



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

APRIL 11, 2016

AGENDA

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

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

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rcplma.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

1.1 **NONE**

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

2.1 **NONE**

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

3.1 **PLOT PLAN NO. 25512** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Smartlink, LLC – Engineer/Representative: James Rogers – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of 66th Avenue, easterly of Lemon Blossom Lane, and the southwesterly side of Harrison Street – 4.03 Acres - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high palm tree with twelve (12)


panel antennas, six (6) RRUs located behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The project includes two (2) equipment cabinets and a 15 kilowatt diesel generator located inside a thirteen (13) feet high equipment enclosure within a 444 sq. ft. lease area. The project also proposes to install three (3) live palm trees and vines around the project area. The project site currently contains a nursery, which will remain. The wireless communication facility is proposed to be located at the rear of the property, with access provided via an approved 12 foot wide access easement running from Harrison Street. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

4.0 PUBLIC COMMENTS:

3.1

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Desiree Bowie
Director's Hearing: April 11, 2016

PLOT PLAN NO. 25512
Environmental Assessment No. 42668
Applicant: Smartlink, LLC
Engineer/Representative: James Rogers


Steve Weiss, AICP
Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70-foot-high palm tree with twelve (12) panel antennas, six (6) Remote Radio Units RRUs located behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The project includes two (2) equipment cabinets and a 15 kilowatt emergency backup diesel generator located inside a thirteen (13) feet high equipment enclosure within a 444 sq. ft. lease area. The project also proposes to install three (3) live palm trees and vines around the project area. The project site currently contains a nursery, which will remain. The wireless communication facility is proposed to be located at the rear of the property, with access provided via an approved 12-foot-wide access easement running from Harrison Street.

The project is located southerly of 66th Avenue, easterly of Lemon Blossom Lane, and southwesterly side of Harrison Street within the Eastern Coachella Valley Area Plan.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the north and east
Agriculture: Agriculture (AG:AG) (10 Acre Minimum) to the south and west |
| 3. Existing Zoning: | General Commercial (C-1/C-P) |
| 4. Surrounding Zoning: | Controlled Development Area (W-2) to the south and west
General Commercial (C-1/C-P) to the north and east. |
| 5. Existing Land Use: | Chapala Market (Nursery) |
| 6. Surrounding Land Use: | Field crops to the north, east, west and south |
| 7. Project Data: | Total Acreage: 4.03
Lease Area: 444 Square Feet |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42668**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE **PLOT PLAN NO. 25512**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) on the Lower Coachella Valley Area Plan, which allows for development of commercial business uses.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Community Development: Commercial Retail land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and capacity for the nearby residences, commercial uses, and the traveling public in the area.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to the north and east, and Agriculture: Agriculture (AG:AG) (10-Acre Minimum) to the south and west.
4. The zoning for the subject site is General Commercial (C-1/C-P).
5. The proposed use, a wireless communication facility disguised as a 70-foot-high palm tree, is a permitted use in the (C-1/C-P) zone subject to approval of a plot plan according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
6. The project is consistent with the development standards set forth in Ordinance No. 348, Article XIXg (Wireless Communication Facilities):
 - a. According to Section 19.410c of Ordinance No. 348, the (C-1/C-P) zone is classified as a non-residential zone classification. The proposed project as designed and conditioned does not exceed the maximum allowable height of 70 feet for disguised wireless communication facilities in non-residential zone classifications.
 - b. The facility is set back more than 100 ft. (125% of facility height) from the nearest habitable dwelling.
 - c. The facility is designed and sited so that it is minimally visually intrusive as the project has been designed to be disguised as a palm tree and live palm trees are also proposed to be planted around the project area in order for the facility to blend in with the surrounding setting.

- d. A standard condition of approval has been added to ensure that all noise produced by the proposed wireless communication facility will not exceed 45db inside the nearest dwelling, which is approximately 247 sq. ft. away, and 60 db at the property line.
- e. No outside lighting is proposed for this project.
7. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the south and east, and Controlled Development (W-2) to the north and west.
8. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
9. In accordance with AB52, notices were mailed to Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and Agua Caliente Band of Cahuilla Indians on July 29, 2015. The Agua Caliente Band of Cahuilla Indians responded on August 27, 2015, stating that "no further consultation was needed." No other notifications were received.
10. The Thermal-Oasis Community Council has reviewed this project and recommended approval on March 24, 2014.
11. Environmental Assessment No. 42668 identified the following potentially significant impact:
 - a. Aesthetics
 - b. Cultural Resources

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), 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 will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:

PLOT PLAN NO. 25512

Director's Hearing Staff Report: April 11, 2016

Page 4 of 4

- a. A Fault Zone;
 - b. A Flood Zone;
 - c. A High Fire area;
 - d. The Stephens Kangaroo Rat Fee Area;
 - e. A conservation area of the CVMSHCP;
 - f. An Airport influence area; or,
 - g. A City sphere of influence.
3. The project site is located within:
- a. An area susceptible to subsidence;
 - b. Thermal #125 CSA (Street Lighting);
 - c. An area with high liquefaction potential;
 - c. The boundaries of the Coachella Valley Unified School District; and,
 - d. The boundaries of the Thermal-Oasis Community Council.
4. The subject site is currently designated as Assessor's Parcel Number 751-110-023.

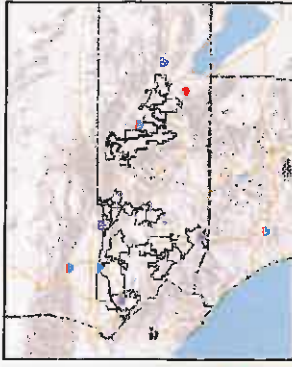
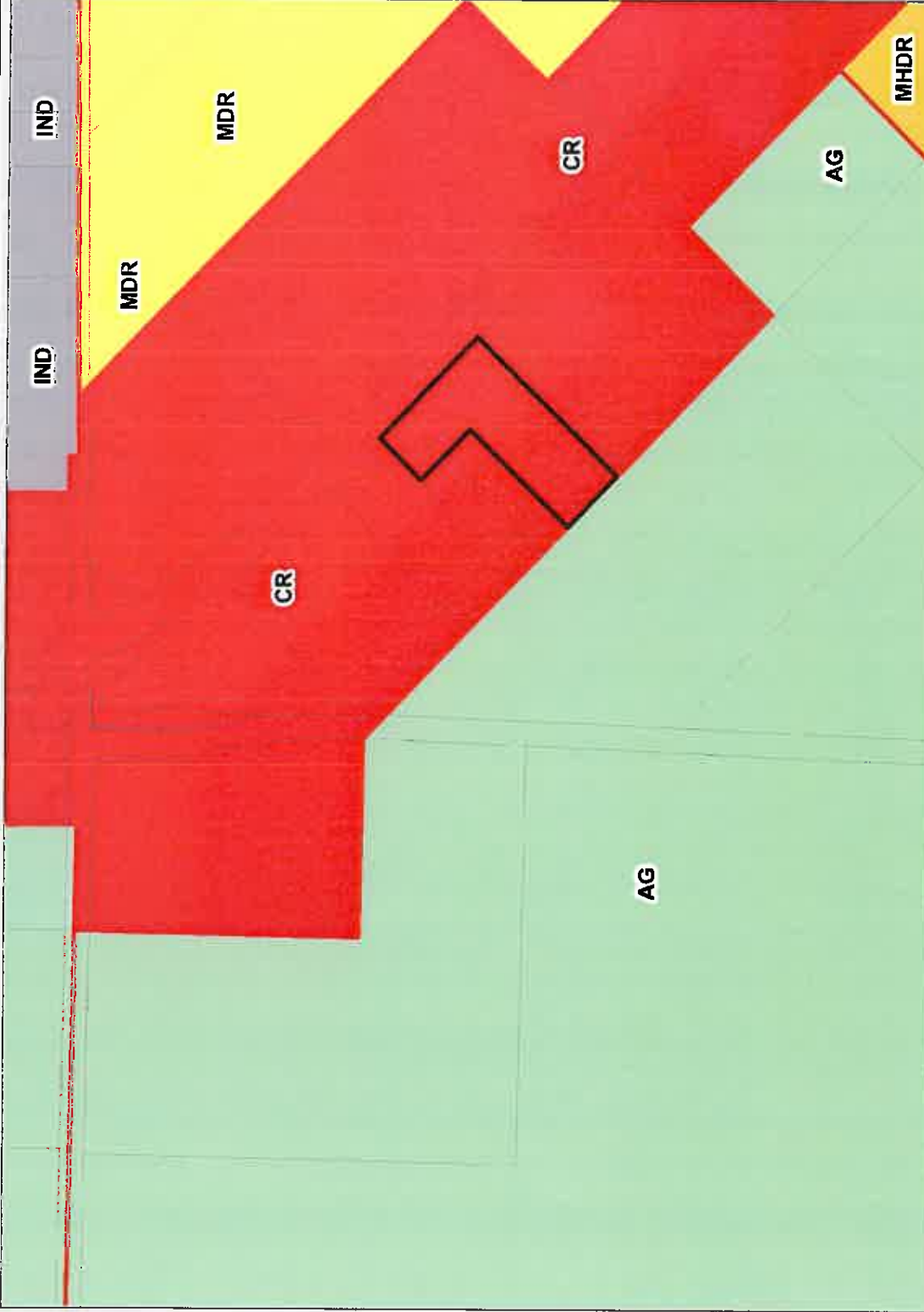
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Date Prepared: 10/30/15

Date Revised: 03/14/16

PP25512



Legend

Landuse <all other values>

AG
BP
CC
CO
CR
CT
City
EDR
EDR-RC
Freeway
HDR
HHDR
HI
IND
LDR
LDR-RC
LI
MDR
MHDR
MUPA
OS-C
OS-CH
OS-MIN
OS-R
OS-RUR

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.



1,128 Feet

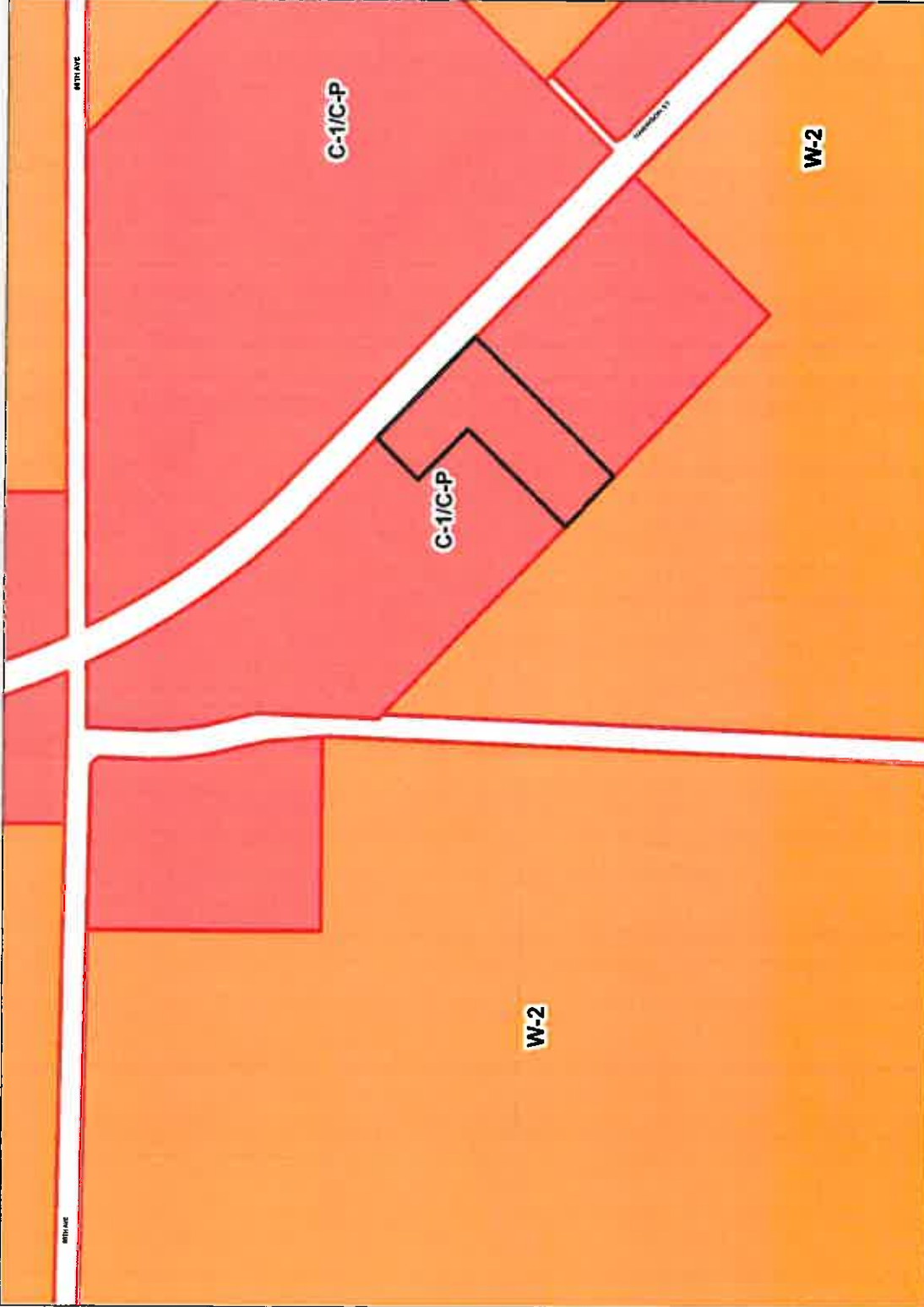
564



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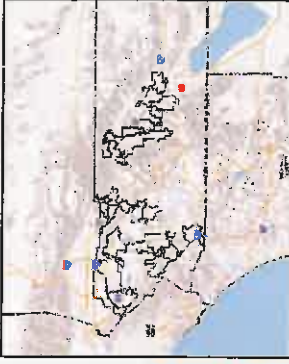
© Riverside County TLMA GIS

PP25512



Legend

- Zoning
- <all other values>
 - A-1
 - A-1-1
 - A-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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0 564

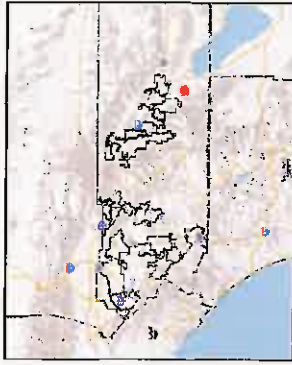
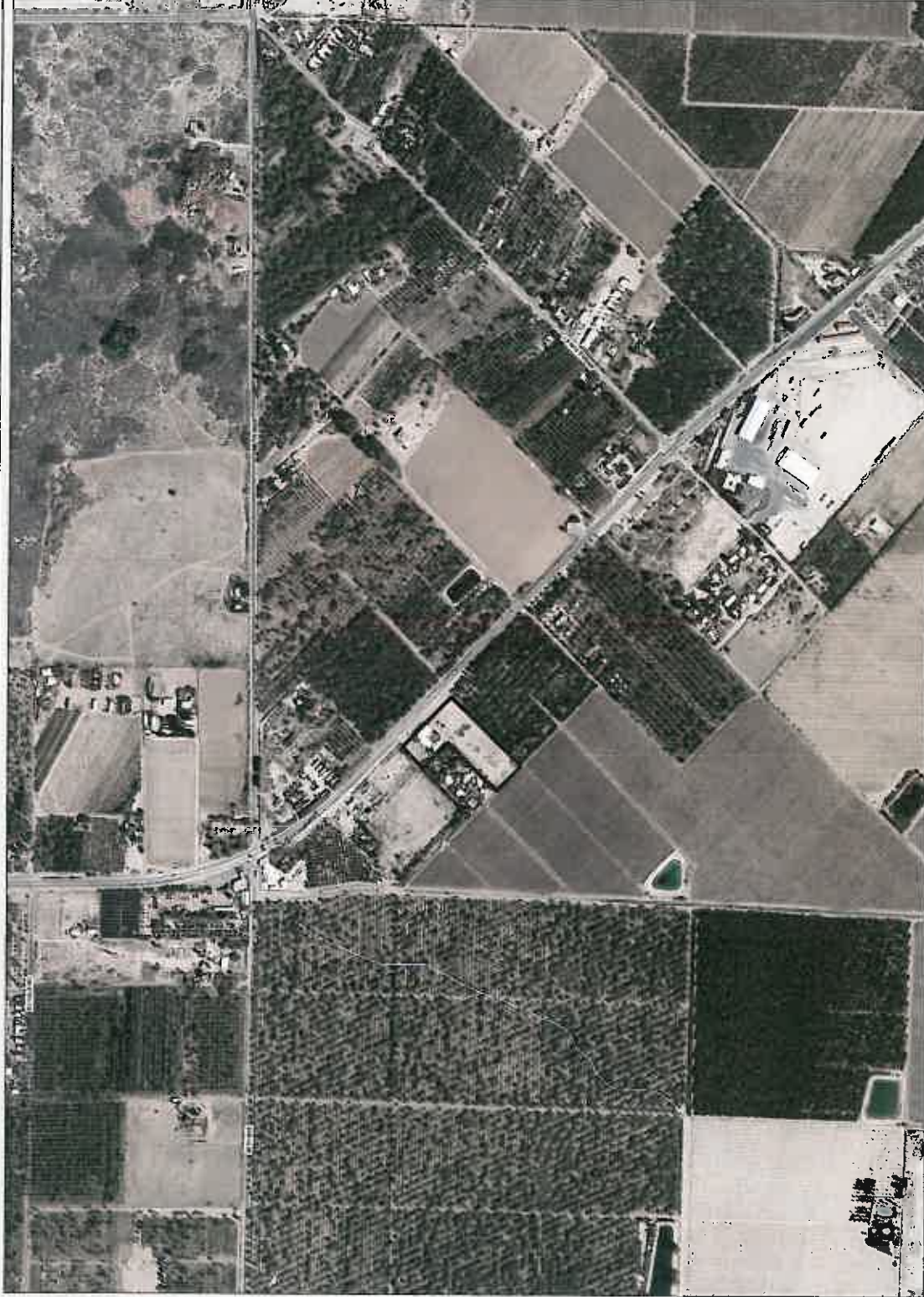
1,128 Feet



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PP25512



- 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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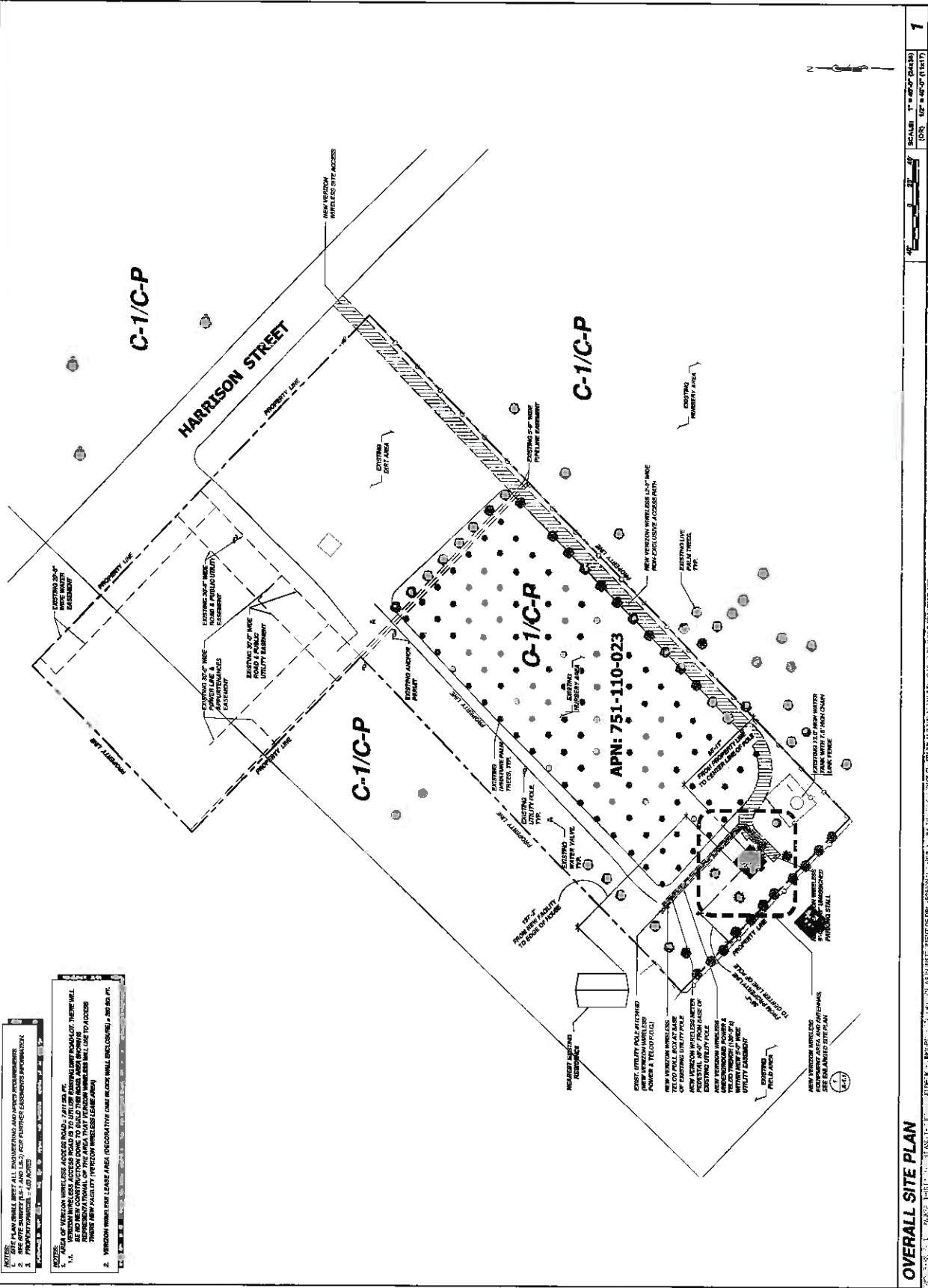


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REV.	DATE	REVISION DESCRIPTION
0	10/24/14	JURISDICTIONAL COMMENTS
1	11/20/14	JURISDICTIONAL COMMENTS
2	01/28/15	100% ZONING DRAWINGS
3	04/28/15	90% ZONING DRAWINGS

PROJECT INFORMATION: VALERIE HARRISON STREET THERMAL, CA 92274 RIVERSIDE COUNTY	
CAUTION NAME: CHAPALA MARKET	
DRAWN BY: JB	CHECKED BY: JG
SHEET TITLE: OVERALL SITE PLAN	
SHEET NUMBER: A-1	
REV.: 3	



- NOTES:**
1. ALL SMALL BERT ALL ENGINEERING AND SURVEY INFORMATION.
 2. SEE SITE SURVEY (P-1 AND L-2) FOR FURTHER ENGINEERING INFORMATION.
 3. PROPERTY WIRELESS = 60 FEET.
- EXISTS:**
1. ALL UTILITIES AND ACCESS ROADS, 7.5 FT. WIDE.
 2. VERIZON WIRELESS ACCESS ROADS TO UTILIZE EXISTING UTILITY ROADWAYS, THERE WILL BE NO NEW VERIZON WIRELESS ACCESS ROADS TO BE ADDED TO THIS ROAD. ANY NEW WIRELESS ACCESS ROADS WILL BE ADDED TO THIS ROAD. ANY NEW WIRELESS ACCESS ROADS WILL BE ADDED TO THIS ROAD.
 3. VERIZON WIRELESS LEASE AREA, (DECOMMITTEE ONE BLOCK WALL ENCLOSURE) 7.500 SQ. FT.



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. ANY USE OF THIS INFORMATION FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS INTENDED IS STRICTLY PROHIBITED.



REV.	DATE	REVISION DESCRIPTION
0	04-08-14	9% ZONING COMPLIANCE
1	09-26-14	10% ZONING DRAWINGS
2	09-26-14	APPROXIMATE COMMENTS
3	10-13-14	APPROXIMATE COMMENTS
4	09-26-14	APPROXIMATE COMMENTS

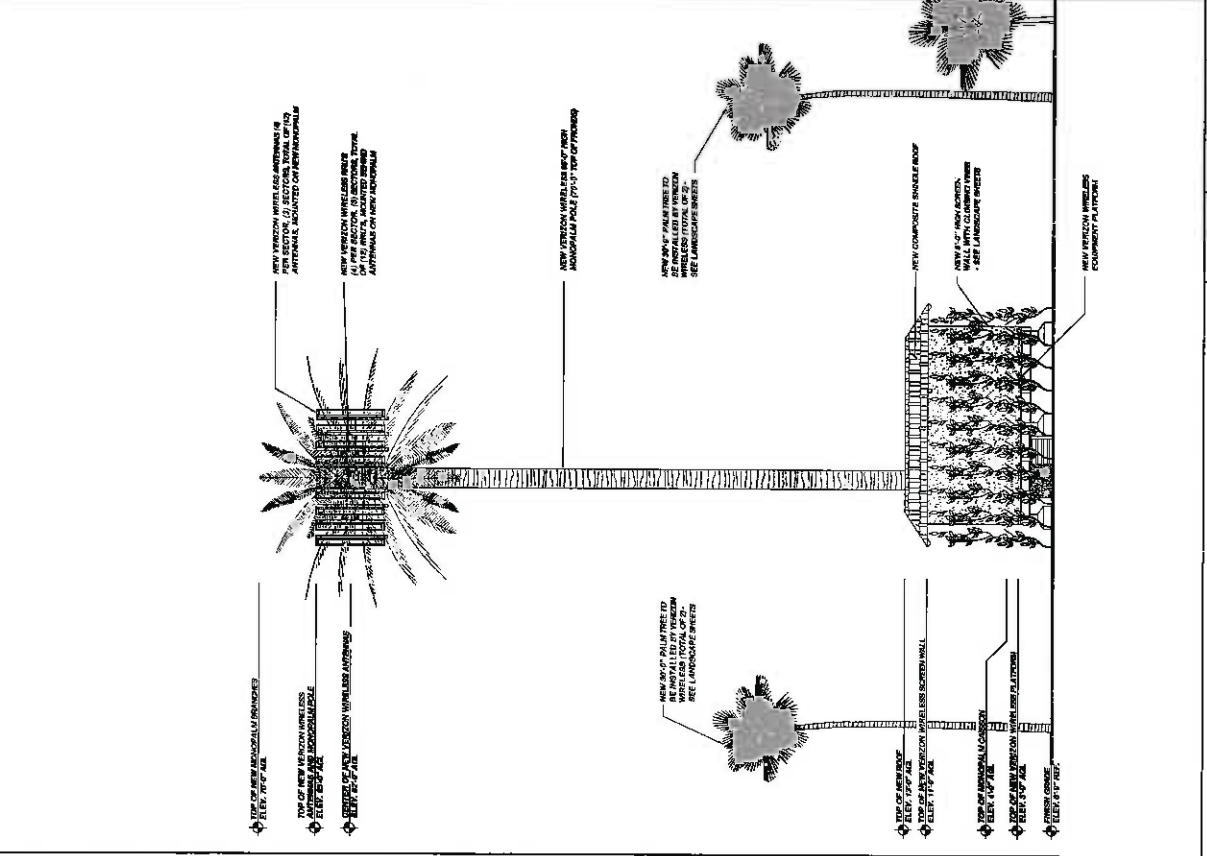
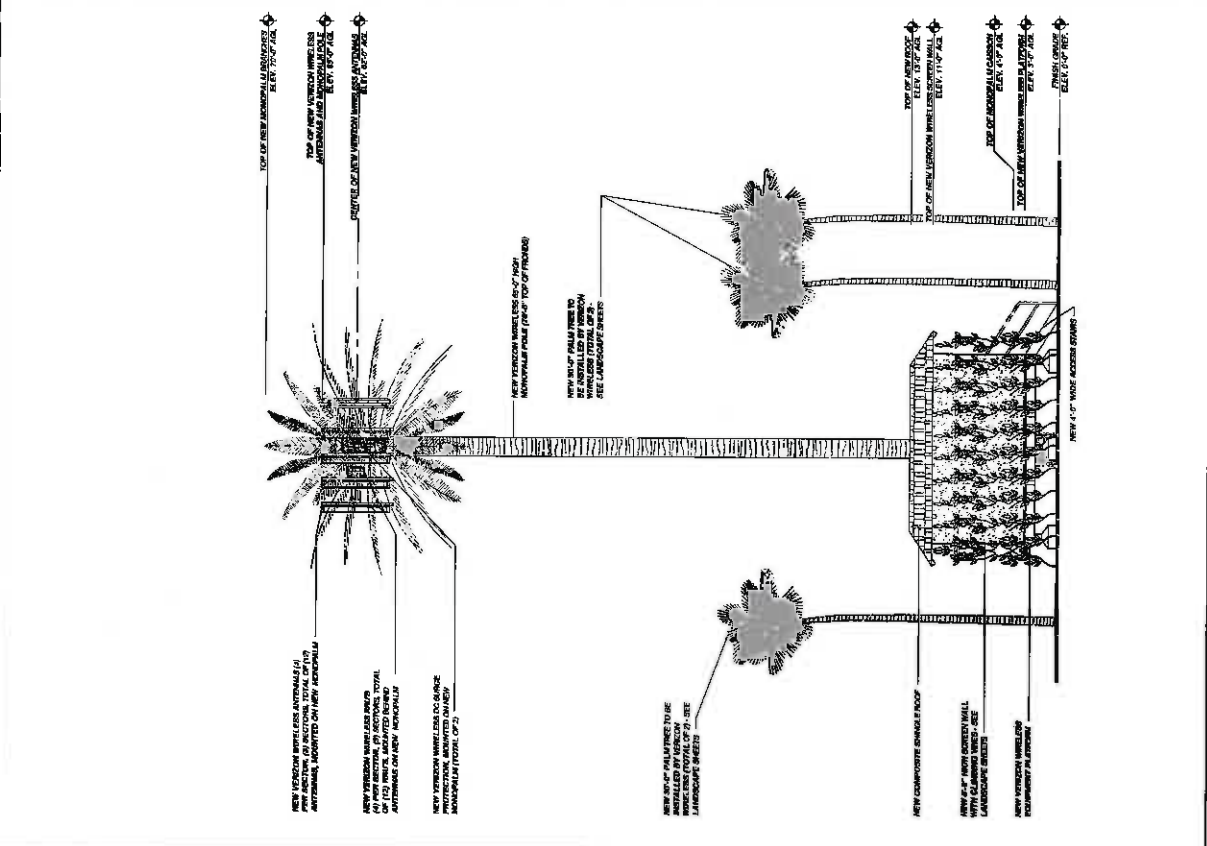
PROJECT INFORMATION:
VALERIE
 66351 HARRISON STREET
 THERMAL, CA 92774
 RIVERSIDE COUNTY

CANDIDATE NAME:
CHAPALA MARKET

DRAWN BY: JG
 CHECKED BY: JG

SHEET TITLE:
NORTHEAST & NORTHWEST ELEVATIONS

SHEET NUMBER:
A-3



NORTHEAST ELEVATION 1 **NORTHWEST ELEVATION** 2

SCALE: 3/16" = 1'-0" (AS SHOWN) (OR) 3/32" = 1'-0" (1:144)

DATE: 10/13/14

PROJECT: VALERIE, 66351 HARRISON STREET, THERMAL, CA 92774

DRAWN BY: JG, CHECKED BY: JG



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REV.	DATE	REVISION DESCRIPTION
0	04-08-14	50% ZONING DRAWINGS
1	03-26-14	100% ZONING DRAWINGS
2	04-29-14	CONSTRUCTION COMMENTS
3	04-24-14	CONSTRUCTION COMMENTS

PROJECT INFORMATION:
VALERIE
 66351 HARRISON STREET
 THERMAL, CA 92274
 RIVERSIDE COUNTY

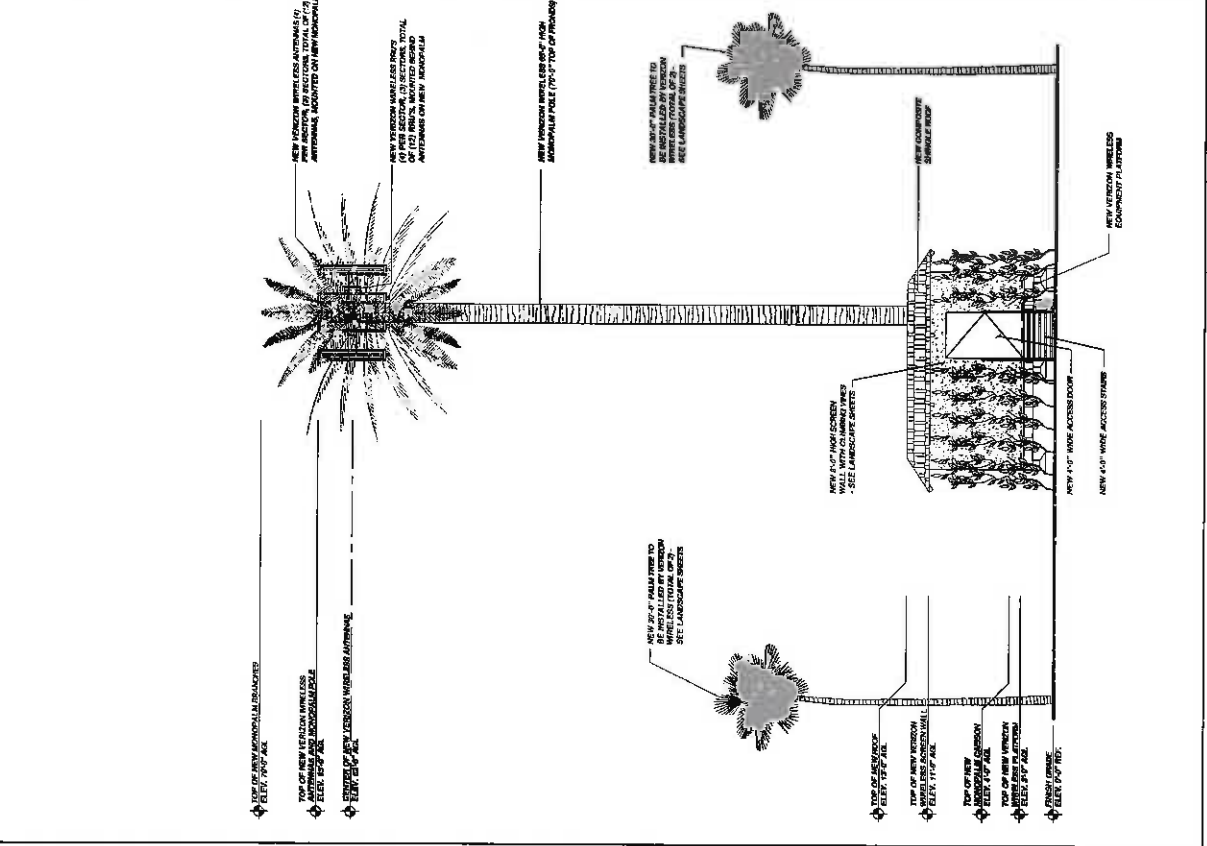
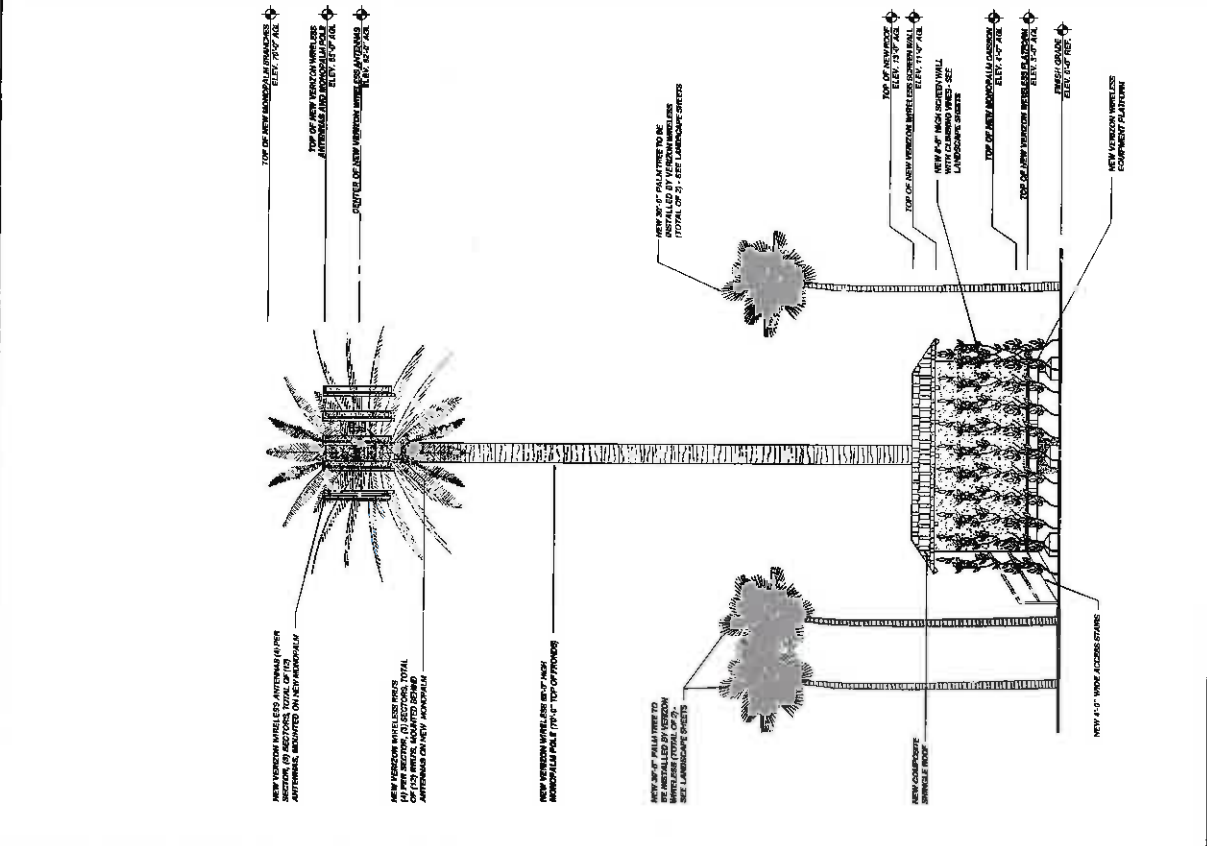
CONSULTANT NAME:
CHAPALA MARKET

DRAWN BY: JB
 CHECKED BY: JG

SHEET TITLE:
SOUTHWEST & SOUTHEAST ELEVATIONS

SHEET NUMBER:
A-4

SCALE: 3/16" = 1'-0" (24x36) (OR) 3/32" = 1'-0" (11x17)	2
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SCALE: 3/16" = 1'-0" (24x36) (OR) 3/32" = 1'-0" (11x17)	1
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SOUTHWEST ELEVATION

SOUTHEAST ELEVATION

verizon wireless
18555 SAINT CANYON AVENUE
IRVINE, CA 92614

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smartlink
14850 S. HARRISON STREET, SUITE 200
BELLEVUE, WA 98007-3003
TEL: 425.774.4444 FAX: 425.274.4469

REV.	DATE	REVISION DESCRIPTION
1	01-26-14	ISSUE FOR PERMITS
0	01-26-14	ISSUE FOR PERMITS

RJCLA
ALCANTARA COMPANY
a landscape architect
12000 N. HARRISON STREET, SUITE 200
IRVINE, CA 92614
TEL: 949.440.9386 - jcl@rjclandscape.com



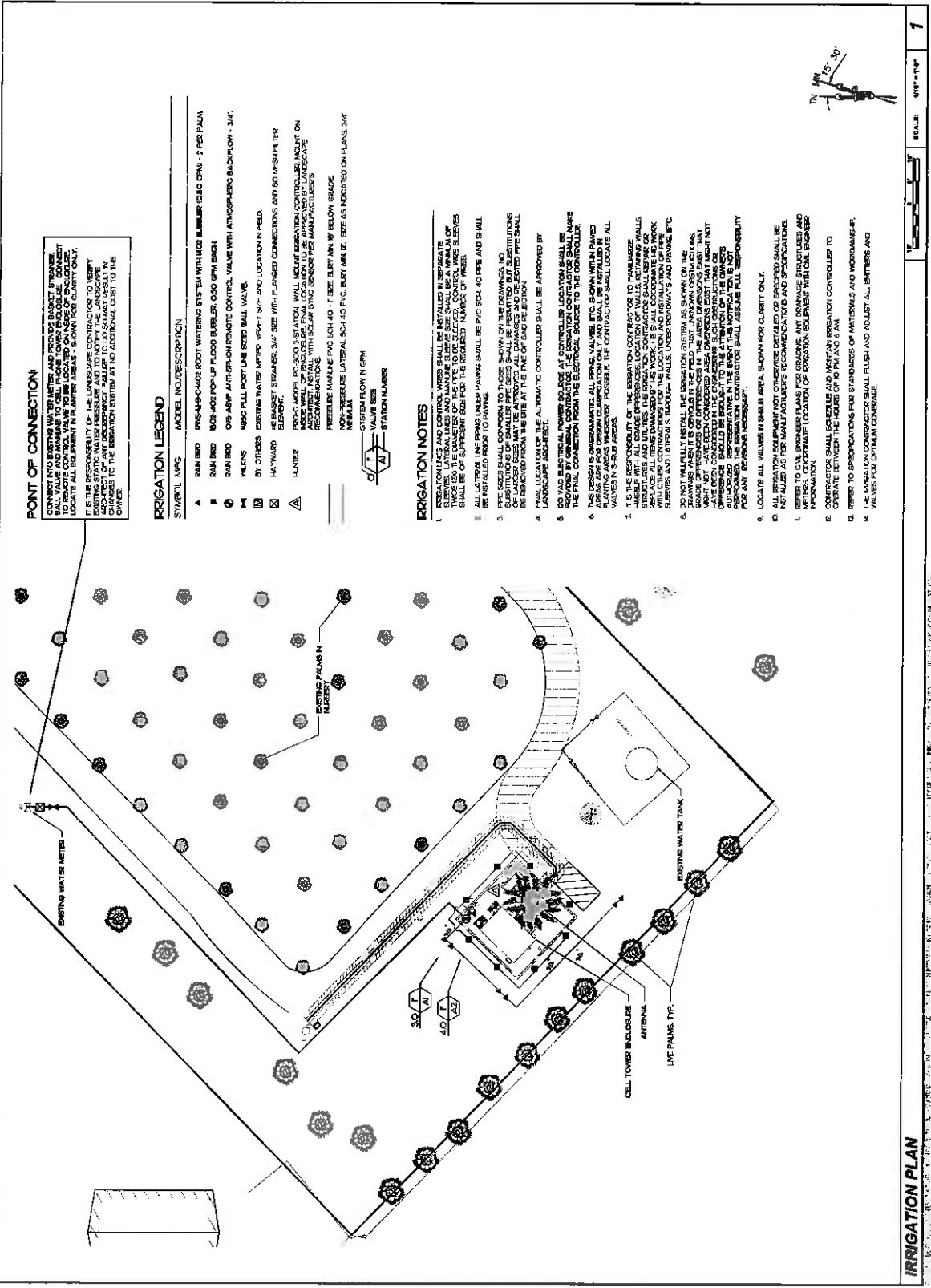
PROJECT REVISIONS:
**VALERIE HARRISON STREET
THERMAL, CA 92274
RIVERSIDE COUNTY**

CLIENT'S NAME: **CHAPALA MARKET**

DRAWN BY: **mmj** RJC
CHECKED BY: **RJC**

SHEET TITLE: **IRRIGATION PLAN AND LEGEND**

SHEET NUMBER: **L-1**



POINT OF CONNECTION
CONNECT INTO EXISTING WATER METERS AND PROVIDE BASKET STRAINER. VERIFY AND MAKE SURE TO SELL FROM TOWARD FLOW. CONVERT TO VALVE AND MAKE SURE TO SELL FROM TOWARD FLOW. LOCATE ALL TOILETS IN PLUMBING AREAS - SCHEDULE CLARITY ONLY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING WATER METERS AND TO VERIFY THE LOCATION OF ALL EXISTING WATER METERS AND TO VERIFY THE LOCATION OF ALL EXISTING WATER METERS AND TO VERIFY THE LOCATION OF ALL EXISTING WATER METERS AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION LEGEND

SYMBOL	MFG	MODEL NO./DESCRIPTION
▲	RAIN IRIG	IRIG-400 P-4001 ROOT WATERING SYSTEM WITH IZOR BUBBLER (350 GPM - 2 PER PALM)
▲	RAIN IRIG	IRIG-400 POP-UP FLOOD BUBBLER (550 GPM EACH)
○	RAIN IRIG	079-ASFP ANTI-SIPHON PNEUMATIC CONTROL VALVE WITH ATMOSPHERIC BACKFLOW - 3/4"
○	VALVES	1/2" NPT PORT LINE SIZED BALL VALVE
○	BY OTHERS	EXISTING WATER METER, VERIFY SIZE AND LOCATION IN FIELD
○	1/4" INWARD	SLAMMER, STRAINER, 3/4" SIZE WITH FLANGED CONNECTIONS AND 80 MESH FILTER ELEMENT
○	1/4" INWARD	PRO-C MODEL PC-500 3 STATION WALL MOUNTED OPERATOR CONTROLLED MOUNT ON METE WALL OF ENCLASURE. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. VERIFY SOLAR SYNC SENSOR PER MANUFACTURER'S RECOMMENDATIONS
○	1/4" INWARD	PRESSURE MAINLINE PVC SCH 40 1" SIZE BURLY MIN. 8" BELOW GRADE. NON-RESURFACE LATERAL SCH 40 PVC BURLY MIN. 1/2" SIZE AS INDICATED ON PLANS, 3/4" MIN. IN ALL OTHERS
○	1/4" INWARD	SYSTEM BLOW N GPM
○	1/4" INWARD	VALVE SIZE
○	1/4" INWARD	STATION NUMBER

IRRIGATION NOTES

- IRRIGATION LINES AND CONTROL VALVES SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL ORDINANCES AND ALL APPLICABLE CODES. ALL LATERAL LINES AND MAIN LINES SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL ORDINANCES AND ALL APPLICABLE CODES. ALL LATERAL LINES SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL ORDINANCES AND ALL APPLICABLE CODES. ALL LATERAL LINES SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL ORDINANCES AND ALL APPLICABLE CODES.
- ALL LATERAL LINES SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL ORDINANCES AND ALL APPLICABLE CODES. ALL LATERAL LINES SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL ORDINANCES AND ALL APPLICABLE CODES. ALL LATERAL LINES SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL ORDINANCES AND ALL APPLICABLE CODES.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- DO NOT LOCATE ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION. THE ELECTRICAL POWER SOURCE SHALL BE LOCATED IN A SEPARATE ELECTRICAL PANEL. THE ELECTRICAL PANEL SHALL BE INSTALLED IN A SEPARATE ELECTRICAL PANEL. THE ELECTRICAL PANEL SHALL BE INSTALLED IN A SEPARATE ELECTRICAL PANEL.
- THIS DESIGN IS BASED ON THE ASSUMPTION THAT ALL EXISTING UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- DO NOT FULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS UNTIL IT IS VERIFIED IN THE FIELD THAT ALL EXISTING UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
- REFER TO CIVIL ENGINEER PLANS FOR GRADING AND ELEVATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY AND MAINTAIN IRRIGATION CONTROLLER TO OPERATE PROPERLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
- REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL EMITTERS AND VALVES FOR OPTIMAL PERFORMANCE.


verizon wireless
 1800 SAND CANYON AVENUE
 BUILDING 37, 1ST FLOOR
 IRVINE, CA 92618

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF VERIZON WIRELESS. ANY USE OR REPRODUCTION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF VERIZON WIRELESS IS PROHIBITED.

smartlink
 1450 S. FORTMAYN WAY, SUITE 200
 TEL: 951.774.4444 FAX: 951.774.4440

REV.	DATE	REVISION DESCRIPTION
1	04-24-14	ADDITIONAL COMMENTS
2	04-24-14	REV. DRAWING DATE
3	04-24-14	REV. DRAWING DATE

RJCLA
 RJCANNON@RJCLCA.COM
 14000 S. FORTMAYN WAY, SUITE 200
 IRVINE, CA 92618
 TEL: 951.774.4444 FAX: 951.774.4440



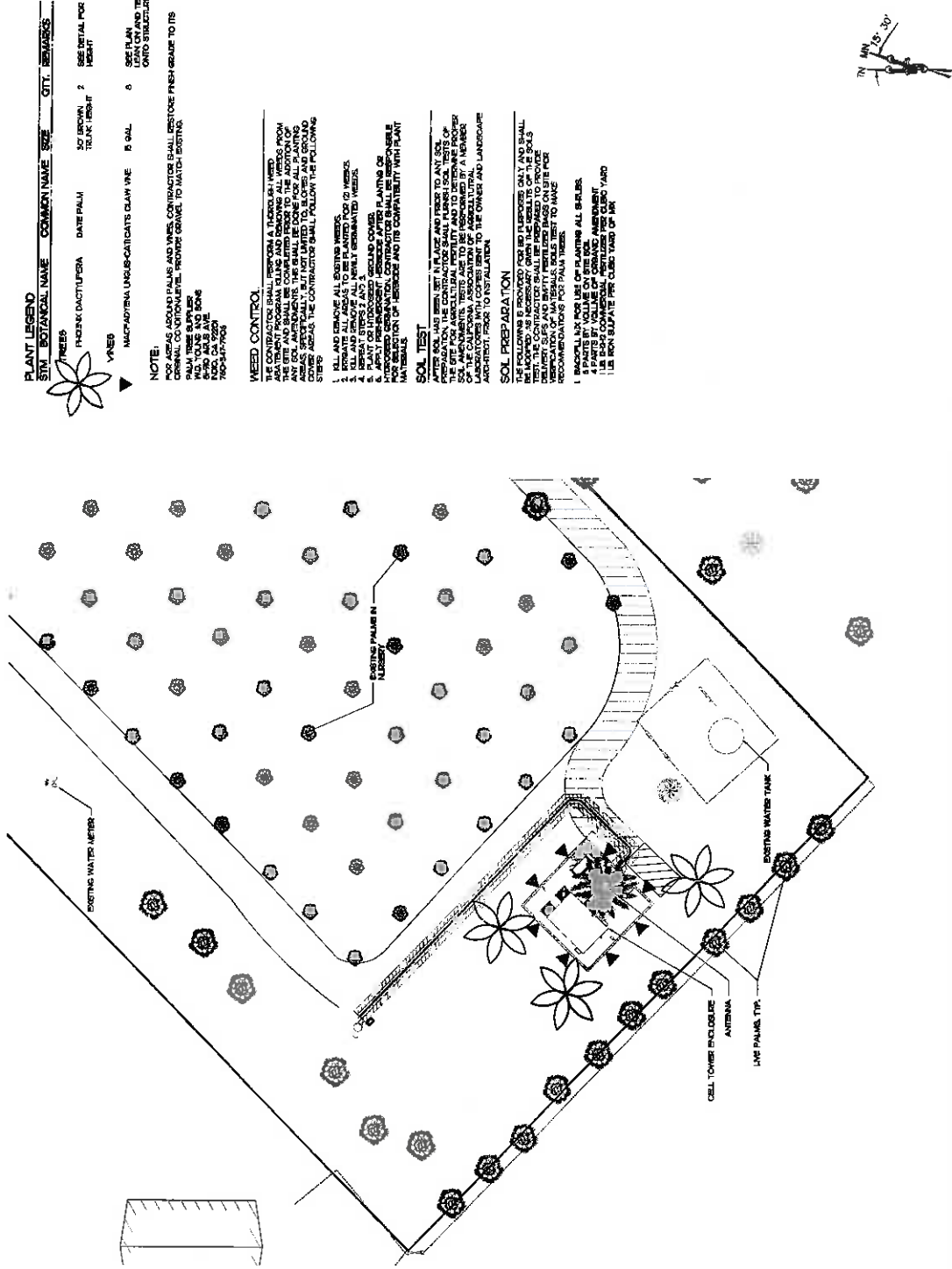
PROJECT INFORMATION:
VALERIE
 66261 HARRISON STREET
 THERMAL, CA 92374
 RIVERSIDE COUNTY

CLIENT NAME:
CHAPALA MARKET

DESIGNED BY:
 RJC

PROJECT TITLE:
PLANTING PLAN AND LEGEND

SHEET NUMBER:
L-2



PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	CITY	REMARKS
(Tree Symbol)	FRAXINUS DACTYLIFERA	DATE PALM	30 BROWN	2	SEE DETAIL FOR TRUNK TREAT
(Tree Symbol)	MACADAMIA LINDLEYANA	MACADAMIA	6 GAL	0	SEE PLAN FOR LOCATION AND TRUNK TREAT

NOTE:
 FOR AREAS AROUND PALMS AND VINES, CONTRACTOR SHALL RESTORE FINISH GRADE TO ITS ORIGINAL CONDITION. PROVIDE GRADE TO MATCH EXISTING.
 PALM TREE SPACES SHALL BE MAINTAINED AND NOT PLANTED WITH OTHER PLANTS.
 ALL PLANTS SHALL BE PLANTED WITH PROPER CARE AND MAINTENANCE.
 ALL PLANTS SHALL BE PLANTED WITH PROPER CARE AND MAINTENANCE.

WEED CONTROL:
 THE CONTRACTOR SHALL REMOVE ALL WEEDS AND WEED SEEDS FROM THE ENTIRE PROJECT AREA PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN WEED CONTROL THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL FURNISH WEED CONTROL TO MATCH EXISTING.

SOIL TEST:
 THE CONTRACTOR SHALL OBTAIN SOIL TESTS FROM THE ENTIRE PROJECT AREA PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL FURNISH SOIL TEST RESULTS TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL FURNISH SOIL TEST RESULTS TO THE ARCHITECT FOR REVIEW AND APPROVAL.

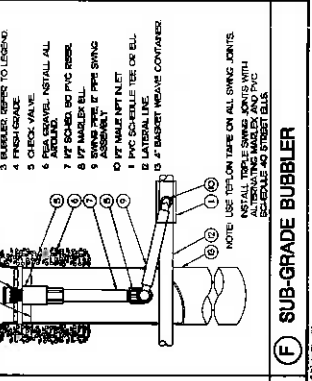
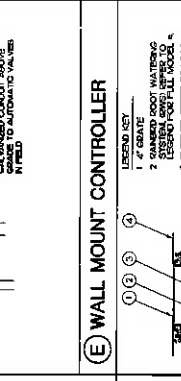
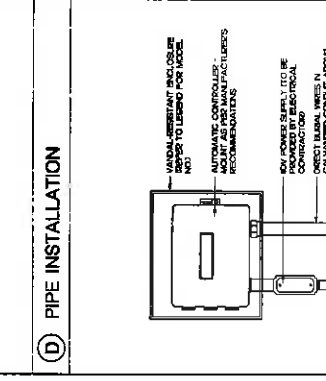
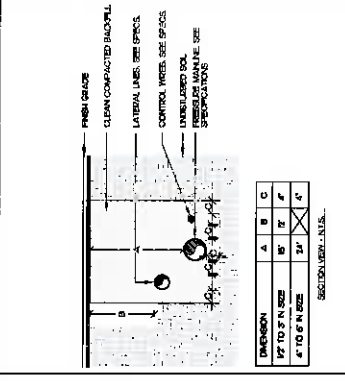
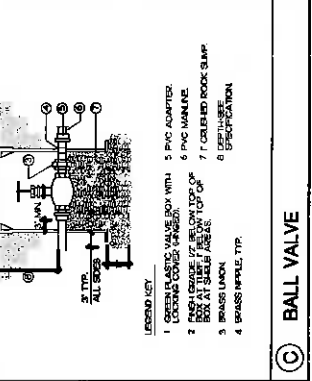
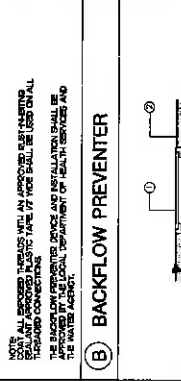
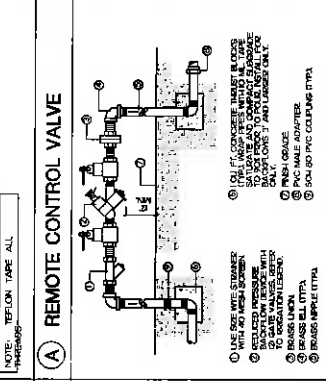
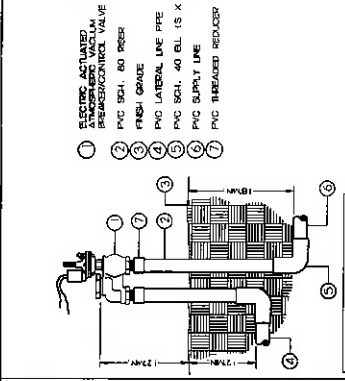
SOIL PREPARATION:
 THE FOLLOWING IS PROVIDED FOR SOIL PREPARATION. THE CONTRACTOR SHALL FURNISH SOIL TESTS OF SOIL SAMPLES FROM THE ENTIRE PROJECT AREA PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL FURNISH SOIL TEST RESULTS TO THE ARCHITECT FOR REVIEW AND APPROVAL.

IRON SUPPLY:
 1. IRON SUPPLY SHALL BE PROVIDED FOR ALL PLANTS.
 2. IRON SUPPLY SHALL BE PROVIDED FOR ALL PLANTS.
 3. IRON SUPPLY SHALL BE PROVIDED FOR ALL PLANTS.

REV.	DATE	DESCRIPTION
1	08-26-14	ISSUED PERMITS
2	08-26-14	ISSUED PERMITS
3	08-26-14	ISSUED PERMITS
4	08-26-14	ISSUED PERMITS
5	08-26-14	ISSUED PERMITS
6	08-26-14	ISSUED PERMITS
7	08-26-14	ISSUED PERMITS
8	08-26-14	ISSUED PERMITS
9	08-26-14	ISSUED PERMITS
10	08-26-14	ISSUED PERMITS

RJCLA
 RICHMOND COMPANY
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 Alhambra, CA 91801
 (626) 445-5599 - jcl@richmondco.com

PROJECT INFORMATION	VALERIE 66351 HARRISON STREET THERMAL, CA 92274 RIVERSIDE COUNTY
CLIENT NAME	CHAPALA MARKET
DESIGNED BY	RJC
DRAWN BY	mm/m
SHEET TITLE	IRRIGATION DETAILS AND SPECIFICATIONS
SHEET NUMBER	L-3



8. IRRIGATION SYSTEMS
 8.1 IRRIGATION SYSTEMS
 8.1.1 GENERAL
 8.1.2 SPECIFICATIONS
 8.1.3 MATERIALS
 8.1.4 INSTALLATION
 8.1.5 MAINTENANCE
 8.1.6 TESTING
 8.1.7 OPERATION
 8.1.8 RECORDS

8.2 ELECTRIC CONTROL VALVE
 8.2.1 GENERAL
 8.2.2 SPECIFICATIONS
 8.2.3 MATERIALS
 8.2.4 INSTALLATION
 8.2.5 MAINTENANCE
 8.2.6 TESTING
 8.2.7 OPERATION
 8.2.8 RECORDS

8.3 REMOTE CONTROL VALVE
 8.3.1 GENERAL
 8.3.2 SPECIFICATIONS
 8.3.3 MATERIALS
 8.3.4 INSTALLATION
 8.3.5 MAINTENANCE
 8.3.6 TESTING
 8.3.7 OPERATION
 8.3.8 RECORDS

8.4 BACKFLOW PREVENTER
 8.4.1 GENERAL
 8.4.2 SPECIFICATIONS
 8.4.3 MATERIALS
 8.4.4 INSTALLATION
 8.4.5 MAINTENANCE
 8.4.6 TESTING
 8.4.7 OPERATION
 8.4.8 RECORDS

8.5 BALL VALVE
 8.5.1 GENERAL
 8.5.2 SPECIFICATIONS
 8.5.3 MATERIALS
 8.5.4 INSTALLATION
 8.5.5 MAINTENANCE
 8.5.6 TESTING
 8.5.7 OPERATION
 8.5.8 RECORDS

8.6 WALL MOUNT CONTROLLER
 8.6.1 GENERAL
 8.6.2 SPECIFICATIONS
 8.6.3 MATERIALS
 8.6.4 INSTALLATION
 8.6.5 MAINTENANCE
 8.6.6 TESTING
 8.6.7 OPERATION
 8.6.8 RECORDS

8.7 SUB-GRADE BUBBLER
 8.7.1 GENERAL
 8.7.2 SPECIFICATIONS
 8.7.3 MATERIALS
 8.7.4 INSTALLATION
 8.7.5 MAINTENANCE
 8.7.6 TESTING
 8.7.7 OPERATION
 8.7.8 RECORDS

8.8 POP-UP SPRINKLER/BUBBLER
 8.8.1 GENERAL
 8.8.2 SPECIFICATIONS
 8.8.3 MATERIALS
 8.8.4 INSTALLATION
 8.8.5 MAINTENANCE
 8.8.6 TESTING
 8.8.7 OPERATION
 8.8.8 RECORDS

8.9 PIPE INSTALLATION
 8.9.1 GENERAL
 8.9.2 SPECIFICATIONS
 8.9.3 MATERIALS
 8.9.4 INSTALLATION
 8.9.5 MAINTENANCE
 8.9.6 TESTING
 8.9.7 OPERATION
 8.9.8 RECORDS

8.10 REMOTE CONTROL VALVE
 8.10.1 GENERAL
 8.10.2 SPECIFICATIONS
 8.10.3 MATERIALS
 8.10.4 INSTALLATION
 8.10.5 MAINTENANCE
 8.10.6 TESTING
 8.10.7 OPERATION
 8.10.8 RECORDS

8.11 BACKFLOW PREVENTER
 8.11.1 GENERAL
 8.11.2 SPECIFICATIONS
 8.11.3 MATERIALS
 8.11.4 INSTALLATION
 8.11.5 MAINTENANCE
 8.11.6 TESTING
 8.11.7 OPERATION
 8.11.8 RECORDS

8.12 BALL VALVE
 8.12.1 GENERAL
 8.12.2 SPECIFICATIONS
 8.12.3 MATERIALS
 8.12.4 INSTALLATION
 8.12.5 MAINTENANCE
 8.12.6 TESTING
 8.12.7 OPERATION
 8.12.8 RECORDS

8.13 WALL MOUNT CONTROLLER
 8.13.1 GENERAL
 8.13.2 SPECIFICATIONS
 8.13.3 MATERIALS
 8.13.4 INSTALLATION
 8.13.5 MAINTENANCE
 8.13.6 TESTING
 8.13.7 OPERATION
 8.13.8 RECORDS

8.14 SUB-GRADE BUBBLER
 8.14.1 GENERAL
 8.14.2 SPECIFICATIONS
 8.14.3 MATERIALS
 8.14.4 INSTALLATION
 8.14.5 MAINTENANCE
 8.14.6 TESTING
 8.14.7 OPERATION
 8.14.8 RECORDS

8.15 POP-UP SPRINKLER/BUBBLER
 8.15.1 GENERAL
 8.15.2 SPECIFICATIONS
 8.15.3 MATERIALS
 8.15.4 INSTALLATION
 8.15.5 MAINTENANCE
 8.15.6 TESTING
 8.15.7 OPERATION
 8.15.8 RECORDS

8.16 PIPE INSTALLATION
 8.16.1 GENERAL
 8.16.2 SPECIFICATIONS
 8.16.3 MATERIALS
 8.16.4 INSTALLATION
 8.16.5 MAINTENANCE
 8.16.6 TESTING
 8.16.7 OPERATION
 8.16.8 RECORDS

8.17 REMOTE CONTROL VALVE
 8.17.1 GENERAL
 8.17.2 SPECIFICATIONS
 8.17.3 MATERIALS
 8.17.4 INSTALLATION
 8.17.5 MAINTENANCE
 8.17.6 TESTING
 8.17.7 OPERATION
 8.17.8 RECORDS

8.18 BACKFLOW PREVENTER
 8.18.1 GENERAL
 8.18.2 SPECIFICATIONS
 8.18.3 MATERIALS
 8.18.4 INSTALLATION
 8.18.5 MAINTENANCE
 8.18.6 TESTING
 8.18.7 OPERATION
 8.18.8 RECORDS

8.19 BALL VALVE
 8.19.1 GENERAL
 8.19.2 SPECIFICATIONS
 8.19.3 MATERIALS
 8.19.4 INSTALLATION
 8.19.5 MAINTENANCE
 8.19.6 TESTING
 8.19.7 OPERATION
 8.19.8 RECORDS

8.20 WALL MOUNT CONTROLLER
 8.20.1 GENERAL
 8.20.2 SPECIFICATIONS
 8.20.3 MATERIALS
 8.20.4 INSTALLATION
 8.20.5 MAINTENANCE
 8.20.6 TESTING
 8.20.7 OPERATION
 8.20.8 RECORDS

8.21 SUB-GRADE BUBBLER
 8.21.1 GENERAL
 8.21.2 SPECIFICATIONS
 8.21.3 MATERIALS
 8.21.4 INSTALLATION
 8.21.5 MAINTENANCE
 8.21.6 TESTING
 8.21.7 OPERATION
 8.21.8 RECORDS

8.22 POP-UP SPRINKLER/BUBBLER
 8.22.1 GENERAL
 8.22.2 SPECIFICATIONS
 8.22.3 MATERIALS
 8.22.4 INSTALLATION
 8.22.5 MAINTENANCE
 8.22.6 TESTING
 8.22.7 OPERATION
 8.22.8 RECORDS

8.23 PIPE INSTALLATION
 8.23.1 GENERAL
 8.23.2 SPECIFICATIONS
 8.23.3 MATERIALS
 8.23.4 INSTALLATION
 8.23.5 MAINTENANCE
 8.23.6 TESTING
 8.23.7 OPERATION
 8.23.8 RECORDS

8.24 REMOTE CONTROL VALVE
 8.24.1 GENERAL
 8.24.2 SPECIFICATIONS
 8.24.3 MATERIALS
 8.24.4 INSTALLATION
 8.24.5 MAINTENANCE
 8.24.6 TESTING
 8.24.7 OPERATION
 8.24.8 RECORDS

8.25 BACKFLOW PREVENTER
 8.25.1 GENERAL
 8.25.2 SPECIFICATIONS
 8.25.3 MATERIALS
 8.25.4 INSTALLATION
 8.25.5 MAINTENANCE
 8.25.6 TESTING
 8.25.7 OPERATION
 8.25.8 RECORDS

8.26 BALL VALVE
 8.26.1 GENERAL
 8.26.2 SPECIFICATIONS
 8.26.3 MATERIALS
 8.26.4 INSTALLATION
 8.26.5 MAINTENANCE
 8.26.6 TESTING
 8.26.7 OPERATION
 8.26.8 RECORDS

8.27 WALL MOUNT CONTROLLER
 8.27.1 GENERAL
 8.27.2 SPECIFICATIONS
 8.27.3 MATERIALS
 8.27.4 INSTALLATION
 8.27.5 MAINTENANCE
 8.27.6 TESTING
 8.27.7 OPERATION
 8.27.8 RECORDS

8.28 SUB-GRADE BUBBLER
 8.28.1 GENERAL
 8.28.2 SPECIFICATIONS
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 8.28.4 INSTALLATION
 8.28.5 MAINTENANCE
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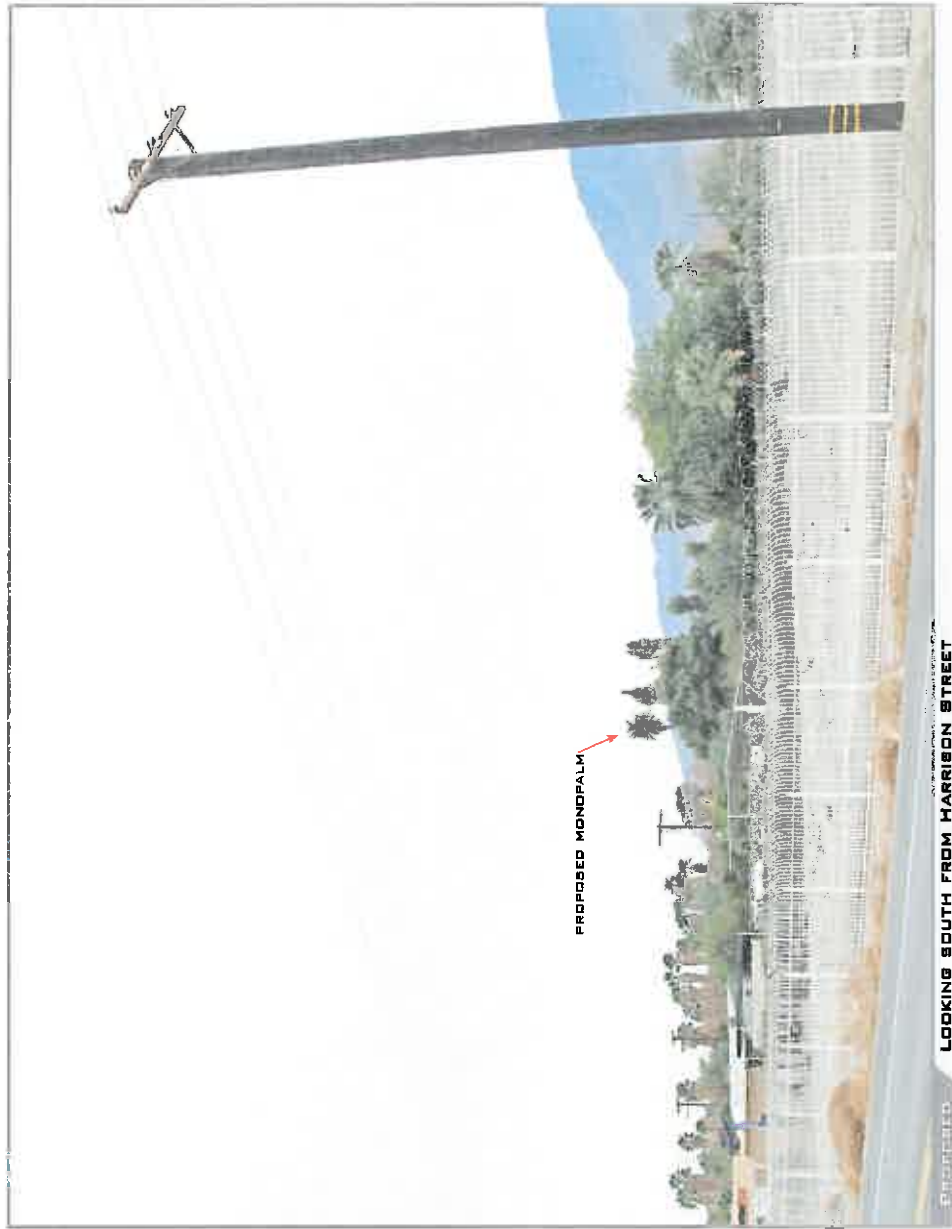
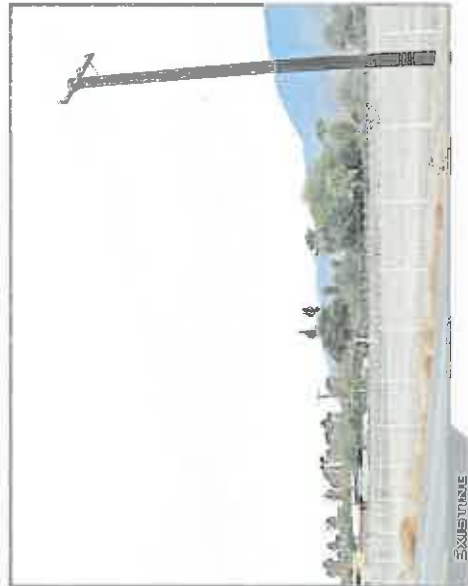
8.29 POP-UP SPRINKLER/BUBBLER
 8.29.1 GENERAL
 8.29.2 SPECIFICATIONS
 8.29.3 MATERIALS
 8.29.4 INSTALLATION
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 8.29.6 TESTING
 8.29.7 OPERATION
 8.29.8 RECORDS

VALERIE

66351 HARRISON STREET THERMAL CA 92274



View 1



LOOKING SOUTH FROM HARRISON STREET

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

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42668
Project Case Type (s) and Number(s): Plot Plan No. 25512
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Desiree Bowie
Telephone Number: (951) 955-8254
Applicant's Name: Verizon Wireless LLC c/o James Rogers
Applicant's Address: 417 N. Cloverdale Lane. Walnut CA 91789
Engineer's Name: Smartlink, LLC
Engineer's Address: 18401 Von Karman, Suite 400, Irvine, CA 92612

I. PROJECT INFORMATION

Project Description: The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70-foot-high palm tree with twelve (12) panel antennas, six (6) RRUs located behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The project includes two (2) equipment cabinets and a 15 kilowatt diesel generator located inside a thirteen (13) feet high equipment enclosure within a 444 sq. ft. lease area. The project also proposes to install three (3) live palm trees and vines around the project area. The project site currently contains a nursery, which will remain. The wireless communication facility is proposed to be located at the rear of the property, with access provided via an approved 12-foot-wide access easement running from Harrison Street.

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

B. Total Project Area: 444 square feet on a 4.03-acre parcel

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 4.03	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 444 square foot lease area			

C. Assessor's Parcel No(s): 751-110-023

D. Street References: Southerly of 66th Avenue, easterly of Lemon Blossom Lane, and southwesterly side of Harrison Street.

E. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 8 East, Section 17

F. Brief description of the existing environmental setting of the project site and its surroundings: This project site is being utilized as a nursery and it is surrounded by field crops and some single family residences to the north, south, east, and west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including a fault zone, flood zone, high fire hazard area, high liquefaction area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility, and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** Not Applicable

B. General Plan Area Plan(s): Lower Coachella Valley

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio)

E. Overlay(s), if any: Not Applicable

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to the north and east, Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the south and west.

H. Adopted Specific Plan Information

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

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

I. **Existing Zoning:** General Commercial (C-1/C-P)

J. **Proposed Zoning, if any:** Not Applicable

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by field crops to the north, east, west and south

II. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

III. **DETERMINATION**

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

will be considered by the approving body or bodies.

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

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



Signature

March 3, 2016

Date

Desiree Bowie

Steve Weiss AICP, Planning Director

Printed Name

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To mitigate this potential impact, the project has been designed to be disguised as a palm tree and three live palm trees are also proposed to be planted around the project area in order for the facility to blend in with the surrounding setting. In addition, to minimize the visual impact of the wireless communication facility the equipment cabinets will be enclosed inside an equipment shelter that is designed to blend in with the surrounding area. Vines are also proposed to be planted around the shelter to provide additional screening. With the incorporation of this mitigation measure, the project will have a less than significant impact to scenic resources.

Mitigation: Prior to building permit issuance, the developer/permit holder shall provide a palm frond design that is consistent with the approved plot plan and that covers all antennas (COA 80.PLANNING.4) and the developer/permit holder shall ensure that the palm fronds are designed and placed in such a manner that cover all of the antennas (COA 90.PLANNING.8).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) According to GIS database, the project site is located 49.53 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communication facility may provide a service light to be used at the time of servicing the facility. However, it will not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

a) The project is located on land designated as "Urban-Built Up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, and CV). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a-c)The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area (440 sq. ft.), a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. The Air Quality Analysis conducted for the project found that the construction and operation of the proposed project will not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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exceed criteria pollutant thresholds established by SCAQMD on a regional or localized level. The project will also not exceed the draft GHG screening threshold recommended by SCAQMD.

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

Surrounding land uses within 1 mile of the project include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, manufacturing uses, or generate significant odors. The project is consistent with the Riverside County General Plan EIR, prepared in 2015, which previously analyzed the air impacts generated by commercial use in the Commercial Retail land use designation. The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, impacts to sensitive receptors are considered less than significant.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, impacts are considered less than significant.

f) The project proposes to operate an unmanned wireless facility on a 4.03-acre parcel, a use which does not typically create objectionable odors. Therefore, the proposed use is not anticipated to create objectionable odors affecting a substantial number of people. The proposed project is compatible with its surrounding uses consisting of industrial businesses that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, CVMSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The project will not conflict with the provisions of the CVMSHCP.

b-c) Since the project supports suitable nesting bird habitat, a nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season (COA 60.EPD.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Potentially Significant impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

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

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, County Archaeological Report No. 4872 (PDA04872) - "Phase I Cultural Resource Survey for the Verizon Wireless Valerie/Chapala Market Cell Tower Project, Near Valerie, Riverside County, California," dated August 2014, prepared by Josh Smallwood, M.A., RPA, of Applied Earthworks, Inc.

Findings of Fact:

a-b) According to PDA04872, no cultural resources were discovered. (COA 10.PLANNING.19) Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.20) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, County Archaeological Report No. 4872 (PDA04872) - "Phase I Cultural Resource Survey for the Verizon Wireless Valerie/Chapala Market Cell Tower Project, Near Valerie, Riverside County, California," dated August 2014, prepared by Josh Smallwood, M.A., RPA, of Applied Earthworks, Inc.

Findings of Fact:

a-b) According to PDA04872, no cultural resources were discovered. (COA 10.PLANNING.19) Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.20) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.19) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) There are no known sacred or religious uses or activities within the potential impact area, therefore it can be determined that there will be no significant impact.

e) In accordance with AB52, notices were mailed to Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and Agua Caliente Band of Cahuilla Indians on July 29, 2015. The Agua Caliente Band of Cahuilla Indians responded on August 27, 2015, stating that "no further consultation was needed." No other notifications were received. Therefore, the project will not have a significant impact on the tribal cultural resource as defined in Public Resources Code 21074.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review, County Paleontological Report (PDP) No. 1470 (PDP01470) - "Paleontological Resources Assessment for the Verizon :Wireless Valerie Cell Tower Project, Riverside County, California", dated June 2014, prepared by Applied Earthworks, Inc.

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

a) According to PDP01470, the project area is found to be underlain by Holocene age Lake Cahuilla sediments which have been determined to have a low paleontological resource potential and the likelihood of impacts to scientifically significant vertebrate fossils as a result of project development is low. However, museum records indicate that older Pleistocene age Lake Cahuilla deposits may be present at depth within the project area. These deposits may contain an unknown number of fossil resources at the subsurface. (COA 10.PLANNING.18) A Paleontological Resource Impact Mitigation Program (PRIMP) shall be required prior to issuance of any grading permit for this project. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities. A qualified paleontologist shall be retained on an on-call basis in the event that a paleontological resource is encountered during the course of project development. (COA 60.PLANNING.7) With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.7) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to grading final inspection. (COA 70.PLANNING.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist Report No. 2380 (GEO02380) - "Geotechnical Engineering Report Proposed 70-foot Verizon Cell Tower 66351 Harrison St. Thermal, California", dated June 25, 2014 prepared by Tetra Tech Bas Geoscience

Findings of Fact:

a-b) According to GEO02380, the project area is located in the general proximity of several active and potentially active faults. No evidence of springs or perched groundwater was encountered at the subject site during field investigation. The likelihood of lateral spreading is considered to be negligible. The dynamic settlement at the site will not adversely impact the proposed development if the structure is supported on a pier foundation. The site is not located within a designated earthquake fault zone for surface rupture hazard. The site is not located within an active or potentially active fault and no evidence of any active faults crossing or projecting toward the subject site. The surface should be cleared of any pavement, structures, vegetation, trash and debris, prior to commencement of earth

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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work. Foundations for the proposed development may be supported on drill shafts. Every structure and portion thereof, including non-structural components that are attachments, shall be designed and constructed to resist the effects of earthquake motions in accordance to ASCE 7 excluding Chapter 14 and Appendix 11A. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist Report No. 2380 (GEO02380) - "Geotechnical Engineering Report Proposed 70-foot Verizon Cell Tower 66351 Harrison St. Thermal, California", dated June 25, 2014 prepared by by Tetra Tech Bas Geoscience

Findings of Fact:

a) According to the County GIS database, the project is located in a High Liquefaction area. However, according to GEO02380, no evidence for springs or perched groundwater was encountered at the subject site during field investigation. GEO02380 also concluded that the likelihood of lateral spreading is considered to be negligible. The potential dynamic settlement at the site will not adversely impact the proposed development if the structure is supported on a pier foundation. GEO02380 recommended that foundations for the proposed development may be supported on drilled shafts. Every structure and portion thereof, including non-structural components that are permanently attached to structure and their supports and attachments, shall be designed and constructed to resist the effects of earthquake motions in accordance with ASCE 7, excluding Chapter 4 and Appendix 11A. (COA 10.PLANNING.21) The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist Report No. 2380 (GEO02380) - "Geotechnical Engineering Report Proposed 70-foot Verizon Cell Tower 66351 Harrison St. Thermal, California", dated June 25, 2014 prepared by by Tetra Tech Bas Geoscience

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to GEO02380, the potential for dynamic settlement at the site will not adversely impact the proposed development if the structure is supported on a pier foundation. The site is not located within a designated Earthquake Fault Zone for surface fault rupture hazard. The proposed cell tower site is not located within an active or potentially active fault and no evidence of any active faults crossing or projecting toward the subject site. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist Report No. 2380 (GEO02380) - "Geotechnical Engineering Report Proposed 70-foot Verizon Cell Tower 66351 Harrison St. Thermal, California", dated June 25, 2014 prepared by by Tetra Tech Bas Geoscience

Findings of Fact:

a) According to GEO02380, the likelihood of lateral spreading is considered to be negligible. The potential dynamic settlement at the site will not adversely impact the proposed development if the structure is supported on a pier foundation.. GEO02380 recommended that foundations for the proposed development may be supported on drilled shafts. Every structure and portion thereof, including non-structural components that are permanently attached to structure and their supports and attachments, shall be designed and constructed to resist the effects of earthquake motions in accordance with ASCE 7, excluding Chapter 4 and Appendix 11A. (COA 10.PLANNING.21) The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist Report No. 2380 (GEO02380) - "Geotechnical Engineering Report Proposed 70-foot Verizon Cell Tower 66351 Harrison St. Thermal, California", dated June 25, 2014 prepared by by Tetra Tech Bas Geoscience

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

a) The project site is located in an area susceptible to subsidence. According to GEO02380, the potential dynamic settlement at the site will not adversely impact the proposed development if the structure is supported on a pier foundation. GEO02380 recommended that foundations for the proposed development may be supported on drilled shafts. Every structure and portion thereof, including non-structural components that are permanently attached to structure and their supports and attachments, shall be designed and constructed to resist the effects of earthquake motions in accordance with ASCE 7, excluding Chapter 4 and Appendix 11A. (COA 10.PLANNING.21) The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, County Geologist review

a) There are no other geological hazards within or near the project site such as seiche, mudflow, or volcanic hazards..

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will reduce the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake and will have no impact.

b) The grading slopes on the project site will not create an increase in water erosion on-site or off-site. Therefore, it will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) The site is located in an area of High Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

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

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

Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 70-foot-high palm tree within a 444-square-foot lease area. The installation of the palm tree will involve

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a-b) The project proposes the use of a backup emergency generator and there is a potential for spill of fuel used for the generator. A Business Emergency Plan (BEP) that also addresses the handling of spills and leaks shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB) for review (COA 10.E HEALTH. 1). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing or proposed school.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database,

a-b) The project site is not located within project will not result in an inconsistency with an Airport Master plan and will not require a review by the Airport Land Use Commission. Therefore, the impact is considered less than significant.

c-d) The project would not result in a safety hazard for people residing or working in the project area; therefore the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no significant impact.

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

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements. Therefore, there is a less than significant impact.

Potentially Significant impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is for an unmanned wireless communication facility. Water usage is expected to be minimal. The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is no impact.

d) Due to the small amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.

e) The project is for the installation of an unmanned wireless communication facility and will not place housing within a 100-year flood hazard area. Therefore, there is no impact.

f) This area is designated Zone A on Federal Flood Insurance rate maps, which are in effect at this time by (FEMA). The proposed equipment shelter is designed to be placed on a 3 ft. platform in order to allow flow-through of off-site stormwater flows. Therefore, the impact is considered less than significant.

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) Because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) This area is designated Zone A on Federal Flood Insurance rate maps, which are in effect at this time by (FEMA). The proposed equipment shelter is designed to be placed on a 3 ft. platform in order to allow flow-through of off-site stormwater flows. Therefore, the impact is considered less than significant.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) in the Lower Coachella Valley Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not located within the City sphere of influence.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The proposed project is consistent with the site's existing zoning of General Commercial (C-1/C-P). The project is surrounded by properties which are zoned Controlled Development (W-2) to the south and west; and General Commercial (C-1/C-P) to the north and east. The project will have no impact.

c) The proposed wireless communication facility will be designed as a 70 foot high palm tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. The project will have no impact.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The project will have no impact.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. The project will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?
 NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Airport Land Use Commission (ALUC) development review, report dated May 12, 2014

Findings of Fact:

a-b) The project site is not located within an airport influence area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent to a rail line. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to Harrison St. However, the project is for an unmanned wireless communications facility that does not create a noise sensitive use and that only requires occasional site visits for maintenance. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: No other noise sources are anticipated to impact the project site. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are less than significant as this is an unmanned wireless facility.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing else-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
where?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project is a 70 foot high monopalm with an equipment shelter in a 440 square foot lease area. The project does not displace any housing. The project will have no impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.
- f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing government facilities or result in the construction of new such facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will result in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project shall comply with County Ordinance No. 659 to reduce the potential effects to sheriff services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. The project will result in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Desert Sands Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing school facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Desert Sands Unified School District. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the minimal potential effects to school services. The project will result in a less than significant impact.

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

Monitoring: No monitoring measures are required.

39. Libraries

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

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to reduce any potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will result in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Findings of Fact: The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing health services facilities or result in the construction of new or physically altered such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project is a 70 foot high monopalm with an equipment shelter in a 440 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within a County Service Area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
either an increase in traffic levels or a change in location that results in substantial safety risks?				
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) As an unmanned wireless communication facility, the project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

44. Bike Trails

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

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

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

a-b) The unmanned wireless communications facility will require no sewer, septic system, or wastewater treatment, and therefore will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

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

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

V. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

VI. AUTHORITIES CITED

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a wireless communication facility, for Verizon Wireless, disguised as a 70-foot-high palm tree with twelve (12) panel antennas, six (6) RRUs located behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The project includes two (2) equipment cabinets and a 15 kilowatt diesel generator located inside a thirteen (13) feet high equipment enclosure within a 444 sq. ft. lease area. The project also proposes to install three (3) live palm trees and vines around the project area. The project site currently contains a nursery, which will remain. The wireless communication facility is proposed to be located at the rear of the property, with access provided via an approved 12-foot-wide access easement running from Harrison Street.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are

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10. GENERAL CONDITIONS

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

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

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. 25512 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25512, Exhibit A, (sheets 1-12) dated 1/11/2016.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building

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10. GENERAL CONDITIONS

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

RECOMMND

permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

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

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10. GENERAL CONDITIONS

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

with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLANCK RECOMMND

The current project proposal is conditionally approved provided the applicant obtains all required building permits from the Building Department for the:

1. 70'-0' tall pole disguised as palm tree which will include (12) panel antennas, (6) RRU's, (2) surge suppressors, surrounded by an 8'-0" high masonry wall.

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

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - EMERGENCY GENERATOR RECOMMND

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

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

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - EMERGENCY GENERATOR (cont.) RECOMMND

1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.

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

10.E HEALTH. 2 UNMANNED WIRELESS COMM FACILTY RECOMMND

Plot Plan 25512 is proposing to construct an unmanned wireless communications facility without any sanitation facilities (i.e. restrooms, wastewater plumbing fixtures). If sanitation facilities are proposed, the applicant shall contact the Department of Environmental Health at (760) 863-7570 for specific requirements.

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

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

- 1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise

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10. GENERAL CONDITIONS

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

levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

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

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

FIRE DEPARTMENT

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

KKNOX BOX -key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

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.

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 palm tree to be located within the property shall not exceed a height of 70 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 plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

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

The balance of the subject property, APN 751-110-023 (excluding the lease area and access easement), shall

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT (cont.) RECOMMND

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.

The color of the palm tree (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, 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

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 16 USE - MAINTAIN PALM FRONDS RECOMMND

The proposed monopalm shall be kept in good repair. The (80)fronds shall remain in good condition. If at any time the fronds 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.

10.PLANNING. 18 USE - PDP01470 RECOMMND

County Paleontological Report (PDP) No. 1470, submitted for these project (PP25512), was prepared by Applied Earthworks, Inc., and is entitled: "Paleontological Resources Assessment for the Verizon :Wireless Valerie Cell Tower Project, Riverside County, California", dated June 2014.

PDP01470 concluded:

1.The project area is found to be underlain by Holocene age Lake Cahuilla sediments which have been determined to have a low paleontological resource potential.

2.The likelihood of impacts to scientifically significant vertebrate fossils as a result of project development is low.

3.However, museum records indicate that older Pleistocene age Lake Cahuilla deposits may be present at depth within the project area. These deposits may contain an unknown number of fossil resources at the subsurface.

PDP01470 recommended:

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10. GENERAL CONDITIONS

10. PLANNING. 18 USE - PDP01470 (cont.)

RECOMMND

1.A qualified paleontologist be retained on an on-call basis in the event that a paleontological resource is encountered during the course of project development.

2.Prior to the start of any ground-disturbing activities, all field personnel should receive a worker's environmental awareness training module on paleontological resources.

PDP01470 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01470 is hereby accepted for PP25512. A PRIMP shall be required prior to issuance of any grading permit for this project.

10. PLANNING. 19 USE - PDA04872

RECOMMND

County Archaeological Report (PDA) No 4872, submitted for this project (PP25512) was prepared by Josh Smallwood, M.A., RPA, of Applied Earthworks, Inc. and is entitled: "Phase I Cultural Resource Survey for the Verizon Wireless Valerie/Chapala Market Cell Tower Project, Near Valerie, Riverside County, California," dated August 2014. According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are recommended or are required per CEQA. This study has been incorporated as part of this project, and has been accepted.

10. PLANNING. 20 USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

a)All ground disturbance activities within 100 feet of the

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

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

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

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

10.PLANNING. 21 MAP - GEO02380 RECOMMND

County Geologic Report (GEO) No. 2380, submitted for this project (PP25512) was prepared by Tetra Tech Bas Geoscience., and is entitled: "Geotechnical Engineering Report Proposed 70-foot Verizon Cell Tower 66351 Harrison St. Thermal, California", dated June 25, 2014.

This document is herein incorporated as a part of GEO 02380

GEO02380 concluded:

- 1.The project area is located in the general proximity of several active and potentially active faults.
- 2.No evidence of springs or perched groundwater was encountered at the subject site during field investigation.
- 3.The likelihood of lateral spreading is considered to be negligible.
- 4.The potential dynamic settlement at the site will not adversely impact the proposed development if the structure is supported on a pier foundation.
- 5.The site is not located within a designated Earthquake Fault Zone for surface fault rupture hazard.
- 6.The proposed cell tower site is not located within an active or potentially active fault and no evidence of any active faults crossing or projecting toward the subject site.

GEO02380 recommended:

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10. GENERAL CONDITIONS

10. PLANNING. 21 MAP - GEO02380 (cont.)

RECOMMND

1. The surface should be cleared of any pavement, structures, vegetation, trash and debris, prior to commencement of earth work.
2. Foundations for the proposed development may be supported on drilled shafts.
3. Every structure and portion thereof, including non-structural components that are permanently attached to structure and their supports and attachments, shall be designed and constructed to resist the effects of earthquake motions in accordance with ASCE 7, excluding Chapter 14 and Appendix 11A.

GEO No. 02380 satisfies the requirement for a geologic/geotechnical study for the Planning/CEQA purposed. GEO No. 02380 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for a grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10. PLANNING. 22 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

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

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - i) A County Official is contacted.
 - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

- iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.
- d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
 - i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.
 - (1)The MLD identified fails to make a recommendation; or
 - (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

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

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

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10. GENERAL CONDITIONS

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

Transportation Department.

10.TRANS. 10 USE - LC RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.TRANS. 11 USE - LC VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Transportation Department shall require inspections in accordance with the Transportation Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

10.TRANS. 12 USE - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

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 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

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

EPD DEPARTMENT

60.EPD. 1 - MBTA SURVEYS

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - MBTA SURVEYS (cont.)

RECOMMND

Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 7 USE - PALEO PRIMP & MONITOR

RECOMMND

Based on the findings of a County Paleontology report PDP01470, prepared by Applied Earthworks, the project has a potential to impact significant paleontological resources.

HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

70. PRIOR TO GRADING FINAL INSPECT

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS

RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated 1/11/2016.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - PALM FRONDS RECOMMND

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

TRANS DEPARTMENT

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

Provide evidence of legal access.

80.TRANS. 3 USE - TUMF RECOMMND

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

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

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 16 USE - LC LANDSCAPE SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 18 USE - LC SPECIMEN TREES RQRD RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

80.TRANS. 19 USE - LC LANDSCAPE INSPTN DPST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 19 USE - LC LANDSCAPE INSPTN DPST (cont.) RECOMMND

applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Transportation Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Transportation Department shall clear this condition upon determination of compliance.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC. Fire Extinguishers located inside the block wall in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#01-GENERATOR RECOMMND

- 1)Emergency and standby power systems shall be installed in accordance with CFC, CBC, NFPA 110 and NFPA 30.
- 2)An on-site acceptance test shall be conducted as a final approval. The test of the transfer switch shall consist of electrically operating the transfer switch from the normal position.
- 3)A 40 BC fire extinguisher shall be installed
- 4)No smoking sigs shall be posted
- 5)NFPA 704 placard shall installed

90.FIRE. 3 USE-#07-ADDRESS RECOMMND

Address needs to be visible from street of 12" numbers on wall facing Harrison Street.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

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

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

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25512 has been calculated to be 0.19 net acres.

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

90.PLANNING. 5 USE - ORD 810 O S FEE

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25512 is calculated to be 0.19 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;

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90. PRIOR TO BLDG FINAL INSPECTION

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

- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

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

90.PLANNING. 8 USE - PALM FRONDS RECOMMND

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

TRANS DEPARTMENT

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

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 9 USE - LANDSCAPE INSPCTN RQRMENTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - LNDSCP E INSPCTN RQRMENTS (cont.) RECOMMND

final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 10 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

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

DATE: February 6, 2014

TO:

Riv. Co. Transportation Dept. Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health
Coachella Valley Water District
Riv. Co. Fire Department Palm Desert
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

Information Technology John Sarkissian
Riv. Co. Waste Management Dept.
Oasis Community Council
4th District Supervisor
4th District Planning Commissioner
Coachella Unified School District

PLOT PLAN NO. 25512 – EA42668 – Applicant: Smartlink, LLC – Engineer/Representative: Barbara Saito – Fourth/Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of 66th Avenue, easterly of Lemon Blossom Lane, and southwesterly side of Harrison Street – 4.03 Acres - Zoning: General Commercial (C-1/C-P) - **REQUEST: The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 75 foot high palm tree with twelve (12) panel antennas, six (6) RRUs behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The 940 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square foot equipment shelter, a 30kw diesel generator, and two (2) GPS antennas. - APN: 751-110-023**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT comments on March 6, 2014**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham, Project Planner, at (951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - PALM DESERT
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 13, 2015

TO:
Riv. Co. Transportation Dept. – Landscaping

PLOT PLAN NO. 25512 – EA42668 – Applicant: Smartlink, LLC – Engineer/Representative: Barbara Saito – Fourth/Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of 66th Avenue, easterly of Lemon Blossom Lane, and southwesterly side of Harrison Street – 4.03 Acres - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high palm tree with twelve (12) panel antennas, six (6) RRUs behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The 940 square foot lease area surrounded by a 6 foot high split-face block wall enclosure will include a 194 square foot equipment shelter, a 30kw diesel generator, and two (2) GPS antennas. The project also proposes to install three (3) live palm trees around the project area. - APN: 751-110-023 **THIS PROJECT PRE-DATES BLUEBEAM**

Please review the attached map(s) and/or exhibit(s) for the above-described project by **October 22, 2015**. Should you have any questions regarding this project, please do not hesitate to contact **Desiree Bowie**, Project Planner, at **(951) 955-8254** or email at **dbowie@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

June 12, 2014

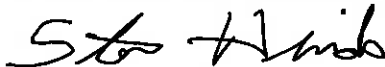
TO: Damaris Abraham, Project Planner

RE: Plot Plan No. 25512

A noise study is not required based upon the submitted diagrams (Verizon Communication Tower) and the distance of the nearest sensitive receptors. However, they still need to follow:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

If you have any questions, please call me at (951) 955-8980.


Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

February 20, 2014

File: 0163.1
0421.1
0721.1
1150.011
Geo. 070817-2
PZ 14-5233

Damaris Abraham
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Subject: Plot Plan No. 25512 (Wireless Communication Facility) APN: 751-110-023

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

Construction of walls may be in violation of Ordinance 458. When CVWD reviews a project for compliance with Ordinance 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

This area is designated Zone A on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Damaris Abraham
Riverside County
Planning Department

2

February 20, 2014

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

Per email from Damaris Abraham (County) dated February 20, 2014, this unmanned wireless communication facility does not require water or sewer service.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Mark L. Johnson
Director of Engineering

cc: See list

SL:ch/eng/dev serv/14/feb/Plot Plan 25512



cc: Majeed Farshad
Riverside County
Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

Alan French
Riverside County
Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Michael Mistica, MBA
County of Riverside
Department of Environmental Health
Land Use and Water Resources Program
3880 North Lemon St., Suite 200
Riverside, CA 92501

Verizon Wireless
15505 Sand Canyon Avenue
Building D, 1st Floor
Irvine, CA 92618

SL:ch/eng/dev serv/14/feb/Plot Plan 25512

Community Council Advisory Project Review Report—Fourth District Planning Projects

Council: Thermal-Oasis Community Council Address: 66351 Harrison St.
Meeting date: March 24, 2014 Cross streets: Harrison / Middleton / Ave 66
Project name: Valerie - Verizon Mono palm cell site Parcel number(s): 751-110-023
Case number: PP25122, CF60647, EA42668

Advisory Action (number of votes): Support NOT Support Abstain Absent Continue to

Advisory Motion
Support the project and the request to have additional palms

Advisory Discussion, Comments and Recommendations
Question from Chair Sergio: what is lifespan of the tower - answer 30 years +
Ms. Barbara would also like us to approve that they do not need to plant additional palms
to help hide the mono palm.
Question: Bobby is this a replacement or additional tower - Barbara New additional tower
Can Co-location w/ other services.

Date: 3-24-2014 Signature: [Signature]
Print name and title: Charlie W. Smith, Secretary

Supervisor's Comments
I agree with Council comments on
project
Margaret [Signature]

Directions: The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

February 13, 2014



Damaris Abraham, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan (PP) No. 25512

Proposal: The PP proposes to construct a wireless communications facility disguised as a 75 foot high palm tree in a 940 sq. ft. lease area surrounded by a 8 foot high CMU block wall.

APN: 751-110-023

Dear Ms. Abraham:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of 66th Avenue, east of Lemon Blossom Lane and southwest of Harrison Street, in the Eastern Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

3. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Principal Planner

Thomson

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-057

August 27, 2015

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

Re: AB-52, PP25512

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP25512 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). For this reason, the ACBCI THPO requests the following:

*At this time ACBCI has no concerns and defers to Torres Martinez. This letter shall conclude our consultation efforts.

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

Cordially,

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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Ramiro Velazquez (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 751-110-023 (“PROPERTY”); and,

WHEREAS, on January 29, 2014, PROPERTY OWNER filed an application for Plot Plan No. 25512 (“PROJECT”); and,

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

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

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

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

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

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

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

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

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

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

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

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

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

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

PROPERTY OWNER:
Ramiro Velazquez
66351 Harrison Street
Thermal, CA 92274

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

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

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

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

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

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

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

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

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

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

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

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


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

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

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

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

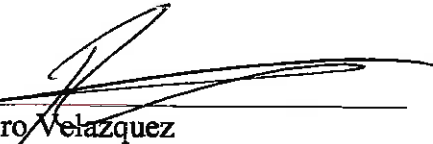
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Steven Weiss
Riverside County Planning Director

Dated: 10/16/15

FORM APPROVED COUNTY COUNSEL
BY:  10/9/15
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
Ramiro Velazquez

By: 
Ramiro Velazquez

Dated: 09-29-15

ACKNOWLEDGMENT

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

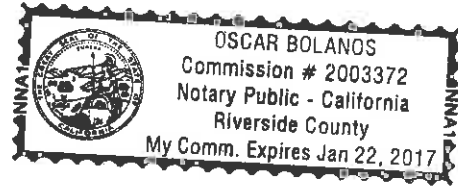
State of California
County of RIVERSIDE)

On 09/29/2015 before me, OSCAR BOLANOS "NOTARY PUBLIC"
(insert name and title of the officer)

personally appeared Ramiro Velazquez *****,
who proved to me on the basis of satisfactory evidence to be the pers on(~~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 pers on(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 *Oscar Bolanos* (Seal)

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Ramiro Velazquez [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Ramiro Velazquez [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 751-110-023

Section: 18 Township: 7S Range: 8E

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/12/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 25512 For

Company or Individual's Name Planning Department

Distance buffered 1600'

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

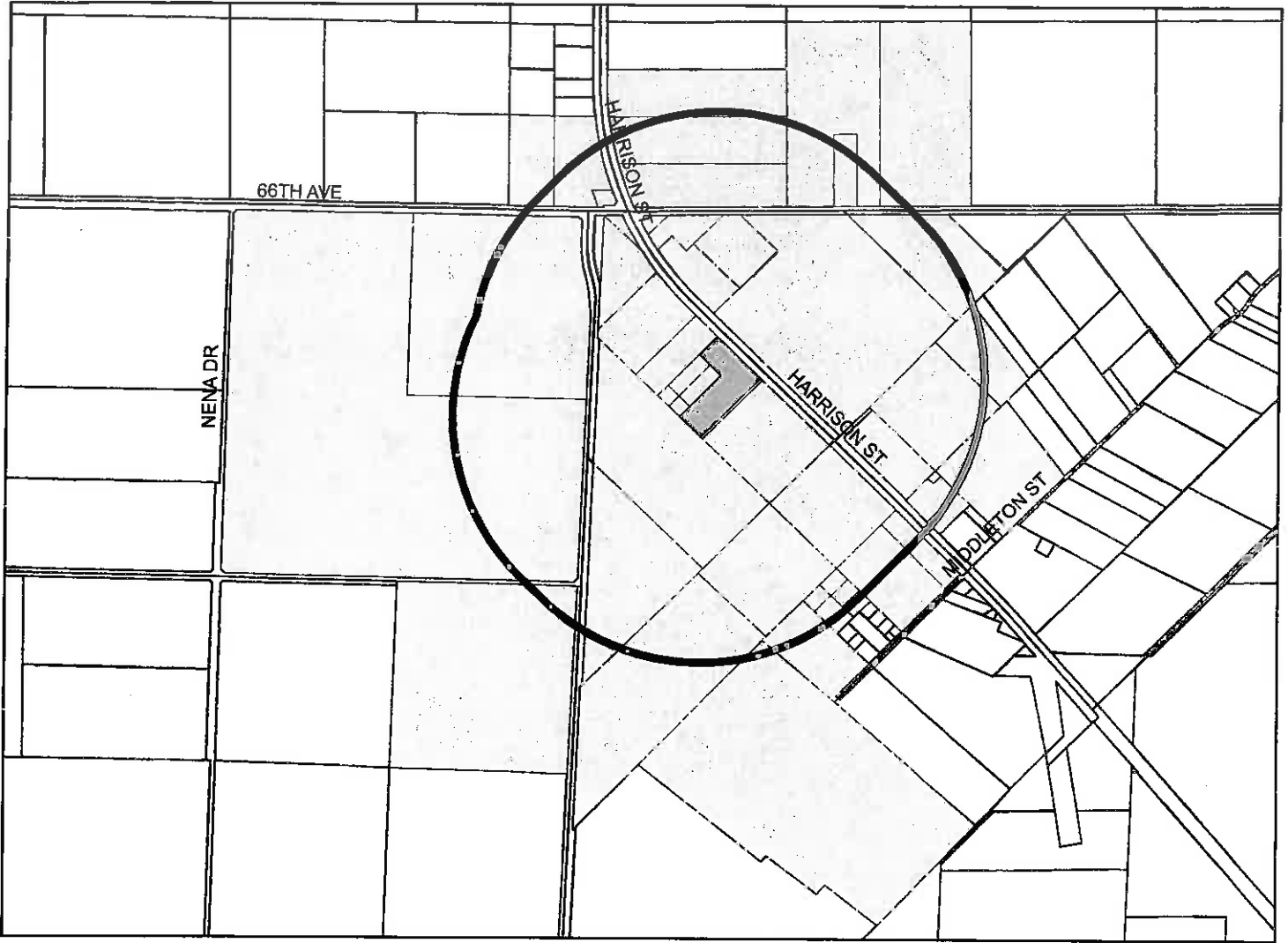
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25512 (1600 feet buffer)



Selected Parcels

751-100-003	751-110-022	751-190-001	751-190-026	751-130-007	751-150-007	751-080-011	751-080-005	751-080-006	751-080-007
751-140-002	751-150-002	751-150-018	751-120-004	751-080-003	751-130-019	751-130-020	751-060-029	751-120-010	751-130-009
751-090-018	751-130-022	751-130-023	751-110-006	751-120-011	751-080-004	751-090-015	751-110-008	751-150-005	751-150-006
751-130-004	751-130-005	751-130-024	751-150-003	751-110-011	751-110-012	751-130-026	751-190-031	751-110-023	751-110-019
751-110-009	751-060-011	751-150-015	751-060-027	751-110-015	751-110-016	751-110-017	751-110-018	751-110-002	751-110-003
751-120-002	751-120-009								



1,000 500 0 1,000 Feet

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.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PLOT PLAN NO. 25512 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Smartlink, LLC – Engineer/Representative: James Rogers – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of 66th Avenue, easterly of Lemon Blossom Lane, and southwesterly side of Harrison Street – 4.03 Acres - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70-foot-high palm tree with twelve (12) panel antennas, six (6) RRUs located behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The project includes two (2) equipment cabinets and a 15 kilowatt diesel generator located inside a thirteen (13) feet high equipment enclosure within a 444 sq. ft. lease area. The project also proposes to install three (3) live palm trees and vines around the project area. The project site currently contains a nursery, which will remain. The wireless communication facility is proposed to be located at the rear of the property, with access provided via an approved 12-foot-wide access easement running from Harrison Street.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
APRIL 11, 2016
PALM DESERT PERMIT CENTER
77-588 EL DUNA COURT, SUITE H
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner, Desiree Bowie, at 951-955-8254 or email dbowie@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

ASMT: 751060011, APN: 751060011
TOBYE RICHERT, ETAL
P O BOX 1465
THERMAL CA 92274

ASMT: 751060027, APN: 751060027
S PARTNERS, ETAL
C/O DAVID M SANCHEZ
65959 HARRISON ST
THERMAL, CA. 92274

ASMT: 751060029, APN: 751060029
GUADALUPE SANCHEZ, ETAL
65959 HIGHWAY 86
THERMAL, CA. 92274

ASMT: 751080003, APN: 751080003
GRISELDA GARCIA
48606 AGUA CALIENTE
COACHELLA CA 92236

ASMT: 751080004, APN: 751080004
CHUL LEE, ETAL
2601 CAMINO DEL SOL
FULLERTON CA 92833

ASMT: 751080007, APN: 751080007
ALICE HAGENY, ETAL
48370 STEEN CT
INDIO CA 92201

ASMT: 751080011, APN: 751080011
LUCIO CASTRO, ETAL
C/O VERONICA CASTRO
P O BOX 422
COACHELLA CA 92236

ASMT: 751090015, APN: 751090015
LATIN LADY RANCH
C/O GEORGE W JEFFREY
79835 VIA SIN CUIDADO
LA QUINTA CA 92253

ASMT: 751090018, APN: 751090018
JAMES EASTON
P O BOX 728
THERMAL CA 92274

ASMT: 751110003, APN: 751110003
J ACOSTA, ETAL
66215 HWY 86
THERMAL CA 92274

ASMT: 751110006, APN: 751110006
JOSE MEJIA, ETAL
C/O JOSE ORTIZ MEJIA
66371 HIGHWAY 86
THERMAL, CA. 92274

ASMT: 751110009, APN: 751110009
ROSALIND SOTO, ETAL
66371 HARRISON ST
THERMAL CA 92274

ASMT: 751110012, APN: 751110012
HERTA LESCHNIK, ETAL
85835 MIDDLETON ST
THERMAL CA 92274

ASMT: 751110019, APN: 751110019
MAGDALENA QUEZADA, ETAL
66363 HIGHWAY 86
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ASMT: 751110023, APN: 751110023
RAMIRO VELAZQUEZ
66351 HARRISON ST
THERMAL, CA. 92274

ASMT: 751120002, APN: 751120002
BERTHA DELEON, ETAL
P O BOX 2401
INDIO CA 92202

ASMT: 751120004, APN: 751120004
MARTHA VARGAS, ETAL
85159 66TH AVE
THERMAL CA 92274

ASMT: 751120009, APN: 751120009
WOODSPUR FARMING
C/O COLE FRATES
113 S LA BREA AVE 3RD FL
LOS ANGELES CA 90036

ASMT: 751120011, APN: 751120011
ELVIA JUAREZ, ETAL
41020 SPARKEY WAY
INDIO CA 92201

ASMT: 751130007, APN: 751130007
ROSA RUBIO, ETAL
P O BOX 965
THERMAL CA 92274

ASMT: 751130009, APN: 751130009
NORMA CAMARENA, ETAL
P O BOX 832
THERMAL CA 92274

ASMT: 751130020, APN: 751130020
HOUSING AUTHORITY COUNTY OF RIVERSIDE
C/O REAL PROPERTY DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 751130023, APN: 751130023
JOSE CASTRO
P O BOX 1626
INDIO CA 92202

ASMT: 751130024, APN: 751130024
LUIS SANCHEZ
P O BOX 1031
THERMAL CA 92274

ASMT: 751140002, APN: 751140002
MARIA ROSALES, ETAL
P O BOX 731
COACHELLA CA 92236

ASMT: 751150002, APN: 751150002
ESPERANZA MATA, ETAL
P O BOX 363
LA QUINTA CA 92247

ASMT: 751150003, APN: 751150003
MARIA AGUILAR
P O BOX 626
THERMAL CA 92274

ASMT: 751150006, APN: 751150006
JUAN GALINDO, ETAL
P O BOX 372
THERMAL CA 92274



ASMT: 751150007, APN: 751150007
ARMANDO CASTANEDA
66808 HARRISON ST
THERMAL CA 92274

ASMT: 751150015, APN: 751150015
YVONNE POIRIER, ETAL
C/O J KENT STEELE
PO BOX 1416
IDYLLWILD CA 92549

ASMT: 751150018, APN: 751150018
ESPERANZA MATA, ETAL
85505 AVENUE 66
THERMAL CA 92274

ASMT: 751190026, APN: 751190026
ALBERT GOOD
ROUTE 2 BOX 299
DELANO CA 93215

ASMT: 751190031, APN: 751190031
MOROVATI RANCH
201 OCEAN AVE NO 1009B
SANTA MONICA CA 90402

NON-COUNTY AGENCY LABELS PP25512

**Coachella Unified School District
87-225 Church St.
Thermal, CA 92274**

**Oasis Community Council
78-400 Avenue 42
Bermuda Dunes, CA 92203**

**Coachella Valley Water District
P.O. Box 1058
Coachella, CA 92236**

APPLICANT/OWNER/ENGINEER LABELS

**Ramiro Velasquez
66351 Harrison St.
Thermal, CA 92274**

**Smartlink LLC
18401 Von Karman Ste. 400
Irvine, CA 92612**



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25512

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

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

COMPLETED/REVIEWED BY:

By: Desiree Bowie Title: Project Planner Date: January 29, 2014

Applicant/Project Sponsor: Smartlink, LLC Date Submitted: March 3, 2016

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Desiree Bowie at (951) 955-8254.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25512\DH-PC-BOS Hearings\DH-PC\PP25512.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42668 ZCFG6047

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE * REPRINTED * R1407824
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SMARTLINK LLC JAMES A. ROGERS \$2,181.25
paid by: CK 2141
EA42668
paid towards: CFG06047 CALIF FISH & GAME: DOC FEE
at parcel: 66351 HARRISON ST THER
appl type: CFG3

By _____ Jul 24, 2014 11:43
MGARDNER posting date Jul 24, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1400871

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SMARTLINK LLC JAMES A. ROGERS \$50.00
paid by: CK 1639
EA42668
paid towards: CFG06047 CALIF FISH & GAME: DOC FEE
at parcel: 66351 HARRISON ST THER
appl type: CFG3

By _____ Jan 29, 2014 14:20
MGARDNER posting date Jan 29, 2014

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

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

COUNTY OF RIVERSIDE DEPARTMENT * REPRINTED * R1600535
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SMARTLINK LLC JAMES A. ROGERS \$29.03
paid by: CK 3176
EA42668
paid towards: CFG06047 CALIF FISH & GAME: DOC FEE
at parcel: 66351 HARRISON ST THER
appl type: CFG3

By _____ Jan 19, 2016 15:14
MGARDNER posting date Jan 19, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$29.03

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