



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

MARCH 6, 2017

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING COUNTY ADMINISTRATIVE CENTER 1st Floor, Conference Room 2A 4080 Lemon Street, Riverside, CA 92501

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. 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.

- 2.1 **PLOT PLAN NO. 26076** – Exempt from California Environmental Quality Act (CEQA) – Applicant: SBA Steel, LLC, c/o Diane Borchardt – Engineer/Representative: W-T Communication Design Group, c/o Andrea Urbas – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development – Commercial Retail (CD:CR) (0.20-0.35 FAR) – Location: Southerly of Grand Ave., easterly of Maiden Ln., and westerly of Blackwell Blvd. – 1.15 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Plot Plan No. 26076 proposes to utilize and re-permit an existing abandoned unmanned wireless communication facility that is proposed to consist of the existing 62 foot high tower disguised as a pine tree with 12 antennas, 12 Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room, and replace two (2) existing A/C units with two (2) new A/C units within the existing abandoned 480 sq. ft. lease area. Continued from February 27, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

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

NONE

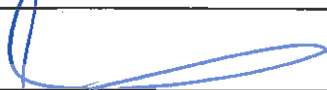
4.0 PUBLIC COMMENTS:

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Agenda Item No.: 2.1
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisory District: First
Project Planner: Tim Wheeler
Director's Hearing: February 27, 2017
Continued From: February 6, 2017 and
February 27, 2017

PLOT PLAN NO. 26076
CEQA Exempt
Applicant: SBA Steel LLC
Engineer/Representative: W-T Communication
Design Group c/o Andrea Urbas



Juan C. Perez
TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 26076 proposes to utilize and re-permit an existing abandoned unmanned wireless communication facility that is proposed to consist of the existing 62-foot-high tower disguised as a pine tree with twelve (12) antennas, twelve (12) Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room, and replace two (2) existing A/C unit with two (2) new A/C units within the existing abandoned 480 sq. ft. lease area.

The subject property is currently used as the Riverside County Lakeland Village Fire Station located at 17521 Grand Avenue Lake Elsinore, CA.

BACKGROUND:

This site was previously approved for a disguised wireless facility (monopine) under approved Plot Plan No. 20281 dated October 17, 2005. Permits were issued and final for the construction of the disguised wireless facility by permit numbers BNR050234, BXX062320, and BEL051384. As the wireless facility never had a co-location permit filed or an extension of time applied for prior to the 10 year expiration date, it has expired.

This project was heard at the Director's Hearing dated February 6, 2017. The Indemnification Agreement was not completed by that date and was continued to February 27, 2017 to allow the applicant to complete the Indemnification Agreement. On February 27, 2017, the Indemnification Agreement still wasn't completed and the project was continued to March 6, 2017. As of the time this report, the applicant is getting the required notarized signatures on the agreement to have it completed by the time of the hearing.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD: CR) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD: CR) to the west and south; Community Development: Medium Density Residential (CD: MDR) to the east and north |

- | | |
|----------------------------|--|
| 3. Existing Zoning: | General Commercial (C-1/C-P) |
| 4. Surrounding Zoning: | General Commercial (C-1/C-P) to the north, south east, and west |
| 5. Existing Land Use: | County of Riverside Fire Station (Lakeland Village) |
| 6. Surrounding Land Use: | Single Family Residences to the north and south; Vacant Land to the east and west |
| 7. Project Data: | Total Acreage: 1.15 acres Lease area: 480 sq. ft. |
| 8. Environmental Concerns: | Exempt from CEQA per Categorical Exemptions California Code of Regulations, title 14 ("State CEQA Guidelines"), Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) |

RECOMMENDATIONS:

FIND PLOT PLAN NO. 26076 EXEMPT from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15302 (Replacement or Reconstruction) based on the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 26076, 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 has the General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) in the Elsinore Area Plan,.
2. The proposed use, a disguised wireless communication facility, is consistent with Community Development: Commercial Retail (CD: CR) designation which allows for development of single family detached residences, agriculture uses, and small scale commercial uses, such as wireless communication facilities.
3. The project site is surrounded by properties with General Plan Land Use Designations of Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) to the west and south, Community Development: Medium Density Residential (CD: MDR) (2 - 5 da/ac) to the east and north.
4. The zoning classification for the subject site is General Commercial (C-1/C-P). The proposed use, a disguised wireless communication facility, is a permitted use, subject to approval of a plot plan, in that zone.
5. The project site is surrounded by properties which have zoning classification of General Commercial (C-1/C-P) to the north, south, east and west.

6. The subject property consists of a County of Riverside Fire Station (Lakeland Village). No other uses occur on the project site.
7. This disguised wireless communication facility project has met the requirements for approval per Section 19.404C; 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 on the following:
 - a. The existing disguised wireless communication facility was designed and is still designed to be minimally visually intrusive per the following: It is disguised as a pine tree, allowing it to blend in with the surrounding area; the supporting equipment and enclosure is architecturally compatible with the surrounding area; the existing use is located within a County of Riverside Fire Station property and screened from view. This application has met the application requirements, processing requirements, and requirements for approval, location, and development standards set forth in Article 19g and Section 18.30 of Ordinance No. 348.
 - b. All required documentation for processing pursuant to Ordinance No. 348 Section 19.409 have been submitted, including a fully executed lease agreement, which was received and processed with the County of Riverside's Economic Development Agency, Real Estate Division, to re-establish the use of a disguised wireless communication facility.
 - c. The disguised wireless communication facility proposed is to re-establish a previously entitled wireless facility. Landscaping, parking, viewshed and treatment of the site is the same as it was originally approved under expired Plot Plan No. 20281. Since this entitlement was not extended by the previous tenant, this proposed plot plan was needed to re-establish the use.
 - d. The disguised wireless communication facility is located on a parcel zoned C-1/C-P. The project's zone classification is classified as non-residential. A disguised wireless communication facility in a non-residential zone classification must not exceed 70 feet in height. The proposed disguised monopine is 62 feet in height, not exceeding the maximum height for a non-residential zone classification.
 - e. Because the project is re-permitting an existing, developed site, there will be no disturbance to the natural landscape, and therefore disturbance to the natural landscape is not only minimized, but fully avoided.
 - f. The disguised wireless communication facility has existing walls from the fire station or previous wireless facility entitlement. No new walls or fencing is proposed for the re-permitting of the wireless facility.
 - g. The re-permitting of this disguised wireless communication facility will not impact the surrounding community or disturb any biological resources than what was previously permitted by Plot Plan No. 20281. Nothing currently has changed or will change at the site location.
 - h. The disguised wireless communication facility is setback approximately 95 feet from any habitable dwelling. 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 62 feet; the distance would need to be equal to 77.5 feet from a habitable dwelling. The nearest habitable dwelling is 95 feet away, and therefore the monopine exceeds the required setback distance.

- i. The project site has two (2) existing light posts for the Fire Station. No additional outside lighting is proposed for this project.
 - j. The disguised wireless communication facility will use the existing paved access of the Fire Station and parking lot for the minimal use of maintenance of the facility as needed.
 - k. The disguised wireless communication facility will use the previously approved areas for power and communication lines that was approved under Plot Plan No. 20281. Only changes will be for the updated equipment at those locations per approved Plot Plan No. 26076.
 - l. The disguised wireless communication facility is not roof mounted. All facilities and equipment will be installed in the same area and location as under the previous entitlement. This site is not a roof mounted facility project.
 - m. There is an existing equipment room that was previously used for the previous entitled wireless facility. Said equipment room again is being used for this re-establishment of a wireless facility. Total lease area including the monopine is 480 sq. ft.
 - n. The disguised wireless communication facility will be supported by two (2) new A/C units and equipment cabinets inside the existing equipment room on site. The equipment room is painted to match the existing storage building and consistent with the Fire Station itself and the surroundings of the area.
 - o. A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 60 decibels at the property line or 45 decibels inside the nearest dwelling, which is approximately 95 feet away.
8. This project is located within Lake Elsinore's Sphere of Influence. The City of Lake Elsinore was previously noticed under the original entitlement (per Plot Plan No. 20281) and no comments were received by the City at that time. Under Ordinance No. 348 Section 19.409.D, when a proposed wireless communication facility would be located within the sphere of influence of any city within the County and/or within one mile of city limits, Planning staff must transmit the application to the affected city for review and comment if a public hearing is required by Ordinance No. 348 Article 19g. For residential zoning classifications, no public hearing is required unless a property owner requests a public hearing. Because this project is in a residential zoning classification and no property owner has requested a hearing, there was no requirement to transmit this application to the City of Lake Elsinore, and, consistent with these provisions and given that this is the re-establishment of a prior use with no physical changes except the replacement of equipment in an area that is screened from view, no application was transmitted.
9. The proposed disguised wireless communication facility is within a Flood Plain. However, no additional construction to the proposed site, other than new antennas, replacement of A/C units, and equipment added or replaced in the existing enclosed equipment room, no further review was determined by Flood or Planning for this project.
10. The proposed disguised wireless facility is located within a Very High Fire Area. Most of the surrounding area and parcel(s) are developed with residences; and the project site is currently used as Lakeland Village Fire Station. The facility is at the rear of the fire station property.

11. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15301 (Existing Facilities) of the CEQA Guidelines. Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing 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. Examples of this exemption include but are not limited to (a) interior or exterior alterations involving such things as electrical conveyances, (b) existing facilities of both investor or publicly owned utilities used to provide electrical power, natural gas, sewerage, or other public utility services and (d) restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety. The proposed project is exempt under Section 15301 because it is restoring the previous use of a disguised wireless facility as a monopine, without increasing the previous lease area and with no expansion of use beyond that existing previously. This will re-establish wireless communication utility services for the residents in the surrounding neighborhood(s).
12. The proposed project has also been determined to be categorically exempt from CEQA, as set forth per Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines. Section 15302 exempts the replacement or reconstruction of existing structures and facilities and will have the substantially the same purpose and capacity as the structures replaced. Examples of this exemption include but are not limited to (c) replacement or reconstruction of existing utility systems or facilities involving negligible or no expansion of capacity. The proposed project is exempt under Section 15302 because it is replacing the previous utility system or facility with minor amounts of replaced equipment and is a new utility or facility of the same use by a new provider and without expansion of the capacity. This will re-establish utility services for the residents in the surrounding neighborhood(s).
13. Because all aspects of the project are exempt under Sections 15301 and 15302, the project 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 15301 or 15302 exemptions applies.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) 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 compatible with the present and future logical development of the area.
5. The proposed project is exempt from CEQA and will not have a significant effect on the environment.

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. An area drainage plan, or dam inundation area; or
 - b. The WRCMSHCP; or
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - d. A County Service Area (CSA); or
 - e. Not within an airport influence area or airport compatibility zone; or
3. The project site is located within:
 - a. The City of Lake Elsinore sphere of influence; and;
 - b. A 100-year flood plain; and
 - c. A Very High Fire Area; and
 - d. Zone B, 34.09 miles from Mt. Palomar Observatory (Ord. 655); and
 - e. An area with moderate potential for liquefaction; and
4. The subject site is currently designated as Assessor's Parcel Number 381-252-009.

Vicinity Map

PP26076



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - US HWY
 - countries
 - cities
 - hydrography
 - lines
 - waterbodies
 - Lakes
 - Rivers
 - World Street Map

Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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Land Use Map

PP26076



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

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.

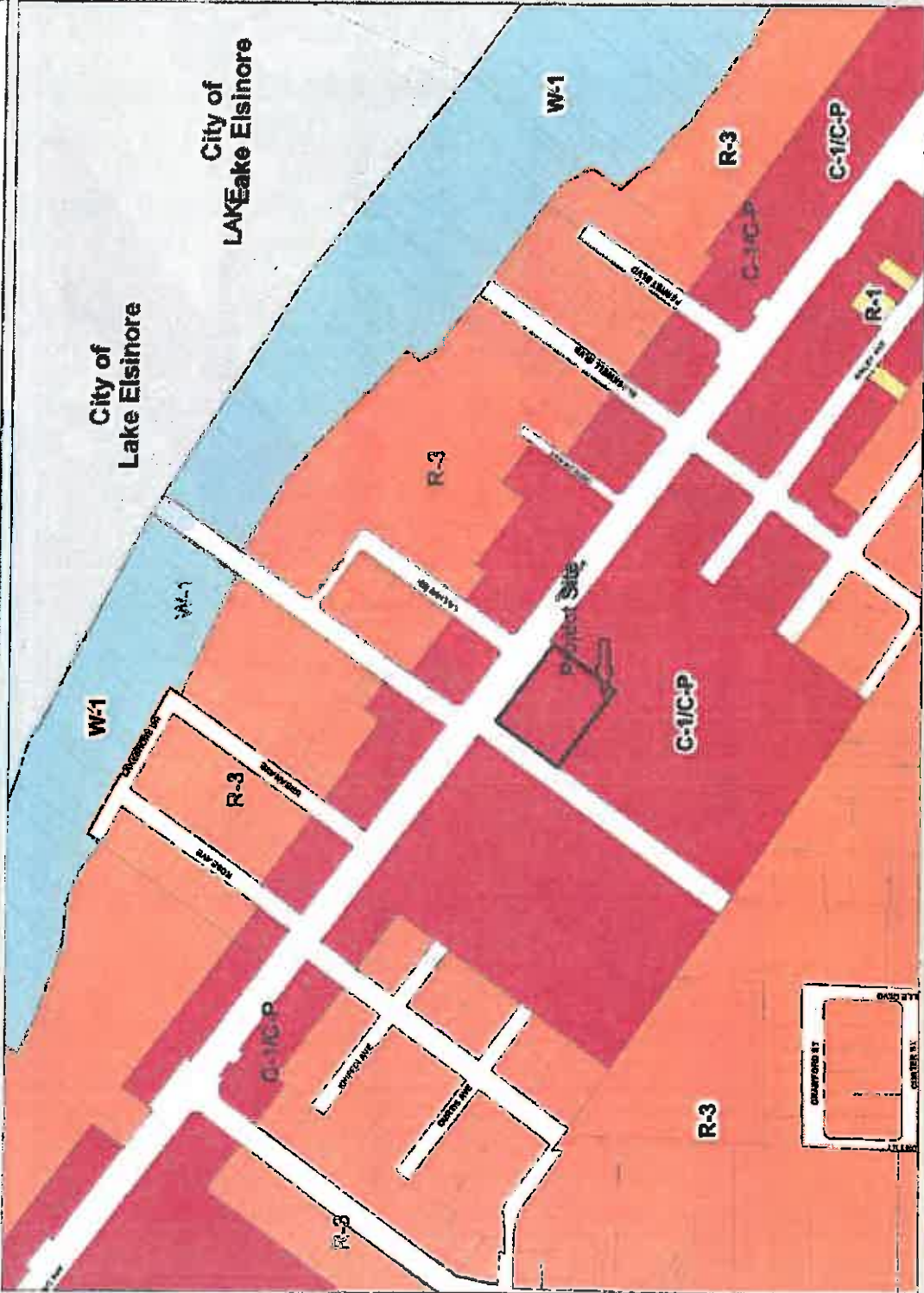
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Zoning Map

PP26076



Legend

Zoning
■ - all other values

- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10
- A-P-2 1/2

Notes

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Address: 33020 Maiden Lane, Lake Elsinore, CA
APN: 381-252-009-2
Site ID: CA45808-A





Address: 33020 Maiden Lane, Lake Elsinore, CA
APN: 381-252-009-2
Site ID: CA45808-A





Panoramic Site Photographs

1. Standing on the eastern corner of the property, facing south-west toward the fire station and the monopine wireless tower.





Panoramic Site Photographs

2. Standing north-east of the wireless tower, outside the fire truck garage, facing south-east toward the monopine wireless tower.





Panoramic Site Photographs

3. Standing north-east of the monopine wireless tower, facing south-west toward the tower.



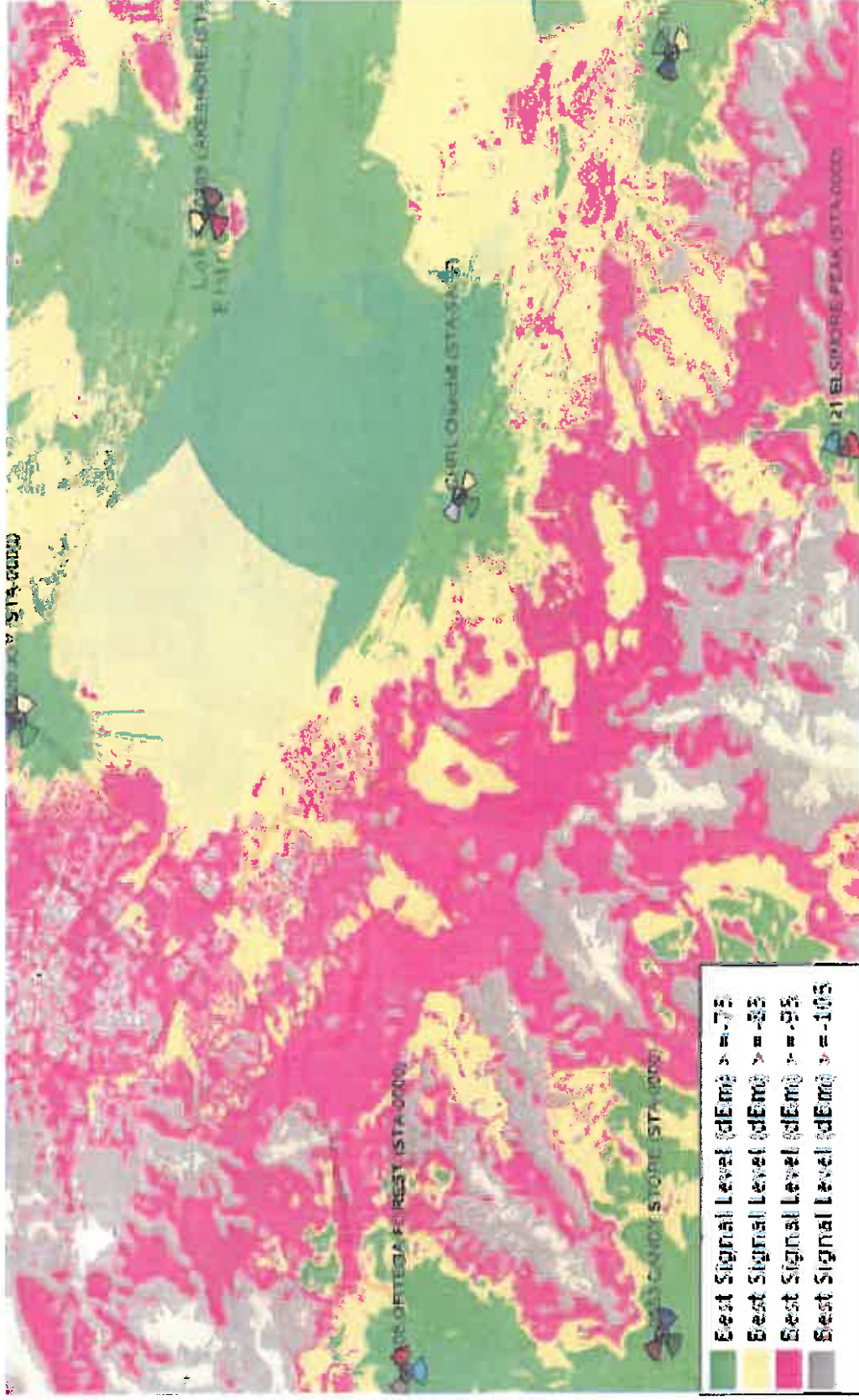


Panoramic Site Photographs

4. Standing on the south-east side of the monopine wireless tower and associated equipment shelter, facing north-west toward the tower and shelter.



Churchill Proposed Coverage eT=6



Churchill Cell Coverage eT=0



Churchill Cell Coverage eT=6



01/30/17
11:57

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP26076

Parcel: 381-252-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

Plot Plan No. 26076 proposes to utilize an existing abandoned wireless facility that will consist of an existing 62 foot high antenna tower disguised as a pine tree with twelve (12) antennas, twelve (12) Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room, and replace two (2) existing A/C unit with two (2) new A/C units within the existing abandoned 480 sq. ft. lease area.

The subject property is currently used as the Riverside County Lakeland Village Fire Station

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

PLOT PLAN:TRANSMITTED Case #: PP26076

Parcel: 381-252-009

10. GENERAL CONDITIONS

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

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.

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. 26076 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 26076, Exhibit A, dated February 6, 2017.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 2 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. 3 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.

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11:57

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:TRANSMITTED Case #: PP26076

Parcel: 381-252-009

10. GENERAL CONDITIONS

10.PLANNING. 4 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. 5 USE - MAX HEIGHT RECOMMND

The monopine/antenna array located within the property shall not exceed a height of 62 feet.

10.PLANNING. 6 USE - CO-LOCATION RECOMMND

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

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved unmanned wireless telecommunication facility 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. 10 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN 381-252-009 (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. 11 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

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

For monopines, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array

PLOT PLAN:TRANSMITTED Case #: PP26076

Parcel: 381-252-009

10. GENERAL CONDITIONS

10.PLANNING. 11 USE - EQUIPMENT/BLDG COLOR CT (cont.) RECOMMND

shall be dark green or matching the branches 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. 12 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. 13 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.

10.PLANNING. 14 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. 15 USE - BRNCH HGT CNT ANT SOCK RECOMMND

The branches for the monopine shall be spaced at three (3) branches per foot and all antennas shall have "socks" and the parabolic antenna be painted.

PLOT PLAN:TRANSMITTED Case #: PP26076

Parcel: 381-252-009

10. GENERAL CONDITIONS

10.PLANNING. 16 USE - MAINTAIN SOCKS/BRANCHES RECOMMND

The proposed monopine shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

10.PLANNING. 17 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.

TRANS DEPARTMENT

10.TRANS. 1 USE - FLOOD HAZARD REPORT RECOMMND

Plot Plan 26076 is a proposal utilize an existing abandoned wireless facility (tower and equipment shelter that was formerly Plot Plan 20281) in the Lake Elsinore area, within the existing fire station on the southeast corner of Grand Avenue and Maiden Lane.

This site receives sheet type runoff from the hills to the south. Improvements constructed with the firehouse shelter the proposed structure and monopole. The project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

PLOT PLAN:TRANSMITTED Case #: PP26076

Parcel: 381-252-009

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT (cont.) RECOMMND

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.

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.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the parabolic antenna painted to match the branches of the monopine in accordance with the APPROVED EXHIBIT A, dated February 6, 2017.

90. PRIOR TO BLDG FINAL INSPECTION

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.

PLOT PLAN: TRANSMITTED Case #: PP26076

Parcel: 381-252-009

90. PRIOR TO BLDG FINAL INSPECTION

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. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP26076 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and that the parabolic antenna is painted to match the branches of the monopine in accordance with the APPROVED EXHIBIT A, dated February 6, 2017.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: SBA Steel LLC

Contact Person: Diane Borchardt E-Mail: dborchardt@sbsite.com

Mailing Address: SBA Steel LLC, 8051 Congress Ave.

Boca Raton FL 33487-1309
City State ZIP

Daytime Phone No: (561) 226-9486 Fax No: (561) 989-9208

Engineer/Representative Name: W-T Communication Design Group

Contact Person: _____ E-Mail: info@wtengineering.com

Mailing Address: 8560 S. Eastern Ave. Suite 210

Las Vegas NV 89123
City State ZIP

Daytime Phone No: (702) 993-1000 Fax No: ()

Property Owner Name: County of Riverside

Contact Person: _____ E-Mail: _____

Mailing Address: 3403 10th Street, Suite 400

Riverside CA 92501
City State ZIP

Daytime Phone No: (951) 955-4820 Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Application for renewal of a plot plan for Site CA45808-A, which was approved in 2005. The site contains an unmanned cell site, made up of a 62 foot monopine cell tower, and a 230 sq. ft. equipment shelter.

No changes to the current site are requested at this time.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Article XIXg, and Section 19.404, "Disguised Wireless Communication Facilities."

Number of existing lots: 1

| EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | | | | | |
|--|-------------|--------|---------|--|--------------------------|------------------|
| No.* | Square Feet | Height | Stories | Use/Function | To be Removed | Bldg. Permit No. |
| 1 | 230 sq. ft. | 62' | N/A | Monopine Wireless Communication Facility | <input type="checkbox"/> | PP20281 |
| 2 | | | | | <input type="checkbox"/> | |
| 3 | | | | | <input type="checkbox"/> | |
| 4 | | | | | <input type="checkbox"/> | |
| 5 | | | | | <input type="checkbox"/> | |
| 6 | | | | | <input type="checkbox"/> | |
| 7 | | | | | <input type="checkbox"/> | |
| 8 | | | | | <input type="checkbox"/> | |
| 9 | | | | | <input type="checkbox"/> | |
| 10 | | | | | <input type="checkbox"/> | |

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

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

| | | |
|----|--|--|
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

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

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

Related cases filed in conjunction with this application:

N/A

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

If yes, provide Application No(s). PP20281

(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

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

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

Is this an application for a development permit? Yes No

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: SBA Steel LLC; Diane Borchardt

Address: 8051 Congress Ave. Boca Raton, FL 33487

Phone number: 561-226-9486

Address of site (street name and number if available, and ZIP Code): 33020 Maiden Lane, 92530

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 381-252-009-1

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

Regulatory Identification number: _____

Date of list: N/A

Applicant: SBA Steel, LLC

Date 7/5/2016

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1) _____

Date 7/5/2016

Owner/Authorized Agent (2) _____

Date 7/5/2016

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

APPLICATION FOR LAND USE PROJECT

| Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region | | |
|--|--|-------------------------------------|
| Project File No. | | |
| Project Name: | West Lake 2 | |
| Project Location: | 33020 Maiden Ln, Lake Elsinore, CA 92530 | |
| Project Description: | Existing Wireless Telecom. Facility - Monopine Tower & Shelter | |
| 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 ¹ represented by the proposed map or permit is 10,000 square feet or more. | <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"/> |
| Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539). | <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 disturbing 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"/> |
| ¹ Land area is based on acreage disturbed | | |
| ² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html . | | |
| 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. | |

DOC # 2011-0242592

05/02/2011 11:09A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Prepared by and after recording return to:
TowerCo
Attention: Legal
5000 Valleystone Drive
Cary, NC 27519

| S | R | U | PAGE | SIZE | DA | MISC | LONG | RFD | COPY |
|-------|---|---|------|------|-------|-------|------|------|------|
| 1 | | | 16 | | | | | | |
| M | A | L | 465 | 426 | INCOR | INCOR | SMF | MCHS | EXAM |
| (Reco | | | | | T: | CTY | UNI | 012 | |

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Parcel No: 381-252-009



MEMORANDUM OF AGREEMENT

Document Date: MAY 16, 2011

Grantor/Lessor: COUNTY OF RIVERSIDE, a political subdivision
Address: c/o Economic Development Agency, Real Estate - Facilities
3403 10th Street, Suite 500, Riverside, CA 92501

Grantee/Lessee: TOWERCO ASSETS LLC, a Delaware limited liability company
Address: 5000 Valleystone Drive, Cary, NC 27519

Legal Description of the Land is attached as Attachment A on Page 5

THE UNDERSIGNED GRANTOR DECLARES
DOCUMENTARY TRANSFER TAX IS
 TERM OF LEASE, INCL. OPTIONS UNDER 35 YEARS
 COMPUTED ON FULL VALUE OF PROPERTY
 COMPUTED ON FULL VALUE LESS VALUE OF LIENS
OR ENCUMBRANCES REMAINING AT THE TIME OF SALE
 UNINCORPORATED AREA CITY OF _____

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement ("Memorandum") is entered into on this 16th day of May, 2011, by and between **COUNTY OF RIVERSIDE**, a political subdivision, having a mailing address of c/o Economic Development Agency, Real Estate – Facilities, 3403 10th Street, Suite 500, Riverside, CA 92501 (hereinafter referred to as "Landlord"), and **TOWERCO ASSETS LLC**, a Delaware limited liability company, having a mailing address of 5000 Valleystone Drive, Cary, NC 27519 (hereinafter referred to as "Tenant").

1. Landlord and Nextel of California, Inc., a Delaware corporation d/b/a Nextel Communications ("Sprint/Nextel") entered into that certain unrecorded Communications Site Lease Agreement (Ground) dated July 31, 2006, as amended, if applicable (as amended, the "Agreement") for certain real property and easements described in **ATTACHMENT B** attached hereto (collectively, the "Premises"), which are a portion of that certain parcel of real property owned by Landlord located in the County of Riverside, State of California described in **ATTACHMENT A** attached hereto (the "Land").
2. Sprint/Nextel assigned all its right, title and interest in, to and under the Agreement to Tower Entity 7 LLC, a Delaware limited liability company ("Tower Entity"), by that certain Assignment and Assumption of Ground Lease dated September 23, 2008 and recorded as Doc# 2009-0083821 among the official records of the County of Riverside, State of California.
3. Thereafter, Tower Entity was acquired by and merged into Tenant.
4. The term of the Agreement is for five (5) years commencing on November 1, 2006.
5. The Agreement may be extended for one (1) successive five (5) year term.
6. The purpose of the Memorandum is to give record notice of the Agreement and of the rights created thereby, all of which are hereby confirmed. The terms of the Agreement are incorporated herein by reference.
7. This Memorandum may be executed in two or more counterparts, all of which shall be considered the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. This Memorandum is not and will not be binding on either party until and unless it is fully executed by both parties.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

LANDLORD:
COUNTY OF RIVERSIDE, a political
subdivision

By: [Signature]
Name: Robert Field
Title: Assistant County Executive Officer/EDA

Date: 5-11-11

FORM APPROVED COUNTY COUNSEL
BY: [Signature] DATE: 4-2-11
SYBILIA M. GUNZEY

LANDLORD ACKNOWLEDGMENT

State of California

County of Riverside

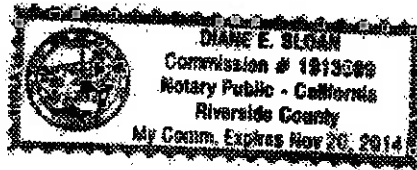
On 5-11-11 before me, Diane E. Sloan Notary Public
(Here insert name and title of the officer)

personally appeared Robert Field
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]
(Notary Seal)



TENANT:
TOWERCO ASSETS LLC, a Delaware
limited liability company

By *Daniel Hunt*
Name: Daniel Hunt
Title: Vice President and CFO
Date: 5/16/11

TENANT ACKNOWLEDGMENT

State of North Carolina

County of Wake

On May 16, 2011 before me, *Raymond W Moore* Notary Public
(Here insert name and title of the officer)

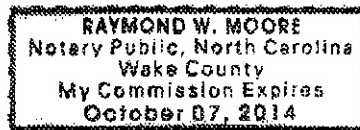
personally appeared Daniel Hunt, Vice President and CFO
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by 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 North Carolina that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Raymond W Moore
Signature of Notary Public

(Notary Seal)



**ATTACHMENT A
LAND**

Parcel 1 and Lettered Lot B of Parcel Map 7025, as shown by Map on File in Book 36, Page 22,
of Parcel Maps, records of Riverside County, California.

**ATTACHMENT B
PREMISES**

Lease Area:

All that portion of Parcel 1 and Lettered Lot B of Parcel Map 7025, as shown by map on file in Book 36, Page 22 of Parcel Maps, Records of Riverside County California, being more particularly described as follows:

Commencing at a found 1.5 inch iron pipe at the intersection of Grand Avenue and Lilian Street as shown hereon;

Thence South 38° 47' 24" West, a distance of 55.02 feet;

Thence South 37° 04' 39" West, a distance of 121.29 feet;

Thence South 15° 35' 51" West, a distance of 56.63 feet to the Point of Beginning;

Thence South 52° 24' 31" East, a distance of 17.38 feet;

Thence South 37° 35' 29" West, a distance of 27.00 feet;

Thence North 52° 24' 31" West, a distance of 23.00 feet to the outside face of wall of an existing building;

Thence North 37° 35' 29" East, along side outside face of wall a distance of 27.00 feet;

Thence South 52° 24' 31" East, a distance of 5.62 feet to the Point of Beginning.

Access Easement:

All that portion of Parcel 1 and Lettered Lot B of Parcel Map 7025, as shown by Map on file in Book 36, Page 22 of Parcel Maps, Records of Riverside County California, being a 12.00 foot wide strip of land, lying 6.00 feet on each side of the following described centerline:

Commencing at a found 1.5 inch iron pipe at the intersection of Grand Avenue and Lilian Street as shown hereon;

Thence South 38° 47' 24" West, a distance of 55.02 feet to the Point of Beginning;

Thence South 37° 04' 39" West, a distance of 121.29 feet;

Thence South 15° 35' 51" West, a distance of 56.63 feet to the Point of Terminus.

New Reading, date: ~~10/26/98~~
CLERK OF BOARD OF SUPERVISORS

459778

RECEIVED FOR RECORD
AT 8:00AM

Recording at request of applicant for:
Department of Building Services
Real Property Division
3133 Main Street
Riverside, California 92507-4190

OCT 26 1998

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
exempt to be recorded without fee.
(Govt. Code 91.112)

Grantee is not a bank,
trust or other financial institution.
Recorder
Fee \$ 0

065053 Space above this line reserved for Recorder's use

T
KB

Project: Lakeland Village Fire Station
APN: 381-252-005

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DESERT RECOVERY, LLC,
a California Limited Liability Company

GRANT(S) to the COUNTY OF RIVERSIDE, a political subdivision, the real property in the
County of Riverside, State of California, described as:

PARCEL 1 AND LETTERED LOT B OF PARCEL MAP 7025, AS SHOWN BY MAP ON
FILE IN BOOK 38, PAGE 22, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA

OCT 26 1998

3.14

459778

10 26 98

RECORDING DEPT
COUNTY OF RIVERSIDE
3133 MAIN STREET
RIVERSIDE, CA 92507

RIVERSIDE

Project: Lakeland Village Fko Station
APN: 381-252-005

Dated: 8/19/98

DESERT RECOVERY, LLC,
a California Limited Liability Company

By: [Signature]
Floyd J. Weil
Managing Partner

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

On 8/19/98 before me,
Suzanne Chester
a Notary Public in and for said County and State, personally
appeared Floyd J. Weil
personally known to me (or 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.

WITNESS my hand and official seal

Signature [Signature]
[SEAL]



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed
to the COUNTY OF RIVERSIDE, a political corporation and/or governmental agency,
is hereby accepted by order of the Board of Supervisors on the date below and the
grantor consents to the recognition thereof by its duly authorized officer.

Dated: OCT 20 1998

By: [Signature]
JOHN MADRIGONE
CHAIRMAN BOARD OF SUPERVISORS

GERALD A. MALONEY
CLERK of the BOARD OF SUPERVISORS
County of Riverside, State of California
ATTEST
GERALD A. MALONEY, Clerk
By: [Signature]
Deputy

MDC:js
8/13/98
8.678

10/20/98 9:14

75077-00
10 26 98
RIVERSIDE

FORM APPROVED COUNTY COUNSEL
 BY: *[Signature]*
 KARIN L. WATTS-BAZAN
 DATE:

**SUBMITTAL TO THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

545



FROM: Economic Development Agency

SUBMITTAL DATE:
 September 13, 2016

SUBJECT: First Amendment to Communications Site Lease Agreement with SBA Steel at Lake Elsinore Fire Station #11, Ten Year Lease, District 1, CEQA Exempt [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find the Lease Agreement to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; and Section 15061(b)(3), General Rule or "Common Sense" Exemption;
2. Approve the attached First Amendment to Communications Site Lease Agreement and authorize the Chairman of the Board to execute the same on behalf of the County;
3. Authorize the Assistant County Executive Officer of the Economic Development Agency, or his designee, to execute any other documents and administer all actions necessary to complete or memorialize this transaction; and

(Continued)

[Signature]

Robert Field
 Assistant County Executive Officer/EDA

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost: | POLICY/CONSENT (per Exec. Office) |
|------------------------|----------------------|-------------------|-------------|---------------|---|
| COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 | |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 | Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/> |

SOURCE OF FUNDS: N/A, Revenue Lease

Budget Adjustment: No
 For Fiscal Year: 2021-2031

C.E.O. RECOMMENDATION:

APPROVE
 BY: *[Signature]*
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: September 13, 2016
xc: EDA, Recorder

Kecia Harper-Ihem
 Clerk of the Board
 By: *[Signature]*
 Deputy

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.: N/A | **District:** 1 | **Agenda Number:**

3-20

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Economic Development Agency
FORM 11: First Amendment to Communications Site Lease Agreement with SBA Steel at Lake Elsinore Fire Station #11, Ten Year Lease, District 1, CEQA Exempt [\$0]
DATE: September 13, 2016
PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk upon approval of the project.

BACKGROUND:

Summary

In 2006 the County of Riverside (County) entered into a ground lease with Nextel of California, Inc., (Sprint/Nextel) for the purpose of building, operating, and maintaining a communication facility on County owned property located at 33020 Maiden Lane, in the unincorporated area of Lakeland Village and identified as Assessor's Parcel Number: 381-252-005 (Premises), commonly known to the County as Fire Station #11 (Prior Lease). The Prior Lease was for initial term of five years, with one option to extend the term by five further years. In 2009, TowerCo Acquisitions LLC (TowerCo) became the successor in interest to Sprint/Nextel through an Assignment and Assumption of Ground. Sprint/Nextel retained space at the facility, as the primary sublessee.

On January 24, 2012, the County entered into a new communication site Lease (Existing Lease) with TowerCo Assets LLC who subsequently sold their interest, to SBA STEEL LLC, doing business as SBA Wireless (SBA). The Lease Agreement gave SBA the authorization to operate, and maintain an existing communication facility on the Premises. Since entering into the Existing Lease Sprint/Nextel has vacated the facility, leaving SBA without a tenant.

In a recent inquiry, SBA requested to extend the term of the existing Lease Agreement from the conclusion of the current expiration date of December 31, 2021, in order to accommodate Verizon, the newly proposed primary sublessee. The amended term shall commence on January 1, 2022 and expire on December 31, 2032. Additionally, SBA will be awarded three consecutive five year terms. Under the current contract SBA shares 40% of their non-primary sublease revenue with the County. The Economic Development Agency, Real Estate Division sees a potential for colocation at this facility, and the term extension on the lease makes the site more attractive to other carriers. As outlined above, the potential for colocation at the facility can transpire into a higher revenue share for the County.

The First Amendment to the Lease Agreement has been reviewed and determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b) (3) and Section 15301 Class 1, Existing Facility, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The County's approval of the activity does not create any reasonably foreseeable physical change to the environment for this transaction.

(Continued)

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Economic Development Agency
FORM 11: First Amendment to Communications Site Lease Agreement with SBA Steel at Lake Elsinore Fire Station #11, Ten Year Lease, District 1, CEQA Exempt [\$0]
DATE: September 13, 2016
PAGE: 3 of 3

BACKGROUND: (Continued)

Summary

| | | |
|--------------------|--|---|
| Tenant: | SBA STEEL LLC, a Florida limited liability company | |
| Premises Location: | 33020 Maiden Lane, Lake Elsinore, California 92530 | |
| | <u>Current</u> | <u>New</u> |
| Term: | January 24, 2012 – December 31, 2021 | January 1, 2022 – December 31, 2032 |
| Option to Extend: | None | Three consecutive five year terms |
| Monthly Rent: | \$2,953.77 | Monthly rent to increase by 3% annually |
| Utilities: | Provided by SBA | |

The rent derived from this lease minus an Administrative charge to EDA (currently 4.92%) will be directed to a dedicated public safety communications account and used to fund operation of the County's public safety communications system.

Impact on Citizens and Businesses

The revenue from this Lease Agreement is used to support Public Safety Enterprise Communications (PSEC) operations throughout the County. Citizens and Businesses benefit from the enhanced public safety benefits borne from this improved communication system.

SUPPLEMENTAL:

Additional Fiscal Information

No net County costs will be incurred and no budget adjustment is necessary.

Attachments:

First Amendment to Lease Agreement
CEQA Notice of Exemption
Aerial Image

Recorded at request of and return to:
Economic Development Agency
Real Estate Division
3403 Tenth Street, Suite 400
Riverside, CA, 92501

FREE RECORDING
This instrument is for the benefit of the County
of Riverside, and is entitled to be
recorded without fee.
(Govt. Code §103)

(Space above this line reserved for Recorder's use)

APN: 381-252-009

MEMORANDUM AND FIRST AMENDMENT OF LEASE

THIS MEMORANDUM AND FIRST AMENDMENT TO COMMUNICATION SITE LEASE AGREEMENT ("First Amendment"), dated as of September 13, 2016, is entered into by and between the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, ("County"), and **SBA STEEL LLC**, a Florida limited liability company, herein called ("Lessee"), (collectively, the "Parties"), to use the property described below upon the following terms and conditions:

RECITALS

- A. WHEREAS, County and TowerCo Assets LLC, a Delaware limited liability company entered into that certain unrecorded Communications Site Lease Agreement effective as of January 24, 2012 for a ten year term, and ultimately assigned the New Lease Agreement to Lessee pursuant to that certain unrecorded Master Assignment and Assumption Agreement dated October 15, 2014 (collectively, "Lease"), for Lessee's use of a portion of the real property for the purpose of maintaining and operating facilities for electronic communication equipment on County owned property ("Premises") located at 33020 Maiden Lane, Lake Elsinore, CA (Assessor's Parcel Number: 381-252-009) ("Property"), being more particularly described in the attached Exhibit "A"; and
- B. WHEREAS, County and Lessee propose to amend and restate the Term of the Lease as set forth below; and

NOW, THEREFORE, by mutual agreement of the Parties and in consideration of the mutual promises, rights and obligations hereinafter set forth, the Lease is hereby amended as follows:

1. **Defined Terms.** Any capitalized terms used in this First Amendment that are not defined herein shall have the meanings given those terms in the Lease.

2. **Term.** Section 3 is hereby amended.

In addition to the Term referenced in the Lease, the Lease is hereby amended to include one (1) additional successive term of ten years and three (3) additional successive terms of five (5) years (each an "Additional Renewal Term") beginning on January 1, 2022. Subject to the termination rights in Section 9 of the Lease, each Additional Renewal Term shall be deemed automatically extended, unless Lessee notifies County of its intention not to renew the Lease prior to the commencement of the succeeding Additional Renewal Term. The first Additional Renewal Term shall commence on January 1, 2022 ("Additional Renewal Term Commencement Date"), upon the expiration of the Term expiring on December 31, 2021.

3. **Use.** Section 2 Paragraph 2 is hereby amended.

County consents to the occupancy of the Premises by Lessee's proposed sub-tenant, Los Angeles SMSA Limited Partnership, a California limited partnership, d/b/a Verizon Wireless and its affiliates, successors or assigns ("Verizon"). The sublease to any further subtenant shall be in accordance with Article 4(C) and 13 of the Lease.

4. **Rent.** Section 4(c) is hereby modified.

(c) Upon written consent to sublease or license in accordance with Article 13 of the Lease, Lessee agrees to pay the County forty percent (40%) of the rental, license or similar payments actually received by Lessee (excluding ant reimbursement of taxes, construction costs, installation costs, revenue share reimbursement or other expenses incurred by Lessee) within thirty (30) days after receipt of said payment by Lessee ("Additional Rent"). The obligation to pay Additional Rent will not apply to the Verizon sublease.

5. **Assignment and Subleasing.** The first three (3) sentences of Section 13(a) of the Lease are hereby deleted in their entirety and replaced as follows:

Lessee may not assign, or otherwise transfer all or any part of its interest in this Lease or in the Premises without the prior written consent of County; provided, however, that Lessee may assign its interest to its parent company, any subsidiary or affiliate, or to any successor-in-interest or entity acquiring fifty-one percent (51%) or more of its stock or assets, subject to any financing entity's interest, if any. Notwithstanding the foregoing, Lessee may sublet all or a portion of the Premises to one or more entities for communications uses only.

6. **Miscellaneous.** Section 19 is hereby amended as follows:

| | |
|---------------------------|---|
| <u>Lessee:</u> | <u>County:</u> |
| SBA Steel LLC | County of Riverside |
| Attn: Site Administration | Attn: Economic Development Agency |
| 8051 Congress Avenue | 3403 10 th Street, Suite 400 |
| Boca Raton, FL 33487-1307 | Riverside, CA 92501 |
| RE: CA45808-A | West Lake 2, CA |

7. **Further Cooperation.** The Parties agree to execute such other instruments, agreements and amendments to documents as may be necessary or appropriate to effectuate the Lease as amended by this First Amendment.

8. **Interpretation.** This First Amendment, when combined with the Lease, sets forth and contains the entire understanding and agreement of the Parties hereto and correctly sets forth the rights, duties and obligations of each to the other as of this date.

9. **Waivers; Amendments.** All waivers of the provisions of this First Amendment and all amendments hereto must be in writing and signed by the appropriate authorities of County and Lessee.

10. **Effectiveness of Lease Agreement; First Amendment to Prevail.** Except as modified and amended by this First Amendment all other terms and conditions of the Lease remain unmodified and in full force and effect. The provisions of this First Amendment shall prevail over any inconsistency or conflicting provisions of the Lease.

11. **Severability.** If any term or provision of this First Amendment shall be held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this First Amendment shall not be affected thereby and each other term and provision of this First Amendment shall be valid and enforceable to the fullest extent permitted by law.

12. The effective date of this First Amendment is the date the Parties execute this First Amendment. If the Parties execute this First Amendment on more than one date, then the last date this First Amendment is executed by a party shall be the Effective Date.

13. This Memorandum and Amendment will be governed by and construed and enforced in accordance with the laws of the state in which the Property is located without regard to principles of conflicts of law.

14. County represents and warrants to Lessee that the County is the sole owner in fee simple title to the Premises and easements and the County's interest under the Lease and that consent or approval of no other person is necessary for the County to enter into this Memorandum and Amendment.

15. This Memorandum and Amendment may be executed in one or more counterparts, and by the different parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same Memorandum and Amendment.

16. Lessee shall have the right to record this Memorandum and Amendment.

Dated: SEP 13 2016

County:

COUNTY OF RIVERSIDE, political
subdivision of the State of California

By: 
John J. Benoit, Chairman
Board of Supervisors

Lessee:

SBA Steel, a Florida Limited liability
company

By: 
Alyssa Heutman
Vice President, Site Leasing

ATTEST:
KECIA HARPER-IHEM,
Clerk of the Board

By: 
Deputy

APPROVED AS TO FORM:
Gregory P. Priamos,
County Counsel

By: 
Todd Frahm
Deputy County Counsel

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

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } §

On September 13, 2016, before me, Karen Barton, Board Assistant, personally appeared John J. Benoit, Chairman of the Board of Supervisors, 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; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the 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

Kecia Harper-Ihem
Clerk of the Board of Supervisors

By: 
Deputy Clerk

(SEAL)

EXHIBIT 'A'

Parcel 1 and Lettered Lot B of Parcel Map 7025, as shown by Map on File in Book 36, Page 22, of Parcel Maps, Records of Riverside County, California.

WITNESSES:

LESSEE:

SBA STEEL LLC, a Florida limited liability company

Daisy
Daisy Menchik

Print Name: _____

[Signature]

By: _____

Alyssa Houlihan
Vice President, Site Leasing

Erica Lobini

Print Name: _____

ERICA LOBINI

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me on the 1 day of AUGUST 2016, by Alyssa Houlihan, Vice President, Site Leasing of SBA Steel LLC, a Florida limited liability company on behalf of the company and who is personally known to me.



[Signature]

Notary Public

(NOTARY SEAL)

Print Name: _____

My Commission Expires: _____



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on

NOTICE OF EXEMPTION

9/14/16 Date

Initial

June 27, 2016

Project Name: County of Riverside, Economic Development Agency (EDA) First Amendment to Communication Site Lease, SBA-Fire Station #11, Lake Elsinore

Project Number: FM0473431002200

Project Location: 33020 Maiden Lane, Lake Elsinore, California 92530; Assessor's Parcel Number (APN) 381-252-005 (See Attached Exhibit)

Description of Project: The County of Riverside (County) has an existing ground lease with SBA STEEL LLC, doing business as SBA Wireless (SBA) as the successor in interest to Sprint. The Lease Agreement entitles SBA to operate, and maintain an existing communication facility on that certain real property located at 33020 Maiden Lane, Lake Elsinore, California and identified as Assessor's Parcel Number: 381-252-005, commonly known to the County as Fire Station #11. SBA has requested to modify the existing Lease Agreement, for the purpose of extending the term from the conclusion of the current expiration date of December 31, 2021. The amended term shall commence on January 1, 2022 and expire on December 31, 2032. Additionally SBA will be awarded three consecutive five year terms. The term extension on the lease is anticipated to make the site more attractive to other carriers, resulting in a colocation of the facility and increased revenue. The First Amendment to the Lease is identified as the Project under the California Environmental Quality Act (CEQA). The use of the site under the First Amendment to the Lease would occur in the same manner as with the existing use. The operation of the facility will continue to provide communications services and will not result in a change or an expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency, and SBA STEEL LLC, a Florida limited liability company, doing business as SBA Wireless

Exempt Status: State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301.

Reasons Why Project is Exempt: The proposed Project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project will not cause an impact to an environmental resource of hazardous or critical concern nor would the Project include a reasonable possibility of having a significant effect on the environment due to unusual circumstances. The Project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Lease which includes the operation of communication services.

SEP 13 2016 3:20

www.rivcoeda.org

Administration
Aviation
Business Intelligence
Cultural Services
Community Services
Custodial

Housing
Housing Authority
Information Technology
Maintenance
Marketing

Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The Project, as proposed, is limited to the Lease that includes operation of communication services. The use of the site would continue in the same manner as under the current lease and would not require any expansion of service or facilities; therefore, the Project is exempt as the Project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or ‘it can be seen with certainty that the activity in question will not have a significant effect on the environment’, no further agency evaluation is required. With certainty, there is no possibility that the Project may have a significant effect on the environment. The proposed amendment to the Lease Agreement is limited to a time extension and will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No alterations and no impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the Project as proposed have the potential to cause a significant environmental impact and the Project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: _____

Date: _____

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: First Amendment to Communication Site Lease SBA-Fire Station #11,
Lake Elsinore

Accounting String: 524830-47220-7200400000- FM0473431002200

DATE: June 27, 2016

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND
HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development
Agency

Signature:  _____

PRESENTED BY: Jose Ruiz, Real Property Agent I, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____



Date: June 27, 2016

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM0473431002200**
First Amendment to Communication Site Lease SBA Fire Station #11, Lake Elsinore

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

Attention: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file

Administration
Aviation
Business Intelligence
Cultural Services
Community Services
Custodial

Housing
Housing Authority
Information Technology
Maintenance
Marketing

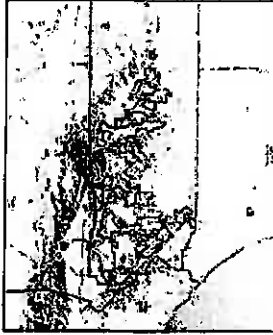
Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

www.rivcoeda.org

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

First Amendment to Communication Site Lease - SBA

33020 Maiden Lane, Lake Elsinore, CA 92530



Legend

- City Boundaries
- Cities



0

251 502 Feet



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 8/23/2016 1:14:26 PM

© Riverside County RCT GIS

Notes

APN: 381-252-009

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. 26076 – Exempt From California Environmental Quality Act– Applicant: SBA Steel LLC, c/o Diane Borchardt – Engineer/Representative: W-T Communication Design Group c/o Andrea Urbas – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development – Commercial Retail (CD:CR) (0.20-0.35 FAR) – Location: Southerly of Grand Avenue, easterly of Maiden Lane, and westerly of Blackwell Boulevard – 1.15 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The proposal is to utilize an existing abandoned wireless facility that will consist of an existing 62 foot high antenna tower disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) GPS antennas attached to an existing equipment room, and replace two (2) existing A/C unit with two (2) new A/C units within the existing abandoned 480 sq. ft. lease area.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **FEBRUARY 6, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Tim Wheeler, Project Planner at 951-955-6060 or e-mail twheeler@rcplma.org go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rcplma.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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/9/2017

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 26076 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

ASMT: 381151001, APN: 381151001
PRISCILA ZUNIGA
32991 URBAN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381151027, APN: 381151027
SONS PROP MANAGEMENT, ETAL
21806 PAINT BRUSH LN
DIAMOND BAR CA 91765

ASMT: 381151002, APN: 381151002
JOHN CHAN
2536 GREENWICH DR
FULLERTON CA 92833

ASMT: 381152006, APN: 381152006
HANS KUHN
32940 URBAN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381151003, APN: 381151003
SONIA LOPEZ, ETAL
33045 VICTORIA BROOKE LN
LAKE ELSINORE CA 92530

ASMT: 381152007, APN: 381152007
ALEX DEL HOYO
32948 URBAN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381151023, APN: 381151023
CATHERINE BOULA
212 S KRAEMER BLV NO 305
PLACENTIA CA 92870

ASMT: 381152008, APN: 381152008
DEBRA SPRADLIN
32952 URBAN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381151024, APN: 381151024
SHIRLEY GORDON
32961 URBAN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381152012, APN: 381152012
DIANA POWELL
1 SEPULVEDA
RCH SANTA MARGARITA CA 92688

ASMT: 381151025, APN: 381151025
JOHN NEET
26845 JEFFERSON AVE STE A
MURRIETA CA 92562

ASMT: 381152013, APN: 381152013
JANET SMEJKAL, ETAL
P O BOX 485
FREMONT CA 94537

ASMT: 381151026, APN: 381151026
VIRGINIA SAENZ, ETAL
97 WELCOME LN
SEAL BEACH CA 90740

ASMT: 381152018, APN: 381152018
SUSAN FUESS, ETAL
15006 SUTTON ST
SHERMAN OAKS CA 91403

ASMT: 381152019, APN: 381152019
MARY WIKHOLM
2132 1/2 GRIFFITH PARK BLV
LOS ANGELES CA 90039

ASMT: 381152029, APN: 381152029
SON PROP MGMT, ETAL
2830 EAGLECREST PL
DIAMOND BAR CA 91765

ASMT: 381152020, APN: 381152020
NORMAN FLOYD
32941 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381152030, APN: 381152030
CATHLEEN LAUNCHBAUGH, ETAL
P O BOX 393
CAYUCOS CA 93430

ASMT: 381152022, APN: 381152022
MIRIAM FIGUEROA, ETAL
C/O MIRIAM FIGUEROA
821 OAK AVE
DUARTE CA 91010

ASMT: 381152032, APN: 381152032
GRAND AVE CIVIC ASSN
C/O SUSAN SANDOVAL
P O BOX 270
LAKE ELSINORE CA 92531

ASMT: 381152024, APN: 381152024
JASWINDER SANDHU, ETAL
32951 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381152034, APN: 381152034
BERTRAND COTTLE
19001 SMILEY DR
ORANGE CA 92869

ASMT: 381152025, APN: 381152025
ESV HOLDINGS INC
32959 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381152035, APN: 381152035
OLD BEN ONE INC
C/O CHARLES FIELDS
33238 ADELFA ST
LAKELAND VILLAGE CA 92530

ASMT: 381152026, APN: 381152026
RITA BLEVINS, ETAL
32965 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381161001, APN: 381161001
HT PROP
19227 SAMUEL DR
LAKE ELSINORE CA 92530

ASMT: 381152027, APN: 381152027
CALBAR HOLDINGS
21 CAMALI CT
NEWPORT BEACH CA 92663

ASMT: 381161002, APN: 381161002
HENRIETTA CARMONA, ETAL
124 CALLE DIAZ
ANAHEIM CA 92807



ASMT: 381161005, APN: 381161005
JUANA LONDONO, ETAL
32975 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381161013, APN: 381161013
SALVADOR ARREDONDO
32900 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381161006, APN: 381161006
CHRISTINA SHUSTER, ETAL
32955 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381161014, APN: 381161014
MARIE LAMBERT, ETAL
32930 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381161007, APN: 381161007
MAGDALINE HARRIS
32945 LILLIAN AVE
LAKE ELSINORE CA 92530

ASMT: 381161015, APN: 381161015
KATHLEEN TEMPLE, ETAL
32950 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381161008, APN: 381161008
MAUREEN JOHNSON, ETAL
32935 LILLIAN AVE
LAKE ELSINORE CA 92530

ASMT: 381161016, APN: 381161016
THERESA LABROUSSE, ETAL
78 6701 ALII DR
KAILUA KONA HI 96740

ASMT: 381161009, APN: 381161009
SUSAN LOVE
32925 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381161017, APN: 381161017
ROBERT DONAVAN
32985 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381161010, APN: 381161010
JOSE GONZALEZ, ETAL
32915 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381162003, APN: 381162003
WELDON PAGE
2301 E SANTA FE APT 5
FULLERTON CA 92831

ASMT: 381161012, APN: 381161012
ANDREA THIEL, ETAL
2593 INDEPENDENCE WAY
CORONA CA 92882

ASMT: 381162004, APN: 381162004
ROBERTO MERCADO
32960 LILLIAN RD
LAKE ELSINORE, CA. 92530



ASMT: 381162005, APN: 381162005
LILLIAN ROAD TRUST
NO G202
16331 LAKESHORE DR
LAKE ELSINORE CA 92530

ASMT: 381162013, APN: 381162013
KENNETH HOWARD, ETAL
17540 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381162006, APN: 381162006
TARRIE ORRIS, ETAL
32936 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381162016, APN: 381162016
VINCENT WANG
18003 ESPITO ST
ROWLAND HEIGHTS CA 91748

ASMT: 381162007, APN: 381162007
JULIUS SZEMENYEI, ETAL
32641 ALTA PINE LANE
SAN JUAN CAPISTRANO CA 92675

ASMT: 381162017, APN: 381162017
LAUREL BUCHANAN, ETAL
32940 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381162008, APN: 381162008
TERRY SHOOK
32918 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381174003, APN: 381174003
SOCORRO DELATORRE, ETAL
P O BOX 727
WILDOMAR CA 92595

ASMT: 381162009, APN: 381162009
TERRY SHOOK
32910 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381174006, APN: 381174006
ANITA HADLEY, ETAL
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

ASMT: 381162010, APN: 381162010
DARLENE OUTHUIJSE, ETAL
9140 ROSE ST
BELLFLOWER CA 90706

ASMT: 381174008, APN: 381174008
FANG HSU
8311 HONEY HILL RD
LAUREL MD 20723

ASMT: 381162011, APN: 381162011
SKIE DOBRINSKI
5700 MARCONI AVE NO 214
CARMICHAEL CA 95608

ASMT: 381174010, APN: 381174010
ELIZABETH AMBRIZ, ETAL
175 S RIO VISTA NO 98
ANAHEIM CA 92806



ASMT: 381174011, APN: 381174011
JOSHUA LEONE
32953 BLACKWELL
LAKE ELSINORE CA 92530

ASMT: 381246001, APN: 381246001
BLUE SHADOWS PROP
C/O CHAD BAKER
P O BOX 5000 PMB 403
RANCHO SANTA FE CA 92067

ASMT: 381174012, APN: 381174012
ELVIRA ESCAMILLA, ETAL
32963 BLACKWELL BLV
LAKE ELSINORE, CA. 92530

ASMT: 381246002, APN: 381246002
VIKEN KECKECHIAN, ETAL
27202 GALVEZ LN
MISSION VIEJO CA 92691

ASMT: 381174019, APN: 381174019
JOYCE CHEN, ETAL
4115 LIVE OAK LN
YORBA LINDA CA 92886

ASMT: 381246003, APN: 381246003
CARL CHOI
10618 WINCHECK RD
SAN DIEGO CA 92131

ASMT: 381174076, APN: 381174076
LAMSON PROP
C/O BLUESTAR PROPERTIES
12176 INDUSTRIAL BLV NO 1
VICTORVILLE CA 92395

ASMT: 381246006, APN: 381246006
MIGUEL LOPEZ
15073 KNOLLWOOD ST
LAKE ELSINORE CA 92530

ASMT: 381241007, APN: 381241007
CHE HOANG
25125 VIA LAS LOMAS
MURRIETA CA 92562

ASMT: 381246007, APN: 381246007
ANGELA SUBER, ETAL
14790 TOFT DR
LAKE ELSINORE CA 92530

ASMT: 381241008, APN: 381241008
SEKAB SAMAD, ETAL
17586 RALEY AVE
LAKE ELSINORE, CA. 92530

ASMT: 381246008, APN: 381246008
RANDI SAVAGE, ETAL
33245 MORRELL DR
LAKE ELSINORE CA 92530

ASMT: 381241011, APN: 381241011
ALEJANDRA MUNOZ, ETAL
29662 COOL MEADOW DR
MENIFEE CA 92584

ASMT: 381246009, APN: 381246009
LESLIE MICHAEL S TRUST
C/O MICHAEL LESLE
21048 LAGUNA RD
WILDOMAR CA 92595

ASMT: 381247003, APN: 381247003
CONNIE KLINE, ETAL
144 SANDY BLV
CENTRALIA WA 98531

ASMT: 381251013, APN: 381251013
JAMES AGUIRRE
17401 KNIFFIN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381247004, APN: 381247004
CARMEN BREESE, ETAL
11685 GLADSTONE CIR
FOUNTAIN VALLEY CA 92708

ASMT: 381251014, APN: 381251014
ALICIA MARTINEZ, ETAL
17409 KNIFFIN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381247009, APN: 381247009
NANCY BRAVO, ETAL
1812 PESCADORES AVE
SAN PEDRO CA 90732

ASMT: 381251015, APN: 381251015
ERIN BACARELLA
17420 CURTIS AVE
LAKE ELSINORE, CA. 92530

ASMT: 381247011, APN: 381247011
HT PROP
C/O SCOTT HADLEY
31902 AVD EVITA
SAN JUAN CAPO CA 92675

ASMT: 381251024, APN: 381251024
R ROY, ETAL
2545 OCOTILLO AVE
SANTA MARIA CA 93455

ASMT: 381251006, APN: 381251006
BAHAR ALAVI
17 CATANIA
MISSION VIEJO CA 92692

ASMT: 381252003, APN: 381252003
DENNIS SPAHR, ETAL
6130 GRENADA AVE
CYPRESS CA 90630

ASMT: 381251007, APN: 381251007
EVANGELIO RAMIREZ GONZALEZ
17410 KNIFFIN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381252009, APN: 381252009
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 381251008, APN: 381251008
LILIANA ARCINIEGA, ETAL
17400 KNIFFIN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381252010, APN: 381252010
JACKIE CORRIGAN, ETAL
C/O JACKIE S CORRIGAN
33040 MAIDEN LN
LAKE ELSINORE, CA. 92530



ASMT: 381252012, APN: 381252012
TERESA ZAMBRANA, ETAL
39551 CALLE DE COMPANERO
MURRIETA CA 92562

ASMT: 383210016, APN: 383210016
PEMBROKE MAMIE ESTATE OF
C/O JULIA M PAYNE
2808 BROAD ST
NEWPORT BEACH CA 92663

ASMT: 383210017, APN: 383210017
KATRINA
24571 JEREMIAH DR
DANA POINT CA 92629

ASMT: 383210019, APN: 383210019
JULIE HASKINS
17565 BRIGHTMAN AVE
LAKE ELSINORE, CA. 92530

ASMT: 383210032, APN: 383210032
ANNIE ALMOYAN, ETAL
33150 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 383210045, APN: 383210045
RENEE BROWN, ETAL
17574 COTTRELL ST
LAKE ELSINORE, CA. 92530

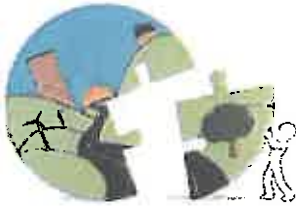
ASMT: 383210048, APN: 383210048
MADELENE LESLE
32976 SERENA WAY
LAKE ELSINORE CA 92530



SBA Steel LLC
Attn: Diane Borchardt
8051 Congress Ave.
Boca Raton, CA 33487

W-T Communication
Attn: Andrea Urbas
1554 Barton Rd. #355
Redlands, CA 92373

County of Riverside
C/O Real Estate Division
P O Box 1180
Riverside, CA 92502



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss
Planning Director

NOTICE OF EXEMPTION

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

Project Title/Case No.: Verizon Wireless (Churchill) / PP26076

Project Location: In the unincorporated area of Riverside County, more specifically located 17521 Grand Ave. Lake Elsinore, CA

Project Description: Plot Plan No. 26076 proposes to utilize and re-permit an existing abandoned unmanned wireless communication facility that is proposed to consist of the existing 62-foot-high tower disguised as a pine tree with twelve (12) antennas, twelve (12) Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room, and replace two (2) existing A/C unit with two (2) new A/C units within the existing abandoned 480 sq. ft. lease area.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: SBA Steel LLC, 8051 Congress Ave Boca Raton, CA 33487

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 (15301-Existing Facilities & 15302 Replacement & Reconstruction)
- Statutory Exemption (_____)
- Other: catchall

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15301 (Existing Facilities) of the CEQA Guidelines. Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing 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. Examples of this exemption include but are not limited to (a) interior or exterior alterations involving such things as electrical conveyances, (b) existing facilities of both inventor or publicly owned utilities used to provide electrical power, natural gas, sewerage, or other public utility services and (c) restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety. The proposed project is exempt under Section 15301 because it is restoring the previous use of a disguised wireless facility as a monopole, without increasing the previous lease area and with no expansion of use beyond that existing previously. This will re-establish wireless communication utility services for the residents in the surrounding neighborhood(s). The proposed project has also been determined to be categorically exempt from CEQA, as set forth per Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines. Section 15302 exempts the replacement or reconstruction of existing structures and facilities and will have the substantially the same purpose and capacity as the structures replaced. Examples of this exemption include but are not limited to (a) replacement or reconstruction of existing utility systems or facilities involving negligible or no expansion of capacity. The proposed project is exempt under Section 15302 because it is replacing the previous utility system or facility with minor amounts of replaced equipment and is a new utility or facility of the same use by a new provider and without expansion of the capacity. This will re-establish utility services for the residents in the surrounding neighborhood(s). Because all aspects of the project are exempt under Sections 15301 and 15302, the project 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 15301 or 15302 exemptions applies.

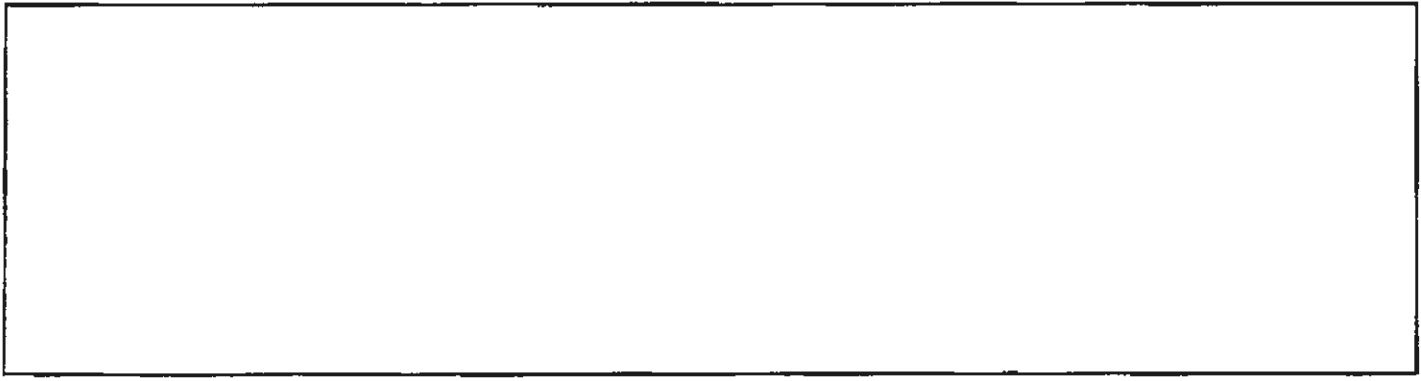
Tim Wheeler County Contact Person 951-955-6060 Phone Number

Signature Title Date
February 6, 2017

Date Received for Filing and Posting at OPR: _____

Revised: 01/30/2017: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA ZCFG No. 06324 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY



*Case No: CFG06324 *

Applied: 09/15/2016

Proposal: PP26076 - EA EXEMPT

Appl Type: CFG3 CALIF FISH & GAME: DOC FEE

Location:

Project size: F/A:

Min lot size: F/A:

Lots/units:

Assessor Parcel No: 381252009

Section: Twnshp/Range:

Supervisor District:

Census Tract:

Team:

Zoning:

Zoning Area/Dist:

Developer Agreement:

Open Space & Cons Elem:

Community Plan:

Category/Designation:

EA:

Concurrent Cases:

Related Cases:

APPLICANT COUNTY OF RIVERSIDE 09/15/2016

3133 MISSION INN AVE

RIVERSIDE CA

92507

OWNER COUNTY OF RIVERSIDE 09/15/2016

3133 MISSION INN AVE

RIVERSIDE CA

92507

Also is Applicant

