8, 2015**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran**, Project Planner, at **(951) 955-3025** or email at **mcorcora@rctlma.org** / **MAILSTOP# 1070**.

Public Hearing Path: DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



*Steven Weiss*  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

May 24, 2016

Pages 3 (including this cover)

AESCO  
Attn: Debra Perez  
Fax: (714) 375-3831

RE: Conditions of Approval  
County Geologic Report No. 2482  
"Geotechnical Report, Proposed Verizon Wireless Communications Facility, Site  
Name: Rice Road, North of 22100 Rice Road, Desert Center, California, AESCO  
Project No. 20151445-D6918," dated June 30, 2015.

Please see the attached conditions of approval pertaining to the subject report.

Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Steven Weiss, Planning Director

Daniel P. Walsh, CEG No. 2413  
Associate Engineering Geologist, TLMA-Planning

Attachments: Conditions of Approval

cc: Planner: Tim Wheeler, Riverside Office Hand Deliver  
Eng./Rep.: Core Development Services, Attn: Marea Hoeger  
(mhoeger@core.us.com)

File: GEO02482, PP25701, APN 807-192-002

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Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

# RINCON BAND OF LUISEÑO INDIANS

## Culture Committee

1 W. Tribal Road · Valley Center, California 92082 ·  
(760) 297-2621 or (760) 297-2622 & Fax:(760) 749-8901



July 21, 2015

Heather Thomson  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502-1409

RECEIVED  
Planning Dept.  
JUL 30 2015

**Re: Plot Plan No. 25701**

Dear Ms. Thomson:

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for inviting us to submit comments on the Plot Plan No 25701. Rincon is submitting these comments concerning your projects potential impact on Luiseño cultural resources.

The Rincon Band has concerns for the impacts to historic and cultural resources and the finding of items of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is **not within the Luiseño** Aboriginal Territory. We recommend that you locate a tribe within the project area to receive direction on how to handle any inadvertent findings according to their customs and traditions.

If you would like information on tribes within your project area, please contact the Native American Heritage Commission and they will assist with a referral.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Jim McPherson  
Manager  
Rincon Cultural Resources Department



mark

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



01-009-2014-110

August 27, 2015

[VIA EMAIL TO:Hthomson@rctlma.org]  
Riverside County  
Ms. Heather Thomson  
4080 Lemon Street, 12th Floor, P.O. Box 1409  
Riverside, CA 92502-1409

**Re: AB-52, PP25701**

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the TCNS# 119968 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). For this reason, the ACBCI THPO requests the following:

\*Should human remains be discovered during construction of the proposed project, the project contractor would be subject to either the State law regarding the discovery and disturbance of human remains or the Tribal burial protocol. In either circumstance all destructive activity in the immediate vicinity shall halt and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and Developer will work with the designated MLD to determine the final disposition of the remains.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at [keskew@aguacaliente.net](mailto:keskew@aguacaliente.net).

Cordially,

Katie Eskew  
Archaeologist  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS

22006607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Wireless Telecommunications Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Article XIXg

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

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: Verizon Wireless E-Mail: \_\_\_\_\_

Mailing Address: 15505 Sand Canyon Ave  
Irvine, CA. 92618  
City State ZIP

Daytime Phone No: (949) 286-7000 Fax No: (\_\_\_\_) \_\_\_\_\_

Engineer/Representative's Name: Monica Esparza u/o Core Development Services E-Mail: mesparza@core.us.com

Mailing Address: 2749 Saturn St.  
Brea, CA. 92821  
City State ZIP

Daytime Phone No: (714) 986-6372 Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner's Name: Joseph Ellis E-Mail: \_\_\_\_\_

Mailing Address: 125 Bethany Dr. Suite P  
Scotts Valley, CA. 95066  
City State ZIP

Daytime Phone No: (858) 755-9075 Fax No: (\_\_\_\_) \_\_\_\_\_

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

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

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

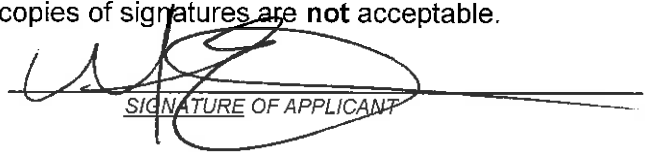
***AUTHORIZATION FOR CONCURRENT FEE TRANSFER***

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

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

**Monica Esparza c/o Verizon Wireless**

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

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

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

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

**See attached Letter of Authorization**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 807-192-002

Section: 32

Township: 4S

Range: 16E

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 11.25 AC

General location (nearby or cross streets): North of \_\_\_\_\_, South of **Highway 177**, East of \_\_\_\_\_, West of \_\_\_\_\_

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

Unmanned, disguised wireless telecommunications facility that includes the installation of a 59'-tall monopalm (12) panel antennas, (12) RRUs, and (1) microwave dish. All associated equipment will be placed within a proposed equipment shelter with GPS antennas mounted onto the shelter.

Related cases filed in conjunction with this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

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

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

**APPLICATION FOR LAND USE PROJECT**

---

Estimated amount of fill = cubic yards N/A

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

Import N/A Export N/A Neither N/A

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

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

How many anticipated truckloads? N/A truck loads.

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

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

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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

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

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

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

Santa Ana River                       Santa Margarita River                       Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, **“Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region”** on the following pages.



February 19, 2014

RE: Core Development Services ("CORE") as representative for Verizon Wireless

To Whom It May Concern:

Core Development Services ("CORE") and its employees are authorized representatives of Verizon Wireless and have been contracted to perform cellular site development (i.e. real estate leasing, land use entitlements, materials procurement, architectural engineering, equipment installation, design, and construction, etc.) on behalf of Verizon Wireless, in connection with their telecommunications facility.

As an authorized representative of Verizon Wireless, CORE may submit/order (i.e. land use applications and permits, utilities, real estate leasing, etc.) on behalf of Verizon Wireless.

Sincerely,

A handwritten signature in black ink, appearing to read "Jane Collier Norine".

Jane Collier Norine  
Verizon Wireless

Manager- Southern California Network Real Estate

15505 Sand Canyon Ave, Building D1

Irvine, CA 92618

Jane.Collier@VerizonWireless.com

Desk Phone: 949.286.8712

**INDEMNIFICATION AGREEMENT**

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Los Angeles SMSA Limited Partnership, a California Limited Partnership ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

**WITNESSETH:**

**WHEREAS**, the PROPERTY OWNER has a leasehold interest in the certain real property described as APN 807-192-002 ("PROPERTY"); and,

**WHEREAS**, on November 7, 2014, PROPERTY OWNER filed an application for Plot Plan No. 25701 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any



approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER 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. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Los Angeles SMSA Limited Partnership  
Maree Hoeger, Core Dev. Services  
3350 E. Birch St. #250  
Brea, CA 92821

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By: Steven Weiss  
Steven Weiss  
Riverside County Planning Director

Dated: 2-14-17

AM APPROVED COUNTY COUNSEL  
By: M.R.C. 2/10/17  
MELISSA R. CUSHMAN DATE

**PROPERTY OWNER:**  
Los Angeles SMSA Limited Partnership, a California Limited Partnership

By: AirTouch Cellular, Inc., a California Corporation  
Its General Partner dba Verizon Wireless

By: Steve Lamb  
Steve Lamb  
Director – Network Field Engineering

Dated: 01/30/17

**NOTARY ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

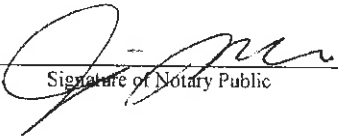
STATE OF CALIFORNIA

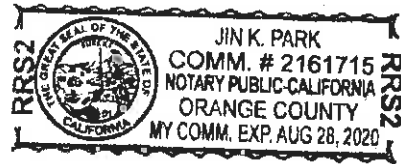
COUNTY OF ORANGE

On January 30, 2017 before me, Jin K Park, a Notary Public, personally appeared Steven Lamb who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature of Notary Public



Place Notary Seal Above

## PROPERTY OWNERS CERTIFICATION FORM

I,           VINNIE NGUYEN           certify that on           April 26, 2017          ,

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

APN (s) or case numbers           PP25701           For

Company or Individual's Name           RCIT - GIS          ,

Distance buffered           2400'          

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

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

TITLE           GIS Analyst          

ADDRESS:           4080 Lemon Street 9<sup>TH</sup> Floor          

          Riverside, Ca. 92502          

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

## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 25701** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, Core Development Services – Owner: Joseph Ellis – Fourth Supervisorial District – Chuckawalla Zoning Area – Desert Center Area Plan – General Plan: Open Space: Rural (OS-RUR) (20 acre minimum) – Location: Southeasterly of Desert Center Rice Road (Highway 177) and Loma Verde Road, and northerly of Capp Road – 11.25 Acres – Zoning: Controlled Development Area, 10 acre minimum lot size (W-2-10) – **REQUEST:** The Plot Plan proposes Verizon Wireless to construct a wireless communication facility consisting of a 59-foot tower disguised as a palm tree; 12 panel antennas, 15 Radio Repeating Units, three (3) surge protection units, one (1) parabolic antenna, and two (2) Global Positioning Satellite within a 900 sq. ft. lease area. The lease area will be enclosed by a 6 foot tall wrought-iron fence with equipment cabinets and a DC generator on top of a 9 foot tall raised steel platform as required by Flood Control. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **MAY 15, 2017**  
PLACE OF HEARING: DESERT PERMIT ASSISTANCE CENTER  
77-588 El Duna Court, Suite H  
Palm Desert, CA 92211

For further information regarding this project please contact Project Planner Tim Wheeler at 951-955-6060 or e-mail at [twheeler@rivco.org](mailto:twheeler@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

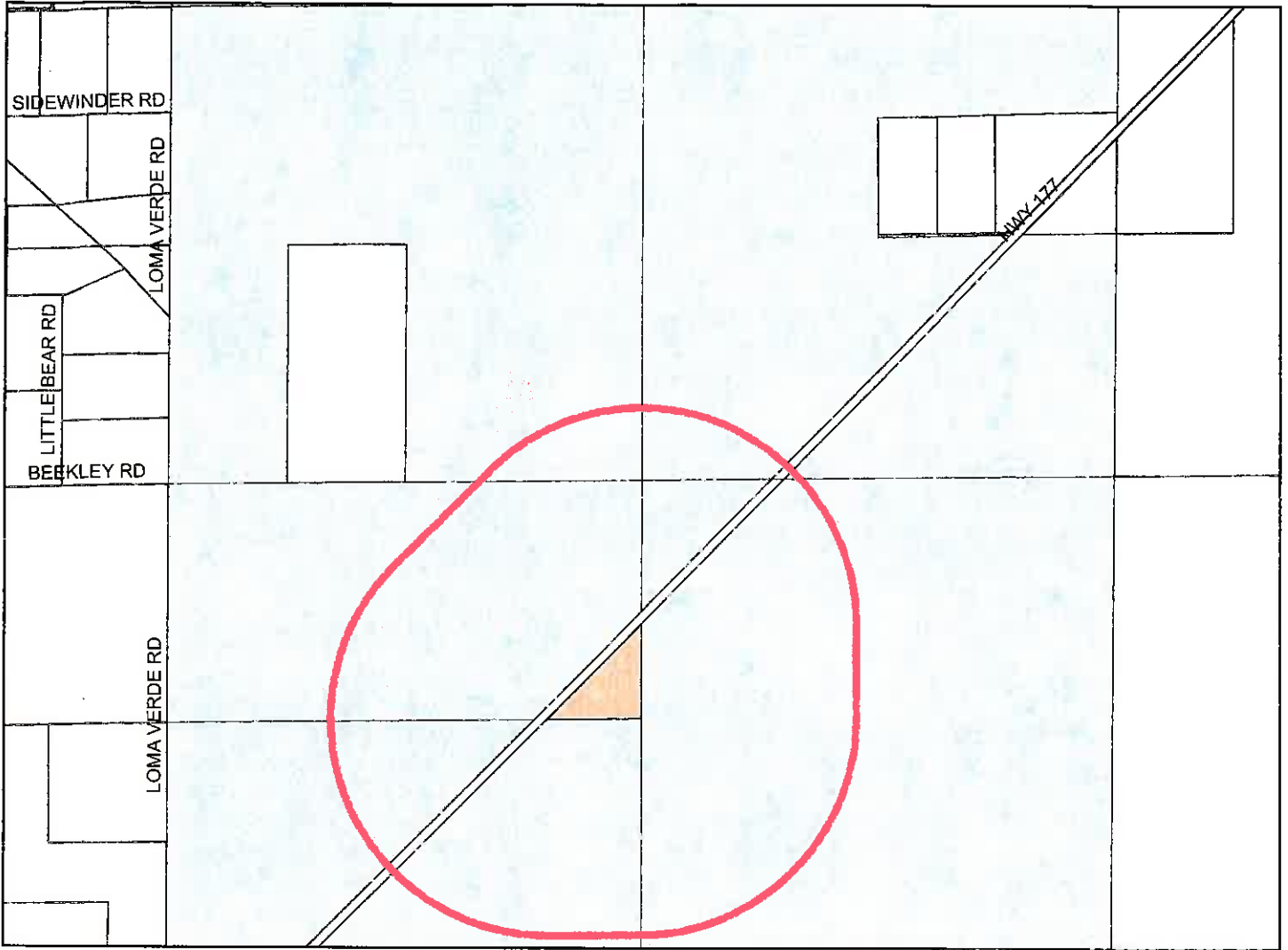
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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

**PP25701 ( 2400 feet buffer)**



**Selected Parcels**

807-191-007 807-192-001 807-192-002 807-191-006 807-191-017 807-191-020 807-192-032 807-700-001 807-700-006



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.



ASMT: 807191006, APN: 807191006  
JOHNEY COON, ETAL  
P O BOX 436  
DESERT CENTER CA 92239

ASMT: 807191007, APN: 807191007  
GOLDEN MONKEY INC  
P O BOX 1468  
MONTEREY PARK CA 91754

ASMT: 807192002, APN: 807192002  
ELIZABETH ELLIS, ETAL  
P O BOX 889  
PAUMA VALLEY CA 92061

ASMT: 807700006, APN: 807700006  
USA 807  
US DEPT OF INTERIOR  
WASHINGTON DC 21401

Core Development  
Attn: Maree Hoeger  
3350 East Birch St. Suite 250  
Brea, CA 92821

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

22006607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Wireless Telecommunications Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Article XIXg

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CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: Verizon Wireless E-Mail: \_\_\_\_\_

Mailing Address: 15505 Sand Canyon Ave  
Irvine, CA. 92618  
City State ZIP

Daytime Phone No: (949) 286-7000 Fax No: (\_\_\_\_) \_\_\_\_\_

Engineer/Representative's Name: Monica Esparza c/o Core Development Services E-Mail: mesparza@core.us.com

Mailing Address: 2749 Saturn St.  
Street  
Brea, CA. 92821  
City State ZIP

Daytime Phone No: (714) 986-6372 Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner's Name: Joseph Ellis E-Mail: \_\_\_\_\_

Mailing Address: 125 Bethany Dr. Suite P  
Street  
Scotts Valley, CA. 95066  
City State ZIP

Daytime Phone No: (858) 755-9075 Fax No: (\_\_\_\_) \_\_\_\_\_

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

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

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

***AUTHORIZATION FOR CONCURRENT FEE TRANSFER***

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

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

**Monica Esparza c/o Verizon Wireless**

*PRINTED NAME OF APPLICANT*



*SIGNATURE OF APPLICANT*

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

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

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**See attached Letter of Authorization**

*PRINTED NAME OF PROPERTY OWNER(S)*

*SIGNATURE OF PROPERTY OWNER(S)*

*PRINTED NAME OF PROPERTY OWNER(S)*

*SIGNATURE OF PROPERTY OWNER(S)*

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 807-192-002

Section: 32

Township: 4S

Range: 16E

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 11.25 AC

General location (nearby or cross streets): North of \_\_\_\_\_, South of **Highway 177**, East of \_\_\_\_\_, West of \_\_\_\_\_

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

Unmanned, disguised wireless telecommunications facility that includes the installation of a 59'-tall monopalm (12) panel antennas, (12) RRUs, and (1) microwave dish. All associated equipment will be placed within a proposed equipment shelter with GPS antennas mounted onto the shelter.

Related cases filed in conjunction with this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

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

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

**APPLICATION FOR LAND USE PROJECT**

---

Estimated amount of fill = cubic yards N/A

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

Import N/A Export N/A Neither N/A

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

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

How many anticipated truckloads? N/A truck loads.

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

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

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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

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

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

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

Santa Ana River                       Santa Margarita River                       Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, **“Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region”** on the following pages.



February 19, 2014

RE: Core Development Services ("CORE") as representative for Verizon Wireless

To Whom It May Concern:

Core Development Services ("CORE") and its employees are authorized representatives of Verizon Wireless and have been contracted to perform cellular site development (i.e. real estate leasing, land use entitlements, materials procurement, architectural engineering, equipment installation, design, and construction, etc.) on behalf of Verizon Wireless, in connection with their telecommunications facility.

As an authorized representative of Verizon Wireless, CORE may submit/order (i.e. land use applications and permits, utilities, real estate leasing, etc.) on behalf of Verizon Wireless.

Sincerely,

A handwritten signature in black ink, appearing to read "Jane Collier Norine".

Jane Collier Norine  
Verizon Wireless

Manager- Southern California Network Real Estate  
15505 Sand Canyon Ave, Building D1  
Irvine, CA 92618  
Jane.Collier@VerizonWireless.com  
Desk Phone: 949.286.8712

**INDEMNIFICATION AGREEMENT**

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Los Angeles SMSA Limited Partnership, a California Limited Partnership ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

**WITNESSETH:**

**WHEREAS**, the PROPERTY OWNER has a leasehold interest in the certain real property described as APN 807-192-002 ("PROPERTY"); and,

**WHEREAS**, on November 7, 2014, PROPERTY OWNER filed an application for Plot Plan No. 25701 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER 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. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by



certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Los Angeles SMSA Limited Partnership  
Maree Hoeger, Core Dev. Services  
3350 E. Birch St. #250  
Brea, CA 92821

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.


17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
Steven Weiss  
Riverside County Planning Director

AM APPROVED COUNTY COUNSEL

 2/10/17  
MELISSA R. CUSHMAN DATE

Dated: 2-14-17

**PROPERTY OWNER:**  
Los Angeles SMSA Limited Partnership, a California Limited Partnership

By: AirTouch Cellular, Inc., a California Corporation  
Its General Partner dba Verizon Wireless

By:   
Steve Lamb  
Director -- Network Field Engineering

Dated: 01/30/17

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

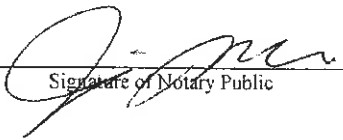
STATE OF CALIFORNIA

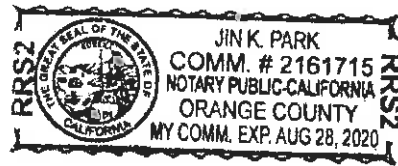
COUNTY OF ORANGE

On January 30, 2017 before me, Jin K Park, a Notary Public, personally appeared Steven Lamb who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature of Notary Public



Place Notary Seal Above

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Joseph W. Ellis and Elizabeth Ione Ellis ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APNs 807-192-001 and 807-192-002 ("PROPERTY"); and,

**WHEREAS**, on November 17, 2014, PROPERTY OWNER filed an application for Plot Plan No. 25701 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

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COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Joseph W. Ellis and Elizabeth Ione Ellis  
3811 Canon Blvd  
Altadena, CA 91001

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19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**SIGNATURES ON NEXT PAGE**



IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By: [Signature]  
~~Steven Weiss~~ CHARISSA LEACH  
Riverside County Planning Director

Dated: 5/8/17

FORM APPROVED COUNTY COUNSEL  
BY: [Signature] 1/25/12  
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:  
Joseph W. Ellis and Elizabeth Ione Ellis

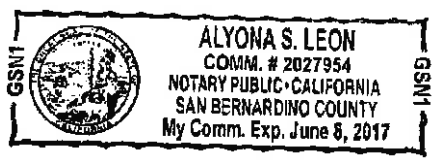
By: [Signature]  
Joseph W. Ellis

Dated: 10/7/2015

By: [Signature]  
Elizabeth Ione Ellis

Dated: 10/7/15

State of California, County of San Diego ss.  
On October 7, 2015 before me ALYONA S. LEON, Notary Public,  
personally appeared Joseph W. Ellis and Elizabeth Ione Ellis  
who proved to me on the basis of satisfactory evidence to be the  
person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument. I certify under PENALTY OF PERJURY  
under the laws of the State of California that the foregoing paragraph is  
true and correct. WITNESS my hand and official seal.



[Signature] 10/07/2015

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on April 26, 2017,

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

APN (s) or case numbers PP25701 For

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 25701** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, Core Development Services – Owner: Joseph Ellis – Fourth Supervisorial District – Chuckawalla Zoning Area – Desert Center Area Plan – General Plan: Open Space: Rural (OS-RUR) (20 acre minimum) – Location: Southeasterly of Desert Center Rice Road (Highway 177) and Loma Verde Road, and northerly of Capp Road – 11.25 Acres – Zoning: Controlled Development Area, 10 acre minimum lot size (W-2-10) – **REQUEST:** The Plot Plan proposes Verizon Wireless to construct a wireless communication facility consisting of a 59-foot tower disguised as a palm tree; 12 panel antennas, 15 Radio Repeating Units, three (3) surge protection units, one (1) parabolic antenna, and two (2) Global Positioning Satellite within a 900 sq. ft. lease area. The lease area will be enclosed by a 6 foot tall wrought-iron fence with equipment cabinets and a DC generator on top of a 9 foot tall raised steel platform as required by Flood Control. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **MAY 15, 2017**  
PLACE OF HEARING: DESERT PERMIT ASSISTANCE CENTER  
77-588 El Duna Court, Suite H  
Palm Desert, CA 92211

For further information regarding this project please contact Project Planner Tim Wheeler at 951-955-6060 or e-mail at [twheeler@rivco.org](mailto:twheeler@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

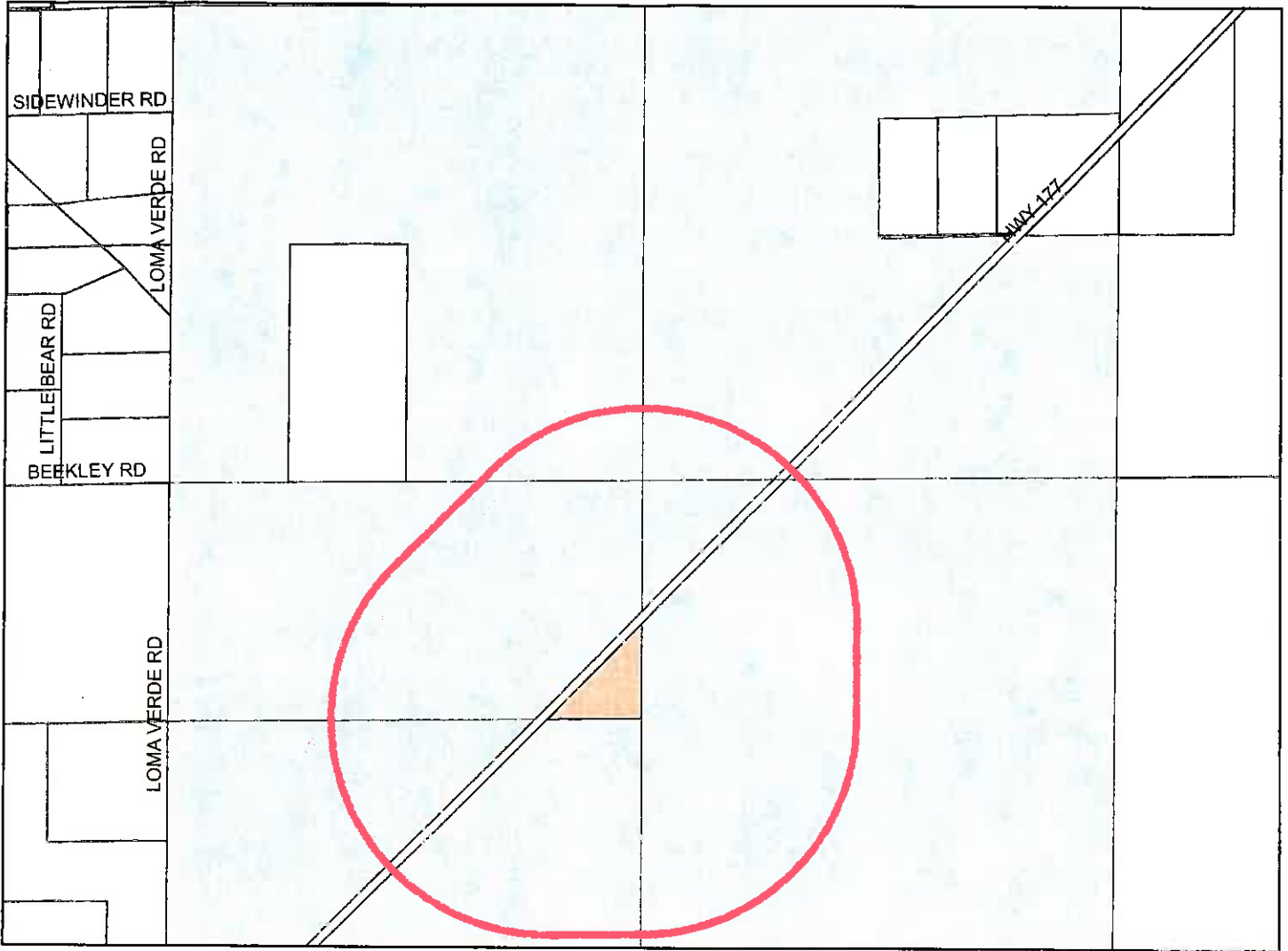
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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

**PP25701 ( 2400 feet buffer)**



**Selected Parcels**

807-191-007 807-192-001 807-192-002 807-191-006 807-191-017 807-191-020 807-192-032 807-700-001 807-700-006



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.

ASMT: 807191006, APN: 807191006  
JOHNNY COON, ETAL  
P O BOX 436  
DESERT CENTER CA 92239

ASMT: 807191007, APN: 807191007  
GOLDEN MONKEY INC  
P O BOX 1468  
MONTEREY PARK CA 91754

ASMT: 807192002, APN: 807192002  
ELIZABETH ELLIS, ETAL  
P O BOX 889  
PAUMA VALLEY CA 92061

ASMT: 807700006, APN: 807700006  
USA 807  
US DEPT OF INTERIOR  
WASHINGTON DC 21401

Core Development  
Attn: Maree Hoeger  
3350 East Birch St. Suite 250  
Brea, CA 92821

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: PP25701/EA42743

Project Location: In the unincorporated area of Riverside County, more specifically located south of Highway 177 next to a parcel addressed 23900 Rice Road.

**Project Description:** The Plot Plan proposes Verizon Wireless to construct a wireless communication facility consisting of a 59-foot tower disguised as a palm tree; twelve (12) panel antennas, fifteen (15) Radio Repeating Units, three (3) surge protection units, one (1) parabolic antenna, and two (2) Global Positioning Satellite within a 900 square foot lease area. The lease area will be enclosed by a 6 foot tall wrought-iron fence with equipment cabinets and a DC generator on top of a 9 foot tall raised steel platform as required by Flood Control.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Verizon Wireless, 15505 Sand Canyon Ave., Building D1, Irvine, CA 92618

**Exempt Status: (Check one)**

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

**Reasons why project is exempt:** The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to (d) utility extensions and (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences. The proposed project is exempt under Section 15303 because the total lease area is 900 sq. ft. which is equivalent to a small garage or storage shed. The existing palm tree farm doesn't have any accessory structures located on this subject parcel. This will provide additional utility services for the surrounding area. Because all aspects of the project are exempt under Section 15303, PP25753 is exempt from CEQA and no further environmental review is required.

Tim Wheeler  
County Contact Person

951-955-6060  
Phone Number

\_\_\_\_\_  
Signature

Urban Regional Planner III  
Title

March 22, 2017  
Date

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

Please charge deposit fee case#: ZEA42743 ZCFG06129

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1412261

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

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\*\*\*\*\*

Received from: VERIZON WIRELESS \$50.00  
paid by: CK 10248  
paid towards: CFG06129 CALIF FISH & GAME: DOC FEE  
EA42743  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Nov 07, 2014 16:43  
MGARDNER posting date Nov 07, 2014

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)