



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

1:30 P.M.

JUNE 13, 2016

## 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 Mary Stark at (951) 955-7436 or e-mail at [mcstark@rcplma.org](mailto:mcstark@rcplma.org). Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

1.1 **NONE**

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

2.1 **NONE**

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


3.1 **PLOT PLAN NO. 25799** – CEQA Exempt - Applicant: Verizon Wireless – Engineer Representative: Core Development Services – Owner: Artak Tovmasyan – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2–5 du/ac) – Location: southerly of Tamarack Road, westerly of Mesquite Road, northerly of Interstate 10, and easterly of Haugen-Lehman Way – Zoning: Rural Residential (R-R) - **REQUEST:** Permit the co-location of an existing unmanned wireless telecommunication facility that will include the installation of twelve (12) panel

antennas, one (1) microwave dish, three (3) fiber demarcation boxes, six (6) A2 module units and six (6) RRUs mounted to an existing 77 foot tall monopole. The proposed project also includes the installation of three (3) equipment cabinets, two (2) battery cabinets, one (1) stand-by generator and three (3) GPS antennas within 352 sq. ft. lease area. Project Planner: Tim Wheeler at (951) 955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

#### 4.0 PUBLIC COMMENTS:

Agenda Item No.:  
Area Plan: Western Coachella Valley  
Zoning Area: Whitewater  
Supervisory District: Fifth  
Project Planner: Tim Wheeler  
Directors Hearing: June 13, 2016

PLOT PLAN NO. 25799  
CEQA Exempt  
Applicant: Verizon Wireless  
Engineer/Representative: Maree Hoeger c/o  
Core Development Services

  
Steve Weiss, AICP  
Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

The plot plan proposed is to permit a collocation on an existing wireless telecommunication facility. This collocation will include the installation of twelve (12) panel antennas mounted at 55 feet, one (1) microwave dish mounted at 45 feet, three (3) fiber demarcation boxes, six (6) A2 module units and six (6) RRU's mounted to an existing 77 foot tall monopole. The proposed project also includes the installation of three (3) equipment cabinets, two (2) battery cabinets, one (1) stand-by generator and three (3) GPS antennas within 352 sq. ft. lease area located at the rear of a 6.81ac parcel.

**BACKGROUND:**

The original monopole and equipment cabinets were permitted by right (without entitlement) in January 2001 (BXX003369, BXX003370 and BEL001162), prior to adoption of the County's Wireless Communication Facilities ordinance. PP24083, which entitled a collocation on the monopole and reviewed the structure was approved on February 4, 2010.

**ISSUES OF POTENTIAL CONCERN:** No issues of concern for the project.

**SUMMARY OF FINDINGS:**

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Community Development: Medium Density Residential (CD: MDR) |
| 2. Surrounding General Plan Land Use: | Community Development: Medium Density Residential (CD: MDR) |
| 3. Existing Zoning:                   | Rural Residential (R-R)                                     |
| 4. Surrounding Zoning:                | Rural Residential (R-R)                                     |
| 5. Existing Land Use:                 | Abandoned Halfway House (PUP214R4)                          |
| 6. Surrounding Land Use:              | Vacant land; scattered single-family homes                  |
| 7. Project Data:                      | Total Acreage: 6.81 at the SE corner of the parcel          |
| 8. Environmental Concerns:            | None  |

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## **RECOMMENDATIONS:**

**FIND** the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301(e)(1) (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions incorporated in the staff report; and

**APPROVE** Plot Plan No. 25799, 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 and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) on the Western Coachella Valley Area Plan.
2. The proposed use, a wireless telecommunication facility, is consistent with the Community Development: Medium Density Residential (CD: MDR) designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR).
4. The zoning for the subject site is Rural Residential (R-R).
5. The proposed use, a wireless telecommunication facility, is a permitted use, subject to approval of a plot plan, in the Community Development: Medium Density Residential (CD: MDR).
6. The proposed use, a collocation on an existing wireless telecommunication facility, is consistent with the development standards set forth in the Rural Residential (R-R) zone. Collocated wireless communication facility may be located in any zone classification. Per Section 5.2(A) Development Standards - One family residence shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structures exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. This is an existing monopole permitted by right in January 2001; the collocation isn't altering the overall height of the monopole for its collocation.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R).
8. Residential and commercial uses have been constructed and are operating in the project vicinity.
9. The proposed use, a collocation on an existing wireless telecommunication facility, is consistent with the development standards set forth in Ordinance No. 348 section 19.410. While Section 19.410.c. sets forth height restrictions limiting collocated facilities in residential zone classifications to a maximum of fifty feet, certain types of limitations on the height of collocated facilities has been superseded by federal law in the Spectrum Act (47 U.S.C. § 1455) and associated regulations and rules such that collocations now may be required to be approved if they do not constitute a "substantial change" in the height of the underlying wireless communications facility. Because the underlying monopole is 70 feet, and the collocation is at merely 55 feet, it will not change the height of the underlying wireless communication facility at all; much less constitute a substantial change. For this reason, the collocation is consistent with the development standards in Section 19.410.

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10. This project is not located within the Western Riverside County Criteria Area of the Multi-Species Habitat Conservation Plan;
  11. The project site is within the Coachella Valley Multi-Species Habitat Conservation Plan, but not with a Conservation Area.
  12. This project is not within a City Sphere of Influence.
  13. Fire protection and suppression services will be available for the project site through Riverside County Fire Department.
  14. The proposed project is exempt from CEQA per section 15301(e)(1) of the State CEQA Guidelines. Section 15301(e)(1) (Existing Facilities) exempts the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. And Section 15301(e)(1) exempts additions to the existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project will be utilizing an existing monopole and will only be adding twelve (12) antennas which will be undisguisable from the existing twelve (12) and six (6) antennas on the monopole. The project area will be increased by the proposed lease area which is 352 square feet, and is below 50 percent of the existing the 840 square foot lease area.

The proposed project is also exempt from CEQA under section 15303, which exempts the installation of small new equipment, including utility extensions. The proposed project is merely adding twelve antennas and other small equipment to an existing wireless facility.

15. There are not applicable exceptions to the Section 15301 or 15303 exemptions. There will be no significant cumulative impacts from successive projects of the same type in the same place, over time because the visual impact of the undisguised monopole has already occurred and the addition of additional equipment could not be distinguished from outside the project site from the existing equipment on the tower. The addition of 352 square feet of walled in lease area will also be undistinguishable from the existing condition of the approximately 840 square feet of lease area from outside of the project site. There are also no unusual circumstances that apply to the project or property in question that would result in a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances, and the previously disturbed project site, which is already being used for wireless telecommunications purposes, does not qualify as a particularly sensitive environment. In addition, the project will not result in damage to scenic resources such as trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway because the project does not propose to disturb or block the view of scenic resources such as trees, historic buildings, rock outcroppings, or similar resources. The project site is not located on a site include on any list compiled pursuant to Section 65962.5 of the Government Code and there are no historic resources located onsite or that will be affected by the project.

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## **CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD: MDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) 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 will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

## **INFORMATIONAL ITEMS:**

1. A letter was received requesting a public hearing from a surrounding neighbor. Also some else called inquiring about this site and if a public hearing was going to occur. The project planner informed them that there would be one scheduled.
2. The project site is not located within:
  - a. A sphere of influence;
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
  - d. High Fire Area;
3. The project site is located within:
  - a. An area with moderate susceptibility for liquefaction.
4. The subject site is currently designated as Assessor's Parcel Number 517-340-008.

TW

Date Revised: 05/17/16



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss  
Planning 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

77-588 El Duna Ct. Ste. H Palm Desert, CA 92211

Project Title/Case No.: PP25799

Project Location: In the unincorporated area of Riverside County, more specifically located at 55860 Haugen Lehman Way.

Project Description: This colocation will include the installation of twelve (12) panel antennas mounted at 55 feet, one (1) microwave dish mounted at 45 feet, three (3) fiber demarcation boxes, six (6) A2 module units and six (6) RRU's mounted to an existing 77 foot tall monopole. The project also includes three (3) equipment cabinets, two (2) battery cabinets, a stand-by generator, 3 GPS antennas within a 352 sq. ft. lease area.

Name of Public Agency Approving Project: Riverside County Planning Department

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

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (15301 e1A & 15303)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_\_)   
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: \_\_\_\_\_

**Reasons why project is exempt** The proposed project is exempt from CEQA per section 15301(e)(1) of the State CEQA Guidelines. Section 15301(e)(1) (Existing Facilities) exempts the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. And Section 15301(e)(1) exempts additions to the existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project will be utilizing an existing monopole and will only be adding twelve (12) antennas which will be undistinguishable from the existing twelve (12) and six (6) antennas on the monopole. The project area will be increased by the proposed lease area which is 352 square feet, and is below 50 percent of the existing the 840 square foot lease area. The proposed project is also exempt from CEQA under section 15303, which exempts the installation of small new equipment, including utility extensions. The proposed project is merely adding twelve antennas and other small equipment to an existing wireless facility.

Tim Wheeler – Urban Regional Planner III 951-955-6060  
*County Contact Person* *Phone Number*

\_\_\_\_\_  
Signature Title Date  
Urban Regional Planner III May 16, 2016

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

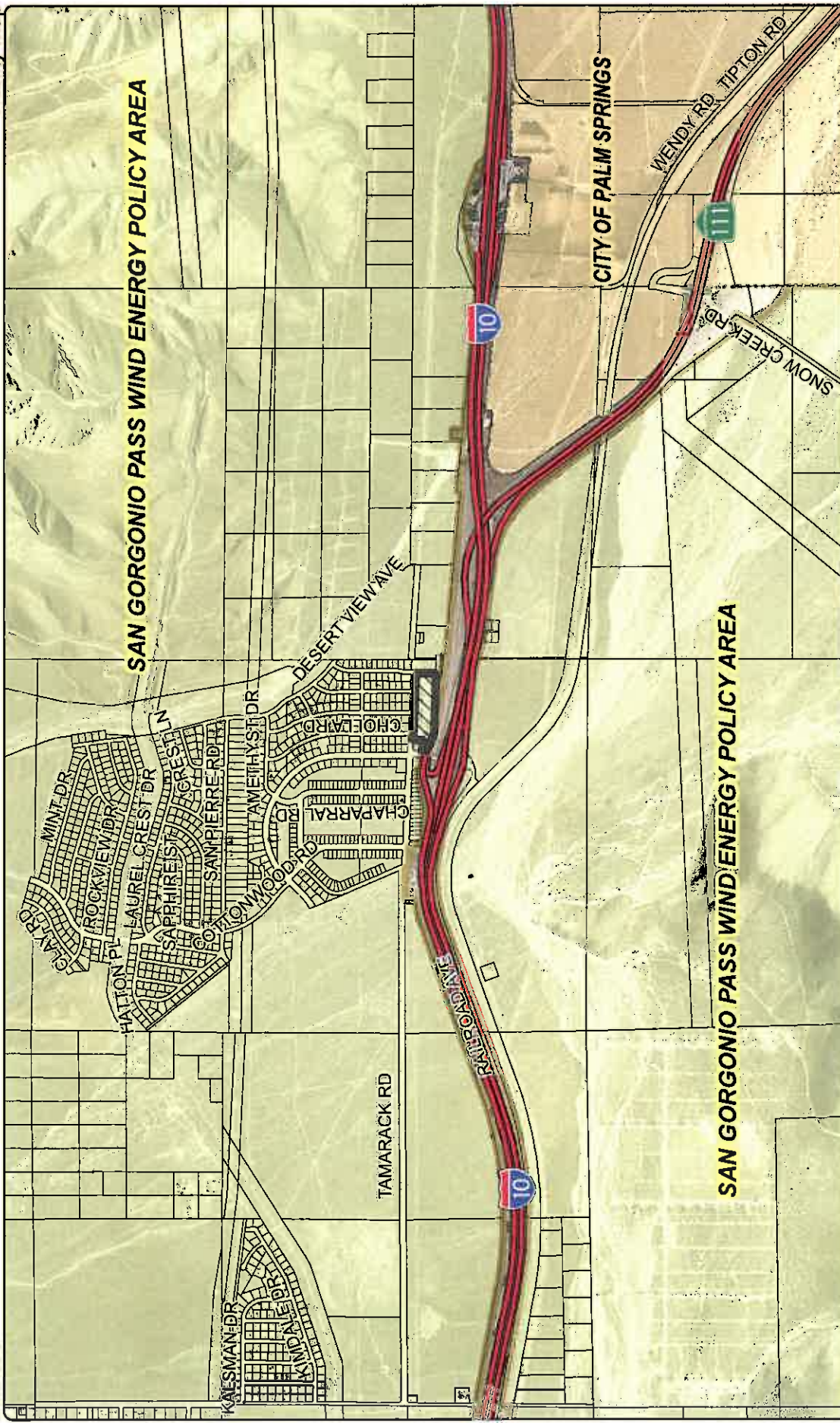
Please charge deposit fee case#: ZEA ZCFG No. - \*\*SELECT\*\*  
**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT PP25799 VICINITY/POLICY AREAS

Supervisor: Ashley  
District 5

Date Drawn: 02/25/2016  
Vicinity Map



Zoning Area: Whitewater

DISCLAIMER: On October 7, 2002, the County of Riverside adopted a new General Plan. The new plan was developed through a public process and is intended to guide the County's future development. The County is not responsible for any errors or omissions in this map. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200 (Western County) or in Palm Desert at (760) 965-5277 (Eastern County) or through <http://www.riversideca.gov>.

Author: Vinnie Nguyen

0 1,000 2,000 4,000  
Feet



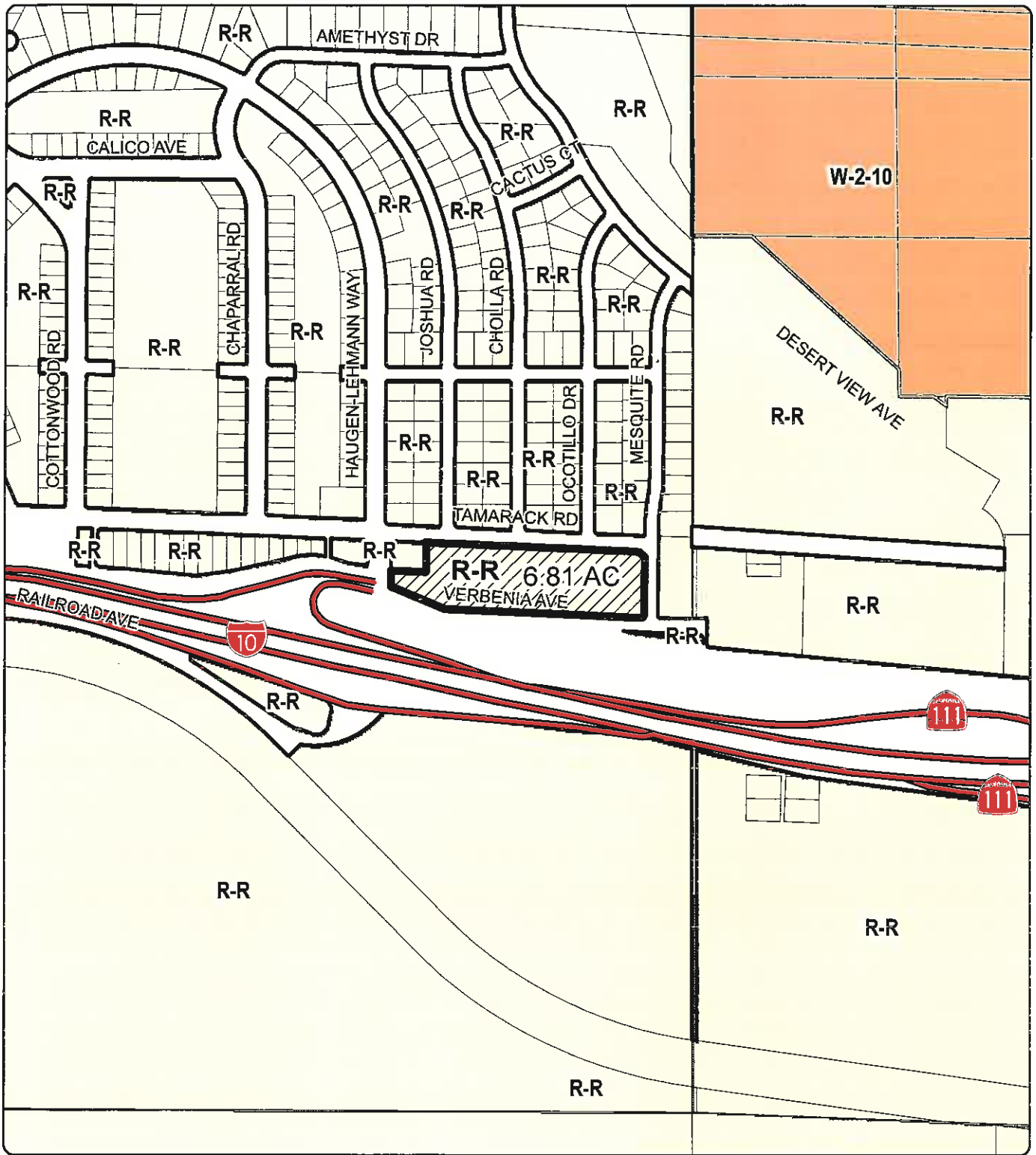
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25799

EXISTING ZONING

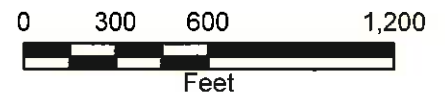
Supervisor: Ashley  
District 5

Date Drawn: 02/25/2016  
Exhibit 2



Zoning Area: Whitewater

Author: Vinnie Nguyen



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

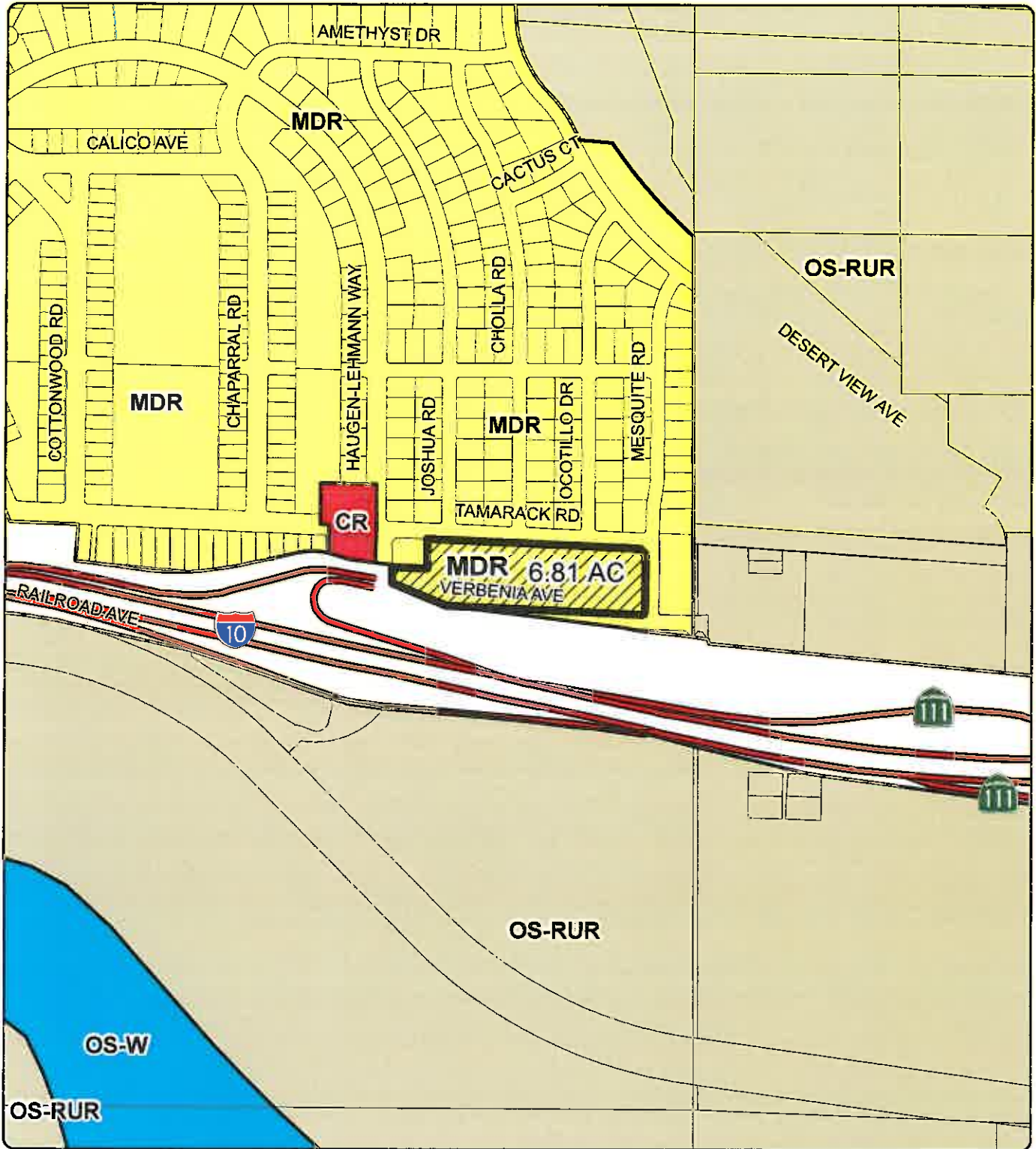
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25799

Supervisor: Ashley  
District 5

EXISTING GENERAL PLAN

Date Drawn: 02/25/2016  
Exhibit 5



Zoning Area: Whitewater

Author: Vinnie Nguyen



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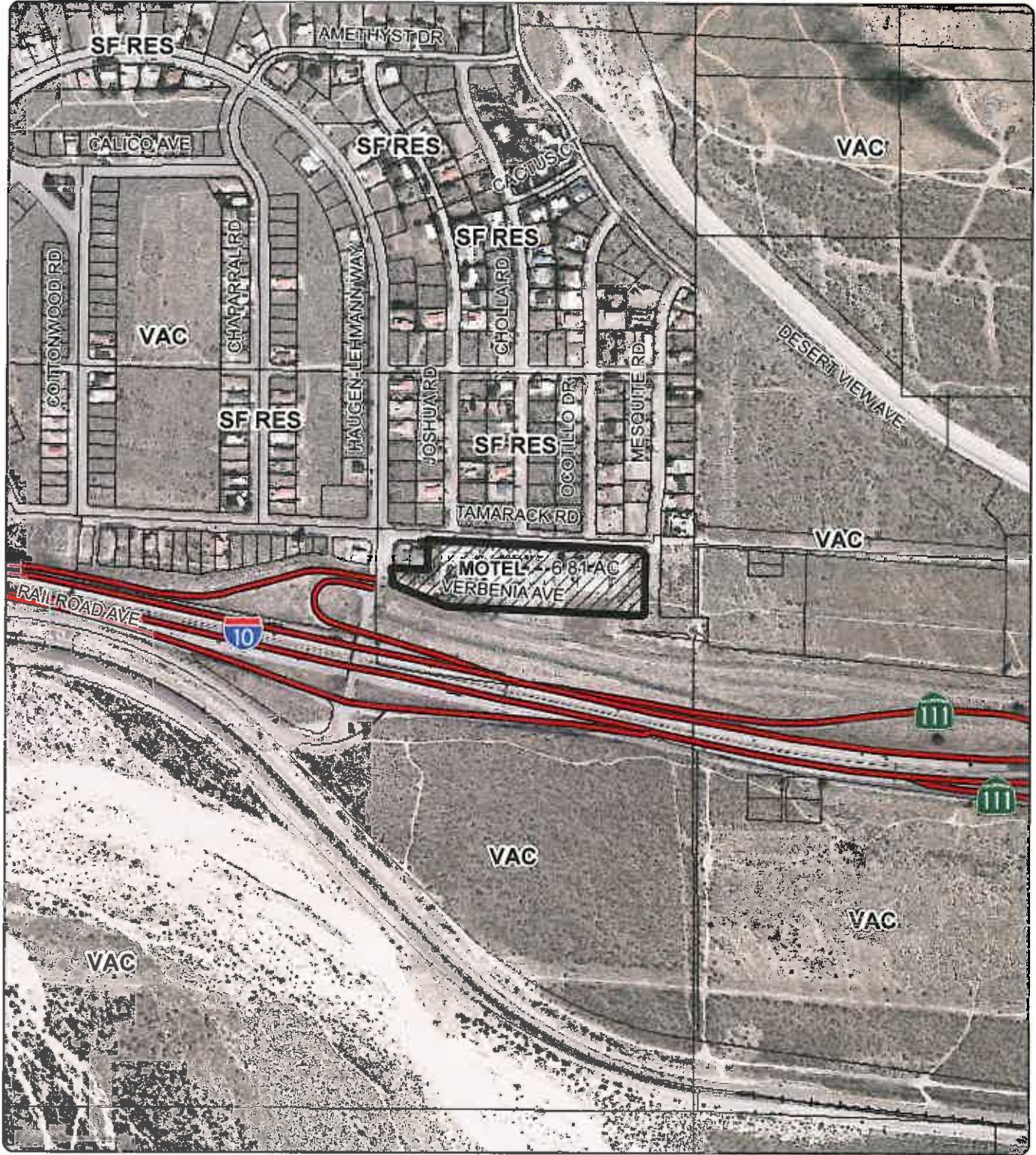
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25799

LAND USE

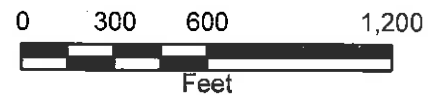
Supervisor: Ashley  
District 5

Date Drawn: 02/25/2016  
Exhibit 1



Zoning Area: Whitewater

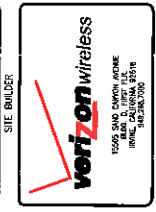
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REV	DATE/BY	DESCRIPTION
0	02/17/15	ISSUED FOR MARK ZIMM
1	02/17/15	REVISED PER PLANNING COMMENTS

ENGINEER / CONSULTANT



**core**  
DEVELOPMENT SERVICES  
2748 SAND CANYON AVENUE  
BREA, CA 92621  
(714) 723-8404 (F) 714-723-8441


**core**  
DEVELOPMENT SERVICES  
2748 SAND CANYON AVENUE  
BREA, CA 92621  
(714) 723-8404 (F) 714-723-8441

**GLENVIEW**  
PLOT PLAN NO. 25799

TITLE SHEET

DATE	BY	ISSUE DATE

T-1



# GLENVIEW

## PLOT PLAN NO. 25799

### 55860 HAUGEN LEHMAN WAY WHITEWATER, CA 92282

#### NCD PROJECT

**PROPERTY OWNER:**  
CROWN CASTLE  
38 EXECUTIVE PARK #310  
IRVINE, CA 92614  
PHONE: 949-250-4332

**APPLICANT:**  
VERIZON WIRELESS  
15266 SAND CANYON AVENUE  
BLDG. D, FIRST FLOOR  
BREA, CA 92621  
CONTACT: SITE DEVELOPMENT  
PHONE: 949-286-7900

**PROPERTY INFORMATION:**  
SUBDIVISION:  
A-1  
CONSTRUCTION TYPE:  
RETAIL COMMERCIAL  
LEGAL DESCRIPTION:

**PROJECT DESCRIPTION**

VERIZON WIRELESS IS SUBMITTING AN APPLICATION FOR ZONING APPROVALS AND OTHER RELATED APPROVALS FOR THE FOLLOWING: (1) WIRELESS PERI-METRE (2) POWER/FIBER DEMARCATION EDGES AND SIX (6) RRU UNIT W/ 40 MIDDLE UNITS MOUNTED TO AN (E) 77'-0" HIGH "CROWN CASTLE" MONOPOLE (3) STAND-BY GENERATION ONE (1) SITE (4) SATELLITE CABINETS (5) POWER/FIBER DEMARCATION EDGES WITHIN A (P) 8'-0" HIGH CHU WALL ENCLOSURE (6) ANTENNAS MOUNTED TO THE (P) EQUIPMENT CABINETS

**PROJECT COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE STANDARDS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2013 CALIF. ADMINISTRATIVE CODE
- 2013 CALIFORNIA FIRE CODES (INCL. TITLES 24 & 25)
- 2013 CALIFORNIA BUILDING CODES (INCL. TITLES 18, 19, 20, 21, 22 & 23)
- 2013 CALIFORNIA MECHANICAL CODES
- 2013 CALIFORNIA PLUMBING CODES
- CITY/COUNTY ORDINANCES

**ASSET REPRESENTATIVE:**  
CORE DEVELOPMENT SERVICES  
2748 SAND CANYON AVENUE  
BREA, CA 92621  
PHONE: 714-723-8404  
CONTACT: HENRY CASTRO - ZM  
PHONE: 714-723-8404

**PROPERTY INFORMATION:**  
COUNTY OF RIVERSIDE  
SUBDIVISION: (LOCAL RESIDENTIAL)  
A-1  
N/A  
CONSTRUCTION TYPE:  
RETAIL COMMERCIAL  
LEGAL DESCRIPTION:  
REFER TO SURVEY ON C-1

**ARCHITECT:**  
OWEN LEVINSKY ARCHITECT SERVICES  
5746 LEVINSKY STREET  
BREA, CA 92621  
CONTACT: STEVEN M. RAMON  
PHONE: 714-723-8404

**PROPERTY OWNER:**  
CROWN CASTLE  
38 EXECUTIVE PARK #310  
IRVINE, CA 92614  
PHONE: 949-250-4332

**APPLICANT:**  
VERIZON WIRELESS  
15266 SAND CANYON AVENUE  
BLDG. D, FIRST FLOOR  
BREA, CA 92621  
CONTACT: SITE DEVELOPMENT  
PHONE: 949-286-7900

**PROPERTY INFORMATION:**  
SUBDIVISION:  
A-1  
CONSTRUCTION TYPE:  
RETAIL COMMERCIAL  
LEGAL DESCRIPTION:

**ASSET REPRESENTATIVE:**  
CORE DEVELOPMENT SERVICES  
2748 SAND CANYON AVENUE  
BREA, CA 92621  
PHONE: 714-723-8404  
CONTACT: HENRY CASTRO - ZM  
PHONE: 714-723-8404

**PROPERTY INFORMATION:**  
COUNTY OF RIVERSIDE  
SUBDIVISION: (LOCAL RESIDENTIAL)  
A-1  
N/A  
CONSTRUCTION TYPE:  
RETAIL COMMERCIAL  
LEGAL DESCRIPTION:  
REFER TO SURVEY ON C-1

**ARCHITECT:**  
OWEN LEVINSKY ARCHITECT SERVICES  
5746 LEVINSKY STREET  
BREA, CA 92621  
CONTACT: STEVEN M. RAMON  
PHONE: 714-723-8404

**PROJECT DESCRIPTION**

VERIZON WIRELESS IS SUBMITTING AN APPLICATION FOR ZONING APPROVALS AND OTHER RELATED APPROVALS FOR THE FOLLOWING: (1) WIRELESS PERI-METRE (2) POWER/FIBER DEMARCATION EDGES AND SIX (6) RRU UNIT W/ 40 MIDDLE UNITS MOUNTED TO AN (E) 77'-0" HIGH "CROWN CASTLE" MONOPOLE (3) STAND-BY GENERATION ONE (1) SITE (4) SATELLITE CABINETS (5) POWER/FIBER DEMARCATION EDGES WITHIN A (P) 8'-0" HIGH CHU WALL ENCLOSURE (6) ANTENNAS MOUNTED TO THE (P) EQUIPMENT CABINETS

**PROJECT COMPLIANCE**

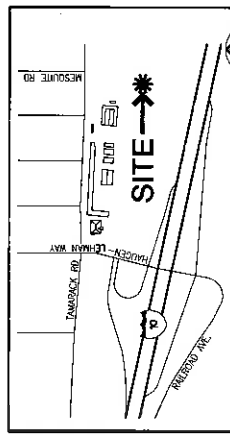
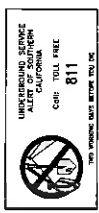
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- 2013 CALIF. ADMINISTRATIVE CODE
- 2013 CALIFORNIA FIRE CODES (INCL. TITLES 24 & 25)
- 2013 CALIFORNIA BUILDING CODES (INCL. TITLES 18, 19, 20, 21, 22 & 23)
- 2013 CALIFORNIA MECHANICAL CODES
- 2013 CALIFORNIA PLUMBING CODES
- CITY/COUNTY ORDINANCES

**ARCHITECT:**  
OWEN LEVINSKY ARCHITECT SERVICES  
5746 LEVINSKY STREET  
BREA, CA 92621  
CONTACT: STEVEN M. RAMON  
PHONE: 714-723-8404

(P) VERIZON WIRELESS LEASE AREA  
TOTAL: 352 SQ. FT.

ORIGINAL LICENSE:  
77-0



**VICINITY MAP**

- START OUT FROM VERIZON WIRELESS OFFICES IN IRVINE:
- TURN LEFT ON SAND CANYON AVE
  - MERGE ONTO I-5 FRY HEADED NORTH
  - MERGE ONTO CA-57 HEADED NORTH
  - TAKE THE RIGHT HAND OFF-RAMP
  - MERGE ONTO CA-90 HEADED EAST
  - CONTINUE ONTO CA-80 E/A-215 S.
  - KEEP LEFT TO CONTINUE ON CA-80 E.
  - TAKE THE HAUGEN LEHMAN WAY EXIT AND TURN LEFT
  - 55860 HAUGEN LEHMAN WAY WILL BE ON THE RIGHT SBC.

**DRIVING DIRECTIONS**

SHEET	DESCRIPTION
1-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
A-1	SITE PLAN AND P.O.C. PLAN
A-2	ENLARGED SITE PLAN AND ANTENNA PLAN
A-3	EQUIPMENT PLAN AND DIMENSION PLAN
A-4	ELEVATIONS

SHEET INDEX

CONTRACTOR NOTES

CONSULTING TEAM

DRIVING DIRECTIONS



PROJECT NO.	100-100-000
DATE	08/15/2011
SCALE	AS SHOWN
PROJECT NAME	VERBERNA AVENUE
CLIENT	VERBERNA AVENUE
DATE OF SURVEY	08/15/2011
DATE OF PLOTTING	08/15/2011
DATE OF PRINTING	08/15/2011

**CAL VADA SURVEYING, INC.**  
 11749 E. 5th Street, Suite 100  
 San Diego, CA 92108  
 (619) 444-1111  
 www.calvada.com

**ABE SERVICES**  
 2100 Main Street  
 San Diego, CA 92108  
 (619) 594-1111  
 www.abeservices.com

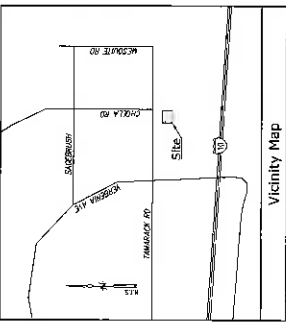
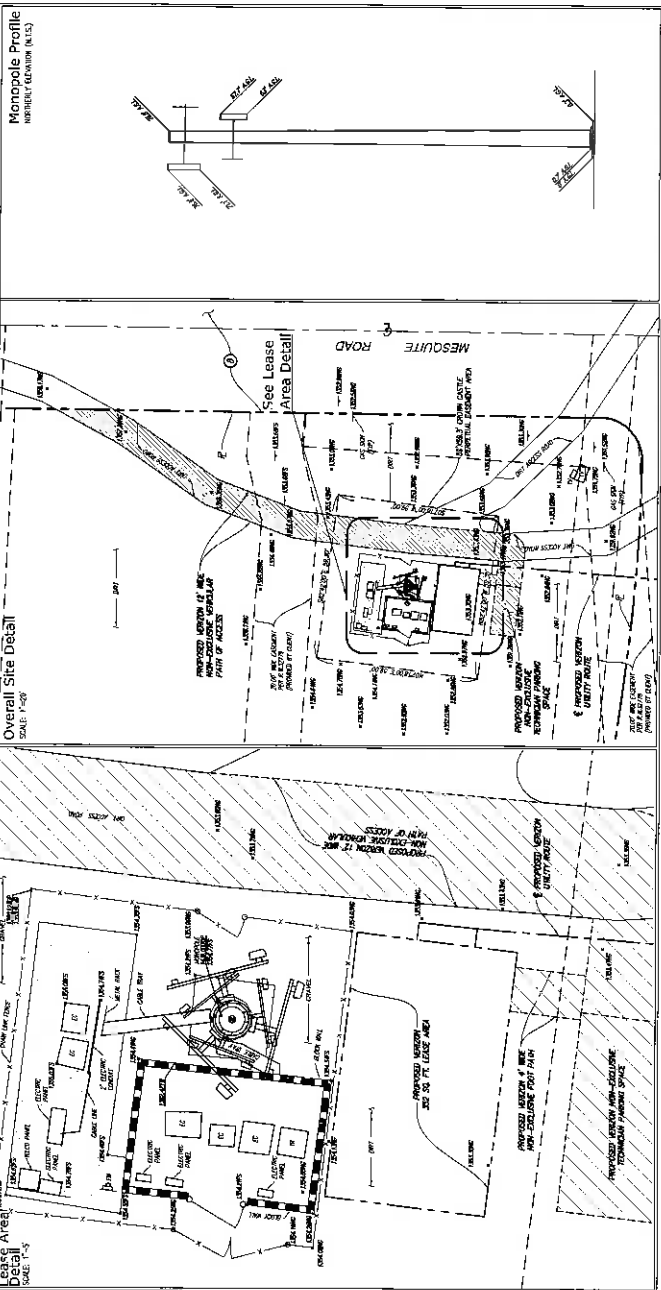
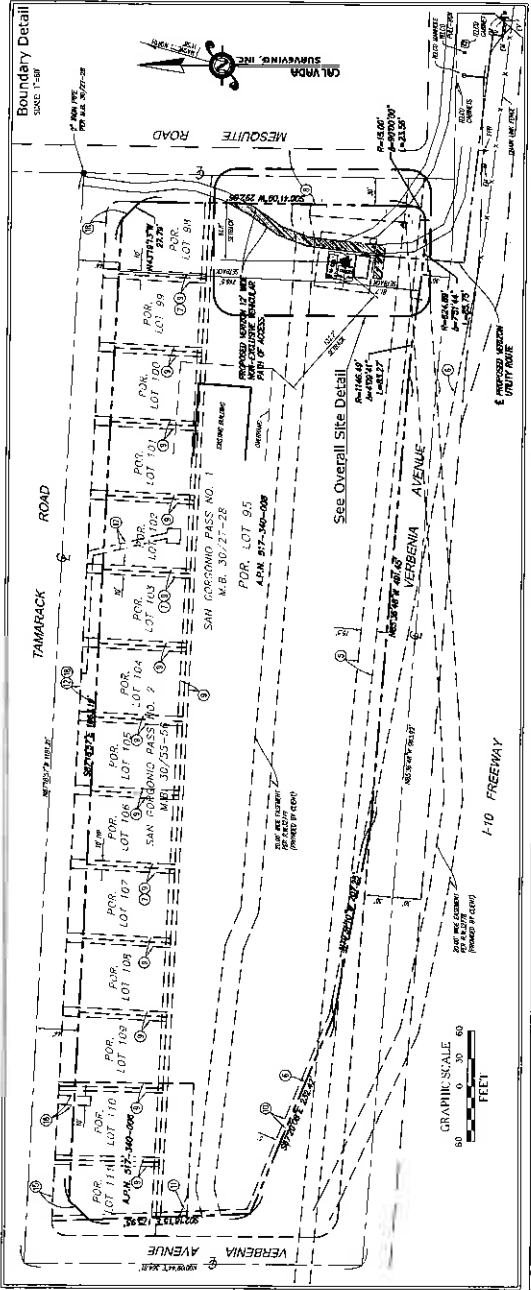
**DEVELOPMENT SERVICES**  
 2100 Main Street  
 San Diego, CA 92108  
 (619) 594-1111  
 www.devservices.com

**GLENNVIEW**  
 10000 La Jolla Village Drive  
 San Diego, CA 92037  
 (619) 434-1111  
 www.gleNNview.com

**TOPOGRAPHIC SURVEY**

PROJECT NO.	100-100-000
DATE	08/15/2011
SCALE	AS SHOWN
PROJECT NAME	VERBERNA AVENUE
CLIENT	VERBERNA AVENUE
DATE OF SURVEY	08/15/2011
DATE OF PLOTTING	08/15/2011
DATE OF PRINTING	08/15/2011

**C-1**  
 SHEET 1 OF 1



**Title Report**  
 PREPARED BY COMPTON/SHAW  
 DATE: 08/15/2011

**Legal Description**  
 ALL INTERESTS IN REAL PROPERTY SHOWN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS: [Detailed legal description of the property, including references to maps and previous surveys.]

**Assessor's Parcel No.**  
 100-100-000-001

- Easements**
1. EASEMENT OF WAY FOR UTILITY AND CABLES, REFERRED TO IN PART BY THE LATEST SURVEY OF SAN DIEGO COUNTY, CALIFORNIA, DATED 08/15/2011, IN TRACT S.D.S. (SHEET 100-100-000-001).
  2. EASEMENT OF WAY FOR UTILITY AND CABLES, REFERRED TO IN PART BY THE LATEST SURVEY OF SAN DIEGO COUNTY, CALIFORNIA, DATED 08/15/2011, IN TRACT S.D.S. (SHEET 100-100-000-001).
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  16. EASEMENT OF ACCESS, REFERRED TO IN PART BY THE LATEST SURVEY OF SAN DIEGO COUNTY, CALIFORNIA, DATED 08/15/2011, IN TRACT S.D.S. (SHEET 100-100-000-001).
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**Date of Survey**  
 08/15/2011

**Basis of Bearings**  
 BY THE STATE PLATE CORRECTION SYSTEM OF THE STATE OF CALIFORNIA, DATE 1/1/1983.

**Bench Mark**  
 THE CALIFORNIA BENCH MARK SYSTEM, CONTROL POINT NO. 100-100-000-001.

**Legend**

AS SHOWN SURFACE	EXISTING
PROPOSED SURFACE	PROPOSED
EXISTING EASEMENT	EXISTING EASEMENT
PROPOSED EASEMENT	PROPOSED EASEMENT
EXISTING RIGHT-OF-WAY	EXISTING RIGHT-OF-WAY
PROPOSED RIGHT-OF-WAY	PROPOSED RIGHT-OF-WAY
EXISTING PROPERTY LINE	EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE	PROPOSED PROPERTY LINE

REV	DATE/BY	DESCRIPTION
0	05/19/15	ISSUED FOR LIAISON
1	08/27/15	ISSUED FOR PLANNING COMMENTS

ENGINEER / CONSULTANT

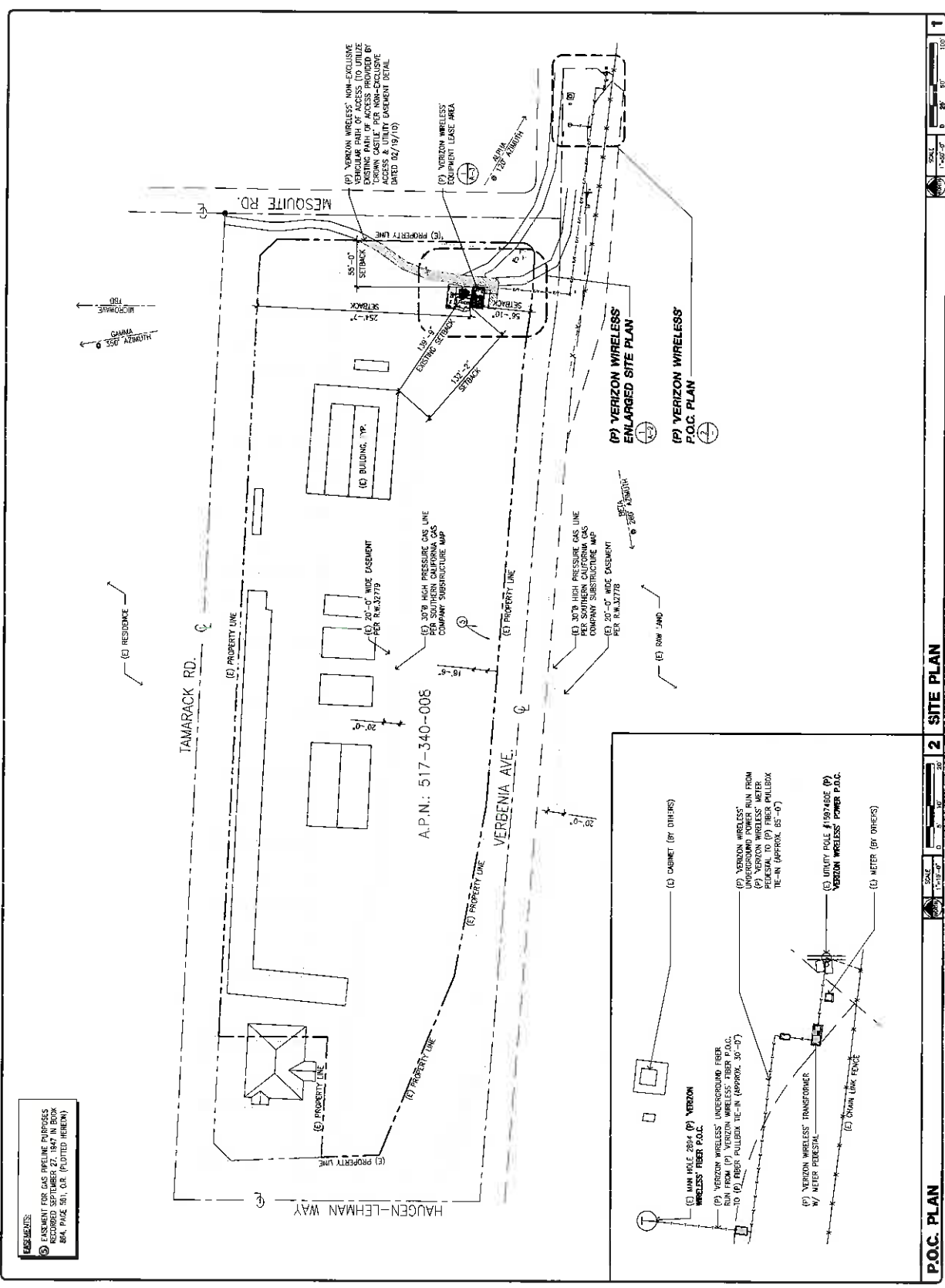


SITE INFORMATION  
**GLENVIEW PLOT PLAN NO. 25799**  
55060 HAUGEN-LEHMAN WAY  
WINTERWELLER, CA 92286  
RIVERSIDE COUNTY

SHEET TITLE  
**SITE PLAN AND P.O.C. PLAN**

DRAWN BY	CHECKED BY	ISSUE DATE
AH	SMR	07/19/2014

SHEET NUMBER  
**A-1**



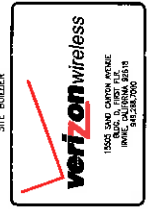
REMARKS:  
1. EXISTENT FOR GAS PIPING PURPOSES  
2. EXISTENT FOR WATER PIPING PURPOSES  
3. BIA, PAGE 501, OR (PLOTTED HEREIN)

**P.O.C. PLAN** SCALE 1"=10'-0" 1 2 **SITE PLAN** SCALE 1"=25'-0" 1 300



REV	DATE/BY	DESCRIPTION
0	05/17/15	ISSUED FOR PERMITS
1	05/17/15	ISSUED FOR PLANNING PURPOSES

ENGINEER / CONSULTANT

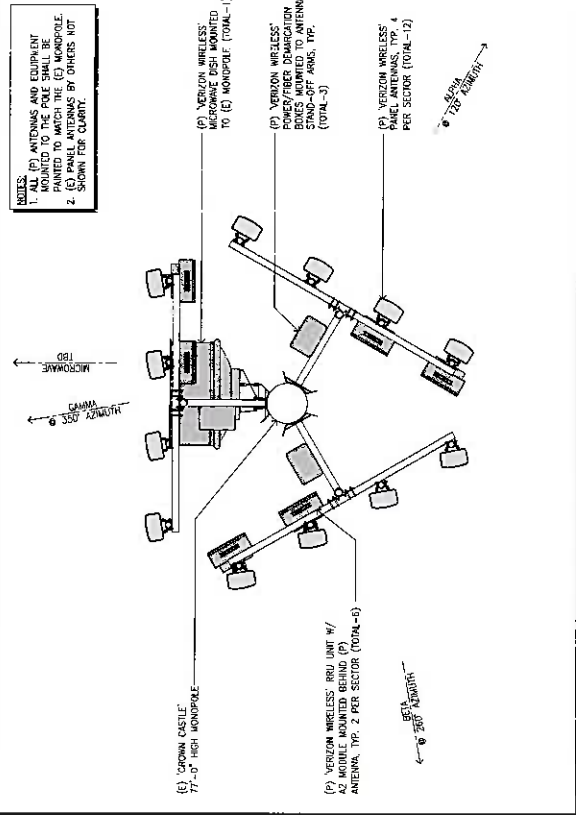
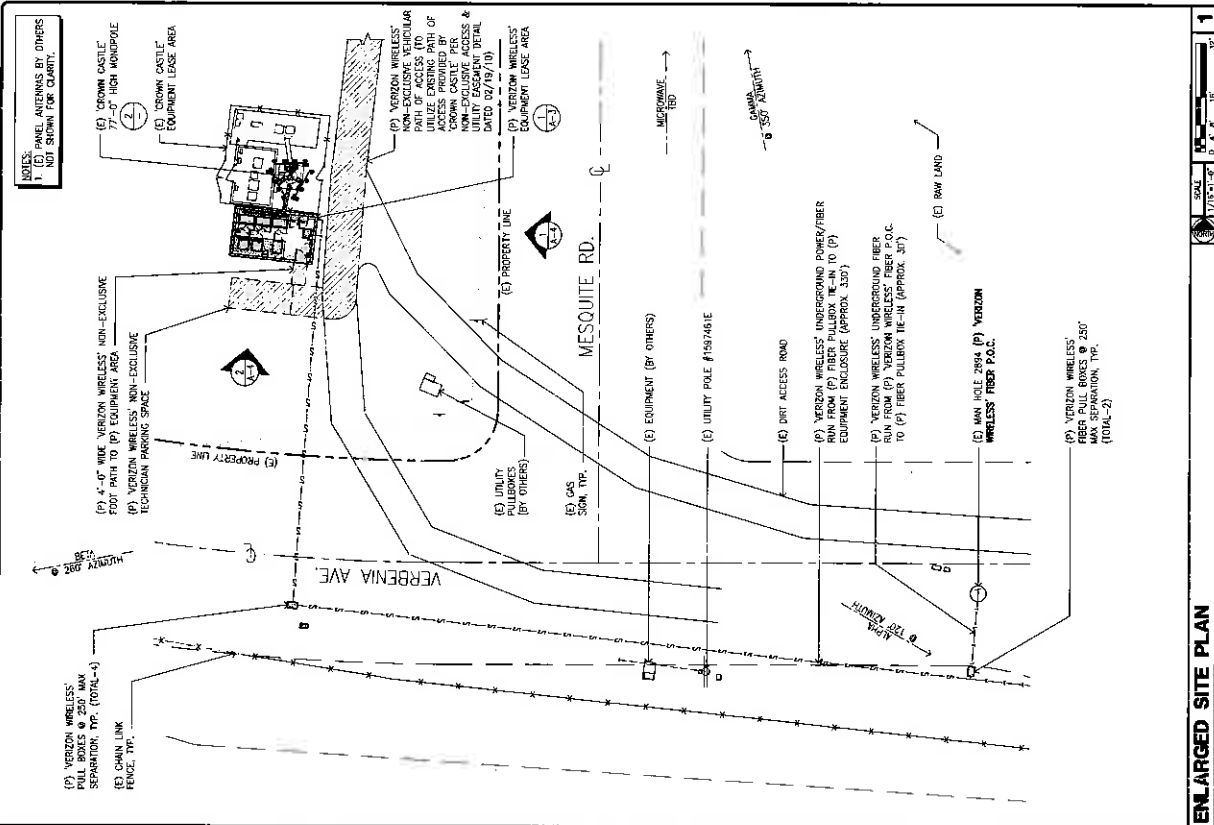


**GLENVIEW**  
PLOT PLAN NO. 25799

ENLARGED SITE PLAN  
AND ANTENNA PLAN

DRAWING INFORMATION  
DRAWN BY: CHECKED BY: ISSUE DATE

A-2



**ANTENNA PLAN**

SECTOR	AZIMUTH	RAD CENTER	ANTENNA HGT.	PER SEC.	ELEC. TILT	MECH. TILT	# OF HYBRID	HYBRID LENGTH
ALPHA	126°	55'-0"	SBMH-1055C	4	0°	0°	1	4375'-0"
	267°	55'-0"	SBMH-1055C	4	0°	0°	1	4305'-0"
BETA	35°	55'-0"	SBMH-1055C	4	0°	0°	1	4455'-0"
	126°	55'-0"	SBMH-1055C	4	0°	0°	1	4455'-0"

**RF CONFIGURATION INFORMATION**

3 ENLARGED SITE PLAN

REV	DATE	BY	DESCRIPTION
0	04/12/14	ESD	ISSUED FOR PERMITTING
1	06/27/15	ESD	REVISION PER PERMITTING COMMENTS
2			
3			
4			
5			

ENGINEER / CONSULTANT

**verizon**  
wireless

1505 SHAW CANYON WY  
SUITE 3, FIRST FLOOR  
IRVINE, CA 92614  
949.428.8000

**core**  
DEVELOPMENT SERVICES

2718 SOUTH STREET  
DANA POINT, CALIFORNIA 92621  
(714) 779-2424 | FAX: (714) 779-2441  
www.coreusa.com

**core**  
DEVELOPMENT SERVICES

12400 BURNING BUSH  
SAN DIEGO, CALIFORNIA 92121  
(619) 594-2424 | FAX: (619) 594-2441  
www.coreusa.com

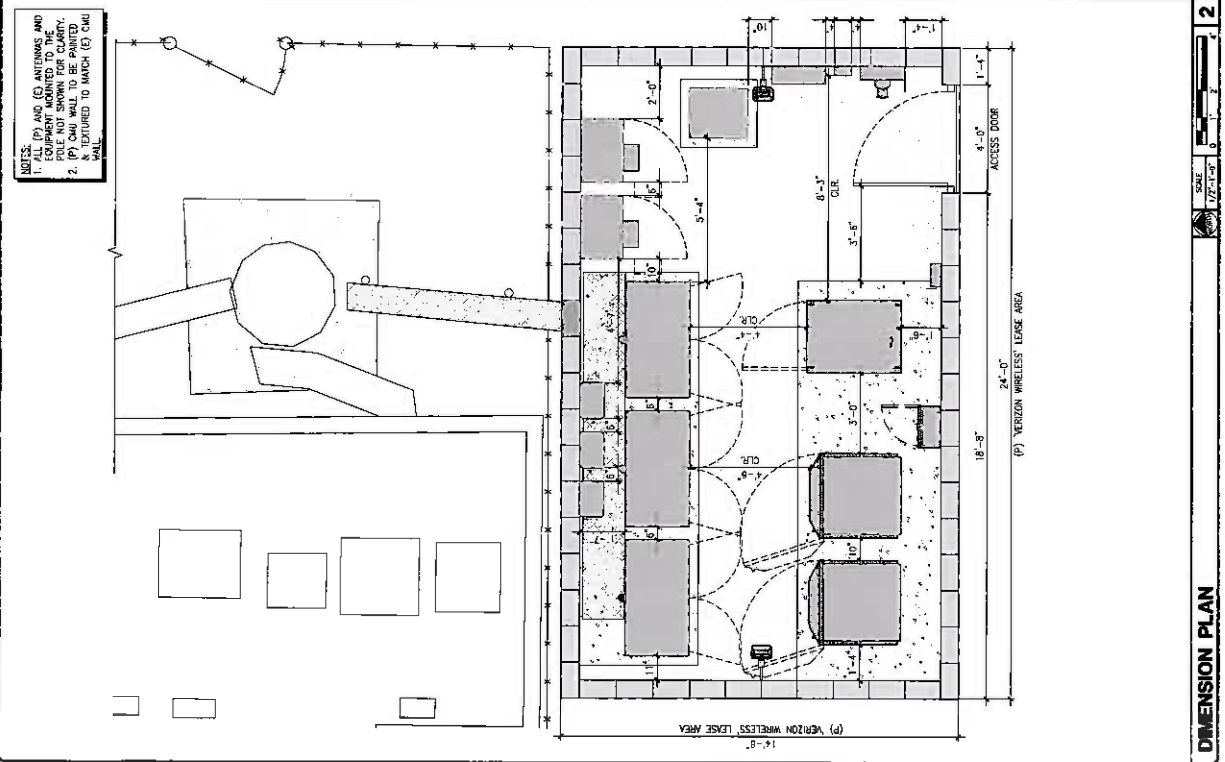
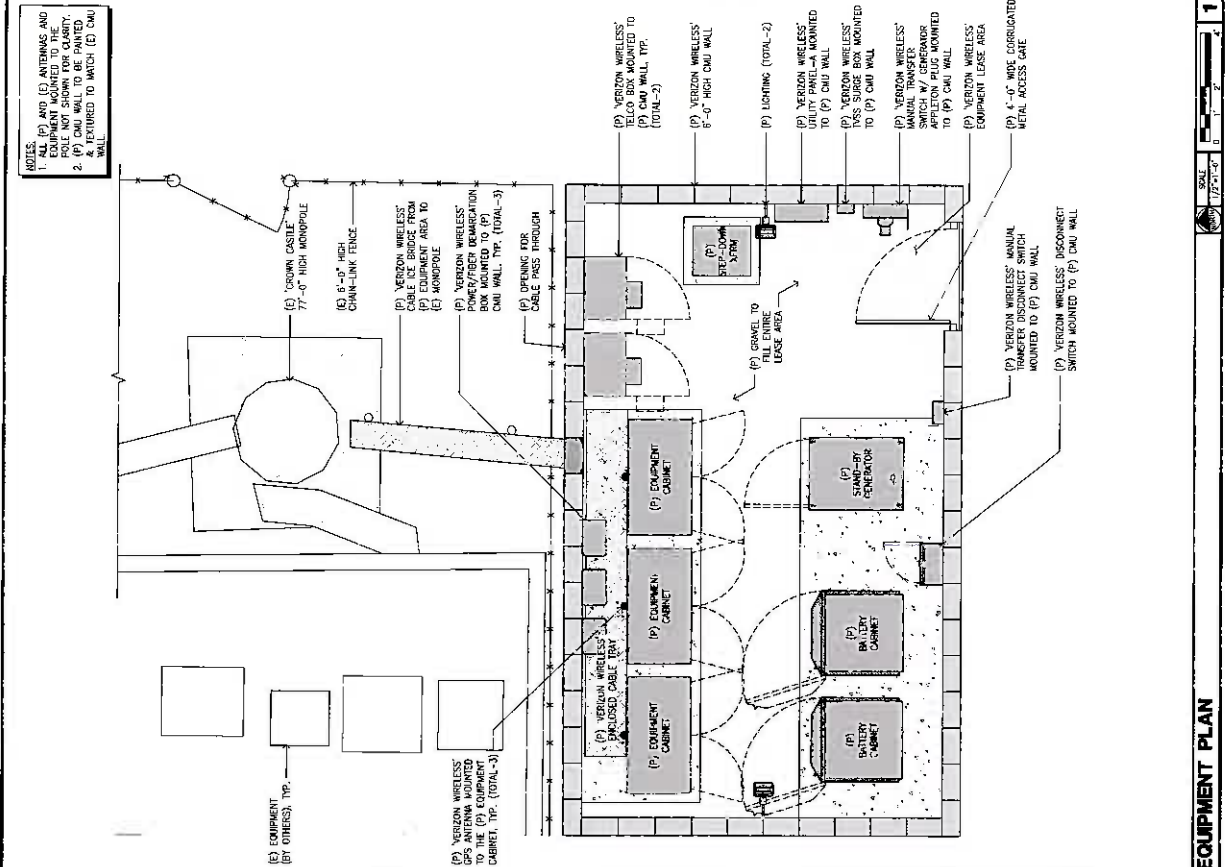
**GLENVIEW**  
**PLOT PLAN NO. 25799**

SITE ADDRESS:  
50990 HAUGEN LEHMAN WAY  
WHITEHARTEN, CA 92282  
SHERESIDE COUNTY  
SHEET TITLE

**EQUIPMENT PLAN  
AND DIMENSION PLAN**

DRAWING INFORMATION	
DRAWN BY	CHECKED BY
AIH	SMR
06/16/2014	
SHEET NUMBER	

**A-3**



**1 EQUIPMENT PLAN**

**2 DIMENSION PLAN**

REV	DATE/BY	DESCRIPTION
0	05/20/14	ISSUED FOR MARK DOWNS
1	08/27/15	ISSUED FOR PLANNING COMMENTS
2	09/16/2014	

ENGINEER / CONSULTANT

**verizon wireless**  
 1500 SAND CANYON AVENUE  
 SUITE 300 IRVINE, CA 92614  
 949.433.7000

**core**  
 DEVELOPMENT SERVICES  
 2748 SLOAN STREET  
 IRVINE, CALIFORNIA 92614  
 (714) 772-8248 | WWW.COREDEV.COM

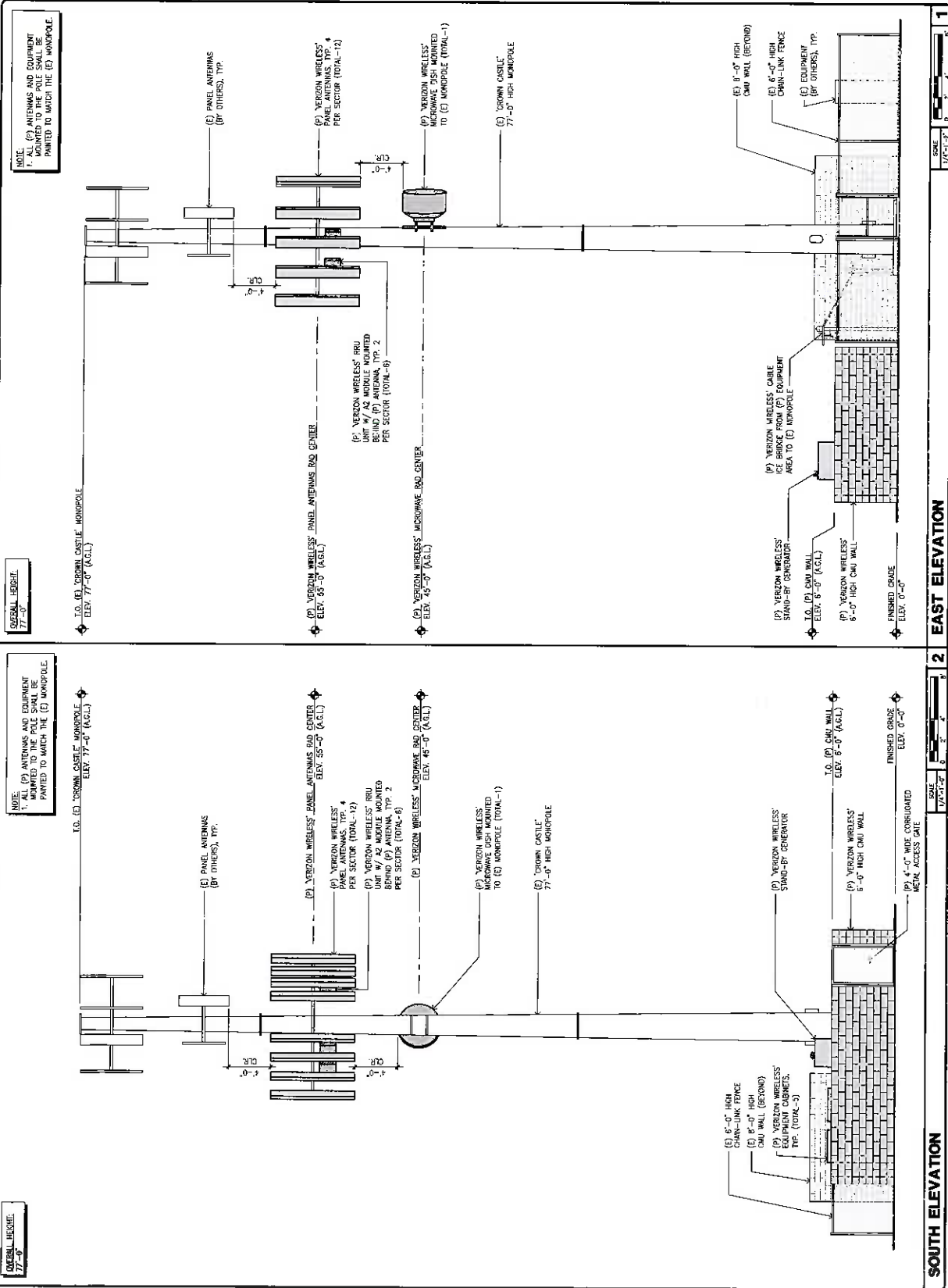
**core**  
 DEVELOPMENT SERVICES  
 A&E SERVICES  
 2748 SLOAN STREET  
 IRVINE, CALIFORNIA 92614  
 WWW.COREDEV.COM

SITE INFORMATION  
**GLENVIEW**  
 PLOT PLAN NO. 25799  
 SITE ADDRESS:  
 55800 HAUZEN LEHMAN WAY  
 WINTERPARKER, CA 92286  
 RIVERSIDE COUNTY  
 SHEET TITLE

**ELEVATIONS**

DRAWING INFORMATION  
 DRAWN BY / CHECKED BY / ISSUE DATE  
 AH / SAR / 09/16/2014  
 SHEET NUMBER

**A-4**



# GLENVIEW

55860 HAUGEN LEHMAN WAY WHITEWATER CA 92282



VIEW 1





# GLENVIEW

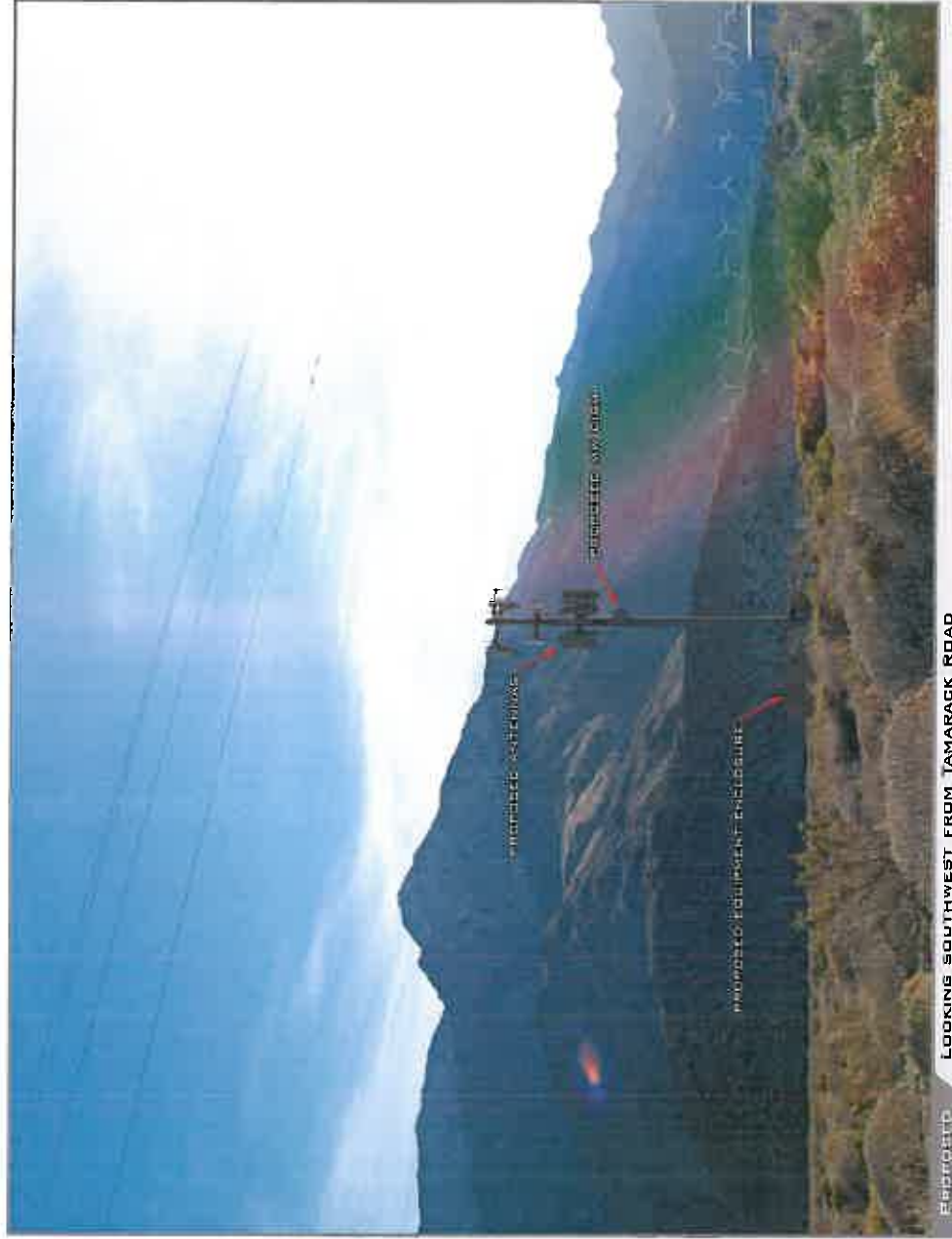
55860 HAUGEN LEHMAN WAY WHITEWATER CA 92282



VIEW 2



©2014 Google Maps



LOOKING SOUTHWEST FROM TAMARACK ROAD

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

# GLENVIEW

55860 HAUGEN LEHMAN WAY WHITewater CA 92282



VIEW 3





# GLENVIEW

55860 HAUGEN LEHMAN WAY WHITEWATER CA 92282



VIEW 4



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

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is forthe co-location of twelve (12) panel antennas at RAD center elevation of 55 feet, one (1) microwave dish at RAD center elevation of 45 feet, three (3) fiber demarcation boxes, six (6) A2 module units, and six (6) RRUs to an existing 77 foot tall monopole. The project also includes the installtion of one (1) stand-by generator and three (3) GPS antennas within a new 352 square foot lease area.

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

10. GENERAL CONDITIONS

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. 25799 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25799, Exhibit A, dated 04/10/15.

E HEALTH DEPARTMENT

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 (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.

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

10. GENERAL CONDITIONS

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

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. 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 - key storage shall be installed on the outside of the wall. Applicant may pick up application for a Knox Box at Riverside County Fire Department Office of the Fire Marshal.

10.FIRE. 2 USE- 704 PLACARD RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

10. GENERAL CONDITIONS

10.FIRE. 3 USE- EXTINGUISHER RECOMMND

1. Extinguishers (Light Hazard)- Install a portable fire extinguisher, with a minimum rating of 4A-40BC, for every 3,000 sq. ft. and/or 75 feet of travel distance. Fire extinguishers shall be mounted no higher than 5 ft. above finished floor, as measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed; or within one year of from the date of month and year of manufacture. (NOTE: If only a year of manufacture is indicated, maintenance shall be due January 1st of the year following.)

10.FIRE. 4 USE-ADDRESS RECOMMND

A 12 inch number address needs to be on the wall facing the addressed street.

10.FIRE. 5 USE\* - FIRE ACCESS RECOMMND

Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at [www.rvcfire.org](http://www.rvcfire.org)). Access lanes will not have an up, or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 80 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.

Any turn-around requires a minimum 38-foot turning radius. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.

The minimum dimensions for access roads and gates is 12 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height. (WIRELESS CELL SITES ONLY).

PLANNING DEPARTMENT

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

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

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

10. GENERAL CONDITIONS

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

project:

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

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

i)A County Official is contacted.

ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

(1)The MLD identified fails to make a recommendation; or

(2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 2 USE - 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



PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 3 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. 4 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

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - FEES FOR REVIEW (cont.) RECOMMND

condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 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.

10.PLANNING. 6 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. 7 USE - MAX HEIGHT RECOMMND

The monopole/antenna array located within the property shall not exceed a height of 77 feet.

10.PLANNING. 9 USE - FUTURE INTERFERENCE RECOMMND

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

10.PLANNING. 12 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN 517-340-008 (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. 13 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopole/antenna array shall be either galvanized steel grey, light grey, or light tan in order

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

10. GENERAL CONDITIONS

10.PLANNING. 13 USE - EQUIPMENT/BLDG COLOR CT (cont.) RECOMMND

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. 14 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. 15 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 of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 16 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. 19 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.

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

The collocation facility shall cease operation at the time the wireless communications facility/base station expires and/or is no longer permitted to operate.

80. PRIOR TO BLDG PRMT ISSUANCE

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 4/10/2015.

TRANS DEPARTMENT

80.TRANS. 2 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.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials

PLOT PLAN:TRANSMITTED Case #: PP25799

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT REVIEW (cont.) RECOMMND

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. 2 USE - WALL & FENCE LOCATIONS RECOMMND

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

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;
- Telephone number of wireless communications facility company.

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

90.PLANNING. 8 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

PLOT PLAN: TRANSMITTED Case #: PP25799

Parcel: 517-340-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25799 has been calculated to be 0.01 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. 9 USE - ORD 875 CVMSHCP FEE RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, 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. 25799 is calculated to be 0.01 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.



02/24/16  
16:42

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 12

PLOT PLAN TRANSMITTED Case #: PP25799

Parcel: 517-340-008

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

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**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - PALM DESERT**  
**77-588 El Duna Court, Suite H**  
**Palm Desert, CA 92211**

DATE: May 5, 2015

TO:

Riv. Co. Transportation Dept. - Desert

Riv. Co. Environmental Health Dept. - Desert

Riv. Co. Fire Department - Desert

Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check

Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones

P.D. Landscaping Section-M. Hughes

Riv. Co. Information Technology – J.

Sarkissian

5th District Supervisor

5th District Planning Commissioner

**PLOT PLAN NO. 25799** – Applicant: Verizon Wireless – Engineer Representative: Core Development Services – Owner: Artak Tovmasyan – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du / ac) – Location: southerly of Tamarack Road, westerly of Mesquite Road, northerly of Interstate 10, easterly of Haugen-Lehman Way – Zoning: Rural Residential (R-R)-  
**REQUEST:** Permit the co-location of an existing unmanned wireless telecommunication facility that will include the installation of twelve (12) panel antennas, one (1) microwave dish, three (3) fiber demarcation boxes, six (6) A2 module units and six (6) RRUs mounted to an existing 77 foot tall monopole. The proposed project also includes the installation of three (3) equipment cabinets, two (2) battery cabinets, one (1) stand-by generator and three (3) GPS antennas within 352 sq. ft. lease area. – APN: 517-340-008

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC comment on May 28, 2015**. All LDC 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**, Contract Planner, at **(951) 955-3025** or email at [mcorcora@rctlma.org](mailto:mcorcora@rctlma.org) / **MAILSTOP# 1070**.

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.*



# 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: SP25799                      DATE SUBMITTED: 4/10/15

### APPLICATION INFORMATION

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

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

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

Engineer/Representative's Name: ELAINE YANG c/o Core Development Services                      E-Mail: eyang@core.us.com

Mailing Address: 2794 Saturn St.  
Brea, CA. 92821                      Street  
City                      State                      ZIP

Daytime Phone No: (714) 308-0054                      Fax No: ( ) \_\_\_\_\_

Property Owner's Name: Crown Castle                      E-Mail: \_\_\_\_\_

Mailing Address: 38 Executive Park, #3  
Irvine, CA. 92614                      Street  
City                      State                      ZIP

Daytime Phone No: (949) 930-4362                      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.

ELAINE YANG, on behalf of 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): 517-340-008

Section: 8

Township: 3S

Range: 3E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 6.81 AC

General location (nearby or cross streets): North of Verbenia Ave, South of \_\_\_\_\_, East of Verbenia Ave, West of Mesquite Rd

Thomas Brothers map, edition year, page number, and coordinates: Page:724 Grid:F2

Project Description: (describe the proposed project in detail)

A proposed collocation onto an existing 77' monopole. This will include (12) panel antennas, (12) RRUs, (1) parabolic antenna, and (3) GPS antennas. All associated equipment will be placed at grade within a proposed equipment enclosure.

Related cases filed in conjunction with this application:

N/A

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

If yes, provide Case No(s). PP24083, PP25216 (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 \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

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) 352 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.

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

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

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

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant: VERIZON WIRELESS

Address: 15505 Sand Canyon Ave Bldg D1

Phone number: 714.308.0054

Address of site (street name and number if available, and ZIP Code): 55860 Haugen Lehman Wy, White Water, CA 92282

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1) Elaine Yang ELAINE YANG Date 2.26.15

Applicant (2) \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

Yes  No

**APPLICATION FOR LAND USE PROJECT**

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes  No

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

Owner/Authorized Agent (1) ELAINE YANG Date 2.25.15

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



**APPLICATION FOR LAND USE PROJECT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region<sup>1</sup>**

Project File No.	
Project Name:	GLENVIEW
Project Location:	55860 Verbenia Ave, Whitewater, CA 92282
Project Description:	Wireless CO-location
Applicant Contact Information:	ELAINE YANG eyang@core.us.com

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes <sup>2</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<sup>1</sup> Land area is based on acreage disturbed.	<input type="checkbox"/>	<input type="checkbox"/>
<sup>2</sup> Descriptions of SIC codes can be found at <a href="http://www.osha.gov/pls/imis/sicsearch.html">http://www.osha.gov/pls/imis/sicsearch.html</a> .	<input type="checkbox"/>	<input type="checkbox"/>

**DETERMINATION: Circle appropriate determination.**

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.

**APPLICATION FOR LAND USE PROJECT**

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region		
Project File No.		
Project Name:	"GLENVIEW"	
Project Location:	55860 VERBENIA AVE., WHITEWATER, CA 92282	
Project Description:	WIRELESS CO-LOCATION	
Applicant Contact Information:	ELAINE YANG eyang@core.us.com	
<b>Proposed Project Consists of, or includes:</b>	YES	NO
<b>Redevelopment.</b> The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>New Development.</b> The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Uphoistery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Restaurants.</b> (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydromodification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Environmentally Sensitive Areas (ESAs).</b> 1 All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**APPLICATION FOR LAND USE PROJECT**

flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Impervious parking lots of 5,000 sq. ft. or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Streets, roads, highways, and freeways.</b> Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>*Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Copermitttees.</p> <p>The Basin Plan for the San Diego Basin WQMPSSMP (also referred to as a WQMP).  <a href="http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf">www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf</a>.            The most recent CWA Section 303(d) list can be found at:  <a href="http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml">http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml</a>.</p>		
<b>DETERMINATION: Circle appropriate determination.</b>		
<p>If <b>any</b> question answered "YES" SSMP (also referred to as a WQMP).</p> <p>If <b>all</b> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>		

**APPLICATION FOR LAND USE PROJECT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region**

<b>Project File No.</b>	
<b>Project Name:</b>	Verizon Wireless "Glenview"
<b>Project Location:</b>	55860 Verbenia Ave. Whitewater, CA. 92282
<b>Project Description:</b>	Collocation on an existing 77' monopole with equipment located at grade.
<b>Applicant Contact Information:</b>	ELAINE YAN c/o Core Development Services; 2749 Saturn St. Brea, CA. 92821; (714)308-0054; eyang@core.us.com

<b>Proposed Project Consists of New Construction on a Previously Disturbed and Undisturbed Parcel includes:</b>	<b>YES</b>	<b>NO</b>
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DETERMINATION: Circle appropriate determination.**

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

## 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. 25799** – CEQA Exempt - Applicant: Verizon Wireless – Engineer Representative: Core Development Services – Owner: Artak Tovmasyan – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2–5 du/ac) – Location: southerly of Tamarack Road, westerly of Mesquite Road, northerly of Interstate 10, and easterly of Haugen-Lehman Way – Zoning: Rural Residential (R-R) - **REQUEST:** Permit the co-location of an existing unmanned wireless telecommunication facility that will include the installation of twelve (12) panel antennas, one (1) microwave dish, three (3) fiber demarcation boxes, six (6) A2 module units and six (6) RRUs mounted to an existing 77 foot tall monopole. The proposed project also includes the installation of three (3) equipment cabinets, two (2) battery cabinets, one (1) stand-by generator and three (3) GPS antennas within 352 sq. ft. lease area.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **JUNE 13, 2016**  
PLACE OF HEARING: RIVERSIDE COUNTY PERMIT CENTER  
77-588 EL DUNA COURT, SUITE H  
PALM DESERT, CA 92211

For further information regarding this project, please contact Tim Wheeler, Project Planner at 951-955-6060 or e-mail [twheeler@rctlma.org](mailto:twheeler@rctlma.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