



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

1:30 P.M.

JULY 11, 2016

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center  
4080 Lemon Street  
1<sup>st</sup> Floor, Conference Room 2A  
Riverside, CA 92501

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

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.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 **EXTENSION OF TIME FOR PLOT PLAN NO. 19731** – Applicant: SBA 2012 TC Assets, LLC – Engineer: Jake Hamilton – Third Supervisorial District – Idyllwild Zoning District – Light Industrial (LI) (0.25 – 0.60 FAR) – Location: Easterly of Johnson St., northerly of Lowe Pinecrest, westerly of Highway 243, and southerly of Highway 243 – 0.94 Acres Gross – Zoning: Manufacturing Medium (M-M) – REQUEST: The extension of time proposes to extend the life for the already-constructed wireless telecommunication facility and equipment shelter an additional ten (10) years, located at 54160 Maranatha Dr., Idyllwild, CA. No changes to existing structures are proposed. – Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

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

- 2.1 **NONE**

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

- 3.1 **PLOT PLAN NO. 25774** – Intent to Adopt a Negative Declaration – Engineer/Representative: Psomas, Andrew Walker – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – Community Development-Light Industrial (CD-LI) – Location: North of Highway 15, south of Temescal Canyon Road, east of Indian Truck Trail, and west of Horsethief

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

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

FINAL: 07-01-16


Canyon Rd. – 12.48 gross acres – Zoning: Manufacturing-Service Commercial (M-SC) –  
**REQUEST:** A plot plan is to establish a contractor storage yard with a portable office trailer.  
Project Planner: Judy Equez at (951) 955-6892 or email [jeguez@rctima.org](mailto:jeguez@rctima.org).

**STAFF IS RECOMMENDING A CONTINUANCE**

**4.0** PUBLIC COMMENTS:

Agenda Item No.: 1.1  
Area Plan: REMAP  
Zoning District: Idyllwild  
Supervisorial District: Third  
Project Planner: Tim Wheeler  
Directors Hearing: July 11, 2016

Extension of Time for Plot Plan No. 19731  
CEQA Exempt  
Applicant: SBA 2012 TC Assets, LLC  
Engineer/Representative: Jake Hamilton

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This **Extension of Time** for **Plot Plan No. 19731** proposes to extend the approval period (life) of the plot plan an additional ten (10) years for an existing 62 foot tall wireless communication facility disguised as a pine tree and a 230 square foot equipment shelter.

The project is located north of Lower Pinecrest Avenue, east of Highway 243, and west of Johnson Road.

### ISSUES OF POTENTIAL CONCERN:

**Background:** Plot Plan No. 19731 was approved by the Planning Director on October 17, 2005 and Substantial Conformance No. 1 to Plot Plan No. 19731 was approved on March 4, 2013. Pursuant to Ordinance No. 348 Section 19.409.c, a wireless communication facility shall have an initial approval period (life) of ten years that may be extended by the original approving officer or body. Such extension shall be in increments of ten years. Additionally, the determination as to the appropriateness of granting the extension shall be made on the adherence to the original conditions of approval and the number of complaints. The applicant has adhered to the existing conditions and no complaints have been made since the original approval.

### SUMMARY OF FINDINGS:

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Community Development: Light Industrial (CD: LI).   |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC: VLDR) and Opens Space: Conservation Habitat (OS: CH) to the north, Opens Space: Conservation Habitat (OS: CH) to the east, Community Development: Commercial Retail (CD: CR) to the south, and Community Development: Light Industrial (CD: LI) to the west. |
| 3. Existing Zoning:                   | Manufacturing-Medium (M-M).   |
| 4. Surrounding Zoning:                | Natural Assets (N-A) and Controlled Development Areas (W-2) to the north, Natural Assets (N-A) and Scenic Highway Commercial (C-P-S) to the east, Scenic Highway Commercial (C-P-S) to the south,   |



5. Existing Land Use: and Manufacturing-Medium (M-M).  
The project site is the location of the Idyllwild Fire Department.
6. Surrounding Land Use: The project site is surrounded by commercial and industrial uses to the south, east and west and vacant land and scattered single-family residences to the north.
7. Project Data: 1,000 square foot lease area.
8. Environmental Concerns: CEQA Exempt pursuant to State CEQA Guidelines Section 15301 (existing facilities).

**RECOMMENDATIONS:**

**FIND** the **EXTENSION OF TIME** for **PLOT PLAN NO. 19731** exempt from CEQA pursuant to State CEQA Guidelines Section 15301 based on the findings set forth in this staff report; and

**APPROVE** the **Extension of Time** for **PLOT PLAN NO. 19731**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Light Industrial (CD: LI) on the REMAP Area Plan.
2. The existing wireless communication facility is consistent with the Community Development: Light Industrial (CD: LI) designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) and Opens Space: Conservation Habitat (OS: CH) to the north, Open Space: Conservation Habitat (OS: CH) to the east, Community Development: Commercial Retail (CD: CR) to the south, and Community Development: Light Industrial (CD: LI) to the west.
4. The zoning for the subject site is Manufacturing-Medium (M-M) which allows wireless communication facilities with an approved plot plan.
5. The existing wireless communication facility is permitted under Plot Plan No. 19731 which was approved on October 17, 2005 and modified by Substantial Conformance No. 1 approved on March 4, 2013.
6. Section 19.409.c. allows an extension of time in 10 year increments for the existing wireless communication facility. The extension of time application for Plot Plan No. 19731 was filed on September 15, 2015. The applicant has adhered to the conditions of approval for Plot Plan No. 19731 and no complaints have been made since the original approval.
7. The existing wireless communication facility is consistent with the development standards set forth in the zone.

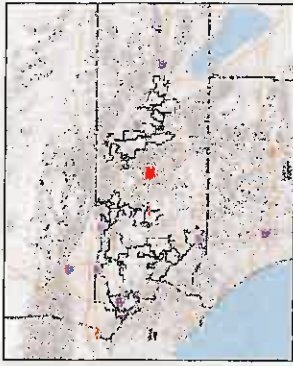
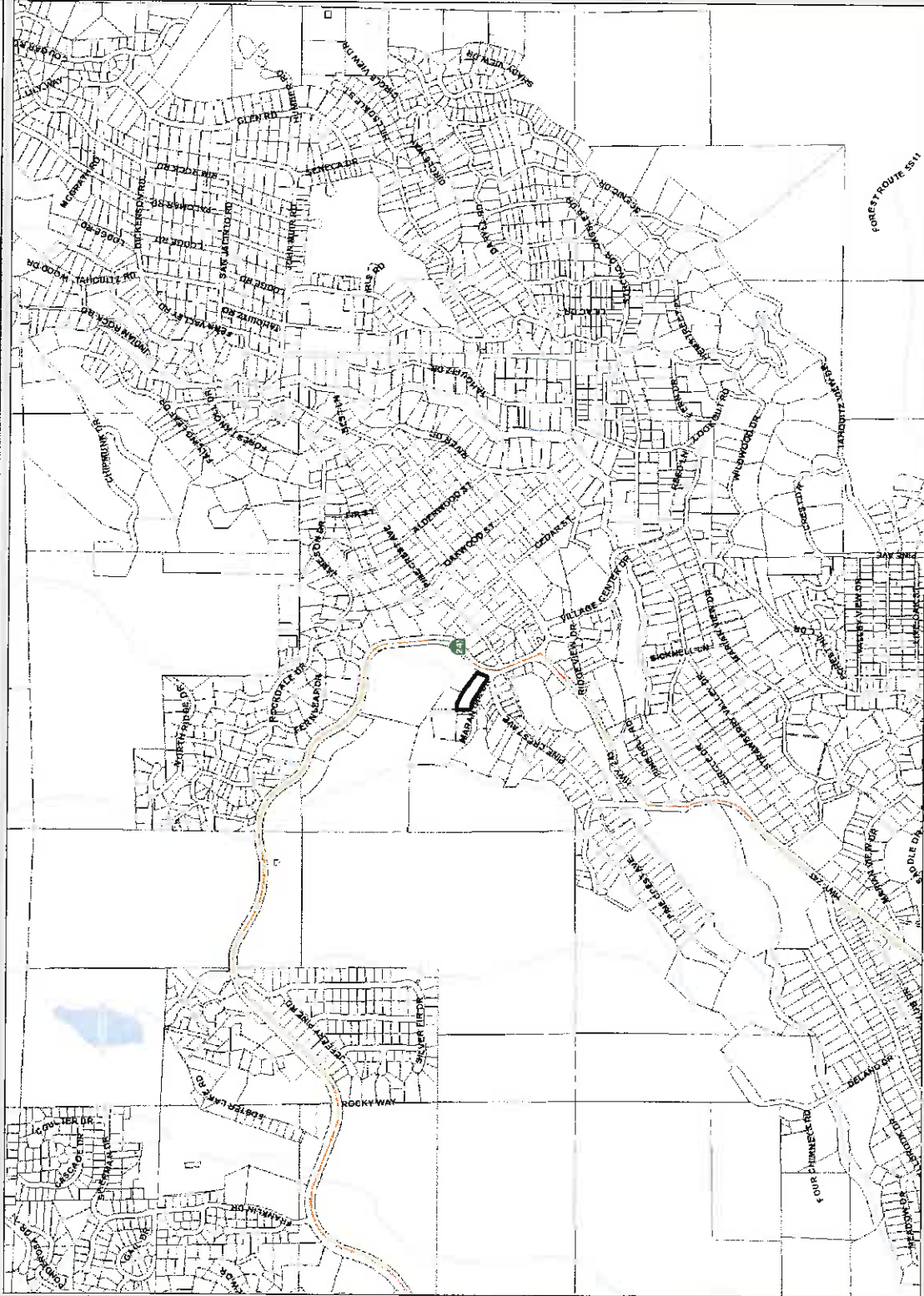
8. The project site is surrounded by properties which are zoned Natural Assets (N-A) and Controlled Development Areas (W-2) to the north, Natural Assets (N-A) and Scenic Highway Commercial (C-P-S) to the east, Scenic Highway Commercial (C-P-S) to the south, and Manufacturing-Medium (M-M).
9. This project is not located within Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan.
10. The project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures or facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The extension of time is for an existing wireless communication facility that was approved in 2005 and is only extending the life of the permit for 10 years. There are no changes or alterations proposed for the existing facility.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain, an area drainage plan, or dam inundation area.
  - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
  - c. In an area where liquefaction exists.
  - d. A WRMSHCP criterion area.
3. The project site is located within:
  - a. The boundaries of the REMAP Area Plan.
  - b. A very high fire area.
  - c. Idyllwild #36 County Service Area
4. The subject site is currently designated as Assessor's Parcel Number 563-322-001

# Extension of Time for PP19731

## Vicinity Map



### 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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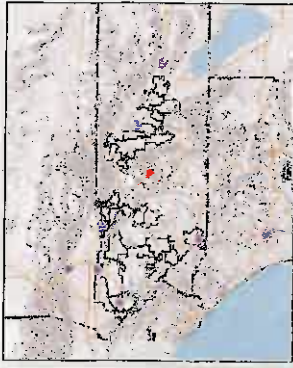


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# Extension of Time for PP19731

## Development Opportunity



### Legend

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

### Notes

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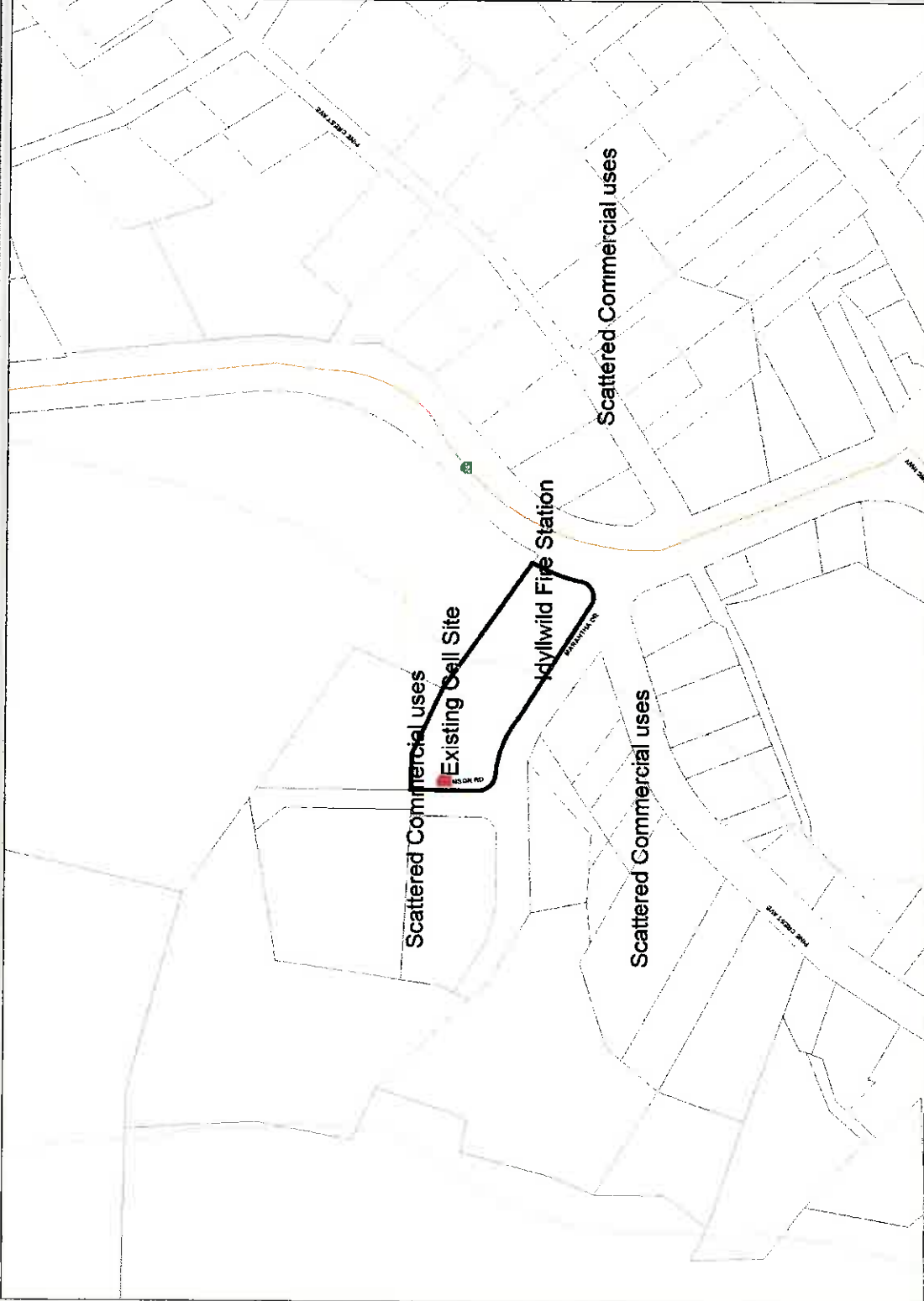


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# Extension of Time for PP19731

## Land Use



### Legend

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

### Notes

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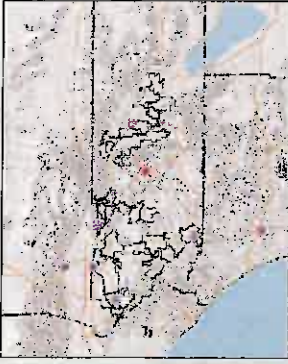
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# Extension of Time for PP19731

## Land Use



### Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
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- Rivers

### Notes

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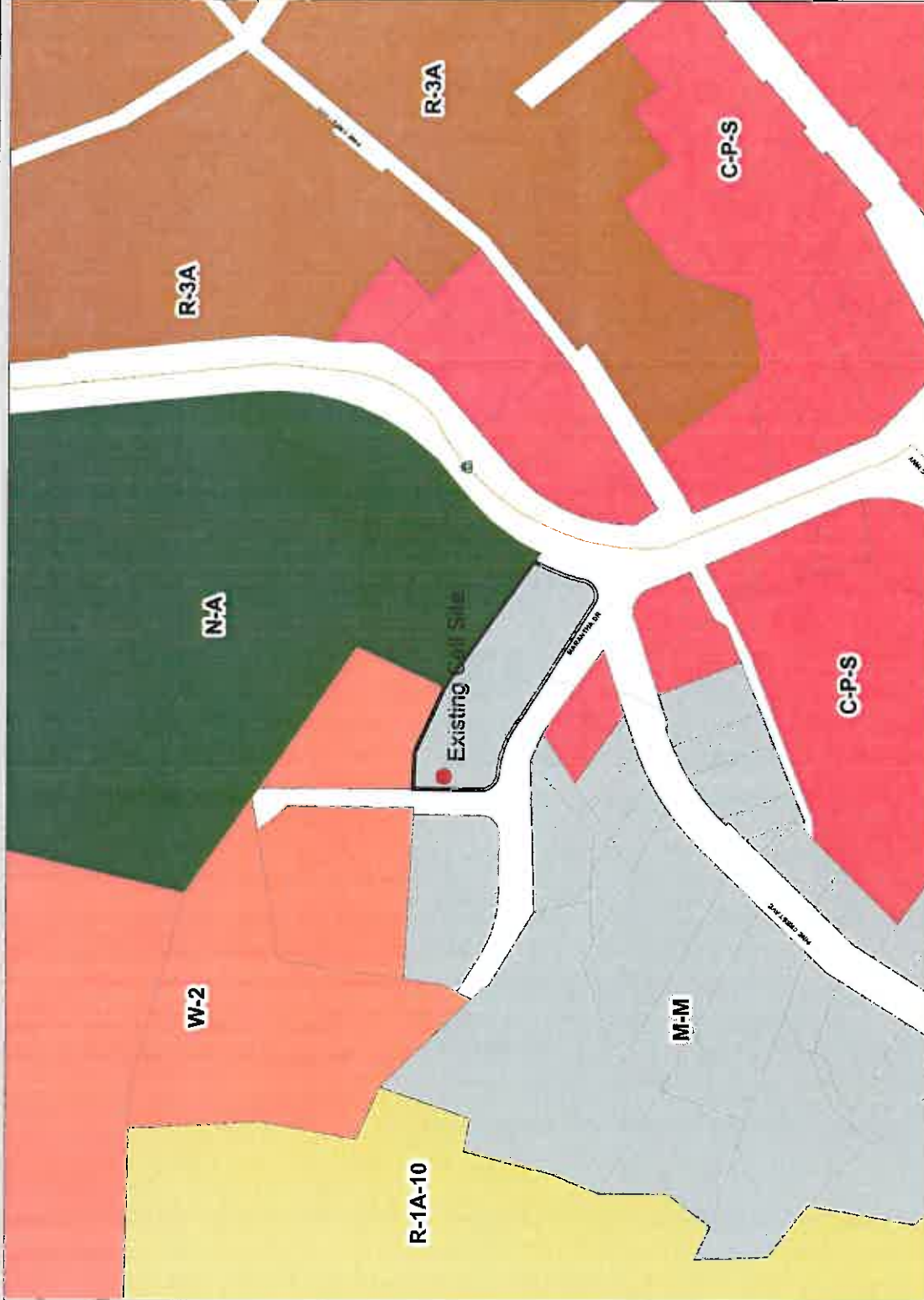


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# Extension of Time for PP19731

## Existing Zoning



**Legend**

Zoning

<all other values>	[Red]
A-1	[Light Green]
A-1-1	[Light Green]
A-1-1 1/2	[Light Green]
A-1-1/2	[Light Green]
A-1-10	[Light Green]
A-1-15	[Light Green]
A-1-2	[Light Green]
A-1-2 1/2	[Light Green]
A-1-2 1/4	[Light Green]
A-1-20	[Light Green]
A-1-30000	[Light Green]
A-1-4	[Light Green]
A-1-40	[Light Green]
A-1-5	[Light Green]
A-2	[Light Green]
A-2-1	[Light Green]
A-2-10	[Light Green]
A-2-2	[Light Green]
A-2-2 1/2	[Light Green]
A-2-20	[Light Green]
A-2-5	[Light Green]
A-D	[Light Green]
A-P	[Light Green]
A-P-10	[Light Green]
A-P-2 1/2	[Light Green]

**Notes**

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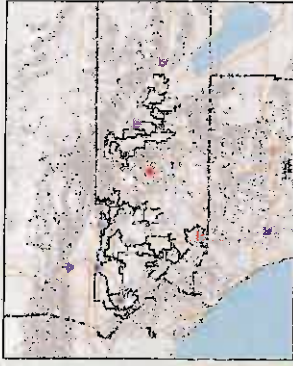


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# Extension of Time for PP19731

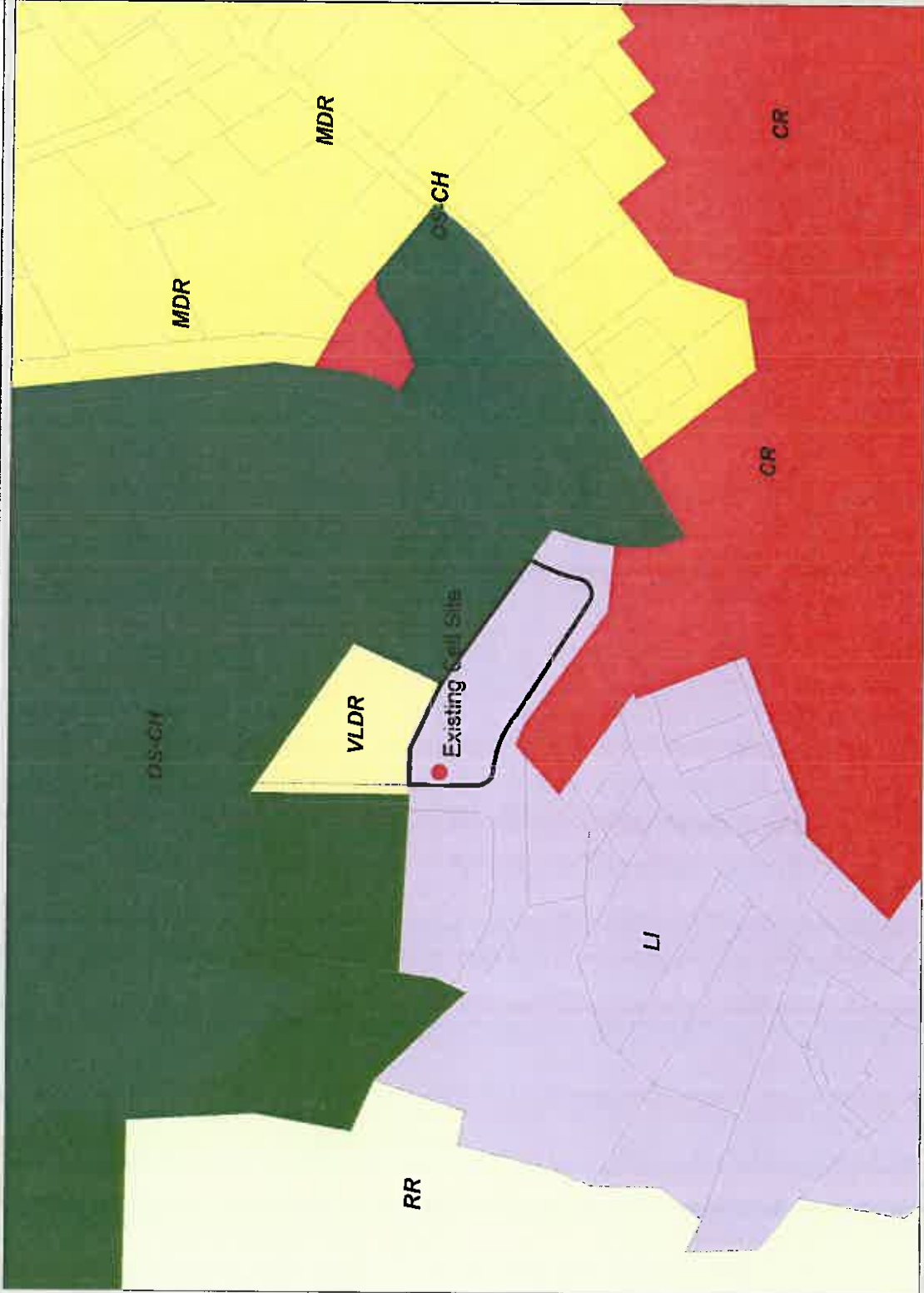
## General Plan



**Legend**

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

**Notes**



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980 ROOSEVELT, SUITE 210  
IRVINE, CALIFORNIA 92618  
(949) 951-6800



**Jeffrey Rome | ASSOCIATES**  
Architecture | Intercommunications  
131 Deveshian Drive, Suite 106  
Irvine, California 92617  
Tel: 949.257.1420 Fax: 949.261.3011

REV.	DATE	DESCRIPTION	INT.
A	02/04/16	ISSUE 20'S	PH
B	02/09/16	100% 20'S	PH

NOT FOR CONSTRUCTION UNLESS  
LABELLED AS CORRELATION SET  
SITE INFORMATION:

SBA SITE: CA40049-T  
IDYLLWILD FIRE STATION  
APN: 563-322-001  
54160 MARANATHA DRIVE  
IDYLLWILD, CALIFORNIA 92549  
RIVERSIDE COUNTY

SHEET TITLE:  
TITLE SHEET  
SHEET NUMBER:  
T-1

**SITE NAME:** IDYLLWILD FIRE STATION  
**SBA SITE:** CA40049-T  
**SITE ADDRESS:** 54160 MARANATHA DRIVE  
IDYLLWILD, CALIFORNIA 92549  
**SITE TYPE:** MONOPINE

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	CONDUIT ROUTING AND ANTENNA PLAN
A-4.1	ELEVATIONS

PARCEL 7 AS SHOWN BY PARCEL MAP NO. 7433 RECORDED AUGUST 17, 1978 IN  
CALIFORNIA PARCELS 81 AND 82 OF MAPS, RECORDS OF RIVERSIDE COUNTY,  
CALIFORNIA.

**LEGAL DESCRIPTION**

CALIFORNIA STATE CODE COMPLIANCE  
SPRINT PROPOSES THAT ALL WORK AND MATERIALS SHALL BE PERFORMED AND  
INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND AS  
ADOPTED BY THE LOCAL GOVERNING AGENCIES, NOTING IN THESE WORKS  
TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLE 24 & 25).
- CITY OF IRVINE ORDINANCES.
- CITY OF RIVERSIDE ORDINANCES.
- BUILDING ORDINANCES & CODE ADMINISTRATORS (BOCA).
- ANSI EIA-222-F LIFE SAFETY CODE NFPA-101.
- 2013 CALIFORNIA ELECTRICAL CODE.
- 2013 LOCAL BUILDING CODE.

**DIG ALERT**  
811  
OF SOUTHERN CALIFORNIA  
DIAL TOLL FREE  
1-800-987-2800  
AT LEAST 72 HRS  
BEFORE YOU DIG

**CODE BLOCK**

THIS PROJECT IS AN UNLICENSED SERVICE FOR TELECOMMUNICATIONS FACILITY AND,  
ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF PUC,  
SHE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENT.

**SHEET INDEX**



**VICINITY MAP**

DIRECTION FROM 980 ROOSEVELT, IRVINE, CALIFORNIA 92618

1. TURN SOUTHWEST ON ROOSEVELT TOWARD JEFFREY ROAD.
2. TURN LEFT ONTO WALNUT AVENUE.
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9. TAKE RIGHT ONTO WALNUT AVENUE.
10. MERGE ONTO CA-100 EAST/74-115 SOUTH.
11. CONTINUE ON CA-100 EAST/74-115 SOUTH.
12. MERGE ONTO CALAMANT SPRINGS ROAD.
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**DRIVING DIRECTIONS**

**SITE INFORMATION**

**PROPERTY OWNER:**  
SOUTHERN CALIFORNIA LIGHTING DISTRICT  
DUBLIN, CALIFORNIA 92549  
PHONE: (949) 699-2153  
ASSASSORS PARCEL NUMBER:  
563-322-001

**PROPERTY INFORMATION:**  
APN: 563-322-001  
LONDON: 3174772 (37' 44" 50' 8" N)  
LONGITUDE: 117.88111 (117' 54" 31.1" W)  
ASSASSORS: RIVERSIDE COUNTY  
ZONING CLASSIFICATION: AM MANUFACTURING  
CALIFORNIA BUILDING CODE: 2013  
PROPOSED OCCUPANCY TYPE: V-B  
PROPOSED CONSTRUCTION TYPE: V-B  
EXISTING OCCUPANCY: U  
PROPOSED OCCUPANCY: U  
EXISTING USE: TELECOMMUNICATIONS  
PROPOSED USE: TELECOMMUNICATIONS

**LEASE AREA:**  
1,000 SQ. FT.

**PROJECT ARCHITECT:**  
JEFFREY ROME & ASSOCIATES  
SOUTH MAIN STREET  
SUITE 100  
IRVINE, CALIFORNIA 92618  
PHONE: (949) 759-3623  
PHONE: (949) 759-3623  
FAX: (949) 759-3623  
EMAIL: JRM@JEFFREYROME.COM

**PROJECT MANAGER:**  
JEFFREY ROME & ASSOCIATES  
SOUTH MAIN STREET  
SUITE 100  
IRVINE, CALIFORNIA 92618  
PHONE: (949) 759-3623  
PHONE: (949) 759-3623  
FAX: (949) 759-3623  
EMAIL: JRM@JEFFREYROME.COM

**POWER COMPANY:**  
SOUTHERN CALIFORNIA Edison

REVISED PERMIT IS REQUESTING TO EXTEND  
THE LIFE OF THIS EXISTING WIRELESS  
COMMUNICATION FACILITY AND NO OTHER  
ALTERATIONS OR CHANGES ARE TO OCCUR  
AT THIS LOCATION AT THIS TIME.







SBA PROJECT NO. 10  
 131 Innovation Drive, Suite 100  
 Round Bay, Maryland 21062  
 (443) 588-2520



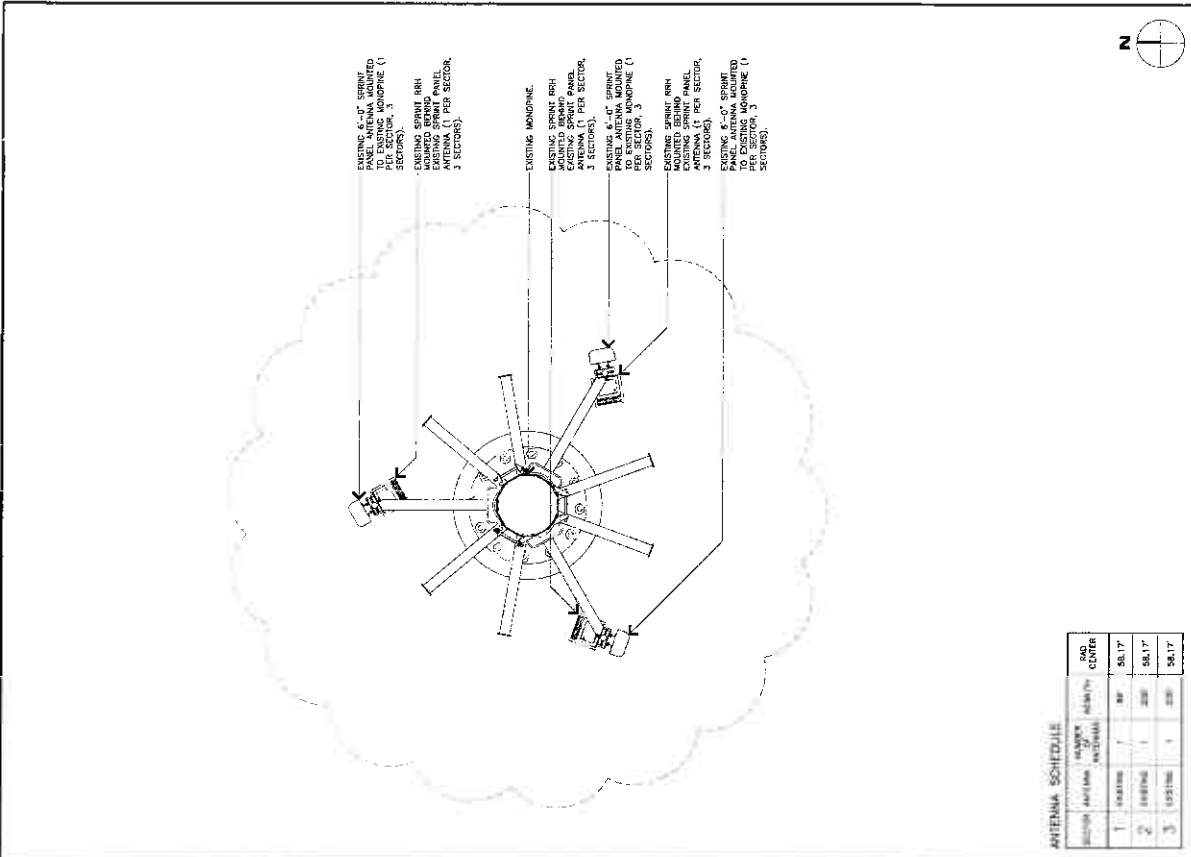
**Jeffrey Remo | ASSOCIATES**  
 Intellectual & Telecommunications  
 131 Innovation Drive, Suite 100  
 Round Bay, Maryland 21062  
 M 443.588.2520 | F 443.588.2521

REV.	DATE	DESCRIPTION	INT.
A	10/04/16	90% ZDS	PM
B	10/29/16	100% ZDS	PM

NOT FOR CONSTRUCTION  
 UNLESS APPROVED BY SBA

SBA SITE: CA40049-T  
 IDYLLWILD FIRE STATION  
 APN: 563-322-001  
 4190 WARMERDA DRIVE  
 IDYLLWILD, CALIFORNIA  
 RIVERSIDE COUNTY

SHEET TITLE:  
**EQUIPMENT & ANTENNA PLAN**  
 SHEET NUMBER:  
**A-3**

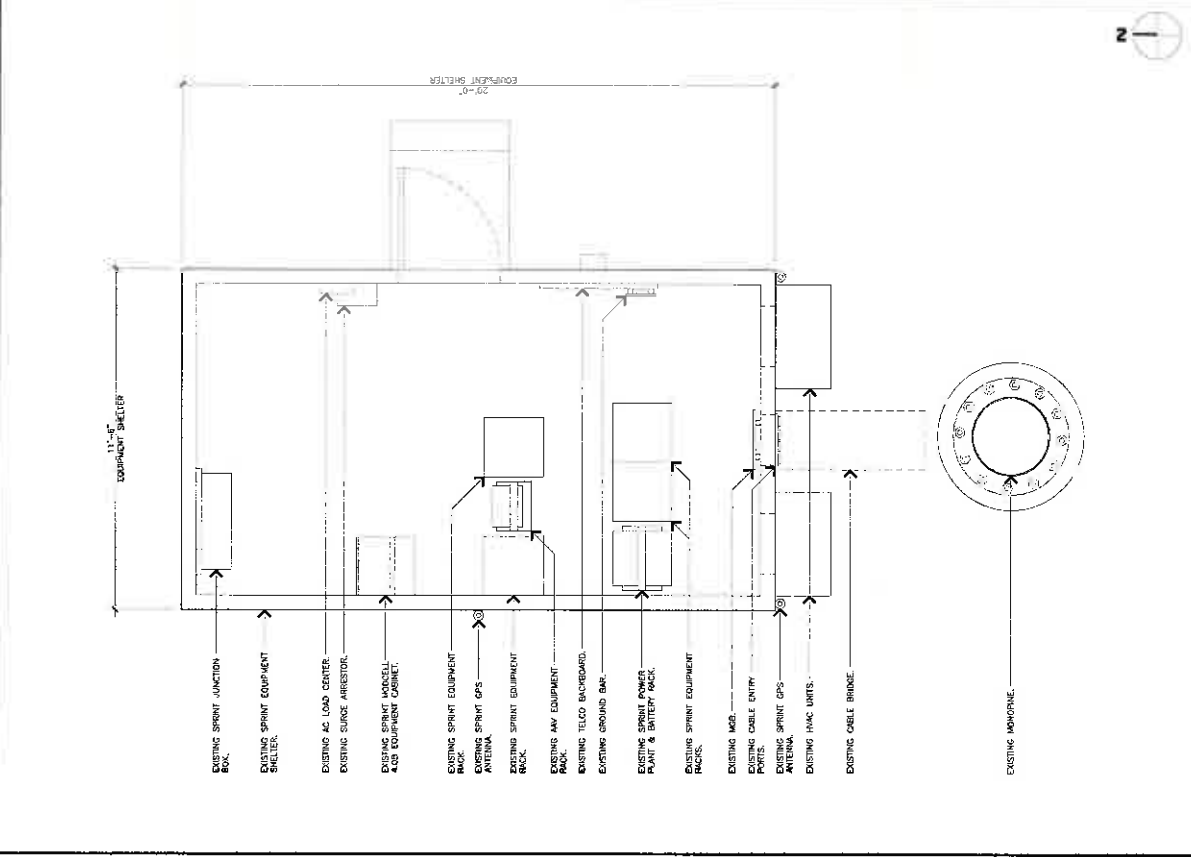


- EXISTING 6'-0" SPRINT PANEL ANTENNA MOUNTED TO EXISTING MONOPINE (1 PER SECTOR, 3 SECTORS)
- EXISTING SPRINT RRH MOUNTED ON EXISTING ANTENNA (1 PER SECTOR, 3 SECTORS)
- EXISTING MONOPINE
- EXISTING SPRINT RRH MOUNTED ON EXISTING ANTENNA (1 PER SECTOR, 3 SECTORS)
- EXISTING 6'-0" SPRINT PANEL ANTENNA MOUNTED TO EXISTING MONOPINE (1 PER SECTOR, 3 SECTORS)
- EXISTING SPRINT RRH MOUNTED ON EXISTING ANTENNA (1 PER SECTOR, 3 SECTORS)
- EXISTING 6'-0" SPRINT PANEL ANTENNA MOUNTED TO EXISTING MONOPINE (1 PER SECTOR, 3 SECTORS)

SECTION	ANTENNA	NUMBER OF ANTENNAS	RAD CENTER
1	EXISTING	1	58.17'
2	EXISTING	1	58.17'
3	EXISTING	1	58.17'

11X17 SCALE: 3/8"=1'-0"  
 22X34 SCALE: 3/4"=1'-0"

**EXISTING ANTENNA PLAN**



- EXISTING SPRINT JUNCTION BOX
- EXISTING SPRINT EQUIPMENT SHELTER
- EXISTING 4G LOAD CENTER
- EXISTING SURGE ARRESTOR
- EXISTING SPRINT WAREHOUSE 4.03 EQUIPMENT CABINET
- EXISTING SPRINT EQUIPMENT RACK
- EXISTING SPRINT GPS ANTENNA
- EXISTING SPRINT EQUIPMENT RACK
- EXISTING 4M V EQUIPMENT RACK
- EXISTING TIED BACKWARD EXISTING GROUND BAR
- EXISTING SPRINT POWER PLANT & BATTERY RACK
- EXISTING SPRINT EQUIPMENT RACK
- EXISTING MOX
- EXISTING CABLE ENTRY PORTS
- EXISTING SPRINT GPS ANTENNA
- EXISTING HVAC UNITS
- EXISTING CABLE BRIDGE
- EXISTING MONOPINE

SECTION	ANTENNA	NUMBER OF ANTENNAS	RAD CENTER
1	EXISTING	1	58.17'
2	EXISTING	1	58.17'
3	EXISTING	1	58.17'

11X17 SCALE: 1/4"=1'-0"  
 22X34 SCALE: 1/2"=1'-0"

**EXISTING EQUIPMENT PLAN**



980 ROOSEVELT SUITE 210  
IRVING, TX 75038-2820  
(949) 289-8620



**Jeffrey Korte ASSOCIATES**  
Architecture | Telecommunications  
131 Innovation Drive, Suite 100  
Irving, TX 75038  
Tel: 940.265.2800 | Fax: 940.265.9371

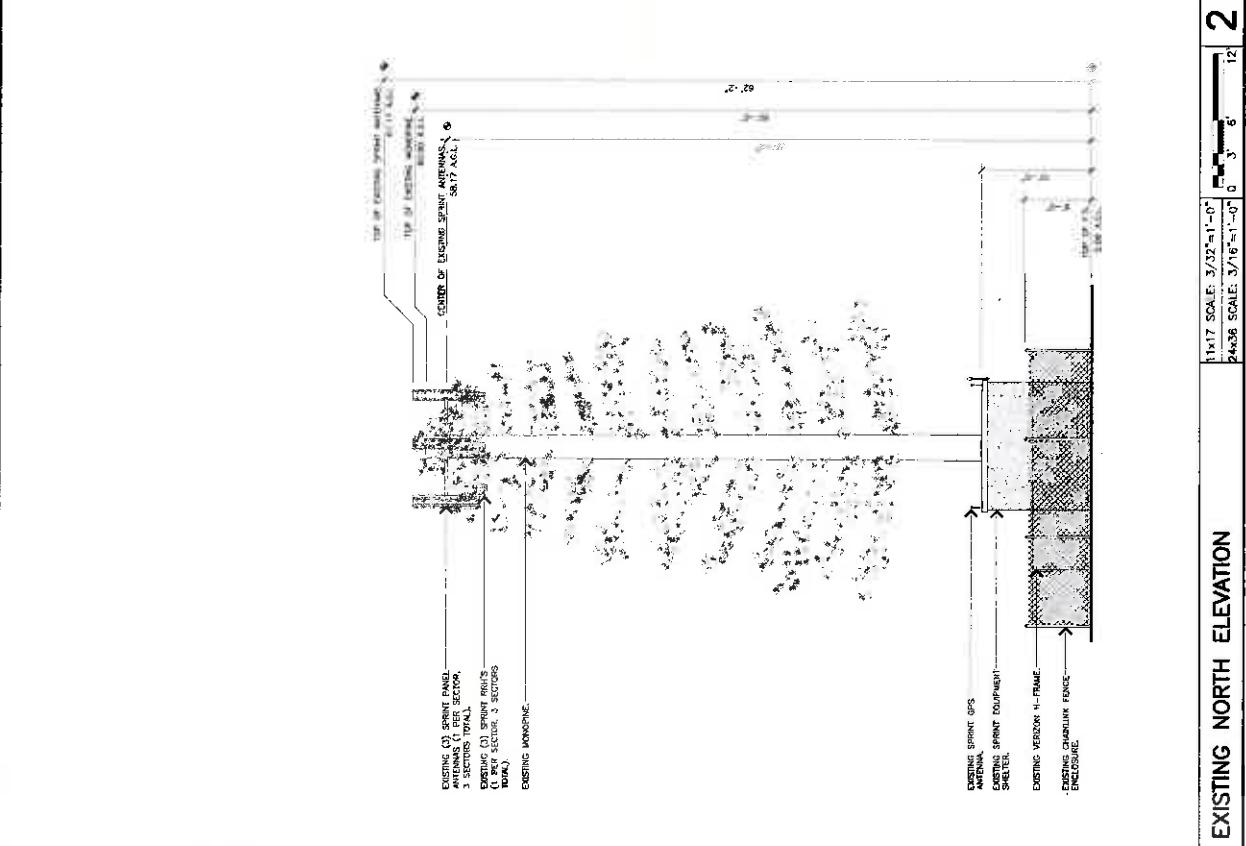
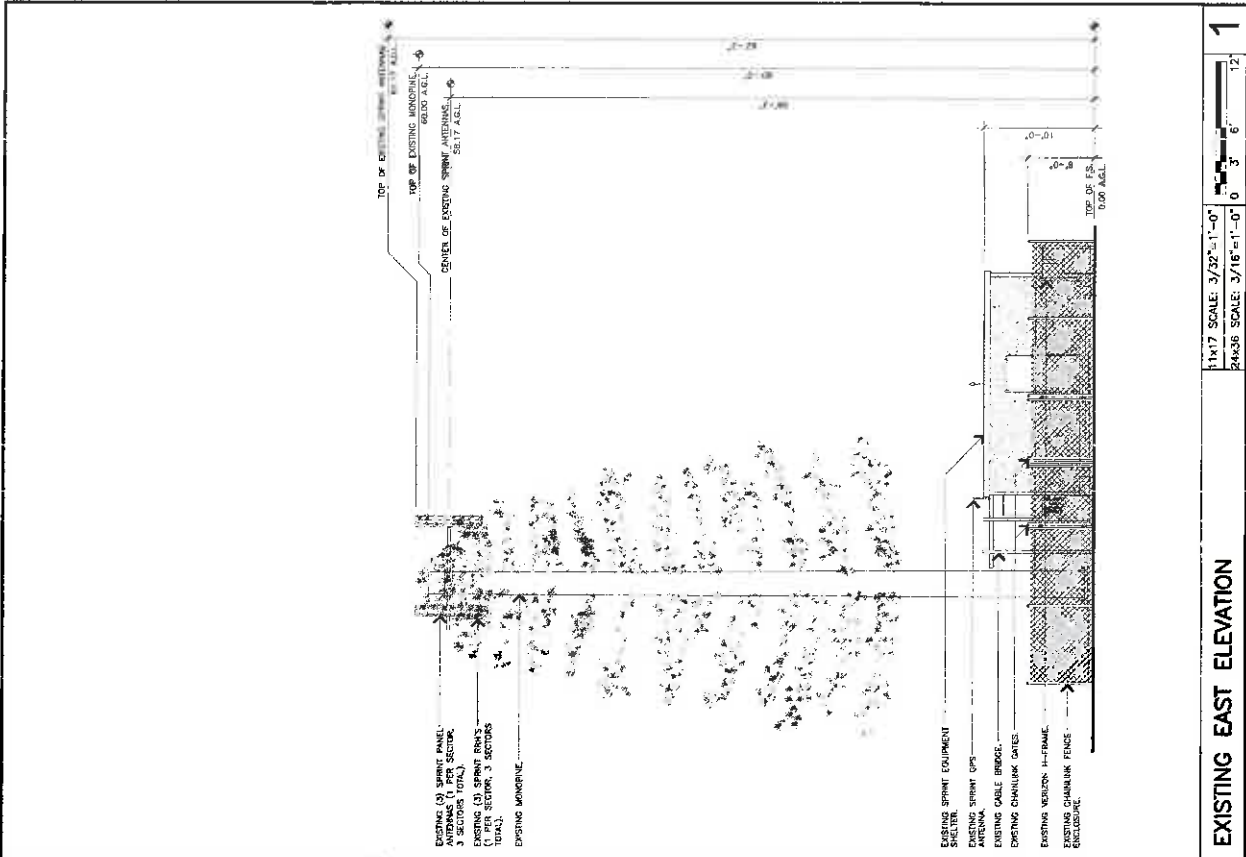
REV.	DATE	DESCRIPTION	INT.	PK
A	02/04/16	90% PDS	PH	
B	02/09/16	100% PDS	PH	

NOT FOR CONSTRUCTION UNLESS  
LABELLED AS CONSTRUCTION SET

**SBA SITE: CA40049-T**  
**IDYLLWILD FIRE STATION**  
APN: 563-322-001  
34180 MARIANNA DRIVE  
IRVING, TX 75038  
DALLAS COUNTY

**ELEVATIONS**

SHEET NUMBER:  
**A-4**



EXISTING NORTH ELEVATION **2** 1/16\"/>

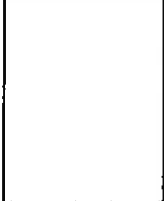




SBA ROSSDEVELL, SUITE 210  
 171 Innovation Drive, Suite 210  
 Irvine, CA 92614  
 (949) 598-0050



**Jeffrey Rente | ASSOCIATES**  
 Architecture | Telecommunications  
 121 Innovation Drive, Suite 210  
 Irvine, CA 92614  
 (949) 598-0050



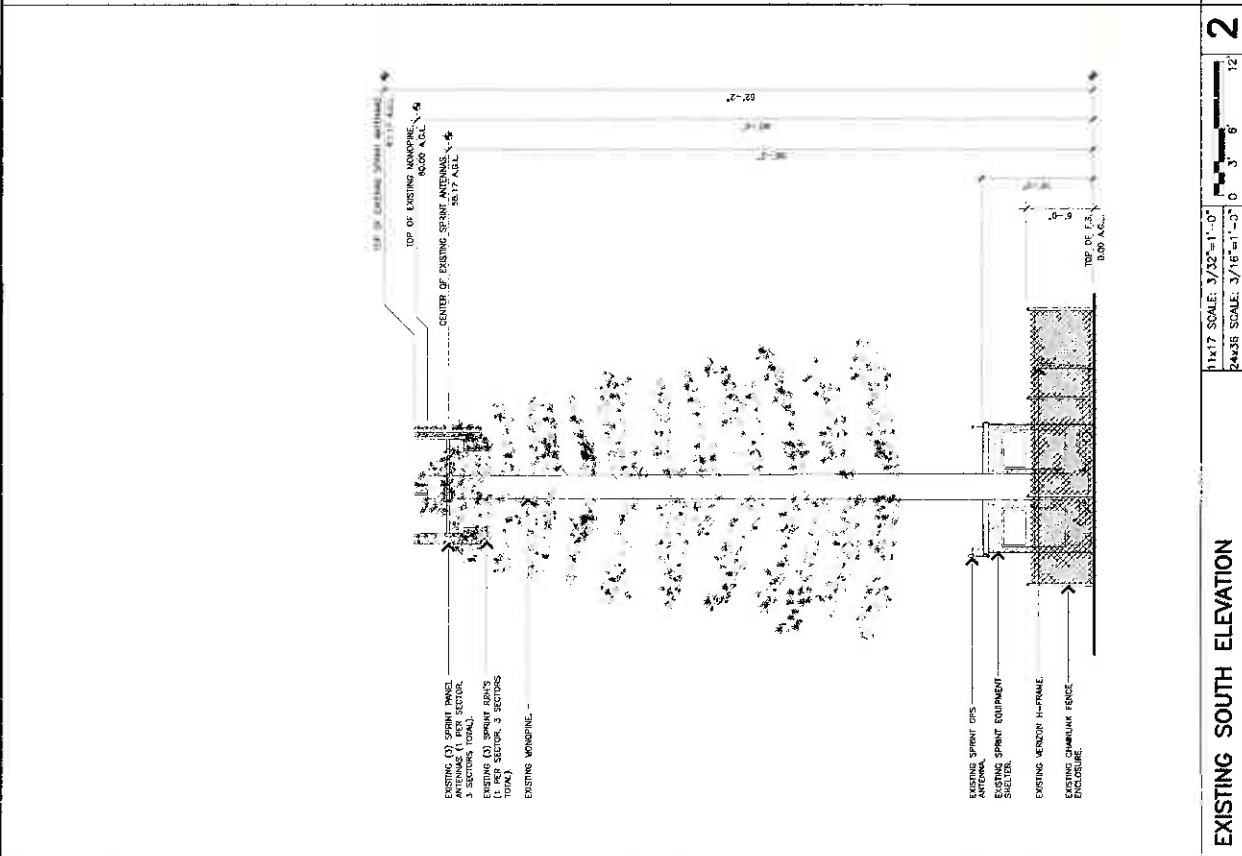
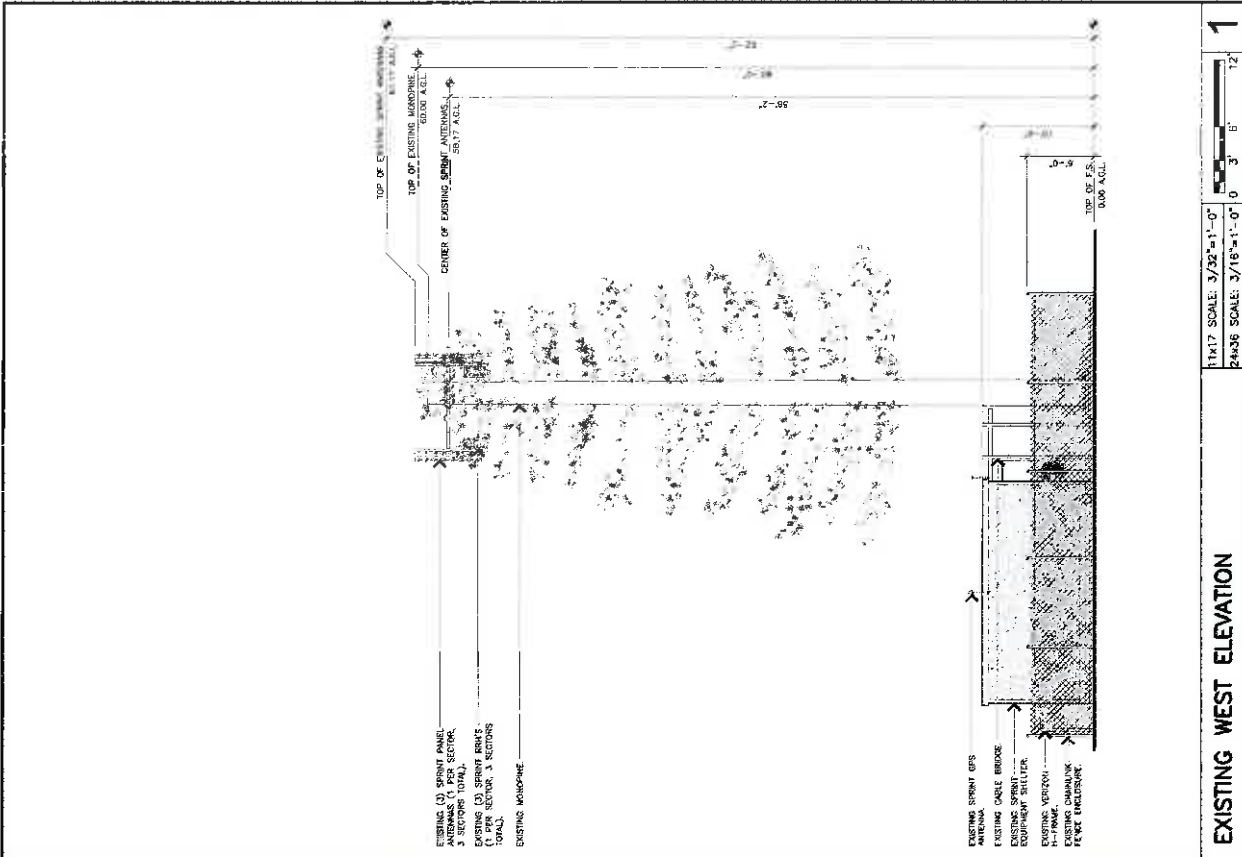
REV.	DATE	DESCRIPTION	INT.
A	02/04/16	90% 20'S	PA
B	02/09/16	100% 20'S	PM

NOT FOR CONSTRUCTION PURPOSES  
 PRELIMINARY SET

**SBA SITE: CA40049-1  
 IDYLLWILD FIRE STATION  
 APN: 563-322-001**  
 1150 WINDMILL DRIVE  
 IDYLLWILD, CALIFORNIA 91704  
 RIVERSIDE COUNTY

SHEET NUMBER  
**A-4.1**

ELEVATIONS



**1 EXISTING WEST ELEVATION**

**2 EXISTING SOUTH ELEVATION**



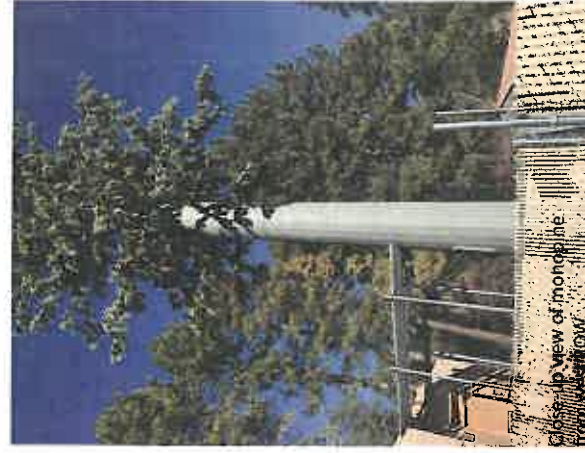
View of the west side of monopine & equipment shelter from ROW



View from southwest side of monopine & equipment shelter from ROW



View from east side of monopine & equipment shelter from ROW



Close-up view of monopine from ROW



View of the west side of monopine & equipment shelter from ROW



Close-up view of monopine & equipment shelter from the east side of fence



Close-up view of equipment shelter from the east side within Idyllwild Fire Station fence



Close-up of signage on fence surrounding monopine & equipment shelter within FS

All photos taken February 16, 2016 by Michelle Market of Virtual Site Walk LLC

PLOT PLAN:TRANSMITTED Case #: PP19731R1

Parcel: 563-322-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to extend the use of the existing cell site at this location an additional ten (10) years.

No changes or modifications are approved by this revised plot plan application for the existing project.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP19731R1

Parcel: 563-322-001

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 19731r1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 19731R1, Exhibit A, dated February 24, 2016.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - RESTROOMS

RECOMMND

If permanent restroom facilities are required, the Department of Environmental Health is to be contacted for specific recommendations regarding water and sewerage.

FIRE DEPARTMENT

10.FIRE. 1 USE - FIRE CONDITIONS

RECOMMND

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

2.Knox Box- A Knox Box shall be installed on the outside of the wall. Key(s) shall have durable and legible tags affixed for identification of the address. Special forms are available from this office for ordering the Knox Box.

3.Display Address- Display street numbers in a prominent location on the address side of the wall. Numbers and letters shall be a minimum of 120 in height. All addressing must be legible, of a contrasting color with the background and adequately illuminated to be visible from the street at all hours. All lettering shall be to Architectural Standards.

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

PLOT PLAN:TRANSMITTED Case #: PP19731R1

Parcel: 563-322-001

10. GENERAL CONDITIONS

10.FIRE. 1 USE - FIRE CONDITIONS (cont.)

RECOMMND

visible from the street.

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

Final approval is subject to field inspection.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT

RECOMMND

Plot Plan 19731 is a proposal to renew the original permit for an unmanned wireless telecommunications facility. The facility is built and no changes to the facility are proposed. The site is located north of Lower Pinecrest Avenue, southeast of Highway 243 and west of Johnson Road in the Idyllwild area. The District reviewed the original proposal for PP 19731 in October 2004.

If the facility was constructed as originally proposed, then the project site is located outside of the floodway and watercourse traversing the property as delineated in PM 4723. Therefore, except for nuisance nature local runoff, the proposed project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

The District does not object to this proposal.

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.

PLOT PLAN:TRANSMITTED Case #: PP19731R1

Parcel: 563-322-001

10. GENERAL CONDITIONS

10.PLANNING. 2                   USE - FEES FOR REVIEW                   RECOMMND

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

10.PLANNING. 3                   USE - LIGHTING HOODED/DIRECTED                   RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

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 monopole located within the property shall not exceed a height of 60 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 revision (PP19731R1) 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

PLOT PLAN:TRANSMITTED Case #: PP19731R1

Parcel: 563-322-001

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - FUTURE INTERFERENCE (cont.) RECOMMND  
Information Technology.

10.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT RECOMMND  
The balance of the subject property, APN 563-322-001 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 11 USE - EQUIPMENT/BLDG COLOR CT RECOMMND  
The equipment cabinet color shall be in earthtones, which will blend with the surrounding setting.  
For monopines, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array 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](http://www.rctlma.org.buslic).

PLOT PLAN:TRANSMITTED Case #: PP19731R1

Parcel: 563-322-001

10. GENERAL CONDITIONS

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

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

The branches for the monopine shall start 18 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas shall have "socks".

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

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

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and



PLOT PLAN:TRANSMITTED Case #: PP19731R1

Parcel: 563-322-001

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires. This revised plot plan (PP19731R1) will extend the life of the wireless facility to October 17, 2025.

60. PRIOR TO GRADING PRMT ISSUANCE

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. 2 USE - NPDES COMPLIANCE (2)

RECOMMND

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County

PLOT PLAN:TRANSMITTED Case #: PP19731R1

Parcel: 563-322-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - NPDES COMPLIANCE (2) (cont.) RECOMMND  
requirements regarding the NPDES Construction General Permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND  
Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated February 24, 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.

80.PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN RECOMMND  
Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 18 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated FEBRUARY 24, 2016.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND  
The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND  
If further review of the site indicates additional environmental health issues, the Hazardous Materials

PLOT PLAN:TRANSMITTED Case #: PP19731R1

Parcel: 563-322-001

90. PRIOR TO BLDG FINAL INSPECTION

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

Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 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. 6 USE - SIGNAGE REQUIREMENT RECOMMND

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

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

f a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information,

07/06/16  
16:21

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 10

PLOT PLAN:TRANSMITTED Case #: PP19731R1

Parcel: 563-322-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6

USE - SIGNAGE REQUIREMENT (cont.)

RECOMMND

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.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Renewal of Plot Plan for Cellular Tower authorized under PP19731 from 10/17/2005

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

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

CASE NUMBER: PP19731R1                      DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: SBA 2012 TC Assets, LLC (Diane Borchardt)                      E-Mail: DBorchardt@sbasite.com

Mailing Address: 8051 Congress Ave.                      Street

Boca Raton, FL 33487                      City                      State                      ZIP

Daytime Phone No: (561 ) 226-9486                      Fax No: (561 ) 989-2975

Engineer/Representative's Name: Jake Hamilton                      E-Mail: Jake@virtualsitewalk.com

Mailing Address: 2215 SE 37th Ave.                      Street

Portland, OR 97214                      City                      State                      ZIP

Daytime Phone No: (619 ) 341-9208                      Fax No: ( ) N/A

Property Owner's Name: Idyllwild Fire Protection District                      E-Mail: sta621@idyllwildfire.com

Mailing Address: P.O. Box 656                      Street

Idyllwild, CA 92549-0656                      City                      State                      ZIP

Daytime Phone No: (951 ) 659-2153                      Fax No: (951 ) 659-5571

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

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

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR LAND USE PROJECT**

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

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

***AUTHORIZATION FOR CONCURRENT FEE TRANSFER***

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

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

**SBA 2012 TC Assets, LLC**

*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.

**Idyllwild Fire Protection District**


*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): **563-322-001-0**

Section: **7** Township: **5S** Range: **3E**



August 4, 2015

Idyllwild Fire Protection District  
PO BOX 656  
Idyllwild, CA 92549

**RE: Letter of Authorization (LOA)** for Riverside County Revised Permit to Approved Plot Plan  
Previous Land Use Approval: Riverside County- Plot Plan No. 19731, EA No. 39776, CEQA Exempt  
SBA Telecommunications Facility  
SBA Site Name/ID: Idyllwild/CA40049-T  
Situs: No address/Tax Parcel No: 563-322-001

Dear Riverside County Planning Department,

On behalf of Idyllwild Fire Protection District, I give SBA's representative, Jake Hamilton, authority to submit a zoning application for the project and address referenced above. Thank You.

Signature:

A handwritten signature in black ink, appearing to read 'Frank Chesebrough', written over a horizontal line.

Printed Name:

Frank Chesebrough

Title:

Fire Chief

Date:

08/07/2015

**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.

Diane E. Borchardt                      *Diane E. Borchardt*  
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.

\_\_\_\_\_  
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): 563-322-001

Section: See Attached      Township: \_\_\_\_\_      Range: \_\_\_\_\_



APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 0.9532

General location (nearby or cross streets): North of Lower Pinecrest Ave, South of CA Hwy 243, East of Johnson Rd, West of CA Hwy 243

Thomas Brothers map, edition year, page number, and coordinates: 2003, P. 814, A-6

Project Description: (describe the proposed project in detail)

Renewal of original permit PP19731, dated October 17, 2005, for an already-constructed wireless telecommunication facility and equipment shelter located at 54160 Maranatha Dr., Idyllwild, CA. No changes to existing structures proposed.

Related cases filed in conjunction with this application:

N/A

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

If yes, provide Case No(s). PP19731 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 39776 E.I.R. No. (if applicable): N/A

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

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

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

**APPLICATION FOR LAND USE PROJECT**

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Estimated amount of fill = cubic yards N/A

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

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

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 1,000 sq. ft.

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

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

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

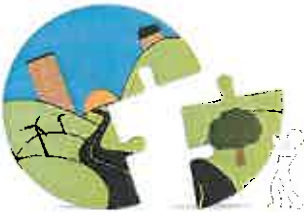
Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

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

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

Santa Ana River  Santa Margarita River  Whitewater River

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, CA 92201

Project Title/Case No.: Extension of Time for Plot Plan No. 19731

Project Location: In the unincorporated area of Riverside County, more specifically located 54200 Marantha Dr. Idyllwild, CA

Project Description: To extend the approval period (life) of the plot plan an additional ten (10) years for an existing 62 foot tall wireless communication facility disguised as a pine tree and a 230 square foot equipment shelter.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: SBA 2012 TC Assests, LLC 8051 Congress Ave. Boca Raton, FL 33487

**Exempt Status: (Check one)**

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

Reasons why project is exempt: The project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures or facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The extension of time is for an existing wireless communication facility that was approved in 2005 and is only extending the life of the permit for 10 years. There are no changes or alterations proposed for the existing facility.

Tim Wheeler, Project Planner 951-955-6060  
County Contact Person Phone Number

[Signature] Urban Regional Planner III July 6, 2016  
Signature Title Date

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

Revised: 07/06/2016: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

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

