



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

1:30 P.M.

OCTOBER 24, 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 NONE

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

- 2.1 **PLOT PLAN NO. 25878** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (0.5 Acre Minimum) – Location: Southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Proposes to permit the construction of a wireless facility disguised as a palm tree that will include twelve (12) panel antennas, twelve (12) radio repeating units, two (2) surge protector boxes, and one (1) parabolic antenna mounted on a 60 foot tall monopole with two (2) equipment cabinets, one (1) global positioning system antenna and one (1) standby generator within an enclosed 418 sq. ft. lease area. Continued from September 26, 2016. Project Planner: Tim Wheeler at (951) 955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).


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

- 3.1 **PLOT PLAN NO. 25988** – CEQA Exempt – Applicant: Esvin Ambrocio – Engineer/Representative: William Matzuy – First Supervisorial District – Elsinore Area Plan – Lakeland Village Zoning District – General Plan: Community Development: Commercial Retail (0.20-0.35 FAR) – Zoning: General Commercial (C-1/C-P) – Location: Westerly of Grand Avenue, northerly of Jamieson Street, southerly of El Contento Drive, and westerly of the boundaries of the City of Lake Elsinore – 0.61 Acres – **REQUEST:** A Plot Plan to legalize an existing Auto Repair Business including two tire storage areas, a covered storage area and a covered work area. Project Planner: Brett Dawson at (951) 955-0972 or email [bdawson@rctlma.org](mailto:bdawson@rctlma.org).
- 3.2 **PLOT PLAN NO. 25767** – Exempt from CEQA – Applicant: Verizon Wireless – Engineer/Representative: Core Development – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan – Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road – 1.15 acres – Zoning: Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1) – **REQUEST:** The plot plan proposes to construct a 50 foot tall mono-eucalyptus wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) standby generator, and two (2) GPS antennas mounted to the proposed shelter with a 6 foot high CMU block wall. Two (2) live eucalyptus trees are also proposed to be planted. Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- 3.3 **PLOT PLAN NO. 25753** – Exempt from CEQA – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, CORE Development – Owner: Crane Lakeside Park & Resort – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: High Density Residential (CD:HDR) (8 – 14 du/ac) and Open Space: Conservation (OS:C) – Location: Westerly of Lake Elsinore Lake, northeasterly of Grand Avenue, and southerly of Oleander Drive – 9.73 Gross Acres – Zoning: General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1) – **REQUEST:** Proposing to construct a wireless communication facility disguised as a 55 foot tall monopalm; with eight (8) panel antennas, eight (8) RRUs, two (2) raycap boxes, two (2) GPS antennas, outdoor equipment cabinets, and one (1) emergency generator within an 270 sq. ft. lease area enclosed by a six foot high decorative CMU wall. Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

**4.0** PUBLIC COMMENTS:

Agenda Item No.: 2.1  
Area Plan: Lake Matthews/Woodcrest  
Zoning District: Lake Matthews  
Supervisory District: First  
Project Planner: Tim Wheeler  
Directors Hearing: October 24, 2016  
Continued from: September 26, 2016

PLOT PLAN NO. 25878  
Environmental Assessment No. 42855  
Applicant: Verizon Wireless  
Engineer/Representative: WT Engineering

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Verizon Wireless proposes a disguised wireless telecommunication facility comprised of the following: a 60-foot-high monopole disguised as a palm tree, twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, six (6) Tower Mounted Amplifiers, and one (1) parabolic antenna. Included within the 418-square-foot lease area is two (2) equipment cabinets, one (1) Global Positioning Satellite antenna and one (1) standby generator with fuel tank all enclosed by 6-foot-high decorative block wall.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Rural Community: Low Density Residential (RC: LDR)   |
| 2. Surrounding General Plan Land Use: | Rural Community: Low Density Residential (RC: LDR) to the west, north, and east; Rural: Rural Residential (R: RR) to the south |
| 3. Existing Zoning:                   | Light Agriculture, 10-acre minimum (A-1-10)  |
| 4. Surrounding Zoning:                | Light Agriculture, 10-acre minimum (A-1-10) on all sides   |
| 5. Existing Land Use:                 | Agriculture (palm tree farm)   |
| 6. Surrounding Land Use:              | Scattered single-family homes, agriculture, and vacant land  |
| 7. Project Data:                      | Total Acreage: 9.55 acre parcel  |
| 8. Environmental Concerns:            | See attached environmental assessment  |

### RECOMMENDATIONS:

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42855**, 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. 25878**, 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 environmental assessment, both which are incorporated herein by reference.

1. The project site has a General Plan Land Use Designation of Rural Community: Low Density Residential (RC: LDR) on the Lake Matthews/Woodcrest Area Plan, which allows for development of single family detached residences, animal-keeping uses, agriculture uses, and small scale commercial uses may also be permitted within this land use designation.
2. The proposed use, a disguised wireless communication facility, is consistent with the Rural Community: Low Density Residential (RC: LDR) designation.
3. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: VLDR) to the west, north and east, Rural: Rural Residential (R: RR) to the south.
4. The zoning classification for the subject site is Light Agriculture, 10-acre minimum (A-1-10).
5. The proposed use, a disguised wireless communication facility, is a permitted use, subject to approval of a plot plan, in the A-1-10 zone according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities). The proposed monopalm is consistent with the standards for a non-residential zone classification of parcels larger than two and one half acres in an A-1-10 zone.
6. This disguised wireless communication facility project has met the requirements for approval per Section 19.404C; has met the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) based on the following:
  - a. A fully executed lease agreement has been received for the proposed disguised wireless communication facility.
  - b. According to Section 19.404 of Ordinance No. 348, the (A-1-10) zone is classified as a non-residential zone classification allowing for the maximum height for a disguised wireless communication facility not to exceed 70 feet. The proposed disguised wireless communication facility is 60 feet high and is therefore consistent with this requirement.
  - c. The disguised wireless communication facility is set back approximately 170 feet from nearest habitable dwelling. The non-residential classification requires a distance equal to 125% of the facility height. The height of the monopalm is 60 feet and requires a setback equal to or exceeding 75 feet. The proposed disguised wireless communication facility exceeds the required setback.
  - d. The disguised wireless communication 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 in order for the facility to concealed within the surrounding setting, to minimize adverse impacts to bio resources, and blend in with the existing use on the property of a palm tree farm.
  - e. A standard condition of approval has been added to ensure that all noise produced by the proposed wireless communication facility will not exceed 45 decibels inside the nearest dwelling, which is approximately 170 feet away, and 60 decibels at the property line.

- f. No outside lighting is proposed for this project.
  - g. The disguised wireless communication facility's lease area is 418 sq. ft. and is enclosed by a 6 foot high decorative block wall with a 20 foot wide non-exclusive all-weather access easement and parking area. There is an existing 13 foot wide entry gate and a Knox-box is required by the Fire Department for entry access.
  - h. The disguised wireless communication facility will require no further landscaping due to the fact that the existing use on the property is a palm tree farm.
  - i. The disguised wireless communication facility will be supported by two equipment cabinets and one standby generator with a fuel tank. This equipment does not exceed the height of the 6 foot high decorative block wall. The decorative block wall is neutral in color to match the surrounding area.
7. The project site is surrounded by properties which are zoned Light Agriculture, 10-acre minimum (A-1-10).
  8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
  9. The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. A fee amount is required to be paid prior to grading permit issuance. If no grading is to occur, then the fee will need to be paid prior to final inspection. Said fee shall be calculated on the approved development project which is anticipated to be 9.55 acres (gross) in accordance with the ordinance. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. The project has been conditioned to reflect the requirements for SKR Ordinance No. 663.
  10. In accordance with AB52, requests for notification were sent to 4 tribes on February 23, 2016 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Requests for consultation were received from Pechanga. The Pechanga Band of Luiseno Indians requested consultation with Riverside County. The project exhibit and applicable conditions of approval were provided to Pechanga. An email from Pechanga confirming conclusion of consultation was received on September 8, 2016.
  11. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU. Comments were received and incorporated into the overall project site as it conforms to both needs of the County of Riverside and City of Riverside Planning guidelines.

12. Environmental Assessment No. 42855 identified the following potentially significant impacts:

a. Cultural Resources

This listed impact will be fully mitigated by the measures indicated in the environmental assessment and conditions of approval. No other significant impacts were identified.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Low Density Residential (RC: LDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture, 10-acre minimum (A-1-10) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the WRCMSHCP.

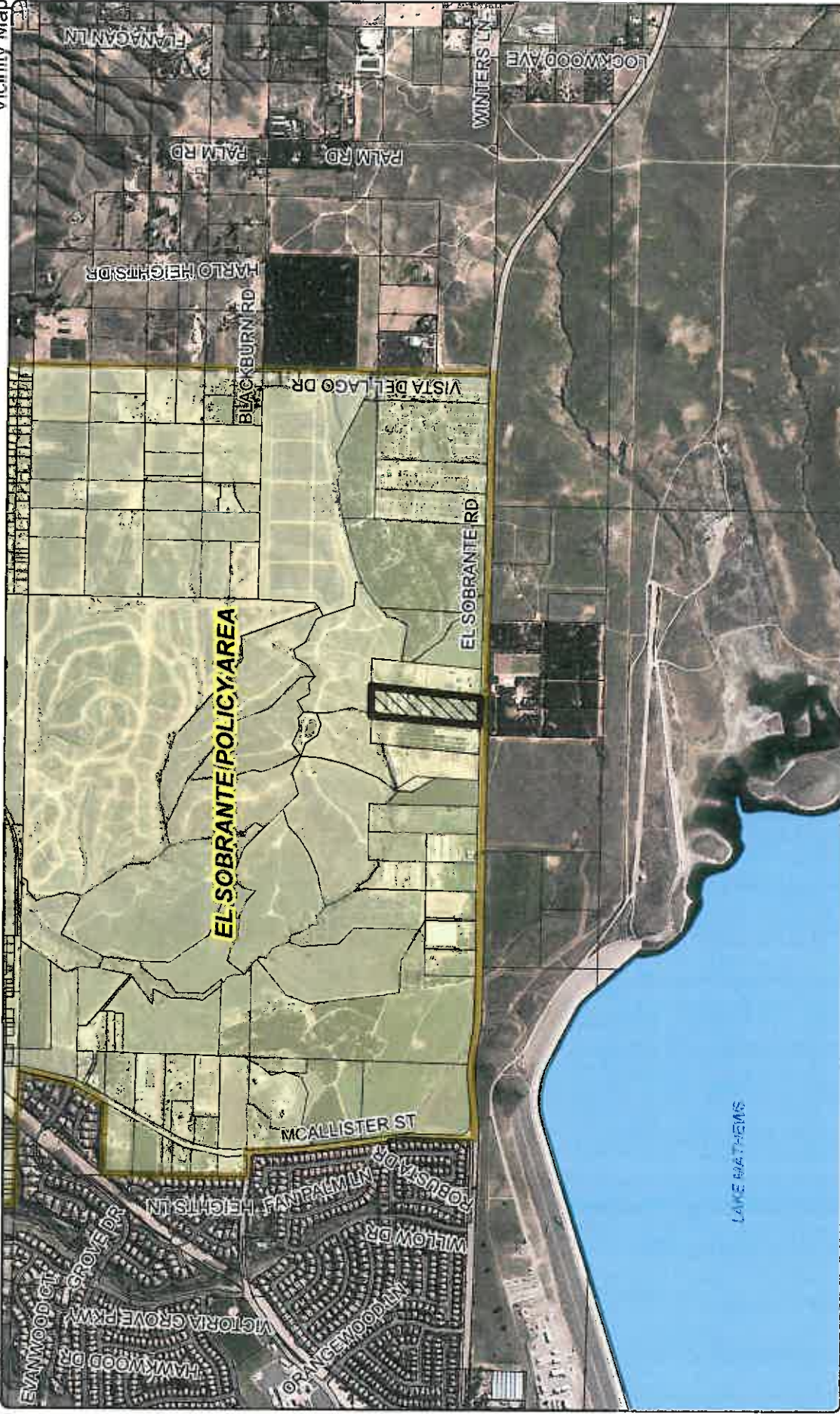
**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received. A letter was received by the City of Riverside requesting compliance with their Planning Guidelines and was incorporated into the design of the project site.
2. The project site is not located within:
  - a. A 100-year flood plain or an area drainage plan; or
  - b. An area susceptible to liquefaction; or
  - c. A parks and recreation district or a CSA that provides for park facilities; or
  - d. The WRCMSHCP; or
  - e. A Fault Zone.
3. The project site is located within:
  - a. The City of Riverside sphere of influence; and
  - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; and
  - c. A dam inundation area; and
  - d. A high fire hazard area.
4. The subject site is currently designated as Assessor's Parcel Number 270-160-027.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
PP25878  
VICINITY/POLICY AREAS**

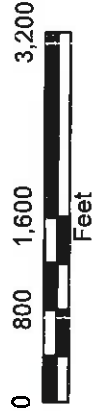
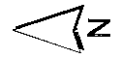
Supervisor: Jeffries  
District 1

Date Drawn: 03/18/2016  
Vicinity Map



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan and the boundaries for unincorporated Riverside County were updated. The County of Riverside Planning Department is not responsible for the accuracy of the information shown on this map. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3300 (Western County) or in San Diego at (619)443-7777 (Eastern County) or visit <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25878

LAND USE

Supervisor: Jeffries  
District 1

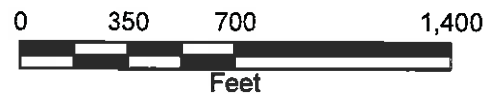
Date Drawn: 03/18/2016

Exhibit 1



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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



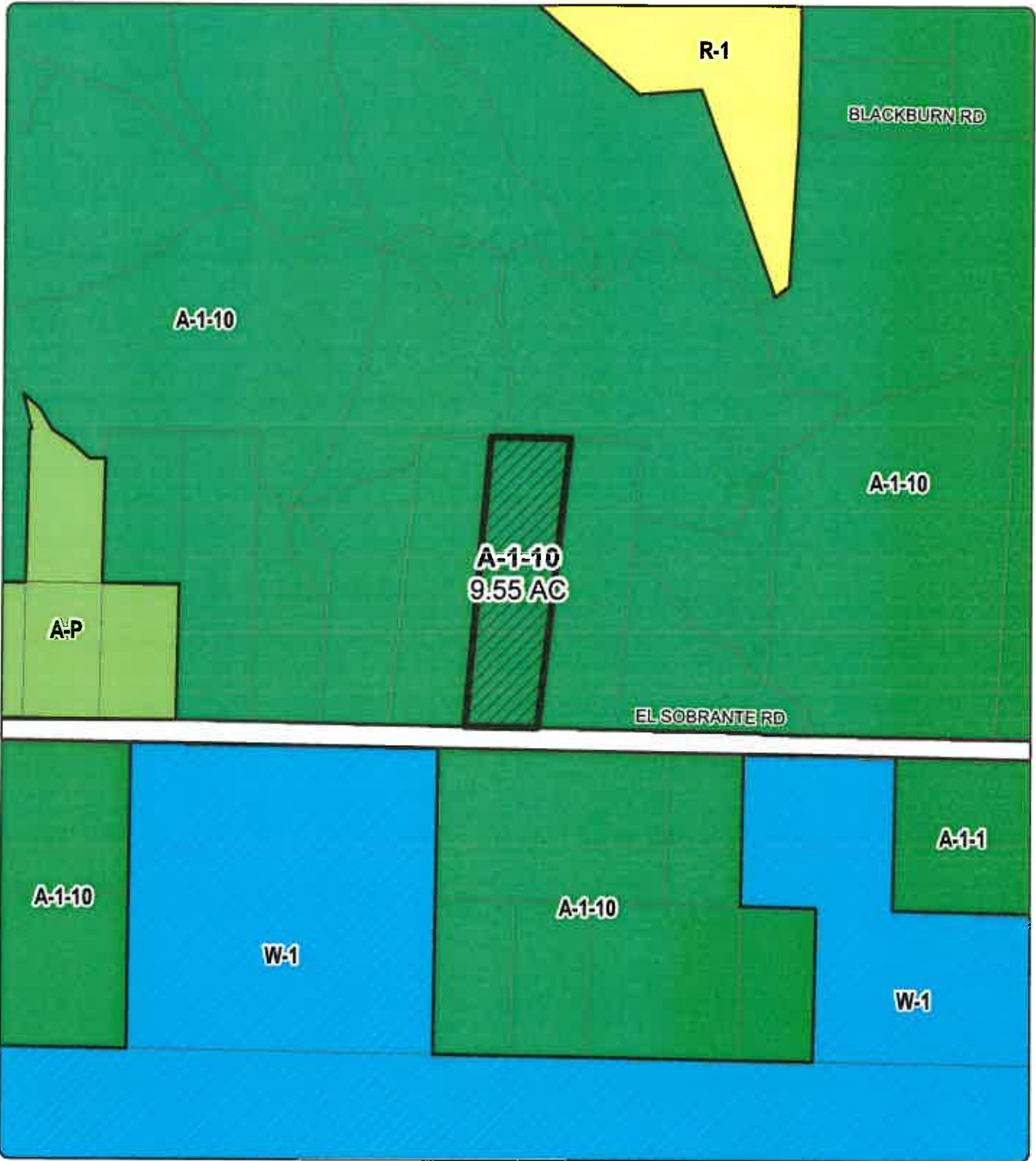
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25878

EXISTING ZONING

Supervisor: Jeffries  
District 1

Date Drawn: 03/18/2016  
Exhibit 2



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

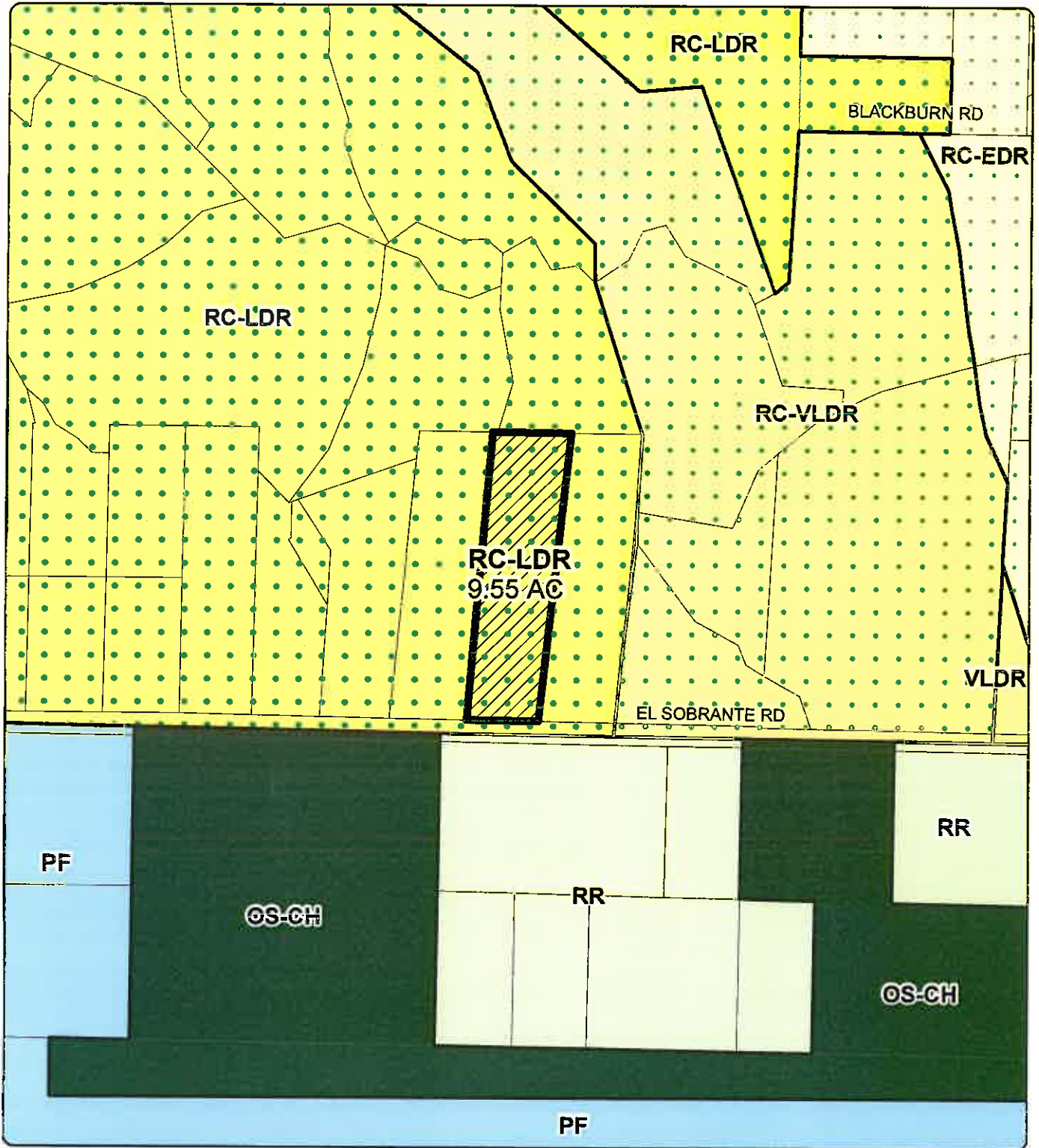
PP25878

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 03/18/2016

Exhibit 5



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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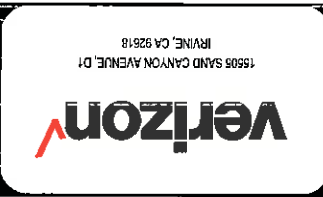




ISSUE STATUS	NO.	DATE	DESCRIPTION
1	08/27/15	001-20140	ISSUE
2	08/27/15	001-20140	ISSUE
3	10/27/15	001-20140	ISSUE
4	12/24/15	001-20140	ISSUE
5	01/26/16	001-20140	ISSUE

**W-T**  
 W-T COMMUNICATIONS  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618

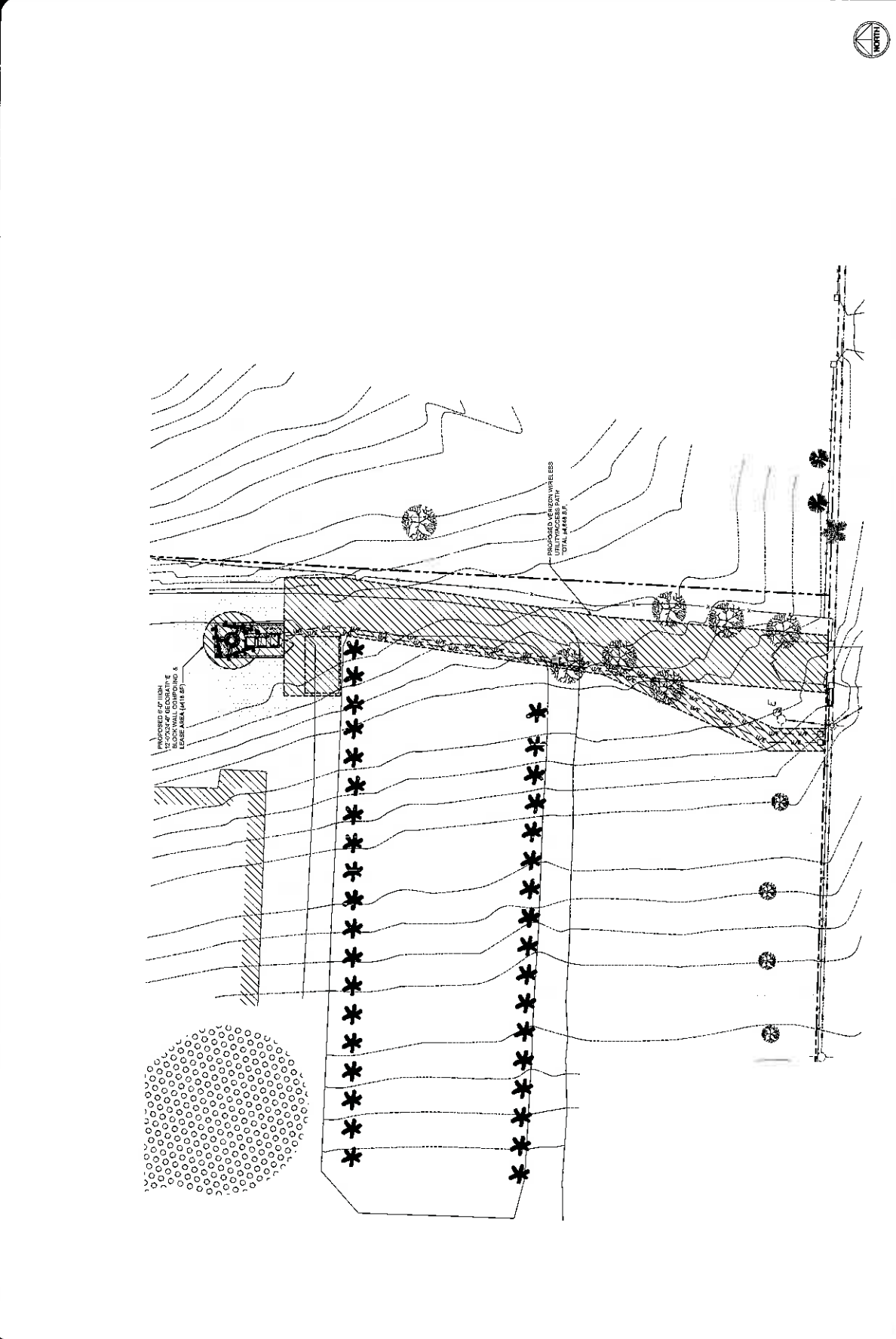
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**ROBUSTA**  
 13780 EL SOBRANTE ROAD  
 RIVERSIDE, CA 92503

SHEET TITLE:  
**OVERALL ACCESS  
 & LEASE PLAN**

**A-1.1**



SCALE: 1" = 30'-0"

OVERALL ACCESS & LEASE PLAN

REV	DATE	DESCRIPTION	BY
1	08/14/15	ISSUE FOR PERMITS	CEL
2	08/24/15	ISSUE FOR PERMITS	CEL
3	09/23/15	ISSUE FOR PERMITS	CEL
4	09/23/15	ISSUE FOR PERMITS	CEL
5	09/23/15	ISSUE FOR PERMITS	CEL
6	09/23/15	ISSUE FOR PERMITS	CEL
7	09/23/15	ISSUE FOR PERMITS	CEL
8	09/23/15	ISSUE FOR PERMITS	CEL
9	09/23/15	ISSUE FOR PERMITS	CEL
10	09/23/15	ISSUE FOR PERMITS	CEL

**WAT**  
 WAT COMMUNICATIONS  
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 IRVINE, CA 92618

**Verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618

**ROBUSTA**  
 13780 EL SOBRANTE ROAD  
 RIVERSIDE, CA 92503

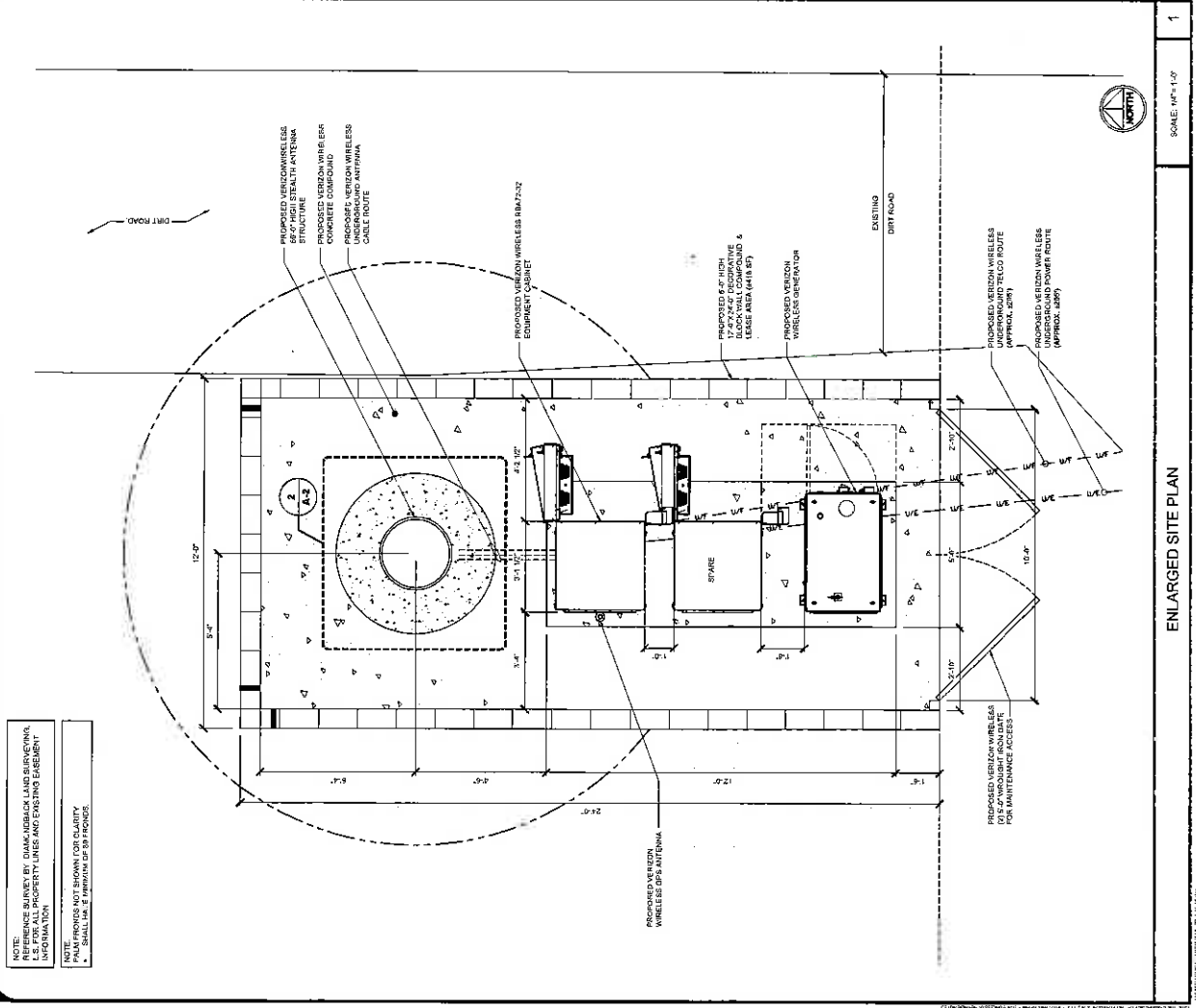
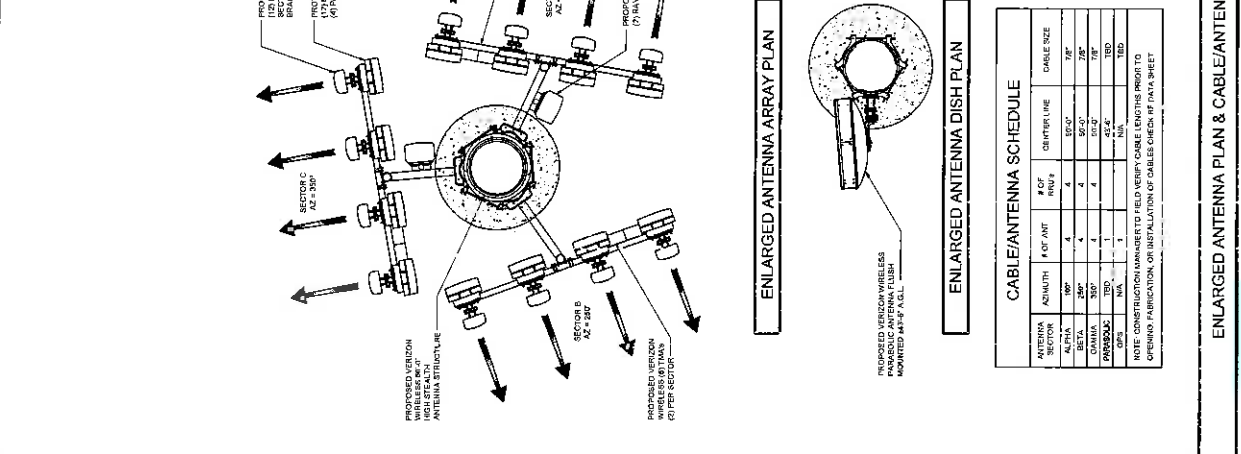
SHEET TITLE:  
**ENLARGED SITE PLAN  
 & ANTENNA PLAN**

**A-2**

THE SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL ANALYSIS. THE STRUCTURAL ANALYSIS SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

**NOTE:**  
 ALL REQUIRED ANTENNA AND EQUIPMENT INDICATED TO THE PLAN SHALL BE PAINTED TO MATCH THE PROPOSED MONOPOL.

**NOTE:**  
 PALE PROXIMITY NOT SHOWN FOR CLARITY. SHALL HAVE A MINIMUM OF 30 FEET.



REV	DATE	DESCRIPTION	BY
1	08/20/15	ISSUE FOR PERMITS	COL
2	08/24/15	ISSUE FOR PERMITS	COL
3	10/27/15	ISSUE FOR PERMITS	COL
4	12/01/15	CITY COMMENTS	COL
5	01/05/16	CITY COMMENTS	COL
6	01/05/16	CITY COMMENTS	COL
7	01/05/16	CITY COMMENTS	COL
8	01/05/16	CITY COMMENTS	COL
9	01/05/16	CITY COMMENTS	COL
10	01/05/16	CITY COMMENTS	COL
11	01/05/16	CITY COMMENTS	COL
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14	01/05/16	CITY COMMENTS	COL
15	01/05/16	CITY COMMENTS	COL
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17	01/05/16	CITY COMMENTS	COL
18	01/05/16	CITY COMMENTS	COL
19	01/05/16	CITY COMMENTS	COL
20	01/05/16	CITY COMMENTS	COL

**WAT**  
 WAT COMMUNICATIONS  
 15505 SAND CAYON AVENUE, D1  
 IRVINE, CA 92618  
 (949) 450-1000  
 www.wat.com

**Verizon**  
 15505 SAND CAYON AVENUE, D1  
 IRVINE, CA 92618

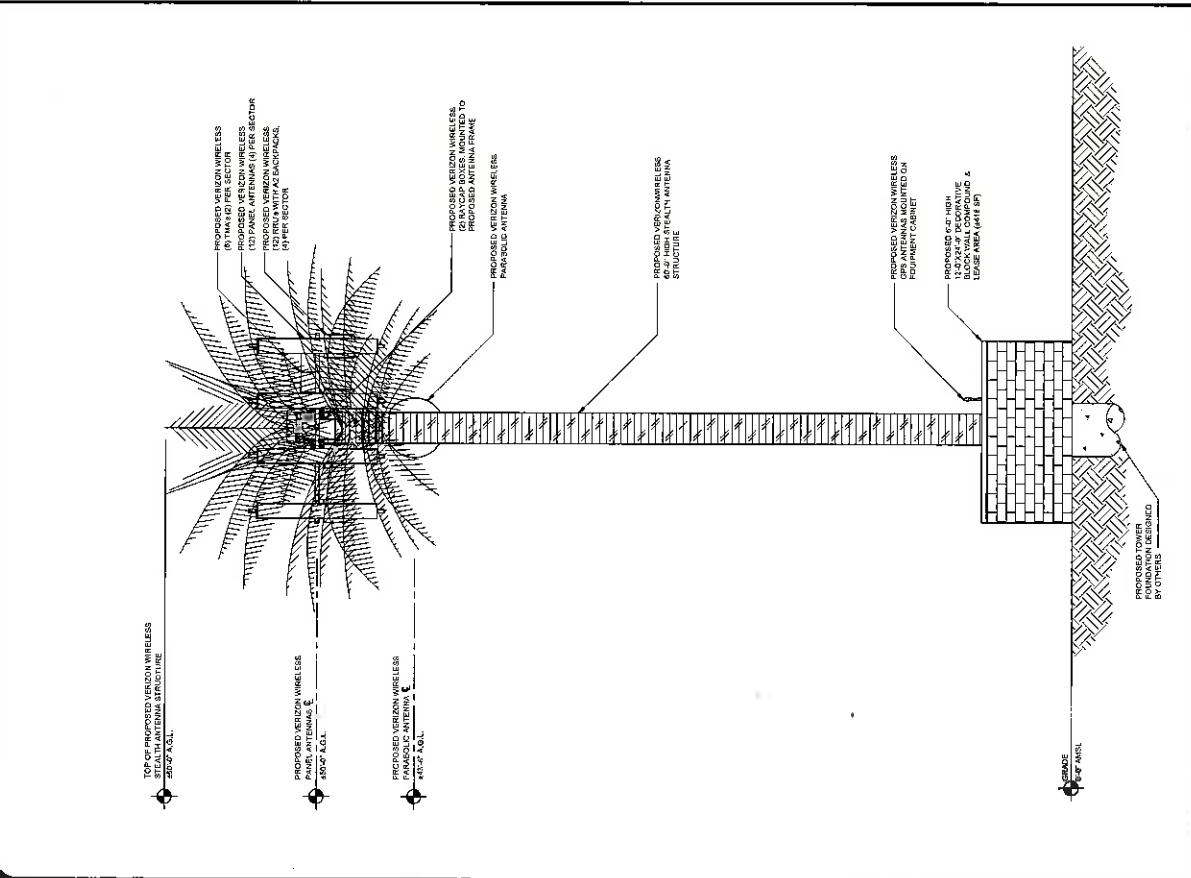
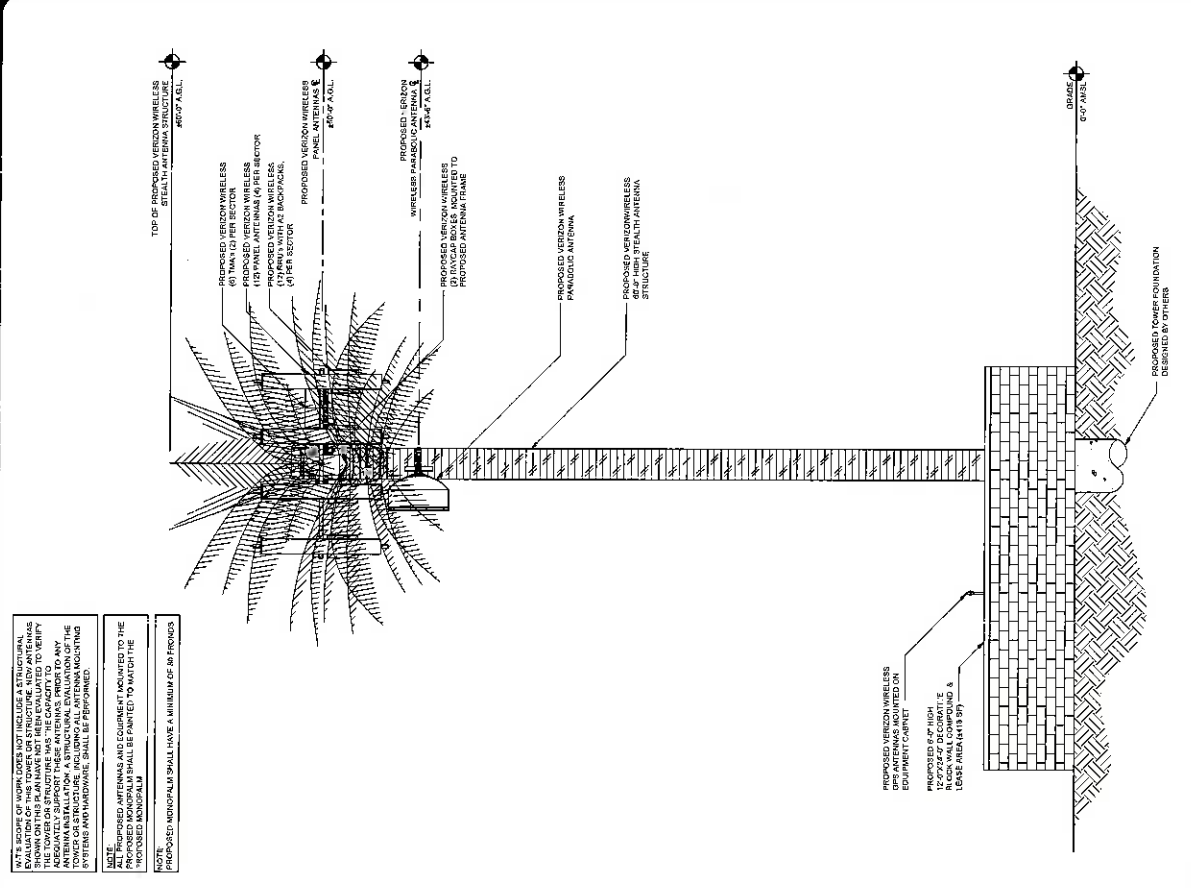
**Verizon**  
 15505 SAND CAYON AVENUE, D1  
 IRVINE, CA 92618

**Verizon**  
 15505 SAND CAYON AVENUE, D1  
 IRVINE, CA 92618

**ROBUSTA**  
 13780 EL SOBRANTE ROAD  
 RIVERSIDE, CA 92503

SHEET TITLE:  
**ELEVATIONS**

**A-3**



2  
 SCALE: 1/4\"/>

1  
 SCALE: 1/4\"/>

REV#	DATE	DESCRIPTION	BY
1	08/21/15	ISSUE FOR PERMITS	WJT
2	08/24/15	REVISED PERMITS	WJT
3	10/01/15	ISSUE FOR PERMITS	WJT
4	10/01/15	ISSUE FOR PERMITS	WJT
5	10/01/15	ISSUE FOR PERMITS	WJT
6	01/14/16	CLIENT COMMENT	WJT

**WJT**  
 WJT COMMUNICATION  
 DESIGN GROUP, LLC  
 15505 SAND CANYON AVENUE, D1  
 RIVERSIDE, CA 92503  
 PHONE: 951-514-1111  
 FAX: 951-514-1112  
 WWW.WJTCD.COM

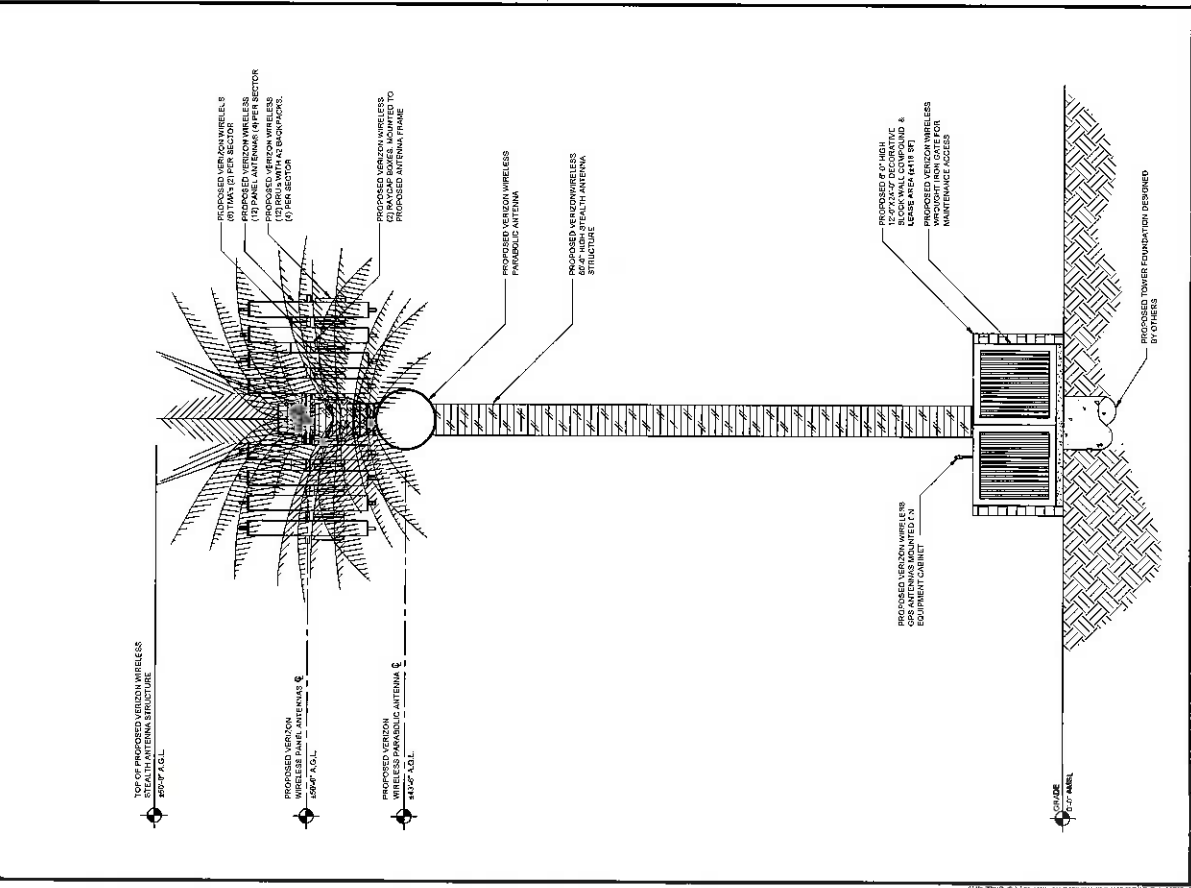
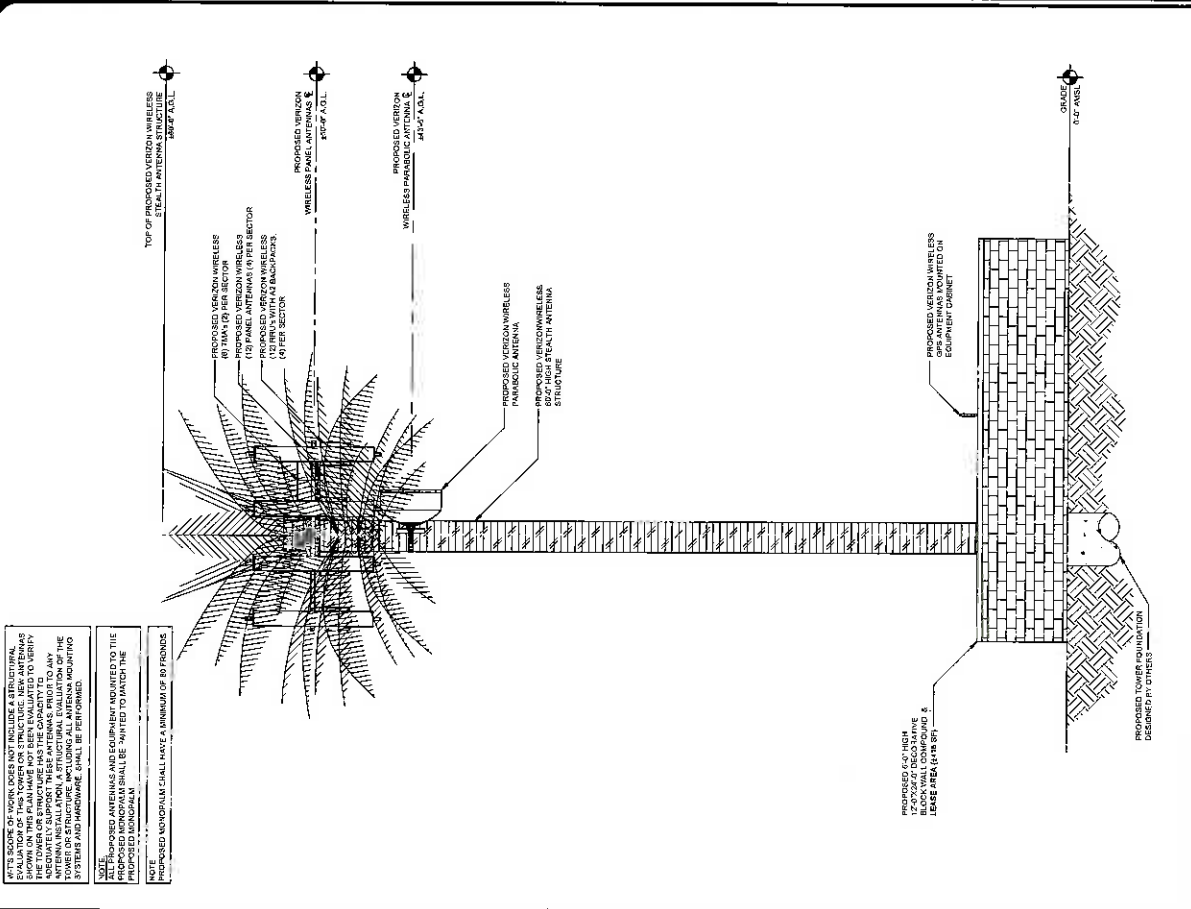
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 RIVERSIDE, CA 92503

SHEET TITLE:  
**ELEVATIONS**

**A-4**



WJT'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL  
 ANALYSIS OF THE TOWER. THE STRUCTURAL ANALYSIS  
 SHOWN ON THIS PLAN HAS NOT BEEN EVALUATED TO VERIFY  
 THAT THE TOWER CAN SUPPORT THE WEIGHT OF ANY  
 ANTENNA INSTALLATION. AN STRUCTURAL EVALUATION OF THE  
 TOWER AND THE ANTENNA INSTALLATION, INCLUDING THE  
 SYSTEMS AND HARDWARE, SHALL BE PERFORMED.

**NOTE:**  
 ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO THE  
 PROPOSED MONOPOL SHALL BE MOUNTED TO MATCH THE  
 PROPOSED MONOPOL.

SCALE: 1/4"=1'-0"

PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"

PROPOSED SOUTH ELEVATION



CASE: PP25878  
DATE: 2/11/2016  
PLANNER: T. Wheeler

# VICINITY MAP

## PHOTOSIMULATION VIEWPOINTS



**ROBUSTA**  
13780 EL SOBRANTE ROAD  
RIVERSIDE, CA 92503  
RIVERSIDE COUNTY

LEGEND

[Symbol]	Proposed Construction
[Symbol]	Existing Construction
[Symbol]	Proposed Road
[Symbol]	Existing Road
[Symbol]	Proposed Utility
[Symbol]	Existing Utility
[Symbol]	Proposed Land Use
[Symbol]	Existing Land Use
[Symbol]	Proposed Topography
[Symbol]	Existing Topography

**SID**  
WIRELESS  
A NOKIA COMPANY  
9015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
OFFICE (619) 736-9786



**DISCLAIMER**  
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY.

**ROBUSTA**  
13780 EL SOBRANTE ROAD  
RIVERSIDE, CA 92503  
RIVERSIDE COUNTY



**PHOTOSIMULATION VIEW 1**



**NEW**

**EXISTING**

**NOTE**

NEW VERIZON WIRELESS (V) EQUIPMENT CABINETS, GENERATORS, GPS ANTENNAS AND 60" HIGH STEALTH ANTENNA STRUCTURE WITHIN NEW 12'-0" X 24'-0" 8'-0" HIGH DECORATIVE BLOCK WALL COMPOUND 3 LEASE AREA.

NEW VERIZON WIRELESS (V) 60" HIGH STEALTH STRUCTURE

NEW VERIZON WIRELESS (V) 7' PANEL ANTENNAS, 7' RAILS, A2 AND C6 WALL MOUNT BOXES (PAINTED TO MATCH MONOPOLM FRG 025)

NEW VERIZON WIRELESS (V) PARABOLIC ANTENNA FLUSH MOUNTED

NEW VERIZON WIRELESS (V) EQUIPMENT AREA VEE  
**NOTE**



ROBUSTA

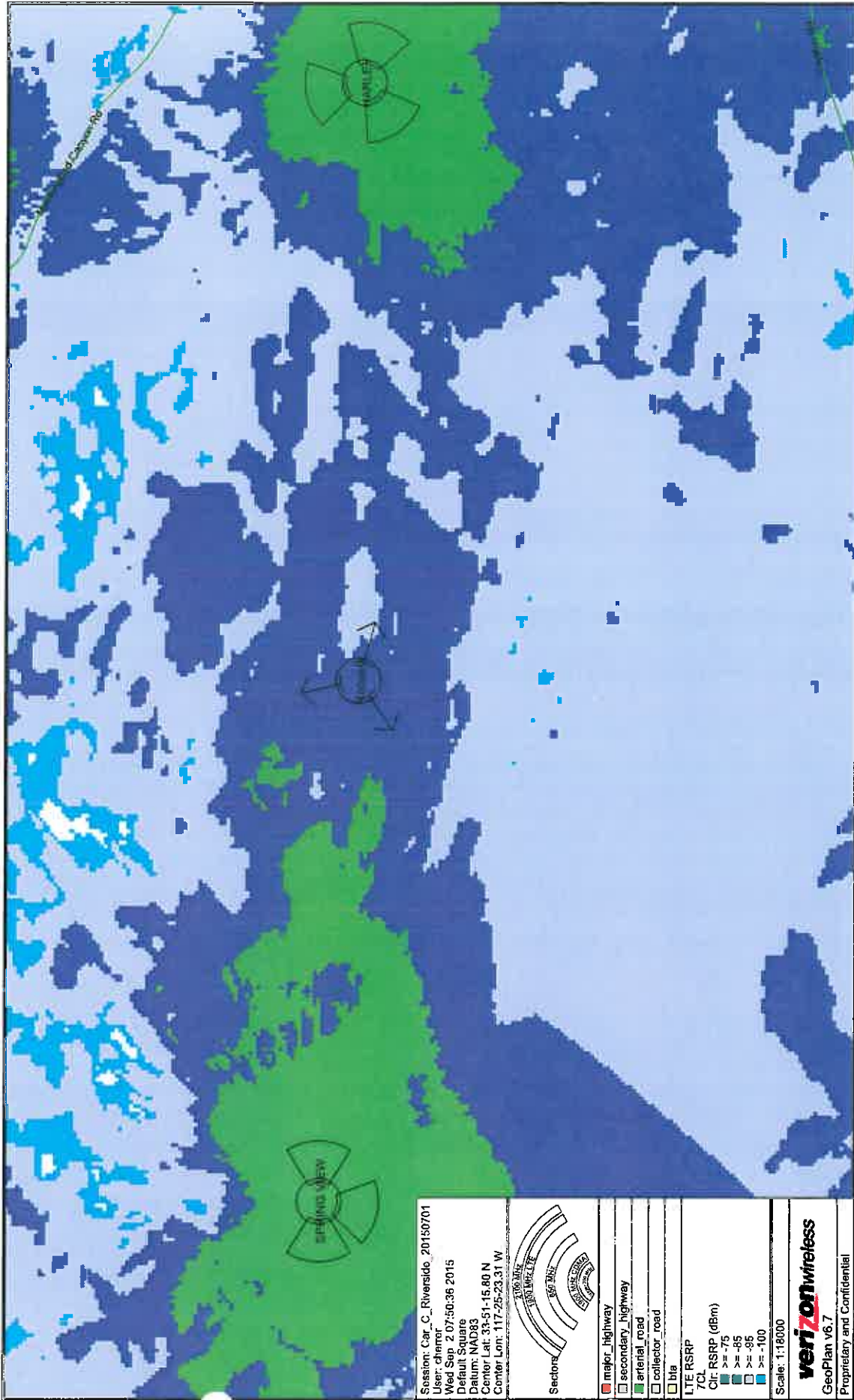


13780 EL SOBRIANTE ROAD  
RIVERSIDE, CA 92503  
RIVERSIDE COUNTY

**SD**  
WIRELESS  
AT&T COMPANY  
5015 SHORHAM PLACE, SUITE 100  
SAN DIEGO, CA 92122  
OFFICE (619) 454-0000

# PHOTOSIMULATION VIEW 2





Before



Session: Car\_C\_Riverside\_20150701  
 User: cherner  
 Wed Sep 2 07:51:45 2015  
 Default: Square  
 Datum: NAD83  
 Center Lat: 35-51-15.80 N  
 Center Lon: 117-25-23.31 W



- Sectors
- major\_highway
  - secondary\_highway
  - arterial\_road
  - collector\_road
  - hwy

LTE RSRP  
 7CL  
 Cir: RSRP (dBm)  
 >= -75  
 >= -85  
 >= -95  
 >= -100

Scale: 1:18000

**verizon**wireless  
 GeoPlan v6.7  
 Proprietary and Confidential

After



Session: Car\_C\_riverside\_20150701

User: chentel

Wed Sep 2 07:53:52 2015

Default Square

Datum: NAD83

Center Lat: 33-51-15.80 N

Center Lon: 117-25-23.31 W

Units: Meter



Sectors

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

LTE RSRP

7C1

Cell RSRP (dBm)

>= -75

>= -85

>= -90

>= -100

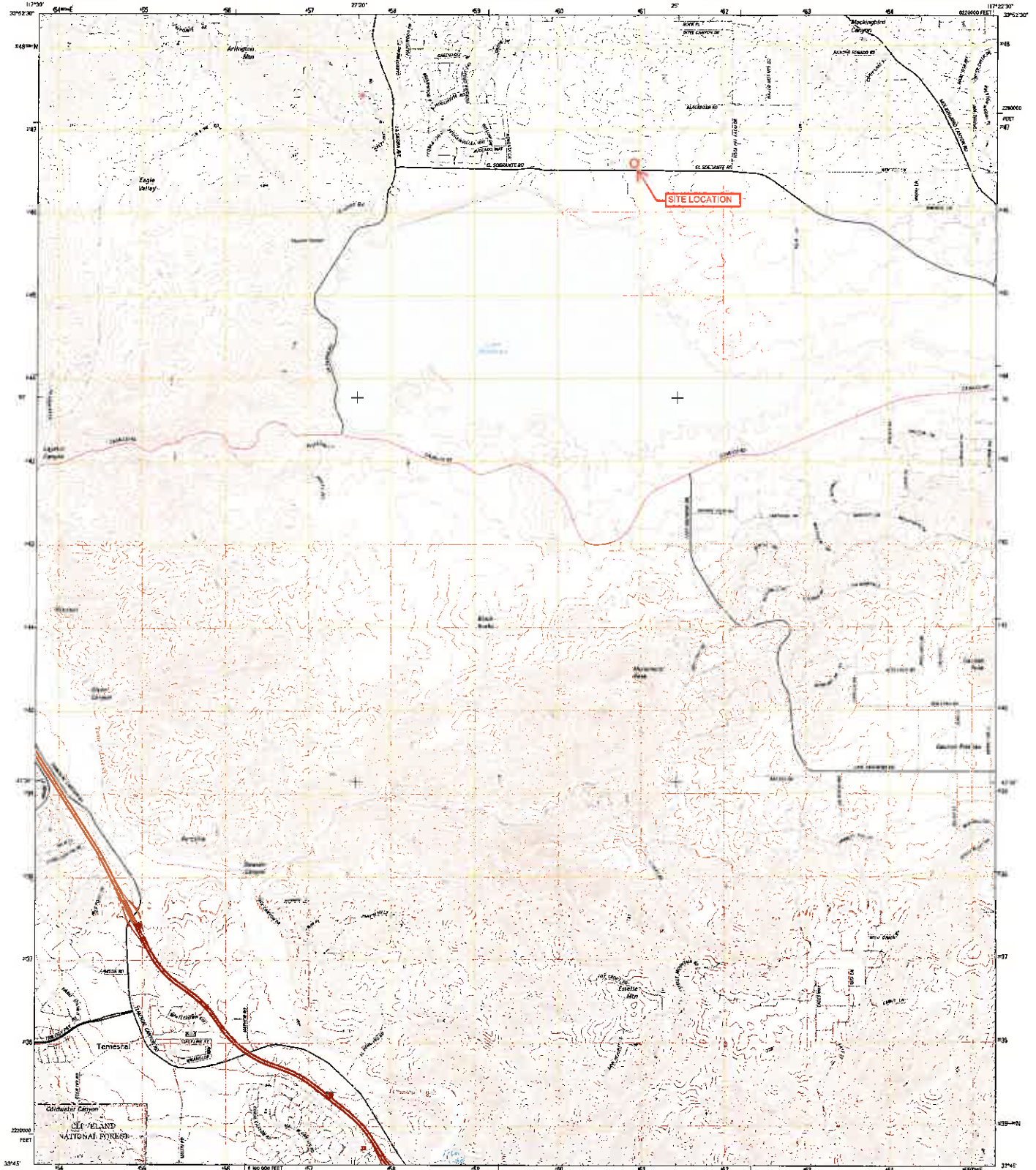
Scale: 1:18000

**verizon** wireless

GeoPlan v6.7

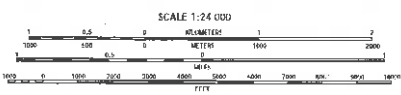
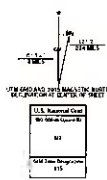
Proprietary and Confidential

Alone



Produced by the United States Geological Survey  
 North American Datum of 1983 (NAD83)  
 World Geodetic System of 1984 (WGS84). Projected as well  
 as UTM (Universal Transverse Mercator) Zone 18N  
 83 M. Total Error: Maximum Geopositional Error of 2.59 (Zone 6)

This map is not a legal document. Errors may be  
 present. The user's responsibility is to verify the accuracy  
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5	6	7	8
9	10	11	12

**ROAD CLASSIFICATION**

Expressway	Local Connector
Secondary Hwy	Local Road
Primary Road	US Road
15 Primary Road	15 Primary Road
	15 High Clearance Road

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**LAKE MATHEWS, CA**  
 2015

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42855  
**Project Case Type (s) and Number(s):** PP25878  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler  
**Telephone Number:** (951) 955-6060  
**Applicant's Name:** Verizon Wireless, Courtney Standridge  
**Applicant's Address:** 5015 Shoreham Pl. Suite 150, San Diego, CA 92122

### I. PROJECT INFORMATION

#### Project Description:

Verizon Wireless proposes to permit a disguised wireless communication facility as a palm tree that will include twelve (12) panel antennas, twelve (12) RRU's, two (2) RAYCAP boxes, six (6) TMA's, and one (1) parabolic antenna mounted on a 60-foot-tall monopole with two (2) equipment cabinets, one (1) GPS antenna and one (1) standby generator within an enclosed 418 square-foot lease area.

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

**B. Total Project Area:** 418 square-foot lease area within a 9.55-acre parcel.

**C. Assessor's Parcel No(s):** 270-160-027

#### Street References:

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 3 South Range 5 West Section 32

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located within a parcel that contains a single-family home with light agricultural uses. Topography of the site is generally flat with an elevation range from 1,356-1,432 above mean sea levels (amsl). The site is surrounded by scattered single-family development, light agricultural uses, vacant land and Lake Mathews located approximately a half mile from the project site.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The proposed Project is compatible with the Rural Community: Low Density Residential (RC: LDR) land use designation and other applicable land use policies within the General Plan. The proposed project would be compatible with existing single-family residences in the vicinity because the project has been disguised as a palm tree and is located approximately 174 feet from the nearest residence. Additionally, the proposed project is similar to existing unmanned wireless telecommunication facilities found in residential areas throughout Riverside County, which provide essential wireless telecommunication service to residents.



2. **Circulation:** The proposed Project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, the proposed Project an unmanned wireless communication facility that requires occasional maintenance personnel to access the site. 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 a fault zone, flood zone, dam inundation zone, and liquefaction or subsidence potential areas. The Project site is located in a moderate fire area. Sufficient provisions of emergency response services and safety measures are included to the Project through the Project design and payment of development impact fees. The proposed Project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have 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:** The proposed project consists of an unmanned wireless communication facility. The project meets all applicable Healthy Community policies.

**B. General Plan Area Plan(s):** Lake Mathews/Woodcrest

**C. Foundation Component(s):** Rural Community

**D. Land Use Designation(s):** Low Density Residential

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** El Sobrante

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** El Sobrante

2. **Foundation Component(s):** Rural Community, Open Space and Rural

3. **Land Use Designation(s):** Low Density Residential, Rural Residential and Conservation Habitat.

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** El Sobrante

**H. Adopted Specific Plan Information**

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Light Agriculture, 10-acre minimum (A-1-10)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Light Agriculture, 10-acre minimum (A-1-10) to the north, south, east and west.

**III. 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 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               |   |

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

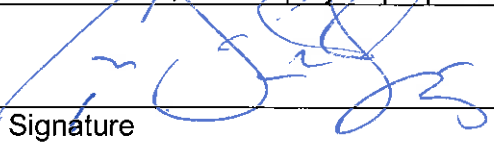
<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects 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

August 31, 2016

Date

Tim Wheeler

Printed Name

For Steven Weiss, AICP, Director

## V. 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Lake Mathews/Woodcrest Area Plan "Scenic Highways" Figure 9

### Findings of Fact:

a) The proposed project site is located on El Sobrante Road. According to Lake Mathews/Woodcrest Area Plan "Scenic Highways" Figure 9, El Sobrante Road is designated as a County Eligible Scenic Highway. As proposed the facility will be located within the interior of the property approximately 232 feet from the centerline of El Sobrante Road and will be disguised as a palm tree. With the surrounding vegetation, distance from the road and blending in with the surrounding environment less than significant impacts will occur.

b) The Project proposes a 418-square-foot lease area within a 9.55-acre parcel. Under current conditions, the Project site is relatively flat and contains a single-family home and light agricultural uses. There are no natural open spaces on the Project site. Accordingly, the Project site would not disturb any scenic resources.

With respect to the visual character of the surrounding area, the proposed wireless telecommunication tower would be disguised as a mono-palm tower to blend in with surrounding landscape on the on the Project site. Accordingly, the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

---

**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) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. According to the Lake Mathews/Woodcrest Area Plan, Figure 6, "Mt. Palomar Nighttime Policy Area", the project site is not within the policy area and is not subjected to the lighting requirements as stated in Ordinance 655. In addition, the project includes no permanent artificial lighting. Therefore, there would be no impact in regards to this issue area.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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**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?

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**Source:** On-site Inspection, Project Application Description

**Findings of Fact:**

a-b) The proposed wireless communications facility may provide a service light to be used at the time of servicing the facility. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels. There is no light source shown on the plans submitted, but lighting within the equipment cabinet itself. The project will have less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project				
<b>4. Agriculture</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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, and Project Application Materials.

Findings of Fact:

a) According to "Map My County," the project site is designated as "Statewide Importance" and within the El Sobrante Agricultural Preserve. Areas surrounding the Project site are designated as "Other Lands," "Farmland of Local Importance," and "Statewide Importance." The proposed project is for the placement of a disguised wireless communication facility (a communication utility as described by Ord. 509 Section A3) would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur.

b) According to "Map My County," the project site is located within the El Sobrante Agricultural Preserve under a Williamson Act Contract. However, the proposed project is for the placement of a disguised wireless communication facility as a palm tree (a communication utility as described by Ord. 509 Section A3) would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur. Currently the existing use on the subject parcel is a tree farm (Dos Pinos Nursery) consisting of palm trees.

c) The Project site and the surrounding area is zoned Light Agricultural, 10-Acre minimum (A-1-10). However, the proposed Project will only disturb a 418-square-foot lease area of a parcel which already contains accessory structures and light agricultural uses for a nursery. As per Ordinance 509 a communication utility is determined to be agricultural and compatible uses within an agricultural preserve. Therefore, there would be a less than significant impact.

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. Therefore, there would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**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))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

**Source:** Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

**Findings of Fact:**

**Findings of Fact:**

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production, and there is no such land on site. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. The air quality levels projected in the AQMP are based on several assumptions. For example, it is assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by the local jurisdictions. The AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Because the proposed Project is simply an unmanned wireless telecommunication facility, there would not exceed projected growth scenarios, which would impact the air quality. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

b-c) The proposed Project would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the AQMP.

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

Due to the limited scope of the proposed Project it is not expected to exceed any established maximum daily thresholds during the construction phase nor the operational phase. Therefore, there would be a less than significant impact.

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors would be the residents located to the east, west and south of the subject site.

While the proposed Project would be located within one mile of sensitive receptors, any impacts would be less than significant based on the analysis above and due to the limited scale of the proposed Project.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site are comprised of residential, light agricultural uses and Conservation Habitat Open Space areas. Accordingly, no impact would occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Wildlife or U. S. Wildlife Service?				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). As presently existing the Project site is developed with a single-family residence, accessory buildings and active light agricultural uses. The proposal will disturb approximately a 418-square-foot lease area. To ensure consistency with the WRCMSHCP conditions of approval have been applied requiring the applicant to have the County Biologist verifies impact limits once the area is staked. The project site also contains suitable habitat for migratory birds. Migratory birds are protected by the Migratory Bird Treaty Act which requires that no ground disturbance occurs during the nesting period from August 1<sup>st</sup> – September 15<sup>th</sup>. If ground disturbance must occur or occurs within 500 feet during that period a pre-construction nesting bird survey shall be conducted. With these conditions of approval impacts associated with this issue area will be considered less than significant. (COA 60 EPD. 1 and 2)

b-c) The proposal will disturb approximately a 418-square-foot lease area for the construction of the tower and associated equipment. Based on previous surface disturbance resulting from movement of vehicles, trucks and equipment associated with light agricultural uses the site is not anticipated to have habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The project will have a less than significant impact.

d) The project will not interfere with the movement of any native resident or migratory fish or wildlife species or with native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites because none are located on the project site or in the vicinity. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.

g) The proposed project is located on an already developed site and will only be disturbing a 418-square-foot lease area for the installation of the telecommunication facility. The project site will not be subject to ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur regarding this issue area.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:**

a-b) The project will not impact historical resources, because prior agricultural grading of the project site has eliminated any potential for impacts to historical resources. Moreover, the site consists of agricultural buildings for the existing palm tree farm (nursery) on site and does not support historical resources of any kind. Therefore, no impact will occur in regards to historical resources on the project site.

**Mitigation:** No mitigation is required.

**Monitoring:** No mitigation is 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 type="checkbox"/>	<input checked="" 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"/>
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Resources Code 21074?

Source: Project Application Materials

Findings of Fact:

a-b) Based on an analysis of Riverside County archaeology resource files, archaeological records, maps, and aerial photographs by Riverside County staff, the project will not impact archaeological resources, because prior agricultural grading of the project site has eliminated any potential of surficial archaeological resources. Because the area is sensitive for cultural resources, an archaeological monitor will be required to be present during ground disturbing activities in order to identify any previously unidentified cultural resources. Therefore impacts in this regard are considered less than significant.

c) Based on an analysis of records, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is not used for any religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. No impacts will occur.

e) On February 23, 2016 notifications about this project were sent to four Native American groups who had requested to be noticed pursuant to AB 52. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Requests for consultation were received from Pechanga. The Pechanga Band of Luiseño Indians, using their tribal expertise has provided tribal cultural information that the project may fall within a Traditional Cultural Landscape. Also, based on their tribal cultural values and information provided, Pechanga believes this landscape to be a Tribal Cultural Resource. Tribal Cultural Resources are not limited to only physical resources, but also include resources of an intangible nature, such as a landscape. While the project's impacts will occur within a potential Traditional Cultural Landscape, the impacts, with mitigation, will not cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code 21074.

Mitigation:

**MM 1**

Prior to the issuance of a grading permit, the Project Applicant shall retain a Riverside County qualified professional archaeologist to oversee monitoring of all ground-disturbing activities in an effort to identify any previously unidentified archaeological resources. The Project archaeologist or monitor working directly under the Project Archaeologist will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps, in consultation with the Tribal Monitor. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation which will be detailed in a Cultural

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Resources Monitoring Plan (CRMP) to be completed by the archaeologist, and approved by the County and the Tribe, prior to the start of grading. The CRMP will document the proposed methodology for unanticipated finds, the state law process should human remains be identified, the grading activity observation process, the mitigation measures and conditions of approval for the Project, as well as the customs and traditions of the Tribe.

**MM 2**

At least 30 days prior to the issuance of a grading permit, the Project Applicant shall contact the Tribe to notify the Tribe of their intent to pull permits for the proposed grading and excavation, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources including the project's approved mitigation measures and conditions of approval; the designation, responsibilities, and participation of professional Tribal Monitor during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitor, including overtime and weekend rates, in addition to mileage reimbursement; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The Tribal Monitor, in consultation with the Project archaeologist will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps. Such evaluation shall include culturally appropriate temporary and permanent treatment pursuant to the Agreement which may include avoidance of cultural resources, in-place preservation and/or re-burial on the Project property in an area that will not be subject to future disturbances for preservation in perpetuity. The reburial of any cultural resources shall occur at a location to be determined between the landowner and the Tribe, the details of which will be addressed in the Agreement.

**MM 3**

Prior to ground disturbance, the Project archaeologist or an archaeologist working under the direction of the qualified archaeologist, along with a representative designated by the Tribe shall attend the pre-grading meeting with the construction manager and any contractors and will conduct a Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Tribe shall make themselves available to provide the training on an as-needed basis.

**MM 4**

A final archaeological report shall be prepared by the Project archaeologist and submitted to the County Archaeologist prior to grading final. The report shall follow County of Riverside requirements and shall include at a minimum: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any resources recovered; updated DPR forms for all sites affected by the development; final disposition of the resources including GPS data; artifact catalog and any additional recommendations. A final copy

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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shall be submitted to the County, Project Applicant, the Eastern Information Center (EIC) and the Tribe.

**MM 6** All cultural materials that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains will be curated according to the CRMP. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible

Mitigation: Less than significant with mitigation incorporated.

Monitoring: Archaeological and Tribal Monitoring will be 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"

Findings of Fact:

a) According to "Map My County," the project site has been mapped as having a low potential for paleontological resources. Additionally, the proposed Project will be located on a site which is already disturbed. The proposed Project would have a less than significant impact due to the existing conditions on the Project site. Nonetheless, the Project has been conditioned to mitigate any impact in the event fossil remains are encountered during site development. This is a standard condition and not considered mitigation for CEQA purposes. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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?

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-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur. There would be a less than significant impact.

Additionally, through mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions. Thus, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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" and GIS Database.

Findings of Fact:

a) Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to Riverside County GIS Database and County General Plan Figure S-3 "Generalized Liquefaction: the project site has no potential for liquefaction. No impact in regards to liquefaction would occur due to project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zone," and Figure S-4 "Earthquake-Induced Slope Instability Map", and GIS Database.

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 "Map My County," the Project site is not located in a fault zone or near an identified fault-line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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:** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

**Findings of Fact:**

a) Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Furthermore, and as shown on County of Riverside General Plan, Lake Mathews/Woodcrest Area Plan Figure 14, *Slope Instability*, the Project site is not located in an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and rockfalls. Accordingly, the proposed Project would not 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. Thus, impacts are less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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:** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

**Findings of Fact:**

a) The effects of a real subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is mapped as not being susceptible to subsidence. No impacts would occur due to project implementation or minor construction.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed project site is located approximately 0.7 miles from Lake Mathews. As existing the site is currently developed with a single-family residence, accessory structures and light agricultural uses. Given that the project is for an unmanned telecommunication facility impacts in regards to this issue area would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-b) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require limited grading of the site to accommodate the proposed development. Due to the limited scale of the proposed Project, the site's existing topographic conditions would be maintained. Therefore, impacts would be less than significant.

c) The proposed Project is located within a parcel with an existing single-family home and light agricultural uses. Because no subsurface sewage disposal system exists in the immediate vicinity of the proposed lease area, the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

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

Monitoring: No monitoring is 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: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection and GIS Database

Findings of Fact:

a) Construction activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited scale potential impacts resulting from erosion are expected to be less than significant.

b) According to the General Plan, testing for expansive soil and mitigation are required by current grading and building codes. Compliance with the CBC requirements pertaining to any development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<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: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, GIS Database.

Findings of Fact:

a) The proposed Project is located on disturbed land. Due to existing conditions and the limited scale of the proposed Project, any potential impact related to erosion is expected to be less than significant. The blue-line stream located at the rear of the property is approximately 870 feet away from the project site on the parcel. Therefore, the proposed Project would not result in a change deposition, siltation, or erosion that may modify the channel of the stream. Additionally, there would be no impact to rivers or lakes.

b) Due to the limited scope of the proposed Project and the flat topography, an increase in water erosion either on site or off-site is not expected. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County General Plan, 2013, Figure S-8). Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind would be highest during periods of high wind speeds. However, due to the limited scope of the proposed project, any impact would be less than significant during construction. Following construction, wind erosion would be minimal to non-existent, as the entire lease area would be covered with concrete. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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: Riverside County Draft Climate Action Plan, February 2015 and Project Application Materials.

Findings of Fact:

a) The Project proposes the installation of an unmanned wireless telecommunication facility disguised as a 60-foot-tall mono-palm within an approximately 418-square-foot lease area. The installation of the mono-palm will involve 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. Therefore, there would be a less than significant impact.

b) The Riverside County's Draft Climate Action Plan has a project threshold of less than 3,000 MTCO<sub>2e</sub> of GHGs per year. The proposed project is not considered a substantial GHG emitter, and no mitigation or additional analysis will be required.. Therefore, 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 is required.

Monitoring: No monitoring is 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?

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?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
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) Construction equipment would likely be fueled and maintained by petroleum based substances such as diesel fuel, gasoline, oil and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the proposed Project than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to, requirements imposed by the Environmental Protection Agency (EPA) and the California Department of Toxic Substances Control (DTSC). Because compliance with these regulatory requirements by construction contractors is mandatory, impacts due to hazardous materials used, transported, and/or stored during construction would be less than significant. Additionally, because the project is simply an unmanned wireless telecommunication facility, there would be no need for routine transport, use or disposal of hazardous materials. The main function of the telecommunication facility would be to provide wireless services for Verizon and would only require routine maintenance. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. There would be no impact.

c-d) The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Construction of the proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan because of the project's limited scope. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. There would be no impact.

e) The site 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, its development would not create a significant hazard to the public or the environment. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-c) The nearest municipal airport to the Project site is Riverside Municipal Airport, which is located approximately 11.2 miles north of the Project site. However, the Project site is not within the boundaries of the Riverside Airport Land Use Compatibility Plan. Therefore, there would be no impact to an Airport Master Plan, there would be no need for review by the Airport Land Use Commission, and there would be no safety hazard for people residing or working in the project area. There would be no impact.

d) The nearest private airstrip to the Project site is Lake Mathews Airport Strip, which is located approximately 0.4 miles south of the project site. However, due to strip access and take off from the west or east and the project site being 2,090 feet to the north and not in the pathway of planes that would use said private strip, there would not be a safety hazard for people residing or working in the project area. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to County of Riverside General Plan, Lake Mathews/Woodcrest Area Plan, Figure 11, *Southwest Area Plan Wildfire Susceptibility*, the Project site is located within a very high/high moderate wildfire zone. However, with County Fire Department's condition of approvals as they pertain to accessibility to the site, location of fire extinguishers and placards and location of yard hydrant less than significant impacts would occur due to project implementation. (COA 10. FIRE 1 and 2)

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Due to the limited scope of the proposed Project, there will not be a substantial alteration to 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. The blue-line stream on the subject property is approximately 870 feet from the project site and the pad created for said site will be incorporated into the existing drainage of the parcel. Therefore, the impact is considered to be less than significant.

b) Due to the character and limited scope of the proposed Project, it is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements. The blue-line stream on the subject property is approximately 870 feet away from the project site. Therefore, there would be a less than significant impact.

c) The proposed Project is simply an unmanned wireless telecommunication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference 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, the impact is considered less than significant.

d) Due to the limited 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-f) The project site is not located in a 100-year flood zone and does not include the construction of housing. Due to the character and limited scope of the proposed Project, it is unlikely that flood flows would be impeded or redirected. Therefore, there would be a less than significant impact.

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) due to the minor disturbance of the 418 sq. ft. lease area of the project site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) Due to the limited scope of the proposed Project there would not be a substantial alteration to 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. The pad site/lease area for the project is 418 sq. ft. and approximately 870 feet away from the blue0line stream at the rear of the parcel. Therefore, the Project will have less than significant impact.

b) Due to the limited scope of the proposed Project, there would not be 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) As indicated in the Riverside County General Plan Lake Mathews/Woodcrest Area Plan Figure 10, *Flood Hazards*, the Project site is located near a dam inundation zone or flood prone area. However, due to the limited scope of the proposed Project, the telecommunication facility would not result in a negative impact. Therefore, there would be a less than significant impact.

d) Due to the limited scope of the proposed Project and existing development on 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 is required.

Monitoring: No monitoring is required.

<b>LAND USE/PLANNING</b> Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Land Use</b>				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

a) Under existing conditions, the Project site contains a nursery and light agricultural uses. With implementation of the proposed Project, only the 418-square-foot proposed lease area would be disturbed. According to the General Plan, the proposed wireless telecommunication facility would be in compliance with the current land use designation of Rural Community: Very Low Density Residential (RC: LDR). The proposed project would be compatible with the existing nursery on site consisting of palm trees and other agricultural uses in the vicinity because the project has been disguised as a palm tree, will be further concealed by the distance from the public-rights-of way, existing landscaping and is located approximately 173 feet from the nearest residence. Additionally, the proposed project is similar to existing unmanned wireless telecommunication facilities found in residential areas throughout Riverside County, which provide wireless telecommunication service to residents. Although the proposed Project will not result in a substantial alteration of the present or planned land use of the area, all potential environmental impacts associated with the Project are evaluated throughout this environmental assessment. Therefore, there would be a less than significant impact.

b) The proposed Project site is located within the City of Riverside’s sphere of influence. We received a letter from the City of Riverside asking that the project be consistent with the guidelines from the City’s Planning Division. We have complied with their suggested guidelines regarding landscaping, masonry wall, and setbacks. With the existing palm tree farm as landscaping; setting the project site approximately 200 feet away from the road; and requiring the installation of a 6 foot high decorative block wall; we have satisfied the requested guidelines from the City of Riverside Planning Division. Therefore, the proposed Project would not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries and would have a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

28. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Under existing conditions, the Project site is zoned as “Light Agriculture, 10-Acre minimum” (A-1-10), and the proposed use is permissible with a plot plan, which is being applied for as part of the project entitlements. Accordingly, the proposed Project will be designed to be consistent with the site’s zoning. Therefore, impacts would be less than significant and no mitigation is required.

b) The Project site is surrounded by properties with a zoning classification of Light Agriculture, 10-Acre minimum (A-1-10) to the north, south, east and west. The Project proposes a wireless telecommunication facility, which would be fully compatible with the zoning designations in the vicinity of the Project site. Therefore, the proposed Project would be consistent with existing surrounding zoning, and impacts would be less than significant requiring no mitigation.

c) Surrounding land uses include scattered single-family homes, agriculture, and vacant land. The wireless telecommunication facility would be fully compatible with the existing uses in the vicinity of the Project site because the proposed project is disguised as a palm tree to minimize visual impacts and an approximately 173-foot setback from the nearest habitable dwelling is provided. Accordingly, the Project would be fully compatible with, or otherwise would not conflict with the site’s existing surrounding land uses.

The County of Riverside General Plan identifies future planned land uses within the project vicinity. Riverside County General Plan land uses include: Rural Community: Very Low Density Residential (RC: VLDR) (1-Acre minimum) to the east, Rural Community: Low Density Residential (RC:LDR) (½ Acre minimum) to the north and west and Rural: Rural Residential (R:RR) to the south. These land uses are reflective of the existing land uses that surround the Project site. As noted in the analysis presented above, the Project would be compatible with, or otherwise would not conflict with, these existing or planned land uses. Thus, the Project would not conflict with any proposed land uses in the surrounding area. There would be no impact.

d) The Project site is designated by the Riverside County General Plan for Rural Community: Low Density Residential (RC: LDR). The proposed wireless telecommunication facility would be fully compatible with the property’s General Plan land use designation. The proposed project would be compatible with existing land use designation because the project has been disguised as a palm tree, will be further concealed by existing landscaping, and is located approximately 173 feet from the nearest residence. Additionally, the proposed project is similar to existing unmanned wireless telecommunication facilities found in residential areas throughout Riverside County, which provide wireless telecommunication service to residents. As considered by Ordinance 509 regarding agricultural preserves, for which this is in, and being an existing agricultural project of a palm tree farm/nursery on site...this project is compatible with the General Plan is regards to limited agricultural uses. There would be no impact.

e) There are residential communities in the vicinity of the Project site. However, there are no components of the proposed Project that would obstruct access to the communities. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community a no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MINERAL RESOURCES** Would the project

**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 State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General Plan Figure OS-5, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas where there is not enough information available to determine the presence or absence of mineral deposits. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not 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, nor would the Project 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. Thus, no impact would occur.

c-d) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, no impact would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**NOISE** Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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

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-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The nearest municipal airport to the Project site is Riverside Municipal Airport, which is located approximately 11.2 miles to the north of the Project site. However, the Project site is not located within the boundaries of the Airport Land Use Compatibility Plan. Therefore, the proposed Project would not expose people residing or working in the project area to excessive noise levels. There would be no impact.

b) The nearest private airstrip to the Project site is Lake Mathews Airport, which is located approximately 0.4 miles south of the Project site. However, given that the project site is already developed with nursery and other accessory structures and the proposed project is for a disguised wireless telecommunication facility, the project would not expose people working in the area to excessive noise levels. No impact would occur in regards to this issue area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: a) The Project site is not located adjacent to a railroad and is comprised of unmanned wireless telecommunication facility, there would be no impact.

Mitigation: No mitigation is required.

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

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: a) The nearest highway is California State Route 91 which is located approximately 4 miles to the northwest of the Project site. However, the proposed Project is simply a wireless telecommunication facility, which would not be affected by highway noise or pose an impact to State Route 91. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified that would expose the Project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials. Verizon Wireless Telecommunications Facility – “Robusta” Noise Impact Analysis, June 30, 2016 and Ordinance 348 Section XIXg Wireless Communication Facilities.

Findings of Fact:

Ordinance 348 Section XIXg states that noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45db inside the nearest dwelling and 60 db at the property line. The findings in the Noise Impact Analysis prepared by the applicant stated that noise level when only the electronics equipment is in operation would be below 45dBA, however when the generator is in operation, due to an emergency, the decibels would increase to 58.6 dBA. Given that the facility is located approximately 173 feet from the nearest habitable structure and the noise study was conducted outside

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance. Additionally, the ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network and the nursery during the daytime hours. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant.

b) The Project’s only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the wireless telecommunication facility would not result in the generation of any significant temporary or periodic noise increases. The occasional facility maintenance or emergency generator use would not result in a significant noise increase.

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. Therefore, the project will have a less than significant impact.

c-d) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities would be localized and intermittent. Construction activities that are expected to occur within the Project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response due to the limited scope of the project and because the proposed project will be located more than 173 feet from the nearest residence. Therefore, project construction vibration-related impacts would be less than significant.

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 is required.

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

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a & c) Under existing conditions, there is a single-family home on-site. However, the proposed 418-square-foot lease area would not disturb or displace the existing home or any other housing. Therefore, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project simply proposes an unmanned wireless telecommunication and would not result in an affordable housing demand. Therefore, there would be no impact.

d) According to Riverside County's "Map My County," the Project site is not located within or adjacent to any County Redevelopment Project Area. Therefore, there would be no impact.

e) The Project simply proposes an unmanned wireless telecommunication facility. Implementation of the proposed Project would not result in the construction of housing or in a population increase. Accordingly, there would be no impact.

f) The proposed Project would develop the site with an unmanned wireless telecommunication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there would be no impact.

Mitigation: No mitigation is required.



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

**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 Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is Station 4, located 3.3 miles southeast off of El Sobrante Rd. Any potential significant effects will be minimized by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Therefore, there will be 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. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Riverside Unified School District. The proposed project is simply a disguised wireless communication facility and will not physically alter existing facilities or result in the construction of new or physically altered facilities. Therefore, there will be a less than significant 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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**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 is simply a disguised wireless communication facility and will not create an incremental demand for library services. The proposed project will not require the provision of new or altered government facilities at this time. Therefore, there will be 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 proposed project is simply a disguised wireless communication facility and will not cause an impact on health services. Additionally, the proposed project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Therefore, there will be a less than significant 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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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The Project simply proposes a disguised wireless communication facility and does not involve the construction or expansion of recreational facilities. Therefore, there would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The Project proposes a disguised wireless communication facility on an approximately 418 square-foot lease area within parcel designated for Light Agricultural uses. As the Project is simply a wireless telecommunication facility, there would not be an increased use of the existing park due to implementation of the proposed Project. Therefore, there would be no impact.

c) According to "Map My County," the Project site is not located within any County Service Area (CSA). Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**42. Recreational Trails**

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The proposed project is a disguised wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the proposed project. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>incompatible uses (e.g. farm equipment)?</u>				
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-b) The proposed Project is simply an unmanned wireless telecommunication facility. Any traffic resulting from the proposed Project would be due to occasional maintenance, which would involve one vehicle at a time and minimal equipment. Therefore, there would be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there would be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Any impact would be less than significant.

c-d) The proposed Project is simply an unmanned wireless telecommunication facility and does not propose and design issues that would cause a change in air traffic patterns or alter waterborne, rail, or air traffic. There would be no impact.

e-f) The proposed Project is simply an unmanned wireless telecommunication facility and does not propose any change in street design. Therefore, there would be no impact.

g) The proposed Project may cause a minimal effect upon circulation during the Project's construction. However, there would be a less than significant impact due to the small scale of the proposed Project.

h) The proposed Project is simply an unmanned wireless telecommunication facility on an approximately 418-square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there would be no impact.

i) The proposed Project is simply an unmanned wireless telecommunication facility. Therefore, the proposed Project 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. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a)The proposed Project is simply an unmanned wireless telecommunication facility and does not create a need for- or impact a bike trail in the vicinity of the project. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

<b>45. Water</b>				
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"/>
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"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility that requires no water during operation. Existing on site is a nursery with a tree farm of palm trees and other plants or trees. No additional landscaping is required due to the existing nursery on site and the location of the wireless facility is concealed by those said palm trees of the tree farm. Therefore, the proposed Project would not require or result in the construction of new water treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>46. Sewer</b>				
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"/>
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	<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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commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility and would not require any connection to sewer lines. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

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)?

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

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility and would not require solid waste services. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

b) Natural gas?

c) Communications systems?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

Findings of Fact:

a & c) Implementation of the proposed Project would require the construction of electrical and communication facilities. Electrical service would be provided by Southern California Edison and communication systems would be provided by Verizon. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment. Therefore, there would be a less than significant impact.

b & d-g) The Project does not propose any construction of natural gas systems, street lighting, storm water drainage, public facilities, or other governmental services. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

#### 49. Energy Conservation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project implementation materials.

Findings of Fact:

a) The proposed Project is an unmanned wireless telecommunication facility. This use would increase consumption of energy for operation of facility equipment.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Implementation of the proposed Project is not expected to result in conflict with applicable energy conservation plans, and impacts would be less than significant.

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

Monitoring: No monitoring is 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. Impacts would be less than significant.

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)?

Source: Staff review, Project Application Materials

Findings of Fact:

As disclosed throughout this environmental assessment, implementation of the proposed project would not result in potentially significant effects or cumulative effects. It is not expected that additional projects of a similar character would be implemented in the vicinity of the project site due to a sufficient service radius expected to result from the subject unmanned wireless telecommunication facility. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this IS/MND. Therefore less than significant impacts would occur in regards to this issue area.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, project application

Findings of Fact:

The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur

**VI. 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: N/A

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

**VII. 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. 4 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for Verizon Wireless proposes a disguised wireless telecommunication facility comprised of the following: a 60-foot-high monopole disguised as a palm tree, twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, six (6) Tower Mounted Amplifiers, and one (1) parabolic antenna. Included within the 418-square-foot lease area is two (2) equipment cabinets, one (1) Global Positioning Satellite antenna and one (1) standby generator with fuel tank all enclosed by 6-foot-high decorative block wall.

10. EVERY. 5 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,

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10. GENERAL CONDITIONS

10. EVERY. 5 USE - HOLD HARMLESS (cont.) RECOMMND

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. 6 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25878 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25878, Exhibit A, dated October 24, 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 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

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10. GENERAL CONDITIONS

10.BS GRADE. 5

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO WASTEWATER PLUMBING

RECOMMND

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

10.E HEALTH. 2 USE - EMERGENCY GENERATOR

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - EMERGENCY GENERATOR (cont.) RECOMMND  
any exemptions can be granted.

10.E HEALTH. 3 USE - NOISE STUDY RECOMMND  
Noise Consultant: Helix Environmental Planning  
7578 El Cajon Blvd  
La Mesa, CA 91942

Noise Study: "Verizon Wireless Telecommunication Facility -  
"Robusta," Noise Impact Analysis," June 30, 2016.

Based on the County of Riverside, Industrial Hygiene  
Program's review of the aforementioned Noise Study,  
PP25878 shall comply with the recommendations set forth  
under the Industrial Hygiene Program's response letter  
dated July 5, 2016 c/o Steve Uhlman.

For further information, please contact the Industrial  
Hygiene Program at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1 USE - #25-GATE ENTRANCES RECOMMND  
Any gate providing access from a road to a driveway shall  
be located at least 35 feet from the roadway and shall  
open to allow a vehicle to stop without obstructing  
traffic on the road. Where a one-way road with a single  
traffic lane provides access to a gate entrance, a 38 foot  
turning radius shall be used.

10.FIRE. 2 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.)

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10. GENERAL CONDITIONS

10.FIRE. 2 USE - FIRE CONDITIONS (cont.)

RECOMMND

2.Knox Rapid Entry 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 12" in height. All addressing must be legible, of a contrasting color with the background and adequately illuminated to be visible from the street at all hours. All lettering shall be to Architectural Standards.

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT

RECOMMND

Plot Plan (PP) 25878 is a proposal to construct an unmanned wireless telecommunication facility in the Lake Mathews area. The site is located on the north side El Sorbrante Road approximately 5,000 feet east of McAllister Street.

The lease area site is on the side of a ridge-line and receives little runoff from the east. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

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

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

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 monopalm/antenna array 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.



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10. GENERAL CONDITIONS

10.PLANNING. 7 USE - FUTURE INTERFERENCE

RECOMMND

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

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

RECOMMND

The balance of the subject property, APN 270-160-027 (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 shelter color shall be light tan or natural earthtones, which will blend with the surrounding setting.

For monopoles, 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

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - BUSINESS LICENSING (cont.) RECOMMND

business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

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

The proposed monopalms shall be kept in good repair. The fronds as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing or 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. 19 USE - LOE PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - LOE PALEO (cont.)

RECOMMND

activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - LOE PALEO (cont.) (cont.) RECOMMND

scientific investigators. \* Per 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.

8.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.

10.PLANNING. 20 USE - IF HUMAN REMAINS FOUND RECOMMND

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 21 USE - UNANTICIPATED RESOURCES RECOMMND

UNANTICIPATED RESOURCES:

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

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10. GENERAL CONDITIONS

10.PLANNING. 21

USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

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

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1                      USE - STD INTRO (ORD 461)                      RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                      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. 3                      USE - TS/EXEMPT                      RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4                      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. 5                      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.

10.TRANS. 6                      USE - LC LANDSCAPE SPECIES                      RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making

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10. GENERAL CONDITIONS

10.TRANS. 6 USE - LC LANDSCAPE SPECIES (cont.) RECOMMND

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.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

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](http://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.



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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

- MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

60.EPD. 2

- FIELD VERIFICATION

RECOMMND

TO AVOID MSHCP CONSISTENCY DOCUMENT REQUIREMENT, EPD MUST FIELD VERIFY IMPACT LIMITS ONCE STAKED

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 9.55 (gross) acres in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 4 USE - ARCHAEOLOGICAL MONITOR

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - ARCHAEOLOGICAL MONITOR (cont.) RECOMMND

for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 5 USE - NATIVE MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE - NATIVE MONITOR (cont.)

RECOMMND

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 8 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PHASE IV CULTURAL RPT.

RECOMMND

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PHASE IV CULTURAL RPT. (cont.) RECOMMND

professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO GRADING VERIFICATION RECOMMND

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

EPD DEPARTMENT

80.EPD. 1 PPA - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 PPA - MBTA SURVEY (cont.) RECOMMND

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

80.EPD. 2 PPA - FIELD VERIFICATION RECOMMND

TO AVOID MSHCP CONSISTENCY DOCUMENT REQUIREMENT, EPD MUST FIELD VERIFY IMPACT LIMITS ONCE STAKED

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 10/24/16.

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. 4 USE - PALM FRONDS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - INDEMNIFICATION AGRMT RECOMMND

Prior to issuance of a building permit for this wireless facility, a fully executed Indemnity Agreement is required. Please contact the Planning Department and submit an Indemnification Agreement Form and all required or supporting documentation. A permit cannot be issued until a fully executed Indemnification Agreement has been reviewed and approved by the County Of Riverside.

TRANS DEPARTMENT

80.TRANS. 5 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80.TRANS. 6 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.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources 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



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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) (cont.) RECOMMND

keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

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.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - SKR FEE CONDITION

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. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 9.55 (gross) acres in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 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. 4 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "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. 25878 has

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

been calculated to be 0.12 acres.

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

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

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25878 is calculated to be 0.12 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

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

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

If a co-located facility (addition antennas and/or

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.PLANNING. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall ensure that the palm fronds are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas and painted to match the color of the palm fronds in accordance with the APPROVED EXHIBIT A, dated 10/24/16.

TRANS DEPARTMENT

90.TRANS. 3 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy 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. 824.

90.TRANS. 4 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.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the

10/14/16  
12:21

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 28

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 1

USE - WASTE REPORTING FORM (cont.)

RECOMMND

amount of waste disposed and Construction and Demolition  
(C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE (LDC)**  
**2<sup>nd</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: February 11, 2016

TO

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Dept.  
Riv. Co. Archaeology

Riverside County Information Technology  
Riverside City Sphere of Influence  
1<sup>st</sup> District Supervisor  
1<sup>st</sup> District Commissioner

**PLOT PLAN NO. 25878, AMENDED NO. 1** – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** The Plot Plan proposes to permit the construction of an unmanned wireless telecommunication facility disguised as a palm tree that will include twelve (12) panel antennas, twelve (12) RRUs, two (2) RAYCAP boxes, six (6) TMAs, and one (1) parabolic antenna mounted on a 60 foot tall monopole with two (2) equipment cabinets, one (1) GPS antennas and one (1) standby generator within an enclosed 418 square foot lease area. APN: 270-160-027. **NOTE: The design and location of the proposed wireless facility has changed. Please review and update conditions accordingly.**

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the **Amended** map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This project has been placed on the **Comment portion of the LDC Agenda scheduled on February 25, 2016.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Should you have any questions regarding this item, please do not hesitate to contact Timothy Wheeler, (951) 955-6060, Interim Urban/Regional Planner, or e-mail at [TWheeler@rctlma.org](mailto:TWheeler@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path: Administrative Action:  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 (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: October 21, 2015

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division  
P.D. Geology Section  
P.D. Archaeology Section

1st District Supervisor  
1st District Planning Commissioner  
City of Riverside

**PLOT PLAN NO. 25878** – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** The Plot Plan proposes to permit the construction of an unmanned wireless telecommunication facility disguised as a palm tree that will include 12 panel antennas and 12 RRUs mounted to a 600 foot tall monopole as well as an 184 square foot equipment shelter and one (1) standby generator within an enclosed 900 square foot lease area. APN: 270-160-027

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC comment on November 5, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact Mathew Evans, (951) 955-3025, Project Planner, or e-mail at [MaEvans@rctlma.org](mailto:MaEvans@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path:      Administrative Action:       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.*



Community & Economic Development  
Department  
Planning Division

*City of Arts & Innovation*

November 10, 2015

Mathew Evans, Project Planner  
Riverside County Planning Department  
PO Box 1409  
Riverside, CA 92502-1409

Subject: County Project – Land Development Committee Transmittal (Initial Case Transmittal) for Plot Plan No. 25878 (APN: 270-160-027)

Dear Mr. Evans:

Thank you for the opportunity to review and comment on the above-noted project, a proposed wireless telecommunications facility disguised as a palm tree. This facility includes 12 panel antennas and 12 remote radio units (RRUs) mounted to a 60-foot monopole, as well as a 184 square foot equipment shelter, and one (1) standby generator within an enclosed 900 square foot lease area.

The facility is proposed on an approximate 9.45-acre parcel zoned for Light Agriculture (County Zoning), and is located southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street. Further, the site is located within the City's Sphere of Influence (the potential Lake Hills/Victoria Grove/The Orchards Annexation Area). City staff has reviewed the proposed plans and offers the following comments:

- The City's General Plan 2025 land use designation for this site is Agriculture (A). The City zoning that is consistent with this designation is the Residential Agriculture (RA-5) Zone. Wireless facilities are prohibited in the RA-5 Zone within the City of Riverside, and therefore, would be a prohibited use for this site at such time the area is annexed to the City. It is recommended the proposed structure be placed in alternative location where the City General Plan land use designation and corresponding City zoning would allow for wireless facilities.
- Should the County allow for the proposed facility at this location, City staff requests the facility comply with applicable City development standards of Chapter 19.530 Wireless Telecommunications Facilities of the Riverside Municipal Code (RMC). These standards are available at: <http://www.riversideca.gov/municode/pdf/19/article-7/19-530.pdf>
- The proposed facility is in a high visibility location adjacent to El Sobrante Road, designated as an Arterial Roadway in the Master Plan of Roadways in the Circulation & Community Mobility Element of the City's General Plan 2025. Given the proposed location of the facility, the City Zoning Code Section 19.530.030.B.2 specifies guidelines for camouflaged ground-mounted wireless telecommunications facilities. Consistent with these guidelines, the City Planning Division recommends:

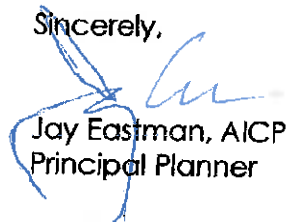
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | [RiversideCA.gov](http://RiversideCA.gov)



- o The addition of landscaping, such as multiple live trees (specimen size) of the same species replicated in the facility design to further blend the proposed wireless telecommunication facility with its surroundings. Landscaping should serve to aid in the screening of wireless telecommunication facilities and related support equipment from the public right-of-way.
- o The proposed elevations show the facility lease area will be enclosed by a six-foot tall concrete masonry (CMU) wall. We recommend that the masonry wall be of decorative block material, consistent with a City provision requiring decorative materials for surrounding walls and enclosures.
- o City of Riverside Zoning Code Section 19.530.030.A.2.b.i requires compliance with the standards (i.e., height, setbacks, etc.) of the zone wherein the facility is located. For the RA-5 Zone (i.e. City zone consistent with the Agriculture General Plan 2025 land use designation) the standards are a maximum height of 35 feet, and a minimum front setback of 40 feet. The proposed height and front setback for the proposed facility does not conform to these standards.
- o City of Riverside Zoning Code Section 19.530.030.A.2.a.ii requires a minimum distance of 75 feet from any residential structure.

We look forward to continue working with you. Please forward any updated documents or design plans, as they pertain to this project, to the City Planning Division for further review. Should you have any questions regarding this letter, please contact Oscar Romero, Planning Technician, at 951-826-5277, or by email at [oromero@riversideca.gov](mailto:oromero@riversideca.gov).

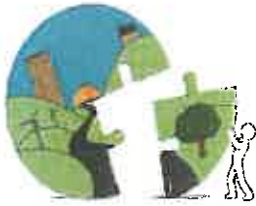
Sincerely,



Jay Eastman, AICP  
Principal Planner

c: Rusty Bailey, Mayor  
Riverside City Council Members  
John A. Russo, City Manager  
Al Zelinka, Assistant City Manager  
Rafael Guzman, Community and Economic Development Director  
Emilio Ramirez, Deputy Community and Economic Development Director  
Ted White, City Planner  
Kris Martinez, Interim Public Works Director  
Girish Balachandran, Public Utilities General Manager  
Kevin Jeffries, Riverside County Supervisor, District 1, 4080 Lemon Street, 5<sup>th</sup> Floor, Riverside CA, 92501  
Steve Weiss, Riverside County TLMA Planning Director, 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, CA 92502  
SAC Wireless Engineering Group, 5865 Avenida Encinas Carlsbad, CA 92008

JE:or



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

February 23, 2016

Rincon Band of Luiseño Indians  
Vincent Whipple  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25878A1)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**PLOT PLAN NO. 25878** – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) –

**REQUEST:** The Plot Plan proposes to permit the construction of an unmanned wireless telecommunication facility disguised as a palm tree that will include 12 panel antennas and 12 RRUs mounted to a 600 foot tall monopole as well an 184 square foot equipment shelter and one (1) standby generator within an enclosed 900 square foot lease area.

**APN:** 270-160-027

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

February 23, 2016

Morongo Cultural Heritage Program  
Attn: Ray Haute  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25878A1)**

Dear Mr. Haute:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**PLOT PLAN NO. 25878** – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) –

**REQUEST:** The Plot Plan proposes to permit the construction of an unmanned wireless telecommunication facility disguised as a palm tree that will include 12 panel antennas and 12 RRUs mounted to a 600 foot tall monopole as well as an 184 square foot equipment shelter and one (1) standby generator within an enclosed 900 square foot lease area.

**APN:** 270-160-027

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
Planning Director

February 23, 2016

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25878A1)**

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**PLOT PLAN NO. 25878** – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) –

**REQUEST:** The Plot Plan proposes to permit the construction of an unmanned wireless telecommunication facility disguised as a palm tree that will include 12 panel antennas and 12 RRUs mounted to a 600 foot tall monopole as well an 184 square foot equipment shelter and one (1) standby generator within an enclosed 900 square foot lease area.

**APN:** 270-160-027

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

February 23, 2016

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25878A1)**

Dear Ms. Hoover:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**PLOT PLAN NO. 25878** – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) –

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**APN:** 270-160-027

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map



# 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: Unmanned Telecommunications Facility

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

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

CASE NUMBER: PP25878                      DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: Dail Richard for Verizon Wireless                      E-Mail: Dail.Richard@sacw.com

Mailing Address: 5865 Avenida Encinas, Suite 142 B  
Street  
Carlsbad, CA 92008  
City                      State                      ZIP

Daytime Phone No: ( 858 ) 200-6541                      Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Engineer/Representative's Name: W-T Engineering (contact: Maricella Rodriguez)                      E-Mail: Dail.Richard@sacw.com

Mailing Address: 8560 S. Eastern Ave  
Street  
Las Vegas, NV 89123  
City                      State                      ZIP

Daytime Phone No: ( 702 ) 998-1000                      Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Property Owner's Name: Javier and Ofelia Reyes                      E-Mail: \_\_\_\_\_

Mailing Address: 5159 E. Crescent Drive  
Street  
Anaheim, CA 92807  
City                      State                      ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_                      Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

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

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

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

**APPLICATION FOR LAND USE PROJECT**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

**Dail Richard (as agent for verizon)**

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.

**Dail Richard (authorized rep)**

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): 270-160-027

Section: 32 Township: 3S Range: 5W

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 0.02 acres (project area), 9.55 acres (total lot)

General location (nearby or cross streets): North of El Sobrante Road, South of Dove Canyon Drive, East of McAllister Street, West of Vista Del Lago Drive

Thomas Brothers map, edition year, page number, and coordinates: PAGE: 745 GRID: B7, PAGE: 745 GRID: C7

Project Description: (describe the proposed project in detail)

Verizon proposes the installation of an unmanned, wireless telecommunications facility, disguised as a 60' Monopalm with (12) panel antennas, (12) RRUs, (2) raycap surge suppressors, (3) GPS antennas, (1) stanby generator, and a California approved prefabricated equipment shelter.

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). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A 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: \_\_\_\_\_

Is water service available at the project site: Yes  No  N/A

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

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

Is sewer service available at the site? Yes  No  n/a

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A



**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards N/A

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
\_\_\_\_\_

What is the anticipated route of travel for transport of the soil material?  
\_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ truck loads.

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

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

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

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

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

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

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

Santa Ana River                       Santa Margarita River                       Whitewater River

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

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

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

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

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

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)  \_\_\_\_\_

Date 8-25-15

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

Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

Yes  No

**APPLICATION FOR LAND USE PROJECT**

---

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.  
Yes  No

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

Owner/Authorized Agent (1)  Date 8-25-15  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 3/18/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25878 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

## PP25878 (2400 feet buffer)



### Selected Parcels

270-160-010	270-070-005	270-080-016	270-160-001	285-030-001	285-030-003	285-030-009	270-160-024	270-160-008	270-160-002
270-160-023	270-160-003	009-300-088	270-070-006	270-070-007	285-030-005	285-030-011	285-030-012	270-160-014	270-160-015
285-030-008	270-160-021	270-160-027	270-080-015	270-080-001	270-080-018	270-140-001	270-150-005	270-160-009	270-070-004
270-080-017	270-160-028	270-070-002	270-160-005	270-160-026	285-030-013	285-030-014	285-030-015	285-040-007	285-050-002
270-140-002	270-140-003	285-030-006	285-030-010	270-160-004	270-160-006	270-160-016	270-160-017	270-160-019	270-150-001
270-160-022	270-160-018	270-160-020	270-160-007	000-203-018					



1,900 950 0 1,900 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.

ASMT: 009300088, APN: 270160007  
EL SOBRANTE MUTUAL WATER CO  
OR CURRENT RESIDENT  
P O BOX 2945  
RIVERSIDE CA 92516

ASMT: 270080017, APN: 270080017  
MILL HILL INC, ETAL  
OR CURRENT RESIDENT  
3994 RAWHIDE RD  
ROCKLIN CA 95677

ASMT: 270070002, APN: 270070002  
DONALD CARDEY, ETAL  
OR CURRENT RESIDENT  
P O BOX 288  
RIVERSIDE CA 92502

ASMT: 270080018, APN: 270080018  
CAROL BARCAL, ETAL  
OR CURRENT RESIDENT  
1301 EAST RD  
LA HABRA HTS CA 90631

ASMT: 270070004, APN: 270070004  
MILL HILL INC, ETAL  
OR CURRENT RESIDENT  
14480 BLACKBURN RD  
RIVERSIDE, CA. 92503

ASMT: 270140001, APN: 270140001  
PAULINE DOAN, ETAL  
OR CURRENT RESIDENT  
14170 EL SOBRANTE RD UNIT A  
RIVERSIDE, CA. 92503

ASMT: 270070006, APN: 270070006  
FORESTAR VICTORIA  
OR CURRENT RESIDENT  
4590 MACARTHUR BL STE 600  
NEWPORT BEACH CA 92660

ASMT: 270150001, APN: 270150001  
S INV CO, ETAL  
OR CURRENT RESIDENT  
1540 HEATHER LN  
RIVERSIDE CA 92504

ASMT: 270070007, APN: 270070007  
FORESTAR VICTORIA  
OR CURRENT RESIDENT  
14170 EL SOBRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 270160001, APN: 270160001  
CF CDG LAKE RANCH VENTURE  
OR CURRENT RESIDENT  
13100 EL SABRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 270080015, APN: 270080015  
JOANNE ELLIOTT  
OR CURRENT RESIDENT  
935 LAURELWOOD ST  
CARLSBAD CA 92009

ASMT: 270160003, APN: 270160003  
DORSEY FAMILY GROVES  
OR CURRENT RESIDENT  
17853 SANTIAGO STE 107289  
VILLA PARK CA 92861

ASMT: 270080016, APN: 270080016  
BOSCH PROP  
OR CURRENT RESIDENT  
7626 E SKYLARK PL  
ORANGE CA 92869

ASMT: 270160005, APN: 270160005  
MICHAEL AMSBRY  
OR CURRENT RESIDENT  
35 N ARROYO PKWY NO 230  
PASADENA CA 91103



ASMT: 270160006, APN: 270160006  
RJ EL SOBRANTE  
OR CURRENT RESIDENT  
P O BOX 9  
SAN JUAN CAPO CA 92693

ASMT: 270160018, APN: 270160018  
WILLIAM CRAMER, ETAL  
OR CURRENT RESIDENT  
13456 EL SOBRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 270160007, APN: 270160007  
WMWD  
OR CURRENT RESIDENT  
P O BOX 5286  
RIVERSIDE CA 92517

ASMT: 270160019, APN: 270160019  
MARGARET FLORES, ETAL  
OR CURRENT RESIDENT  
20335 VIA TARRAGONA  
YORBA LINDA CA 92887

ASMT: 270160008, APN: 270160008  
DMB SAN JUAN INV NORTH  
OR CURRENT RESIDENT  
28811 ORTEGA HIGHWAY  
SAN JUAN CAPO CA 92675

ASMT: 270160021, APN: 270160021  
WILLIAM CRAMER, ETAL  
OR CURRENT RESIDENT  
601 PERALTA HILLS DR  
ANAHEIM CA 92807

ASMT: 270160009, APN: 270160009  
PAULINE DOAN, ETAL  
OR CURRENT RESIDENT  
P O BOX 7398  
RIVERSIDE CA 92513

ASMT: 270160022, APN: 270160022  
WILLIAM CRAMER  
OR CURRENT RESIDENT  
P O BOX 18929  
ANAHEIM CA 92817

ASMT: 270160010, APN: 270160010  
ARLENE HUGHES  
OR CURRENT RESIDENT  
331 BAGNALL AVE  
PLACENTIA CA 92870

ASMT: 270160023, APN: 270160023  
DOR WIL ASSOC  
OR CURRENT RESIDENT  
9622 JAMES CIR  
VILLA PARK CA 92667

ASMT: 270160015, APN: 270160015  
LA COFRADIA, ETAL  
OR CURRENT RESIDENT  
15320 E PLACID DR  
LA MIRADA CA 90638

ASMT: 270160024, APN: 270160024  
CRAMER BROS  
OR CURRENT RESIDENT  
13300 EL SOBRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 270160017, APN: 270160017  
MARGARET FLORES, ETAL  
OR CURRENT RESIDENT  
13560 EL SOBRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 270160026, APN: 270160026  
ALICIA GONZALEZ, ETAL  
OR CURRENT RESIDENT  
13850 EL SOBRANTE RD  
RIVERSIDE, CA. 92503



ASMT: 270160027, APN: 270160027  
OFELIA REYES, ETAL  
OR CURRENT RESIDENT  
5159 E CRESCENT DR  
ANAHEIM CA 92807

ASMT: 285050002, APN: 285050002  
MWD  
OR CURRENT RESIDENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 270160028, APN: 270160028  
LOS DELANTARES  
OR CURRENT RESIDENT  
13710 EL SOBRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 285030005, APN: 285030005  
GONZALEZ REYNOSO RANCH  
OR CURRENT RESIDENT  
13599 EL SOBRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 285030008, APN: 285030008  
H TAKENAGA FARMS  
OR CURRENT RESIDENT  
17241 VISTA DEL LAGO  
RIVERSIDE CA 92503

ASMT: 285030009, APN: 285030009  
CF CDG LAKE RANCH VENTURE  
OR CURRENT RESIDENT  
23 CORPORATE PLZ STE 246  
NEWPORT BEACH CA 92660

ASMT: 285030011, APN: 285030011  
GONZALEZ REYNOSO RANCH  
OR CURRENT RESIDENT  
13509 EL SOBRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 285030012, APN: 285030012  
GONZALEZ REYNOSO RANCH  
OR CURRENT RESIDENT  
P O BOX 1449  
ANAHEIM CA 92815





**Applicant:**

Verizon Wireless  
5865 Avenida Encinas 142B  
Carlsbad, CA 92008

**Non-County:**

**Applicant:**

Verizon Wireless  
5865 Avenida Encinas 142B  
Carlsbad, CA 92008

City of Riverside  
3900 Main St.  
Riverside, CA 92522

**Owner:**

Javier and Ofelia Reyes  
5159 Crescent Dr  
Anaheim, CA 92807

**Owner:**

Javier and Ofelia Reyes  
5159 Crescent Dr  
Anaheim, CA 92807

**Engineer:**

WT Engineering  
8560 Eastern Ave  
Las Vegas, NV 89123

**Engineer:**

WT Engineering  
8560 Eastern Ave  
Las Vegas, NV 89123



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss AICP**  
Planning Director

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, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

PP25878/EA42855

Project Title/Case Numbers

Tim Wheeler

County Contact Person

(951) 955-6060

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Verizon Wireless c/o Courtney Standridge

Project Applicant

5015 Shoreham Pl. Ste. 150, San Diego, CA 92112

Address

13780 El Sobrante Rd. Riverside, CA 92503

Project Location

Verizon Wireless proposes a disguised wireless communication facility comprised of the following: 60 foot high monopole disguised as a palm tree, twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, six (6) Tower Mounted Amplifiers, one (1) parabolic antenna. Included within the 418 square-foot lease area is two (2) equipment cabinets, one (1) Global Positioning Satellite antenna and one (1) standby generator with fuel tank all enclosed by 6 foot high decorative block wall.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 24, 2016, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

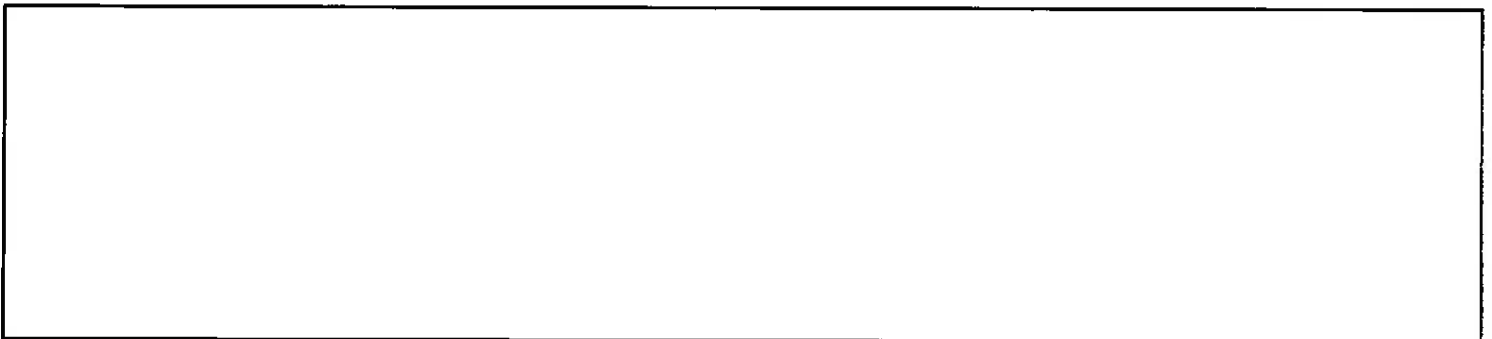
\_\_\_\_\_  
Signature

Project Planner

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP  
Planning Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP25878/EA42855

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: Tim Wheeler Title: Project Planner Date: October 11, 2016

Applicant/Project Sponsor: Verizon Wireless Date Submitted: September 3, 2015

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Tim Wheeler Date: October 24, 2016

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 Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA42855 ZCFG6240

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1600790

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

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

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

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

Received from: REYES JAVIER AND OFELIA \$2,260.00  
paid by: CK 39531  
paid towards: CFG06240 CALIF FISH & GAME - NEG DECL  
EA42855  
at parcel #:  
appl type: CFG1

By \_\_\_\_\_ Jan 25, 2016 16:48  
MGARDNER posting date Jan 25, 2016

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1600789

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: REYES JAVIER AND OFELIA \$ .25  
paid by: CK 39529  
EA42855  
paid towards: CFG06240 CALIF FISH & GAME - NEG DECL  
at parcel:  
appl type: CFG1

By \_\_\_\_\_ Jan 25, 2016 16:48  
MGARDNER posting date Jan 25, 2016


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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$.25

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

Agenda Item No.: **3.1**  
Area Plan: Elsinore  
Zoning District: Lakeland Village  
City of Lake Elsinore  
Project Planner: Brett Dawson  
Directors Hearing: October 24, 2016

PLOT PLAN NO. 25988  
CEQA Exempt per 15303  
Applicant: Esvin Ambrocio  
Engineer/Representative: William Matzuy

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25988 proposes to establish a tire shop within an existing building (AB Auto Repair and Tire Shop) and an auto repair garage and tire replacement shop to conduct general auto repair and tire replacement. The shop consists of a 1,096-square-foot single family residence with a 785-square-foot client waiting area located on a covered patio on the north side of the residence. The automobile repair takes place in the rear of the property, under a 698-square-foot covered work area. There are two enclosed tire storage areas in the rear of the property, 528 and 375 square feet each. There is a 6,168-square-foot car parking area. There is also an existing outdoor 785-square-foot tire storage area, which Plot Plan No. 25988 is being conditioned to require the enclosure of all tire storage. The site is used for a business only, no one lives onsite.

The use is located within the Elsinore Area Plan, within the Lakeland Village Zoning District, southerly of Grand Avenue, east of El Contendo Dr., north of Laguna Avenue, and west of Jamieson Street, more specifically 15353 Grand Avenue, Lake Elsinore.

### BACKGROUND

A notice of violation was issued by Code Compliance on February 17, 2016, as the property is permitted for auto sales, but the business is conducting a tire shop and auto repair service. The property owners since have applied for this Plot Plan to permit the auto repair and tire shop use.

### SUMMARY OF FINDINGS:

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #1):    | Community Development: Commercial Retail (CD:CR)(0.20-0.35 FAR)   |
| 2. Surrounding General Plan Land Use (Ex. #1): | Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) to the east and west, Community Development: Medium Density Residential (CD: MDR), and city of Lake Elsinore to the north. |
| 3. Existing Zoning (Ex. #2):                   | C-1/C-P (General Commercial)  |
| 4. Surrounding Zoning (Ex. #2):                | C-1/C-P (General Commercial) to the east and west, R-3 (General Residential) to the south, and city of Lake Elsinore  |
| 5. Existing Land Use (Ex. #5):                 | Existing Tire Shop and Auto Repair  |

6. Surrounding Land Use (Ex #5): Lake Elsinore to the North, A Liquor Store to the East, A Natural Gas recharge area to the West, and Single Family Residence and Apartments to the South.
7. Project Data:  
Total Gross Acreage: 0.61  
Total Existing Number of Buildings: 3  
Total Existing Other Structures: 2  
Total Proposed Number of Buildings: 0  
Total Existing Building Square Footage: 1,096  
Total Proposed Building Square Footage: 0  
Total Proposed Parking Spaces: 30
8. Environmental Concerns: The use consists of permitting the use of an existing private structure, per Categorical Exemption 15301 Existing Facilities, as an auto repair shop and tire shop.

**RECOMMENDATIONS:**

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

**APPROVE PLOT PLAN NO. 25988**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site has a General Plan Land Use designation of Community Development: Rural Commercial (CD:CR) (0.20-0.35 FAR) and is located in the Elsinore Area Plan.
2. The proposed use, automobile repair and tire sales and installation, is a permitted use in the Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) designation with an approved plot plan.
3. The project site is surrounded by properties which have a General Plan Land Use Designation of Community Development: General Commercial (C-1) to the east and west, Community Development: Medium Density Residential (CD:MDR) to the south, and the city of Lake Elsinore to the north.
4. The project site is surrounded by properties with a zoning classification of General Commercial (C-1/C-P) to the east and west, Medium Density Residential (MDR) to the south, and Lake Elsinore to the north.
5. The existing zoning classification for the subject site is General Commercial (C-1/C-P).
6. The use, an auto repair and tire shop, is a permitted use subject to approval of a plot plan in the C-1/C-P Zone in accordance with Ordinance No. 348 Section 9.1.A.7, which permits, "automobile

repair garages, not including body and fender shops or spray painting are permitted with a Plot Plan within the C-1/C-P zone”; Section 9.1.A.8, which permits “automobile parts and supply stores”; and Section 9.1.B.14, which permits parking lots, with Sections 9.1.A.7 and 9.1.A.8 limited to uses in enclosed buildings with not more than 200 square feet of outside storage.

- a. The Plot Plan No. 23988, as designed and conditioned, complies with the development standards set forth in the C-1/C-P (General Commercial) zoning classification. The Plot Plan is consistent with the Ordinance No. 348 Sections 9.1.A.7, 9.1.A.8, and 9.1.B.14 because it consists of: an automobile repair garage in an enclosed structure; an automobile parts and supply store that sells tires; and a parking lot, and it is not a body or fender shop and does not include spray painting. While the property currently has a 786-square-foot outdoor tire storage area, and thus has more than 200 square feet of outside storage, Plot Plan No. 23988 is being conditioned to require the removal of the outdoor tire storage area in the front of the property and moved to an enclosed area in the rear of the property. The enclosed repair and tire installation activity are located towards the rear, screened from public view.
7. Section 9.4 of Ordinance No. 348 establishes the following applicable development standards:
- a. No building or structure shall exceed fifty feet in height unless otherwise approved.
  - b. If buildings do not exceed 35 feet in height, there are no yard or setback requirements.
  - c. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.
  - d. All roof mounted equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.
8. Plot Plan No. 25988 is consistent with the above-referenced development standards for the following reasons:
- a. The existing single family residential building and other structures do not exceed 35 feet in height. For this reason, there are no applicable yard or setback requirements.
  - b. Under Ordinance No. 348 Section 18.12, Automobile repair and service shops require 1 space per 150 square feet of gross floor area. The gross floor area is 2352 square feet. Staff is requiring the existing parking area be striped for 16 spaces, whereby the parking areas will meet Section 18.12 requirements of Ordinance No. 348 per condition 90.PLANNING.3.
  - c. All roof mounted equipment is required to be screened from the ground elevation view to a per condition of approval 90.PLANNING.8.
9. Section 18.30.c of Ordinance No. 348 provides that no plot plan shall be approved unless it complies with the following standards:
- i. The proposed use conforms to all requirements of the General Plan, with applicable State Law and Riverside County Ordinances. The overall development of the land is designed for protection of the public health, safety, and general welfare. It conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties. For all plot plans which permit the construction of more than one structure on a single legally divided parcel shall be subject to a condition which prohibits the



sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in such a manner that each building is located on a separate legally divided parcel.

10. Plot Plan No. 25988 meets all of the requirements of the General Plan, applicable state laws, and County ordinances. It complies with Ordinance No. 348 section 18.30.c. in that:
  - a. The use, an auto repair facility and tire shop, is a permitted use subject to the approval of a plot plan in the C-1/C-P Zone per Article IX, Section 9.1 or Ordinance No. 348
  - b. The use, an auto repair facility and tire shop, is consistent with the development standards (for lot size, setbacks, height requirements, walls, landscaping, parking areas, outside storage areas, and lighting) set forth in the C-1/C-P zone.
    - i. There are no yard requirements for any buildings which do not exceed 35 feet in height except as required for specific plans. The buildings on site do not exceed 35 feet in height.
    - ii. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
    - iii. Parking areas meet Section 18.12 requirements of Ordinance No. 348.
  - c. The plot plan has been conditioned to prohibit the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in such a manner that each building is located on a separate legally divided parcel.
11. This project is not located within a Criteria Area of Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
12. This project is within the City Sphere of Influence of Lake Elsinore. The project was routed to the City of Lake Elsinore for their review. County staff have received no comments.
13. The project site is located within moderate and very high fire severity location. It also falls under the fire responsibility of SRA and LRA. The surrounding area is built out with commercial and residential structures. The high fire severity pertains to the mountains and brush to the south. There is a large divide of commercial and residential structures, roads etc. that being in a high fire severity location is not a concern.
14. The outside storage, including the storage of tires is conditioned to be screened from the public view in an enclosed structure.
15. The project site is conditioned to include new frontage landscaping to the satisfaction of the Planning Director.
16. State CEQA Guidelines section 15303 exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Plot Plan No. 25988 is exempt from CEQA pursuant to Section 15303 because it entails the conversion of an existing small house to a use for the sale of tires, with no modifications made to the exterior of the structure; the installation of a single new structure of the lot for storing tires; and the installation or permitted of multiple small storage structures exempt Section 15303(e) and under the square footage allowed by Section 15303(c).
17. None of the exceptions under State CEQA Guidelines section 15300.2 apply. There is no designated, precisely mapped, or officially adopted environmental resource of hazardous or

critical concern on the project site or in the project area. Because of its distance from other uses and the few other projects in the area, there are no cumulative impacts that would result from this project. The use is an existing auto repair and tire shop. Permitting the existing use will not result in any unusual circumstances that will lead the project to have a significant impact on the environment. There are no scenic resources onsite that will be damaged or that are within a highway officially designated as a state scenic highway. The project site has not been designated a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.

### **CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: General Commercial (CD: C-1 & C-P) land use designation, and with all other elements of Riverside County General Plan.
2. The proposed project is consistent with the applicable policies of C-1 & CP zoning classifications of ordinance no. 348, and with all other applicable provisions of Ordinance no. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the WRCMSHCP.
6. The proposed project will not have a significant effect on the environment.

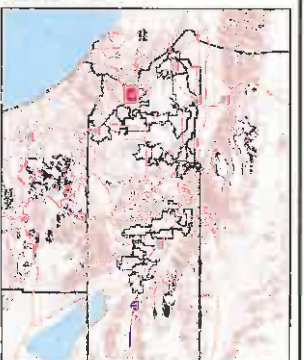
### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A county service area
  - b. A 100-year flood plain,
  - c. The Stephens Kangaroo Rat Fee Area,
  - d. An Agriculture Preserve;
  - e. A WRCMSHCP Cell Group;
  - f. A Flood Zone; or,
  - g. A Parks and Recreation District
  - h. A Dam Inundation Area
  - i. A Liquefaction Area
3. The project site is located within:
  - a. The city of Lake Elsinore sphere of influence
  - b. A Moderate to High Fire area;
  - c. An Area drainage plan,
  - d. A County Fault Zone.

4. The subject site is currently designated as Assessor's Parcel Number 387-091-014.

# Vicinity Map

PP25988



## Legend

- City Boundaries
- roadsanno
- highways
- hwy
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
- counties
- cities
- hydrographyphylines
- 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.



0 3,269 6,538 Feet



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# General Plan Designations

PP25988



## Legend

- Display Parcels
- Intake Boundaries
- <all other values>
- NO
- UNKNOWN
- YES
- Historic Preservation Districts
- Landuse**
  - Rural Community - Estate Density I
  - Rural Community - Very Low Density
  - Rural Community - Low Density Residential
  - Estate Density Residential
  - Very Low Density Residential
  - Low Density Residential
  - Medium Density Residential
  - Medium High Density Residential
  - High Density Residential
  - Very High Density Residential
  - Highest Density Residential
  - Commercial Retail
  - Commercial Retail
  - Commercial Tourist
  - Commercial Office
  - Community Center
  - Light Industrial
  - Heavy Industrial
  - Business Park
  - Public Facilities

## Notes

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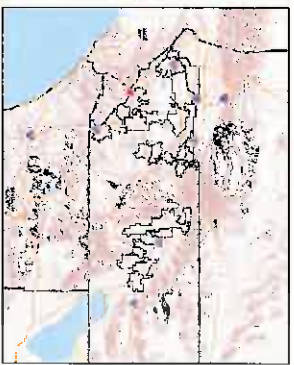
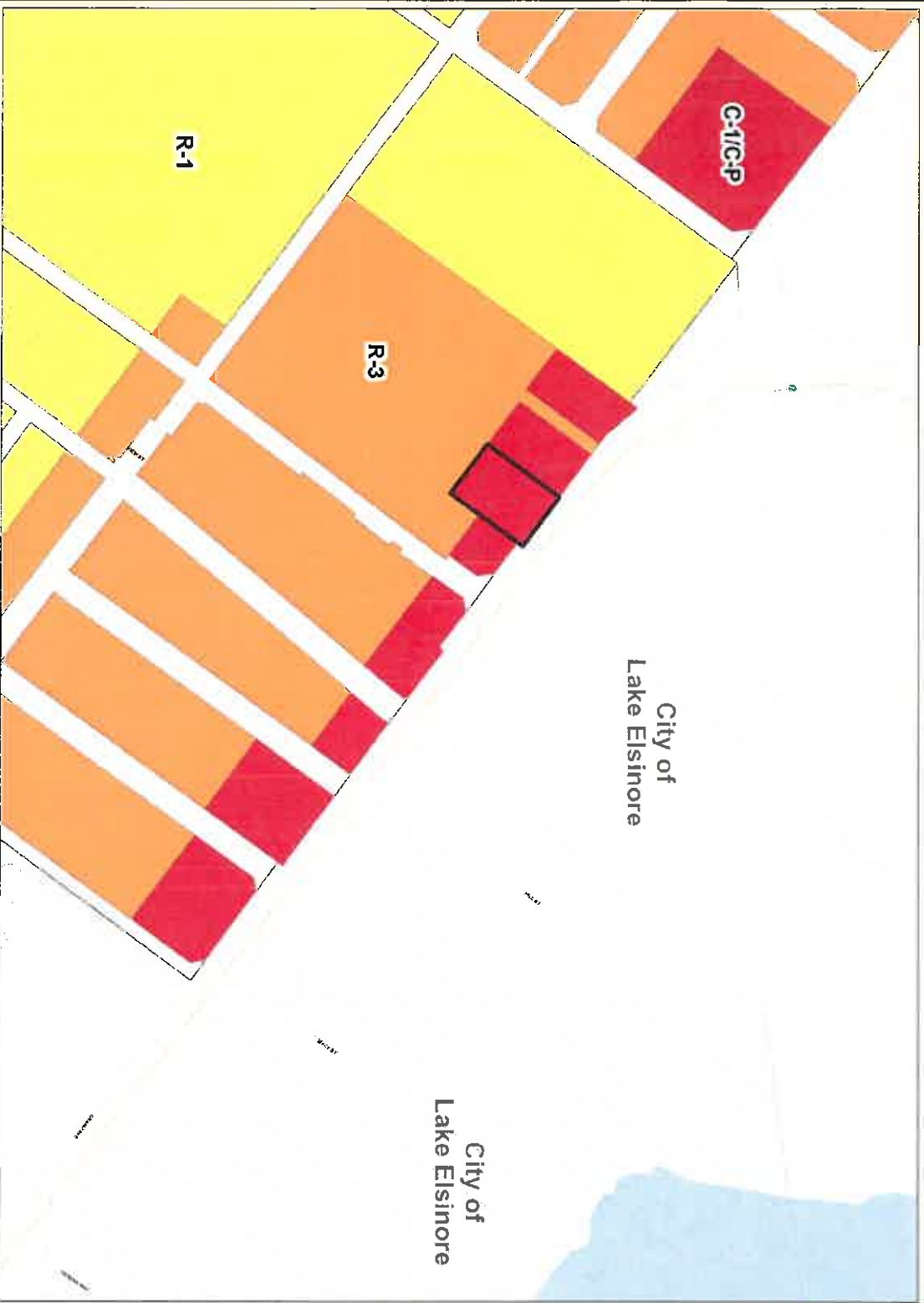
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# Zoning Map

PP25988



### Legend

- Display Parcels
- Inlake Boundaries
- <all other values>
- NO
- UNKNOWN
- YES
- Historic Preservation Districts

### Zoning

- <all other values>
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2

### Notes

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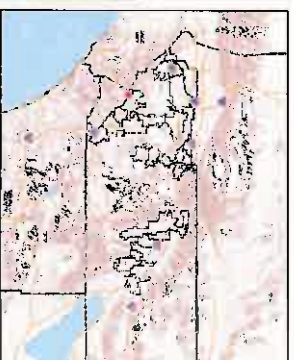
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# Land Use

PP25988



## Legend

- Display Parcels
- Intake Boundaries
- <all other values>
- NO
- UNKNOWN
- YES
- Historic Preservation Districts 1
- City Boundaries
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- 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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PLOT PLAN:TRANSMITTED Case #: PP25988

Parcel: 387-091-014

5. DRT CORRECTIONS REQUIRED

PLANNING DEPARTMENT

5.PLANNING. 1 DRT - AB52 REQUIRED

REQUIRED

Pursuant to Assembly Bill No. 52 (AB 52), this development shall comply with the requirement for (Government to Government) tribal consultation and all other requirements of AB 52.

Tribal consultation, if requested as provided in Public Resources Code Section 21080.3.1, must begin prior to release of a negative declaration, mitigated negative declaration, or environmental impact report for a project. Information provided through tribal consultation may inform the lead agency's assessment as to whether tribal cultural resources are present, and the significance of any potential impacts to such resources.

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The plot plan proposes to permit an existing automobile repair and tire shop (AB Auto Repair and Tire Shop) that conducts general auto repair, tire replacement and as they are a state registered tire hauler, are permitted to transport tires to and from any location. The shop consists of a 1,096 square foot single family residence with a 785 square foot client waiting area. There is a 785 square foot tire storage area, a 6168 square foot car storage area. The automobile repair takes place in the rear of the property, under a 698 square foot covered work area. There are two tire storage areas in the rear of the property, 528 and 375 square feet each. The business operates 7:30 a.m. to 5:00 p.m. Monday through Thursday, and Saturday from 7:30 a.m. to 6:00 p.m, they are closed on Sundays. All of their oils, coolant and filters are collected and disposed of by Asbury Environmental Services.

The use is located within the Elsinore Area Plan, within the Lakeland Village Zoning District, southerly of Grand Avenue, east of El Contendo Dr., north of Laguna Avenue, and west of Jamieson Street, more specifically 15353 Grand Avenue, Lake Elsinore.



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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

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.25988 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No.25988, Exhibit A, dated 3-11-16.

APPROVED EXHIBIT C= Floor Plan Dated 3-11-16

PLOT PLAN:TRANSMITTED Case #: PP25988

Parcel: 387-091-014

10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

PLANNING DEPARTMENT

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

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

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

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

i)A County Official is contacted.

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

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

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

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

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

i)The Commission is unable to identify a MLD or the MLD

PLOT PLAN:TRANSMITTED Case #: PP25988

Parcel: 387-091-014

10. GENERAL CONDITIONS

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

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.

10.PLANNING. 2 USE - UNANTICIPATED RESOURCES RECOMMND

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

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

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

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

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

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 8 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 7:30 a.m. to 6 p.m., [Monday through Saturday] in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 9 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), IST USES AS IDENTIFIED IN ORDINANCE NO. 348, SECTION 18.12, a, (2).

10.PLANNING. 10 USE- LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall

PLOT PLAN: TRANSMITTED Case #: PP25988

Parcel: 387-091-014

10. GENERAL CONDITIONS

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING (cont.) RECOMMND

be constructed or maintained within the property subject to this approval.

10.PLANNING. 17 USE - 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.PLANNING. 18 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property.

Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 19 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence as shown on the APPROVED EXHIBIT A. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS RECOMMND

xterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

PLOT PLAN:TRANSMITTED Case #: PP25988

Parcel: 387-091-014

10. GENERAL CONDITIONS

10.PLANNING. 23 USE- VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to PP25988 shall become null and void upon final approval of PP25988 by the County of Riverside.

10.PLANNING. 24 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. 25 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. 29 USE - MT PALOMAR LIGHTING AREA RECOMMND

The site is located within Zone B within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 34 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).

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Parcel: 387-091-014

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK

RECOMMND

ITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in- interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 11 USE - SECTION 1601/1603 PERMIT

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland locatd either on-site or on any required off-site improvement area, the permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the permit holder shall obtan an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification

60.PLANNING. 12 USE - SECTION 404 PERMIT

RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 PPA- MOVE TIRES LS SCREENING

RECOMMND

Prior to Issuance of Final Inspection approval, the tires shall be moved to the erar of the property and completely screened from view of Lake Street.

Applicant shall add landscaping along the frontage of the propertyt to the satisfaction of the Planning Director.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 4 USE- CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 18 USE - LIGHTING PLANS

RECOMMND

All parking lot lights and other outdoor lighting shall 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 nd the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE- FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 25988 the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

90. PRIOR TO BLDG FINAL INSPECTION



PLOT PLAN:TRANSMITTED Case #: PP25988

Parcel: 387-091-014

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of 26 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete or decomposed granite to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of 2 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

PLOT PLAN:TRANSMITTED Case #: PP25988

Parcel: 387-091-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 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. 16 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 19 USE- WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - ORD NO. 659 (DIF) RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall

09/23/16  
09:27

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 12

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Parcel: 387-091-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

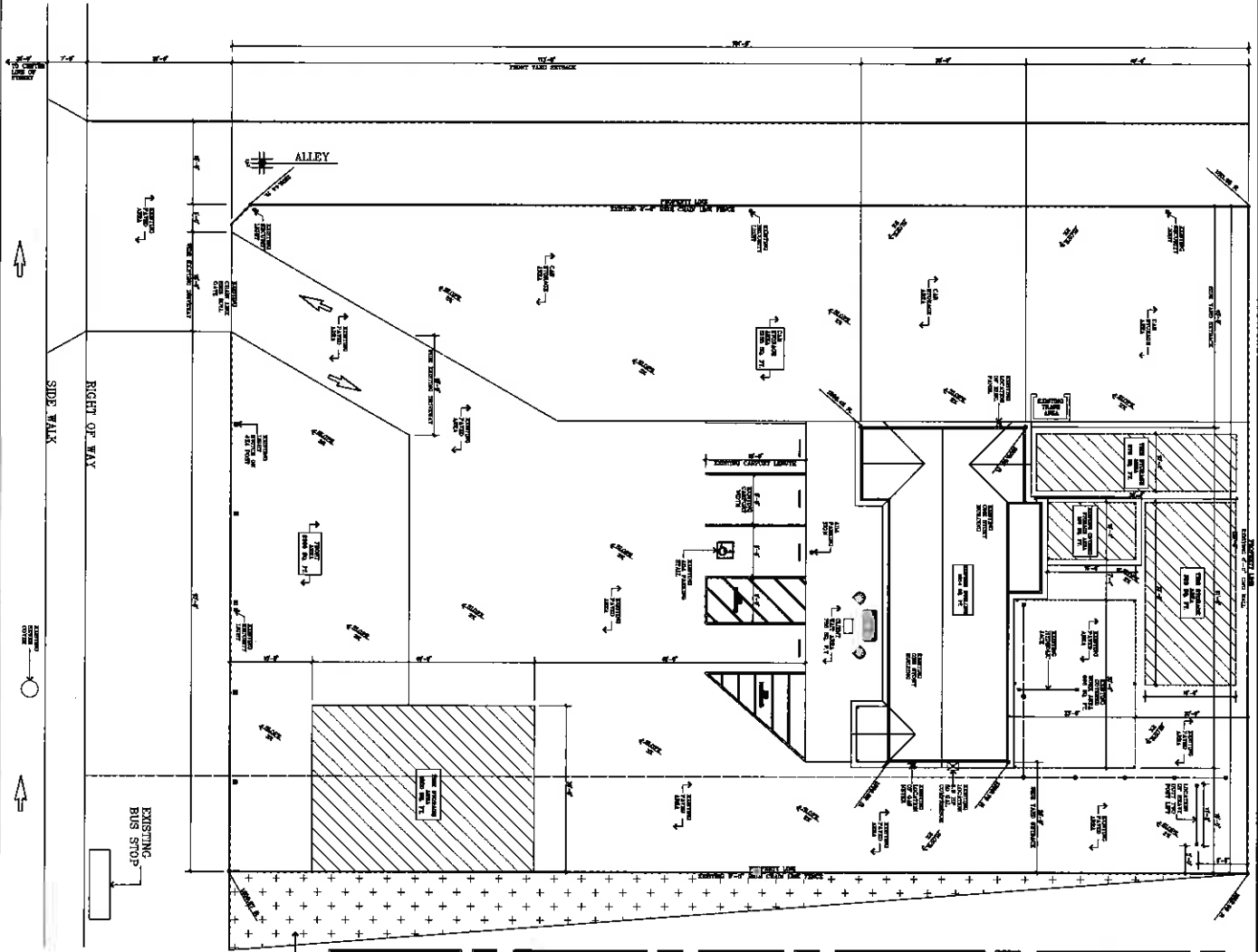
RECOMMND

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. 25988 has been calculated to be 0.61 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.

**LAKE ELSHORE AREA AGENCIES AND ORGANIZATIONS**

- COUNTY BUILDING, PLANNING & ENGINEERING DEPARTMENT  
1000 W. 10TH ST., SUITE 100  
LAKE ELSHORE, CA 94550  
(925) 463-2000
- CITY OF LAKE ELSHORE  
1000 W. 10TH ST., SUITE 100  
LAKE ELSHORE, CA 94550  
(925) 463-2000
- SOLICIT LINE INSPECTION  
1000 W. 10TH ST., SUITE 100  
LAKE ELSHORE, CA 94550  
(925) 463-2000
- ASSESSOR'S OFFICE  
1000 W. 10TH ST., SUITE 100  
LAKE ELSHORE, CA 94550  
(925) 463-2000
- THE APARTMENT  
1000 W. 10TH ST., SUITE 100  
LAKE ELSHORE, CA 94550  
(925) 463-2000
- U.S. P.O.  
1000 W. 10TH ST., SUITE 100  
LAKE ELSHORE, CA 94550  
(925) 463-2000
- RESIDENTIAL IMPROVEMENT DISTRICT  
1000 W. 10TH ST., SUITE 100  
LAKE ELSHORE, CA 94550  
(925) 463-2000
- LIBRARY  
1000 W. 10TH ST., SUITE 100  
LAKE ELSHORE, CA 94550  
(925) 463-2000
- CHANGING OF COURSE  
1000 W. 10TH ST., SUITE 100  
LAKE ELSHORE, CA 94550  
(925) 463-2000
- CULTURAL CENTER  
1000 W. 10TH ST., SUITE 100  
LAKE ELSHORE, CA 94550  
(925) 463-2000
- WATER DEPARTMENT  
1000 W. 10TH ST., SUITE 100  
LAKE ELSHORE, CA 94550  
(925) 463-2000
- ADULT LEARNING OF THE VALLEY  
1000 W. 10TH ST., SUITE 100  
LAKE ELSHORE, CA 94550  
(925) 463-2000



**BUILDING CODE**

The building shall conform to the following code:  
 1. CITY OF LAKE ELSHORE  
 2. CALIFORNIA BUILDING CODE  
 3. CALIFORNIA FIRE CODE  
 4. CALIFORNIA ELECTRICAL CODE  
 5. CALIFORNIA MECHANICAL CODE  
 6. CALIFORNIA PLUMBING CODE  
 7. CALIFORNIA GAS CODE  
 8. CALIFORNIA PEST CONTROL CODE  
 9. CALIFORNIA WINDBORNE DUST CODE  
 10. CALIFORNIA AIR QUALITY CONTROL CODE  
 11. CALIFORNIA ENVIRONMENTAL QUALITY CONTROL CODE  
 12. CALIFORNIA SOIL CONSERVATION CODE  
 13. CALIFORNIA WATER CONTROL CODE  
 14. CALIFORNIA WASTE CONTROL CODE  
 15. CALIFORNIA HAZARDOUS WASTE CONTROL CODE  
 16. CALIFORNIA SOLID WASTE CONTROL CODE  
 17. CALIFORNIA AIR POLLUTION CONTROL CODE  
 18. CALIFORNIA WATER POLLUTION CONTROL CODE  
 19. CALIFORNIA SOIL POLLUTION CONTROL CODE  
 20. CALIFORNIA LAND POLLUTION CONTROL CODE

**PROPERTY INFORMATION**

PROJECT: AB AUTO REPAIR AND TIRE SHOP  
 ADDRESS: 1000 W. 10TH ST., SUITE 100  
 LAKE ELSHORE, CA 94550  
 OWNER: [Name]  
 ARCHITECT: [Name]  
 DATE: [Date]

**PLAN LEGEND & TABULATION**

1. EXISTING  
 2. NEW  
 3. REMOVED  
 4. TO BE DEMOLISHED  
 5. TO BE RECONSTRUCTED  
 6. TO BE REPAIRED  
 7. TO BE MAINTAINED  
 8. TO BE PRESERVED  
 9. TO BE RESTORED  
 10. TO BE REPLACED

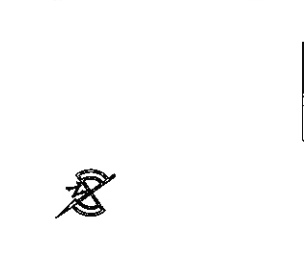
**SCOPE OF WORK**

PROJECT TO CONFORM TO THE CITY OF LAKE ELSHORE BUILDING CODE AND ALL APPLICABLE STATE AND FEDERAL CODES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAKE ELSHORE AND ALL APPLICABLE STATE AND FEDERAL AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAKE ELSHORE AND ALL APPLICABLE STATE AND FEDERAL AGENCIES.

**EASEMENT NOTES**

1. ALL EASEMENTS SHALL BE SHOWN ON THIS PLAN.  
 2. ALL EASEMENTS SHALL BE SHOWN ON THIS PLAN.  
 3. ALL EASEMENTS SHALL BE SHOWN ON THIS PLAN.  
 4. ALL EASEMENTS SHALL BE SHOWN ON THIS PLAN.  
 5. ALL EASEMENTS SHALL BE SHOWN ON THIS PLAN.

**LOCATION OF ADJACENT PROPERTY**



CLIENT:  
 AB AUTO REPAIR AND TIRE SHOP

PROJECT:  
 AB AUTO REPAIR AND TIRE SHOP

DESCRIPTION:  
 AB AUTO AND TIRE SHOP

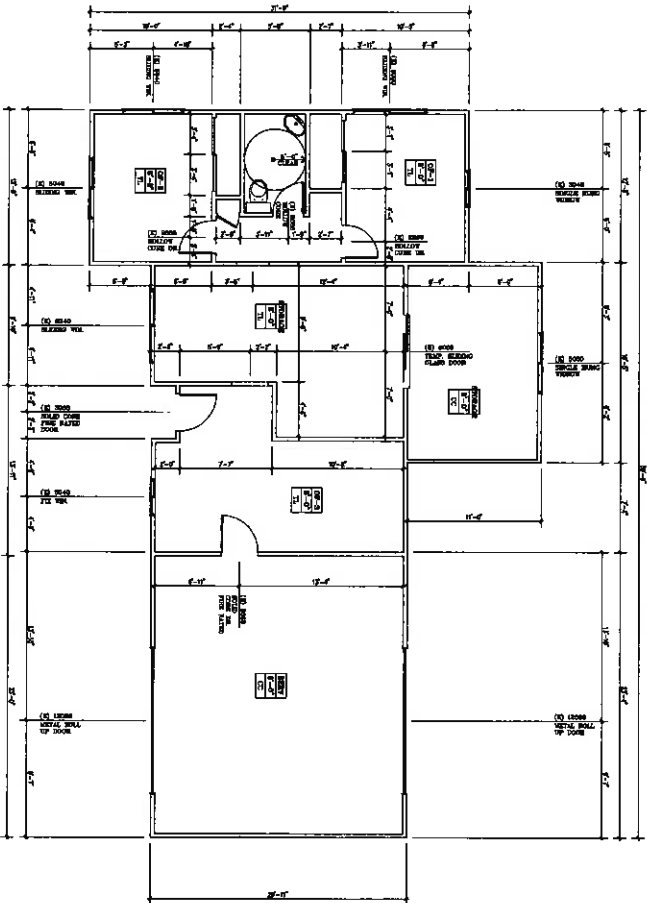
JOB NUMBER: 218-235  
 PLAN DATE: 02/11/16  
 DRAWN BY: WILLIAM MATUY

EXHIBIT "A"  
 SHEET NUMBER

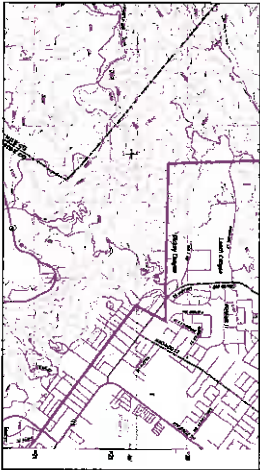
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**PLAN LEGEND AND NOTES**

1	EXISTING FLOOR PLAN
2	DEMOLITION FLOOR PLAN
3	CONSTRUCTION FLOOR PLAN
4	CONSTRUCTION FLOOR PLAN
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100	CONSTRUCTION FLOOR PLAN



EXISTING AND DEMOLITION FLOOR PLAN



USGS TOPOGRAPHIC MAP

DATE: 11/18



15353 GRAND AVE. SUITE 100  
LAKE ELSHORE, CA 92551  
TEL: (949) 261-1111  
WWW.MATZUYANDASSOCIATES.COM

THIS DOCUMENT IS THE PROPERTY OF MATZUY AND ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT, AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF MATZUY AND ASSOCIATES.

**CLIENT:**

AB AUTO REPAIR  
AND TIRE SHOP

**PROJECT:**

AB AUTO REPAIR  
15353 GRAND AVE.  
LAKE ELSHORE, CA

**DESCRIPTION:**

EXISTING FLOOR PLAN  
PLOT PLAN  
COND. USE PERMIT

JOB NUMBER: 218-235

PLOT DATE: 03/11/18

DRAWN BY: WILLIAM MATZUY

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

DATE	REVISION TYPE

EXHIBIT "C"

SHEET NUMBER

A-1

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Esvin L. Ambrocio and Olga Bravo-Gonzalez ("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 387-091-014 ("PROPERTY"); and,

**WHEREAS**, on March 21, 2016, PROPERTY OWNER filed an application for Plot Plan No. 25988 ("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:**  
Esvin Ambrocio & Olga Gonzalez  
15353 Grand Avenue  
Lake Elsinore, CA 92530

With a copy to:  
William Matzuy  
901 Amber Lane  
Lake Elsinore, CA 92530

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  
Steven Weiss  
Riverside County Planning Director

Dated: 8/25/16

FORM APPROVED COUNTY COUNSEL  
BY: Melissa R. Cushman 8/23/16  
MELISSA R. CUSHMAN DATE

**PROPERTY OWNER:**  
Esvin L. Ambrocio and Olga Bravo Gonzalez

By: Esvin L. Ambrocio  
Esvin L. Ambrocio

Dated: 8/18/2016

By: Olga Bravo Gonzalez  
Olga Bravo Gonzalez

Dated: 8/18/16

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 8/18/2016 before me, Dulce Ronzon Notary Public!!  
(Here insert name and title of the officer)

personally appeared Esvin L. Ambrosio and Olga Bravo Gonzalez  
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

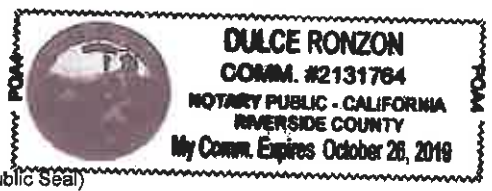
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*[Handwritten Signature]*

Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

**DESCRIPTION OF THE ATTACHED DOCUMENT**  
Indemnification Agreement  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 5 Document Date 8/18/16

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)  
 Corporate Officer  
 \_\_\_\_\_  
(Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**NOTICE OF PUBLIC HEARING**  
**SCHEDULING REQUEST FORM**

DATE SUBMITTED: July 26, 2016

TO: Planning Commission Secretary

FROM: Brett Dawson (Riverside)

PHONE No.: (951)955-0972

E-Mail: bdawson@rctlma.org

SCHEDULE FOR: Director's Hearing - Riverside on October 24, 2016

10-Day Advertisement CEQA Exemption

**PLOT PLAN NO. PP25988** – EA42883 – Applicant: Esvin Ambrocio – Engineer/Representative: William Matzuy – First Supervisorial District – Elsinore Area Plan – Lakeland Village Zoning District – General Plan: Community Development: Commercial Retail (0.20-0.35 FAR) – Zoning: General Commercial (C-1/C-P) – Location: westerly of Grand Avenue, northerly of Jamieson Street, southerly of El Contento Drive, westerly of the boundaries of the City of Lake Elsinore - .61 Acres – REQUEST: A Plot Plan to legalize an existing Auto Repair Business including two tire storage areas, covered storage area and a covered work area.- APN387-091-014

**STAFF RECOMMENDATION:**

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO \_\_\_\_\_.
- CONTINUE WITHOUT DISCUSSION TO \_\_\_\_\_.
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$3,549.00, as of 7/26/16.

CFG Case # 7017 - Fee Balance: \$ \_\_\_\_\_

Estimated amount of time needed for Public Hearing: 10 Minutes *(Min 5 minutes)*

Controversial: YES  NO

*Provide a very brief explanation of controversy (1 short sentence)*

Principal's signature/initials: _____
Date: _____

## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 25988** – CEQA Exempt – Applicant: Esvin Ambrocio – Engineer/Representative: William Matzuy – First Supervisorial District – Elsinore Area Plan – Lakeland Village Zoning District – General Plan: Community Development: Commercial Retail (0.20-0.35 FAR) – Zoning: General Commercial (C-1/C-P) – Location: Westerly of Grand Avenue, northerly of Jamieson Street, southerly of El Contento Drive, and westerly of the boundaries of the City of Lake Elsinore - 0.61 Acres – **REQUEST:** A Plot Plan to legalize an existing Auto Repair Business including two tire storage areas, covered storage area and a covered work area.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **October 24, 2016**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Brett Dawson, Project Planner at 951-955-0971 or e-mail [bdawson@rctlma.org](mailto:bdawson@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

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

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/2/2016

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

APN (s) or case numbers PP 25988 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

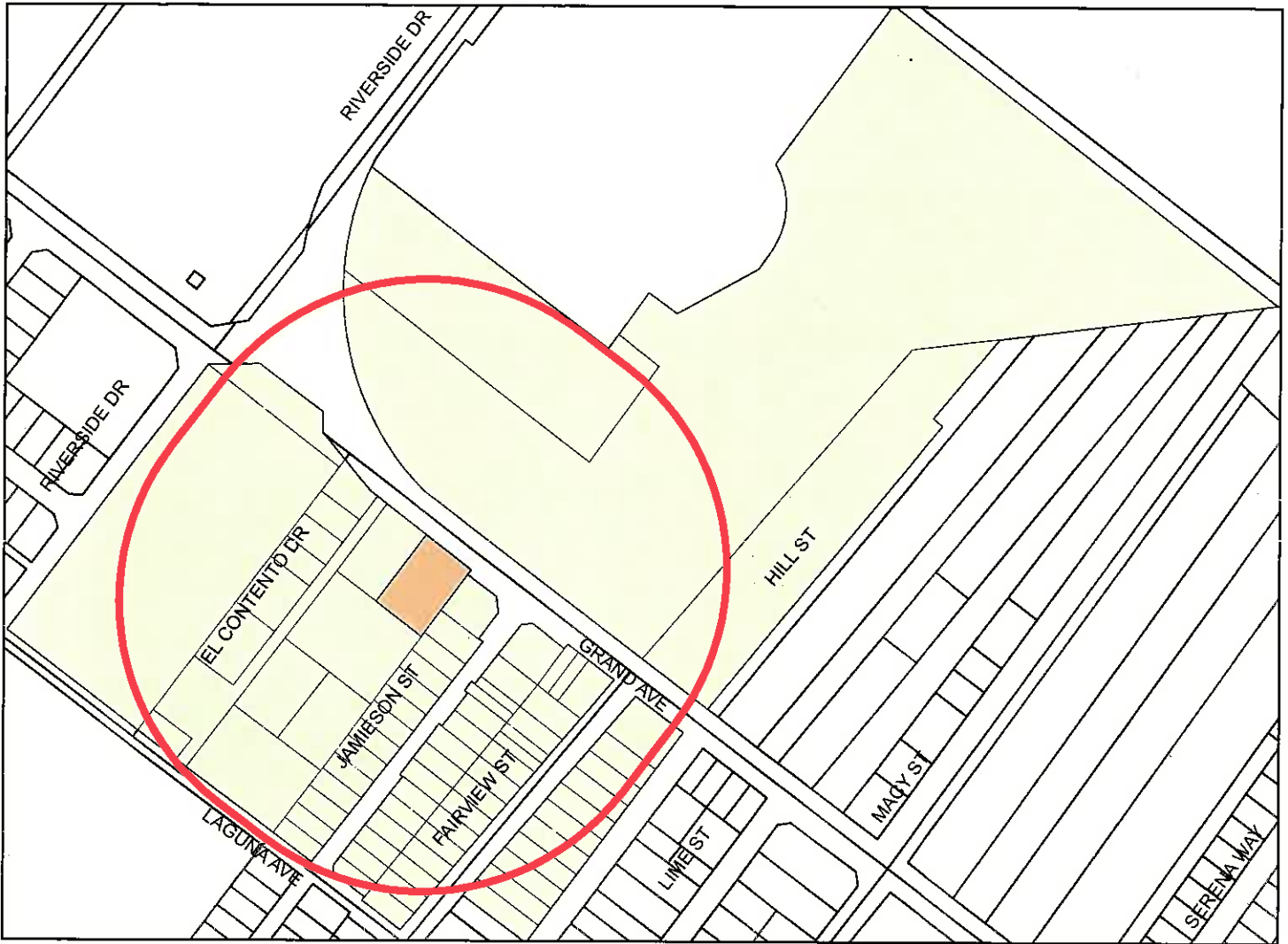
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**APN: 387-091-014 ( 600 feet buffer)**



**Selected Parcels**

387-092-064	387-101-007	387-101-008	387-092-063	379-060-005	379-060-022	379-060-027	387-091-021	387-092-045	387-091-007
387-092-046	387-091-001	387-091-002	387-091-003	387-101-012	387-091-031	387-091-014	387-091-040	387-092-057	387-092-058
387-092-065	387-091-012	387-091-036	387-091-013	387-092-015	387-101-015	387-091-033	387-092-027	387-092-028	387-092-029
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387-080-003	387-080-004	387-091-034	387-101-005	387-092-043	387-092-061				



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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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CP LAKE ELSINORE 130  
P O BOX 11516  
650 W GEORGIA ST  
VANCOUVER BC CANADA V6B4N7

ASMT: 387091003, APN: 387091003  
SANDRA MARZICOLA, ETAL  
855 BRADLEY ST  
RIVERSIDE CA 92506

ASMT: 379060022, APN: 379060022  
CP LAKE ELSINORE 130  
P O BOX 11516  
650 W GEORGIA ST  
VANCOUVER BC CANADA V6B4N7

ASMT: 387091004, APN: 387091004  
ZOE HADLEY, ETAL  
C/O SCOTT HADLEY  
31902 AVENIDA EVITA  
SAN JUAN CAPISTRANO CA 92675

ASMT: 379060027, APN: 379060027  
CP LAKE ELSINORE 130  
P O BOX 11516  
650 W GEORGIA ST  
VANCOUVER BC CANADA V6B4N7

ASMT: 387091005, APN: 387091005  
ANITA HADLEY, ETAL  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

ASMT: 387080003, APN: 387080003  
SUNWOOD LAKEVIEW  
9820 WILLOW CREEK NO 490  
SAN DIEGO CA 92131

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ANITA HADLEY, ETAL  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

ASMT: 387080004, APN: 387080004  
SUNWOOD LAKEVIEW  
9820 WILLOW CREEK NO 490  
SAN DIEGO CA 92131

ASMT: 387091007, APN: 387091007  
ANA HERNANDEZ, ETAL  
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ASMT: 387091001, APN: 387091001  
SANDRA MARZICOLA, ETAL  
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ASMT: 387091008, APN: 387091008  
JESUS VEGA  
33143 EL CONTENTO DR  
LAKE ELSINORE, CA. 92530

ASMT: 387091002, APN: 387091002  
SANDRA MARZICOLA, ETAL  
855 BRADLEY ST  
RIVERSIDE CA 92506

ASMT: 387091009, APN: 387091009  
SCOTT WOODWARD  
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MURRIETA CA 92562





ASMT: 387091012, APN: 387091012  
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ASMT: 387091025, APN: 387091025  
ROBERTO DIAZ  
33045 JAMIESON ST UNIT A  
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ASMT: 387091013, APN: 387091013  
GENERAL TELEPHONE CO OF CALIF  
C/O GTE ATTN GARY WILLIAMS HQCO2G08  
P O BOX 152206  
IRVING TX 75015

ASMT: 387091026, APN: 387091026  
RUTH SMITH  
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ASMT: 387091014, APN: 387091014  
OLGA GONZALEZ, ETAL  
270 E HILL ST  
LAKE ELSINORE CA 92530

ASMT: 387091029, APN: 387091029  
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ASMT: 387091021, APN: 387091021  
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ASMT: 387091031, APN: 387091031  
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ASMT: 387091022, APN: 387091022  
MARGARET LINDSEY  
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ASMT: 387091033, APN: 387091033  
AURORA GUTIERREZ, ETAL  
35597 ABELIA ST  
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ASMT: 387091023, APN: 387091023  
MARIA PRECIADO, ETAL  
3232 S ARCADIAN SHORE RD  
ONTARIO CA 91761

ASMT: 387091034, APN: 387091034  
EMILIA SOTO, ETAL  
33101 JAMIESON ST  
LAKE ELSINORE, CA. 92530

ASMT: 387091024, APN: 387091024  
RAQUEL ROSALES, ETAL  
32952 JOEL CIR  
DANA POINT CA 92692

ASMT: 387091035, APN: 387091035  
MARIA GUZMAN, ETAL  
33081 JAMIESON ST  
LAKE ELSINORE, CA. 92530

ASMT: 387091036, APN: 387091036  
PATRICIA CASTILLO, ETAL  
33091 JAMIESON ST  
LAKE ELSINORE, CA. 92530

ASMT: 387092015, APN: 387092015  
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ASMT: 387091039, APN: 387091039  
LIDIA CORVERA, ETAL  
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ASMT: 387092016, APN: 387092016  
JAMIESON COURT APARTMENTS  
C/O SCOTT JOHNSON  
41260 CALLE DE MAYA  
TEMECULA CA 92592

ASMT: 387091040, APN: 387091040  
FORREST MATTHEWS  
33104 EL CONTENTO DR  
LAKE ELSINORE, CA. 92530

ASMT: 387092025, APN: 387092025  
MARISELA GARCIA, ETAL  
33121 FAIRVIEW ST  
LAKE ELSINORE, CA. 92530

ASMT: 387091041, APN: 387091041  
KARLA RODRIGUEZ, ETAL  
216 HEALD AVE  
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ASMT: 387092026, APN: 387092026  
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33111 FAIRVIEW ST  
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ASMT: 387091046, APN: 387091046  
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ASMT: 387092027, APN: 387092027  
HOUSING AUTHORITY OF COUNTY OF RIVERS  
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RIVERSIDE CA 92504

ASMT: 387092011, APN: 387092011  
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DANA POINT CA 92624

ASMT: 387092028, APN: 387092028  
HOUSING AUTHORITY OF COUNTY OF RIVERS  
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ASMT: 387092014, APN: 387092014  
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33060 JAMIESON ST  
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ASMT: 387092029, APN: 387092029  
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RIVERSIDE CA 92504

ASMT: 387092030, APN: 387092030  
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ASMT: 387092045, APN: 387092045  
PATRICIA ROBINSON, ETAL  
30226 VILLA ALTURAS DR  
TEMECULA CA 92592

ASMT: 387092031, APN: 387092031  
HOUSING AUTHORITY OF COUNTY OF RIVERS  
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ASMT: 387092046, APN: 387092046  
FEDERAL NATL MORTGAGE ASSN, ETAL  
10027 ORIELE  
FOUNTAIN VALLEY CA 92708

ASMT: 387092032, APN: 387092032  
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ASMT: 387092033, APN: 387092033  
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ASMT: 387092049, APN: 387092049  
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BELLFLOWER CA 90706

ASMT: 387092034, APN: 387092034  
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5600 W LOVERS LN 116 377  
DALLAS TX 75209

ASMT: 387092050, APN: 387092050  
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ASMT: 387092043, APN: 387092043  
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18964 GROVEWOOD DR  
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ASMT: 387092065, APN: 387092065  
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909 N SEPULVEDA BLV NO 840  
EL SEGUNDO CA 90245

ASMT: 387092057, APN: 387092057  
WILLIAM TOMLINSON, ETAL  
4651 BROWNDEER LN  
ROLLING HILLS EST CA 90275

ASMT: 387101004, APN: 387101004  
HT PROP  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

ASMT: 387092058, APN: 387092058  
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4651 BROWNDEER LN  
ROLLING HILLS EST CA 90275

ASMT: 387101005, APN: 387101005  
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FALLBROOK CA 92028

ASMT: 387092061, APN: 387092061  
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ASMT: 387101006, APN: 387101006  
LE INV  
C/O LEONARD LEICHNITZ  
2618 SAN MIGUEL STE 503  
NEWPORT BEACH CA 92660

ASMT: 387092062, APN: 387092062  
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MARCOS TAPIA, ETAL  
33104 FAIRVIEW ST  
LAKE ELSINORE, CA. 92530

ASMT: 387101012, APN: 387101012  
PATRICIA VAZQUEZ, ETAL  
33132 FAIRVIEW ST  
LAKE ELSINORE, CA. 92530

ASMT: 387101015, APN: 387101015  
GRISELDA VALLES  
33127 FAIRVIEW ST  
LAKE ELSINORE, CA. 92530

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3272 SILVER MAPLE DR  
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901 Amber Lane  
Lake Elsinore CA  
92530



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim 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.:** PP25988

**Project Location:** In the unincorporated area of Riverside County, more specifically located Grand Avenue, east of El Contendo Dr., north of Laguna Avenue, and west of Jamieson Street, more specifically 15353 Grand Avenue, Lake Elsinore

**Project Description:** A Plot Plan to legalize an existing Auto Repair Business including two tire storage areas, covered storage area and a covered work area.- APN387-091-014

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Esvin Ambrocio 15353 Grand Avenue

**Exempt Status: (Check one)**

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

**Reasons why project is exempt:** The Plot Plan is for the minor alterations of an existing private structure.

Brett Dawson, Project Planner (951) 955-0972  
County Contact Person Phone Number

\_\_\_\_\_  
Signature Title Date

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

Revised: 09/02/2016: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA42883 ZCFG No. 6257 - \*\*SELECT\*\*  
**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

S\* REPRINTED \* R1603213

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: AMBROCIO ESVIN \$50.00  
paid by: CK 793  
CFG FOR EA42883  
paid towards: CFG06257 CALIF FISH & GAME: DOC FEE  
at parcel: 15353 GRAND AVE LELS  
appl type: CFG3

By \_\_\_\_\_ Mar 21, 2016 14:13  
MGARDNER posting date Mar 21, 2016

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


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

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



Agenda Item No.:  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Lake Mathews  
Supervisory District: First  
Project Planner: Tim Wheeler  
Directors Hearing: October 24, 2016

PLOT PLAN NO. 25767  
CEQA Exempt  
Applicant: Verizon Wireless  
Engineer/Representative: Core Development  
c/o Maree Hoeger

  
Steve Weiss, AICP  
Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

Verizon Wireless proposes a disguised wireless communication facility comprised of the following: a 50-foot-high cellular antenna disguised as a eucalyptus tree with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) demarcation boxes, one (1) microwave dish, a 192-square-foot equipment shelter, one (1) standby backup generator, and two (2) Global Positioning Satellite antennas surrounded by a six (6)-foot-high masonry block wall with climbing vines in a 930-square-foot lease area. The project site is within a lot where there is a single family residence.

The project site is located southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road at 17110 Mockingbird Canyon Road.

Public notices were sent to property owners regarding this public hearing. To date Staff has received communication (phone calls) from adjacent property owners. No emails or letters have been received.

**SUMMARY OF FINDINGS:**

- 1. Existing General Plan Land Use: Open Space-Conservation (OS-C) and Rural Community-Very Low Density Residential (RC-VLDR)
- 2. Surrounding General Plan Land Use: Rural Community: Very Low Density Residential (RC: VLDR) to the north, south, east, and west, and Open Space-Conservation (OS-C) to the east and west.
- 3. Existing Zoning: Residential Agriculture-5 acre minimum (R-A-5) and Watercourse, Watershed & Conservation (W-1).
- 4. Surrounding Zoning: Watercourse, Watershed, & Conservation (W-1) and Residential Agriculture-1 acre minimum (R-A-1) to the north, Residential Agriculture-5 acre minimum (R-A-5) to the south, Residential Agriculture-5 acre minimum (R-A-5) and Watercourse, Watershed, & Conservation (W-1) to the east, and Residential Agriculture-5 acre minimum (R-A-5) to the west.
- 5. Existing Land Use: An existing single family residential dwelling, a detached garage, and a sand volleyball court on the western portion of the project site.

- |                            |  |
|----------------------------|--|
| 6. Surrounding Land Use:   | Single Family Residential to the north, south, east, and west.               |
| 7. Project Data:           | Lease Area: 930 sq. ft.<br>Total Acreage of Project Site: 1.75 acres         |
| 8. Environmental Concerns: | CEQA exempt (15303 New Construction and or Conversation of Small Structures) |

**RECOMMENDATIONS:**

**MOTION TO FIND PLOT PLAN NO. 25767** exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversation of Small Structures) based on the findings and conclusions provided in this staff report; and,

**APPROVE PLOT PLAN NO. 25767**, 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 Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) and Open Space Conservation (OS: C) on the Lake Mathews/Woodcrest Area Plan, which allows for development of single family detached residences on large parcels, encourages animal-keeping uses, agriculture uses, and small scale commercial uses may also be permitted within this land use designation.
2. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) to the north, south, east, and west, and Open Space-Conservation (OS-C) to the east and west.
3. The zoning classification for the subject site is Residential Agriculture-5 acre minimum (R-A-5) and Watercourse, Watershed & Conservation (W-1). The project is located in the (W-1) section of the subject property. The proposed use, a disguised wireless communication facility, is a permitted use, subject to approval of a plot plan.
4. The subject property consists of an existing single family residence, a detached garage, and a sand volleyball court.
5. This disguised wireless communication facility project has meet the requirements for approval per Section 19.404C; has meet the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) based on the following:
  - a. The disguised wireless communication facility is located on a parcel zoned (R-A-5 and W-1). The more restrictive zone classification is residential per the (R-A-5) zone. A disguised wireless communication facility in a residential zone classification shall not exceed 50 feet in height. The proposed disguised monoecalyptus is 50 feet in height and not exceeding the maximum height for a residential zone classification.

- b. A fully executed lease agreement has been received for the proposed disguised wireless communication facility.
  - c. The disguised wireless communication facility is setback approximately 141 feet from nearest habitable dwelling. The disguised wireless communication facility needs to be setback a distance equal to 200% of the height of the facility. With the height of the facility being 50 feet; the distance would need to be equal to 100 feet from a habitual dwelling. The monoecalyptus exceeds the required setback distance.
  - d. The disguised wireless communication facility is designed and sited so that it is minimally visually intrusive as the project has been designed to be disguised as a eucalyptus tree in order for the facility to blend in with the surrounding setting. Two (2) additional eucalyptus trees will be planted within the lease area for additional blending into the surrounding scenery.
  - e. The disguised wireless communication facility proposes three (3) shielded security lights attached below the 6 foot high masonry block wall. Said lighting is shielded to the greatest extent possible so as not to allow for light spillage or create a nuisance for the surrounding property owners or wildlife attractant.
  - f. The disguised wireless communication facility proposes an all-weather access surface, non-exclusive parking area and fire turnabout, that meets imposed loads of fire apparatus (of 70,000 lbs. min.). A 22 foot wide manual access gate with knox-box rapid entry system will also be installed.
  - g. There is a 6 foot high masonry block wall with climbing vines surrounds the 930 sq. ft. lease area for the monoecalyptus, equipment cabinets, and back-up generator.
  - h. The disguised wireless communication facility will be supported by an equipment shelter and a back-up generator. The equipment shelter is 11 feet tall and will be light tan or neutral earth tones in color to match the surrounding setting.
6. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
  7. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The City of Riverside was noticed of the proposed project for comments on June 18, 2015. No comments from the City of Riverside were received.
  8. In compliance with AB52, formal notification about the proposed project was sent to Pechanga Cultural Resources Department, Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians on February 1, 2016. Consultations were requested by the tribes and all were concluded by July 12, 2016.
  9. The project site is within the Stephen's Kangaroo Rat Fee area (SKR) per Riverside County Ordinance No. 663. A fee amount is required to be paid prior to grading permit issuance. If no grading is to occur, then the fee will need to be paid prior to final inspection. Said fee shall be calculated on the approved development project which is anticipated to be 1.75 acres (gross) in accordance with the ordinance. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. The project has been conditioned to reflect the requirements for SKR Ordinance No. 663.

10. The proposed disguised wireless communication facility is within a Fire Hazard Classification of moderate and CAL FIRE state responsibility area. The project has been conditioned by the Riverside County Fire Department.
11. The proposed disguised wireless communication facility is within a Flood Plain Review Area and has been conditioned by the Riverside Flood Control.
12. The project is located in an Airport Influence Area for the March Air Reserve Base (Zone E) and cleared with Airport Land Use Commission (ALUC).
13. The project is exempt from the requirements of CEQA because the project site was covered under Sections 15303 of the State CEQA Guidelines. Section 15303 exempts the new construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Among other types of location of limited numbers of new, small facilities or structures that are exempted under Section 15303 are utility extensions. The proposed project is exempt under Section 15303 because 192 sq. ft. equipment shelter is equivalent to a tool shed and the total lease area is 930 sq. ft. which is equivalent to a two car garage.

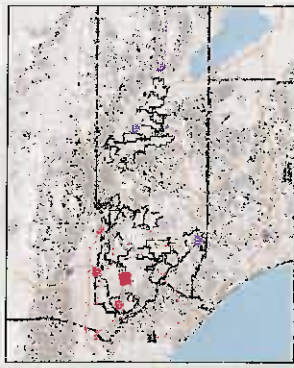
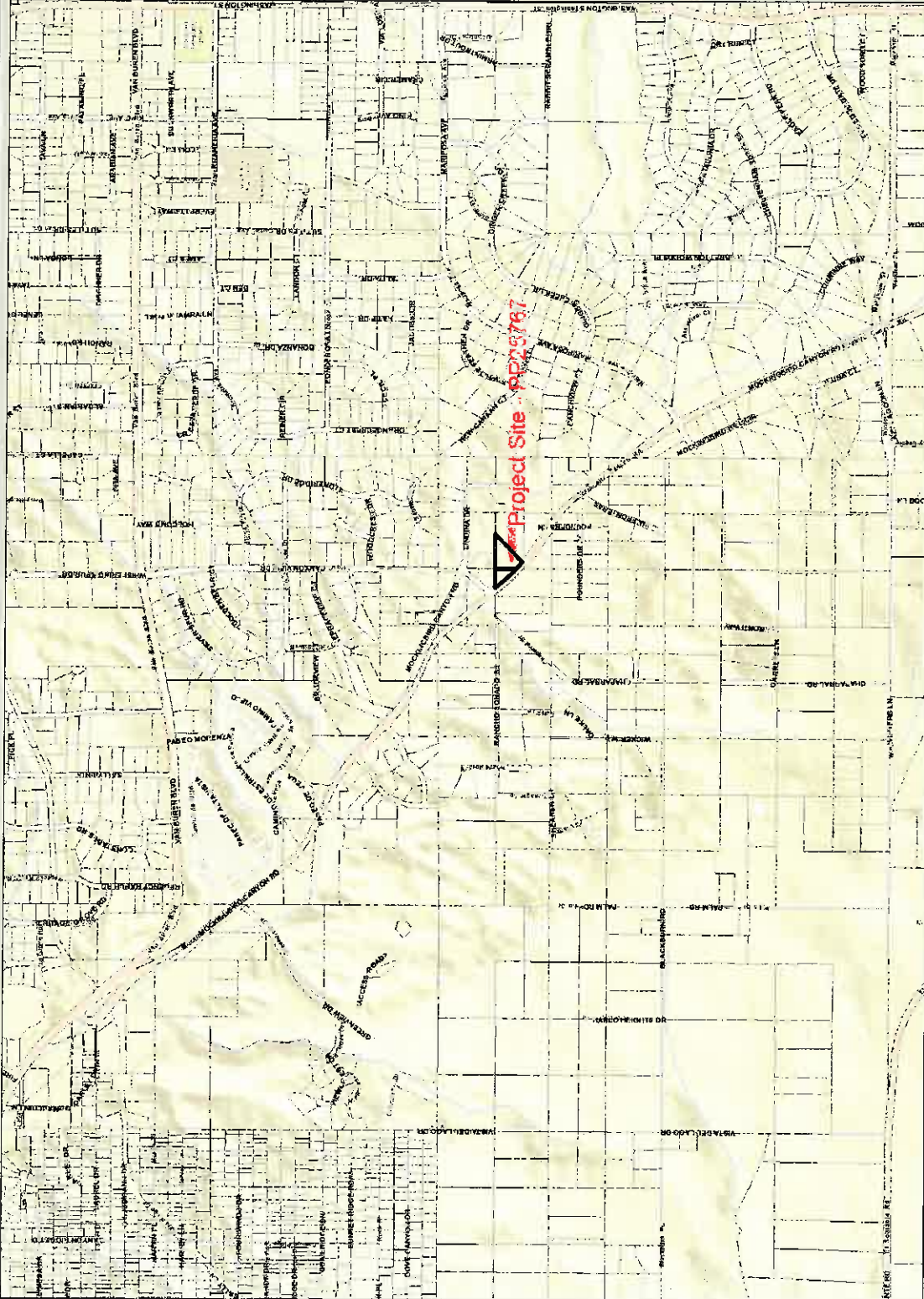
**CONCLUSIONS:**

1. The proposed project is in conformance with the Open Space-Conservation (OS-C) and Rural Community-Very Low Density Residential (RC-VLDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agriculture-5 acre minimum and Watercourse, Watershed & Conservation Area zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project is not within the boundaries of any Western Riverside County Multiple Species Habitat Conservation Plan.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition from the adjacent neighborhood or the City of Riverside have been received. Received (1) phone call in opposition to project and will attend upcoming hearing.
2. The project site is not located within:
  - a. The Western Riverside County Multi-Species Habitat Conversation Plan; or
  - b. A half mile of a Fault; or,

# PP25767 Vicinity Map



## Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers
- World Street Map

## Notes

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



0 2,186

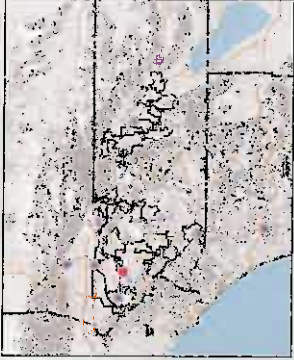
4,373 Feet



REPORT PRINTED ON... 10/18/2016 4:11:52 PM

© Riverside County RCIT GIS

# PP25767 Land Use Map



## Legend

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



0 1,093 2,186 Feet



REPORT PRINTED ON... 10/18/2016 4:15:47 PM

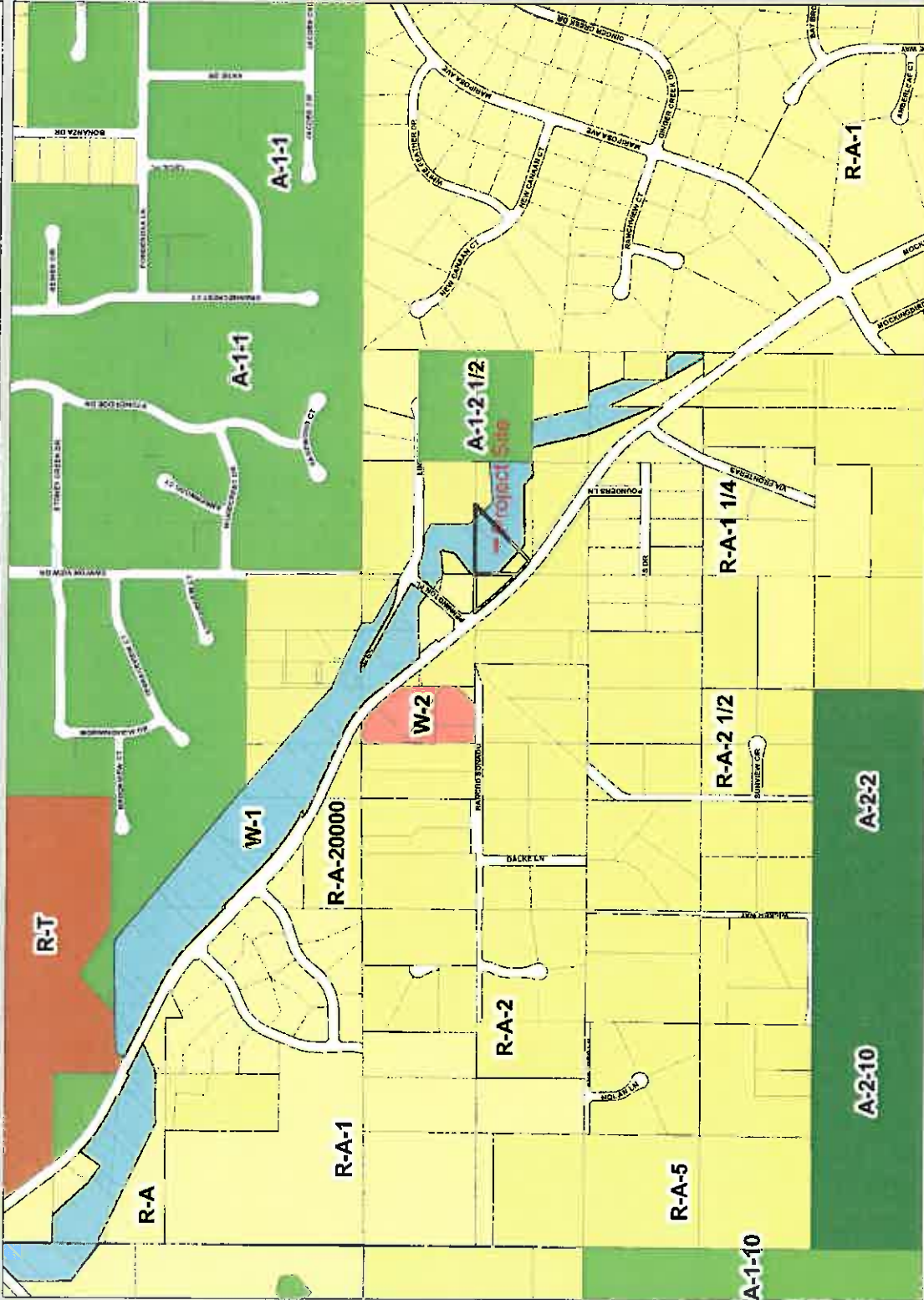
© Riverside County RCIG GIS

**\*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.

## Notes

# PP25767

## Existing Zoning Map



### Legend

- Zoning
- <all other values>
  - A-1
  - A-1-1
  - A-1-1 1/2
  - A-1-1/2
  - A-1-10
  - A-1-15
  - A-1-2
  - A-1-2 1/2
  - A-1-2 1/4
  - A-1-20
  - A-1-30000
  - A-1-4
  - A-1-40
  - A-1-5
  - A-2
  - A-2-1
  - A-2-10
  - A-2-2
  - A-2-2 1/2
  - A-2-20
  - A-2-5
  - A-D
  - A-P
  - A-P-10
  - A-P-2 1/2

### Notes

\*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.



0 1,093

2,186 Feet

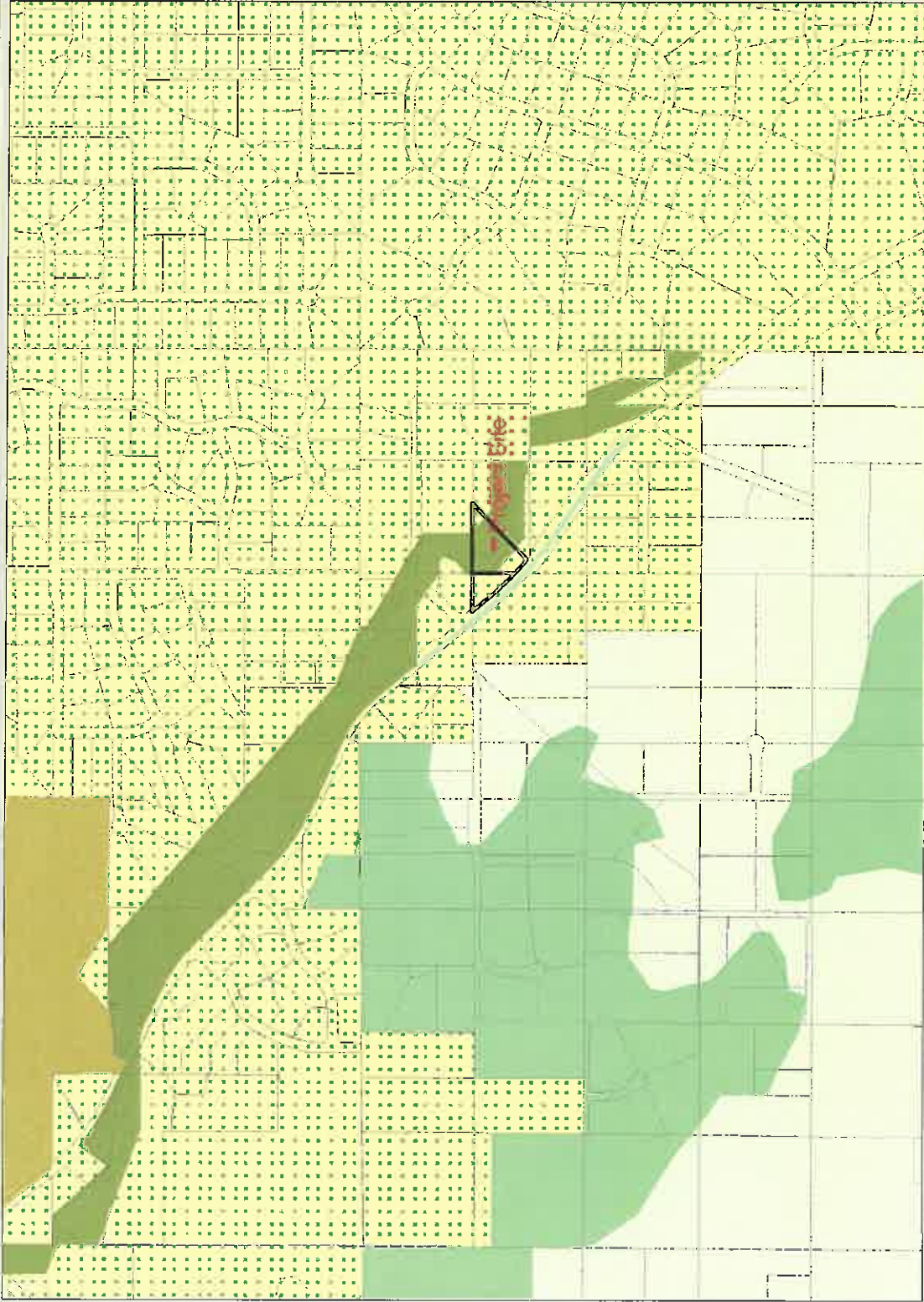


REPORT PRINTED ON... 10/18/2016 4:17:59 PM

© Riverside County RCIT GIS

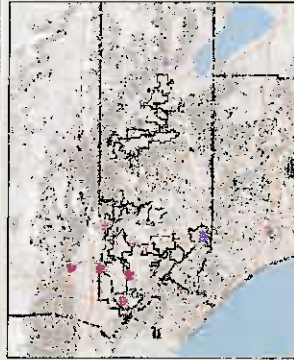
PP25767

Existing General Plan Map



Legend

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



Notes

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0 1,093 2,186 Feet



REPORT PRINTED ON... 10/18/2016 4:18:50 PM

© Riverside County RCIT GIS



REV	DATE/REV	DESCRIPTION
0	02/22/16	SSUR FOR TDS DRAWING
1	05/19/16	ISSUED FOR PLANNING COMMENTS

ENGINEER / CONSULTANT

**verizon**  
 1525 SAND CANYON AVENUE  
 RIVERSIDE, CA 92504  
 951.286.7000

**core**  
 DEVELOPMENT SERVICES  
 17110 MOCKINGBIRD CANYON ROAD  
 RIVERSIDE, CA 92504  
 (951) 286-7000

**core**  
 DEVELOPMENT SERVICES  
 17110 MOCKINGBIRD CANYON ROAD  
 RIVERSIDE, CA 92504  
 (951) 286-7000

SITE NAME  
**LINDINA**

SHEET TITLE  
**TITLE SHEET**

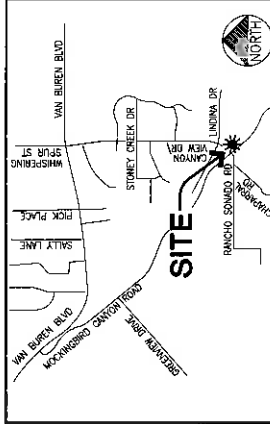
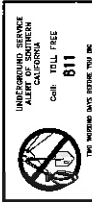
DRAWN BY / CHECKED BY / ISSUE DATE  
 ESQ / SMR / 05/29/15

SHEET NUMBER  
**T-1**

# verizon

**LINDINA**  
**17110 MOCKINGBIRD CANYON ROAD**  
**RIVERSIDE, CA 92504**  
**NCD PROJECT**

OVERALL HEIGHT:  
 30'-0"



**DRIVING DIRECTIONS**

START OUT FROM VERIZON WIRELESS OFFICES IN IRVINE:

- HEAD SOUTHWEST ON SAND CANYON AVE TOWARD WATERWORKS WAY
- TURN RIGHT ONTO DARBANCA PARK
- TURN RIGHT ONTO DEFFNEY RD
- TAKE THE CALIFORNIA 95 N EXIT
- MERGE ONTO CA-55 N
- TAKE THE EXIT TOWARD VAN BUREN BLVD/ARLINGTON
- TURN LEFT ONTO INDIANA AVE
- TAKE THE 1ST RIGHT ONTO VAN BUREN BOULEVARD
- TURN LEFT ONTO MOCKINGBIRD CANYON RD
- DESTINATION WILL BE ON THE LEFT

**LEGEND**

- 1/3 PANEL AIRTERMS
- (1) ROLA WITH A2 MODULES
- (1) MICROWAVE DISH
- (1) PRE-FABRICATED EQUIPMENT SHELTER
- (1) STAND-BY GENERATOR
- (1) 200 AMP 480V AC WALL ENCLOSURE WITH CLAMPING RINGS AS AN ANTI-GRAFFITI MEASURE.
- (2) LIVE BUCKAUPUS TREES

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN, DIMENSION PLAN AND ANTENNA PLAN
A-3	ELEVATIONS
A-4	LINE OF SIGHT
L-1	IRREGATION PLAN
L-2	IRREGATION DETAILS
L-3	PLANTING PLAN

CASE: PP25767 AMD#1  
 EXHIBIT: A (Sheets 1-4)  
 DATE: 6/23/2010  
 PLANNER: T. Wheeler

**PROJECT DESCRIPTION**

VERIZON WIRELESS IS SUBMITTING AN PER ACTION FOR ZONING APPROVALS AND OTHER RELATED APPROVALS FOR THE INSTALLATION OF:

- (1) 3 PANEL AIRTERMS
- (1) ROLA WITH A2 MODULES
- (1) MICROWAVE DISH
- (1) PRE-FABRICATED EQUIPMENT SHELTER
- (1) STAND-BY GENERATOR
- (1) 200 AMP 480V AC WALL ENCLOSURE WITH CLAMPING RINGS AS AN ANTI-GRAFFITI MEASURE.
- (2) LIVE BUCKAUPUS TREES

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODES, AS ADOPTED BY THE LOCAL JURISDICTION. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODES, AS ADOPTED BY THE LOCAL JURISDICTION. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODES, AS ADOPTED BY THE LOCAL JURISDICTION.

- 2013 CALIFORNIA FIRE CODES
- 2013 CALIFORNIA ENERGY CODES
- 2013 CALIFORNIA BUILDING CODES
- 2013 CALIFORNIA ELECTRICAL CODES
- 2013 CALIFORNIA PLUMBING CODES
- 2013 CALIFORNIA FIRE CODES
- 2013 CALIFORNIA ENERGY CODES
- 2013 CALIFORNIA BUILDING CODES
- 2013 CALIFORNIA ELECTRICAL CODES
- 2013 CALIFORNIA PLUMBING CODES

**CONTRACTOR NOTES**

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR ENGINEER IN WRITING OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

**PROPERTY OWNER:**  
 JOSE SANCHEZ  
 17110 MOCKINGBIRD CANYON ROAD  
 RIVERSIDE, CA 92504  
 CONTACT: JOSE SANCHEZ  
 PHONE: 951.701.9342

**DEVELOPER:**  
 WIRELESS  
 VERIZON WIRELESS  
 17110 MOCKINGBIRD CANYON ROAD  
 BLDG. D, FIRST FLOOR  
 RIVERSIDE, CA 92504  
 CONTACT: MARK HOSER  
 PHONE: 949.286.7000

**AGENCY REPRESENTATIVE:**  
 CORE DEVELOPMENT SERVICES  
 17110 MOCKINGBIRD CANYON ROAD  
 BREA, CA 92821  
 CONTACT: BRANON SUAREZ - LM  
 PHONE: 951.286.7000  
 CONTACT: MARK HOSER - ZM  
 PHONE: 949.286.2531

**PROPERTY INFORMATION:**  
 COUNTY OF RIVERSIDE  
 A-4-2, W-1  
 273-230-020 & 273-230-030  
 U (UNMANNED TELECOMMUNICATION FACILITY)  
 925 SQ. FT.  
 REFER TO SURVEY ON C-1

**PROJECT INFORMATION**

**ARCHITECT:**  
 CORE DEVELOPMENT SERVICES  
 17110 MOCKINGBIRD CANYON ROAD  
 BREA, CA 92821  
 CONTACT: STEVEN M. RAMON  
 PHONE: 714.729.8404

**CONSULTING TEAM**

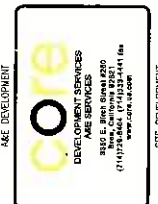
**CONTRACTOR NOTES**

**CONTRACTOR NOTES**

**CONTRACTOR NOTES**

REV	DATE/RY	DESCRIPTION
0	02/27/15	ISSUED FOR 10% ZONING
1	02/18/15	GROUP PER PLANNING COMMENTS

ENGINEER / CONSULTANT

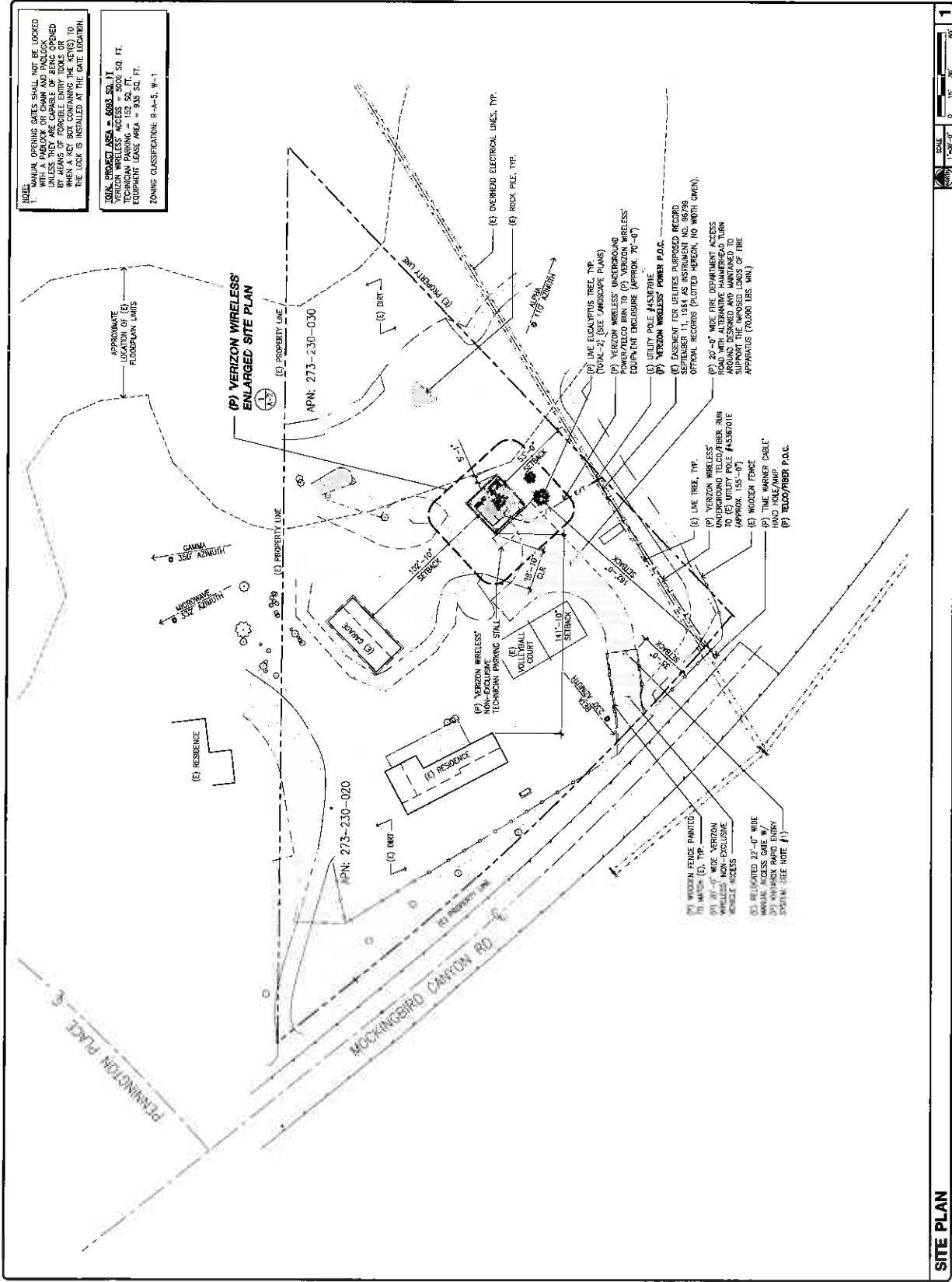


SITE INFORMATION  
**LINDINA**  
SHEET NUMBER

SITE PLAN

DRAWN BY	CHECKED BY	ISSUE DATE
EXR	SMR	05/29/15

SHEET NUMBER  
**A-1**



**NOTE:** MANUAL OPENING GATES SHALL NOT BE LOCKED AT ANY TIME. ALL GATES SHALL BE KEPT OPEN AND UNLOCKED BY MEANS OF FORCEFUL ENTRY TOOLS OR BY MEANS OF A KEY BOX CONTAINING THE KEYS TO THE LOCK IS INSTALLED AT THE GATE LOCATION.

**TOTAL PROJECT AREA = 6683 SQ. FT.**  
**VERIZON WIRELESS ACCESS AREA = 800 SQ. FT.**  
**VERIZON WIRELESS EQUIPMENT LEASE AREA = 935 SQ. FT.**

ZONING CLASSIFICATION: R-4-S, R-1

SCALE: 1"=30'-0"

**SITE PLAN**

1

REV	DATE/BY	DESCRIPTION
0	02/27/16	ISSUED FOR TOR ZONING
1	03/18/16	REVISION PER PLANNING COMMISSION

ENGINEER / CONSULTANT



**core**  
 DEVELOPMENT SERVICES  
 3400 E. 19th Street #200  
 Denver, CO 80202  
 (714) 777-2442 (714) 777-2444 fax  
 www.core-site.com

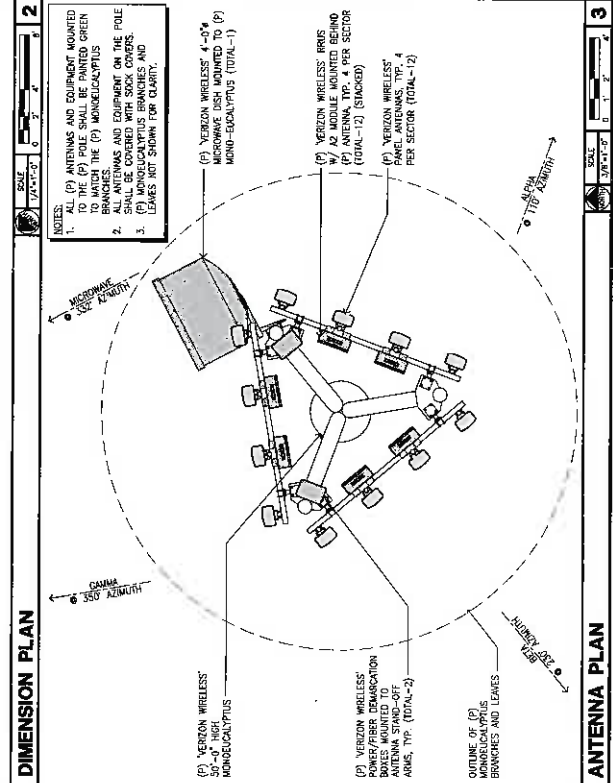
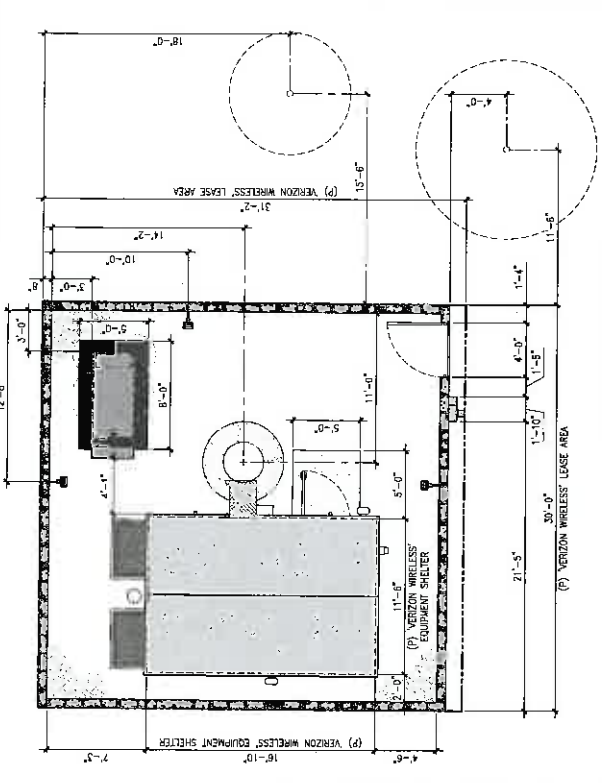
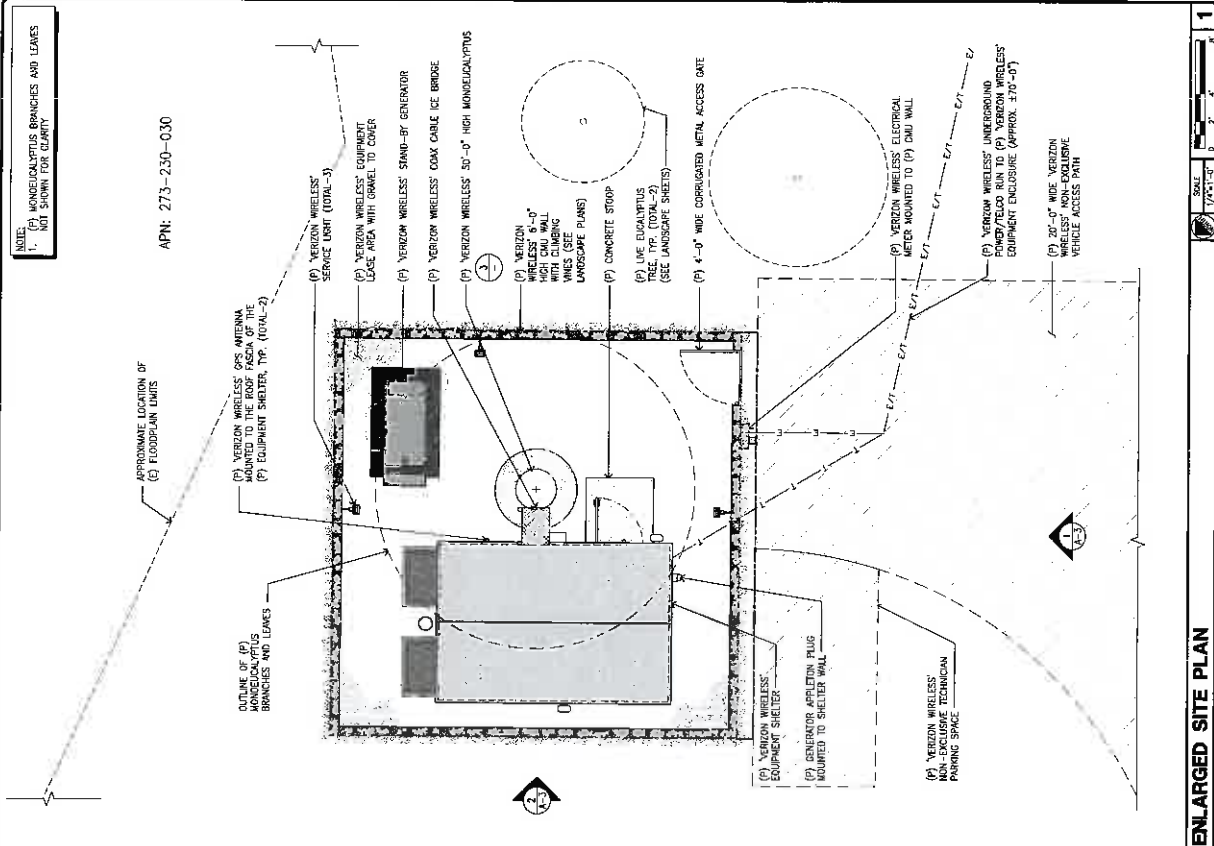
**core**  
 DEVELOPMENT SERVICES  
 3400 E. 19th Street #200  
 Denver, CO 80202  
 (714) 777-2442 (714) 777-2444 fax  
 www.core-site.com

SITE NAME: SITE INFORMATION  
**LINDINA**  
 17110 MCKENZIE CANYON ROAD  
 RIVERSIDE, CA 92504  
 RIVERSIDE COUNTY  
 SHEET TITLE

**ENLARGED SITE PLAN, DIMENSION PLAN AND ANTENNA PLAN**

DRAWN BY: CHECKED BY: ISSUE DATE  
 ESO SMR 05/29/15

SHEET NUMBER  
**A-2**



REV	DATE/REV	DESCRIPTION
0	05/28/15	ISSUE FOR PERMITS
1	05/28/15	REVISED PER PERMITS COMMENTS

ENGINEER / CONSULTANT



SITE INFORMATION

**LINDINA**

17110 MCGRAWBERD CANYON ROAD  
RIVERSIDE, CA 92504  
RIVERSIDE COUNTY

SHEET TITLE

**ELEVATIONS**

DRAWN BY: [blank] CHECKED BY: [blank] ISSUE DATE: 05/28/15

ESQ: [blank] SHR: [blank] SHEET NUMBER: [blank]

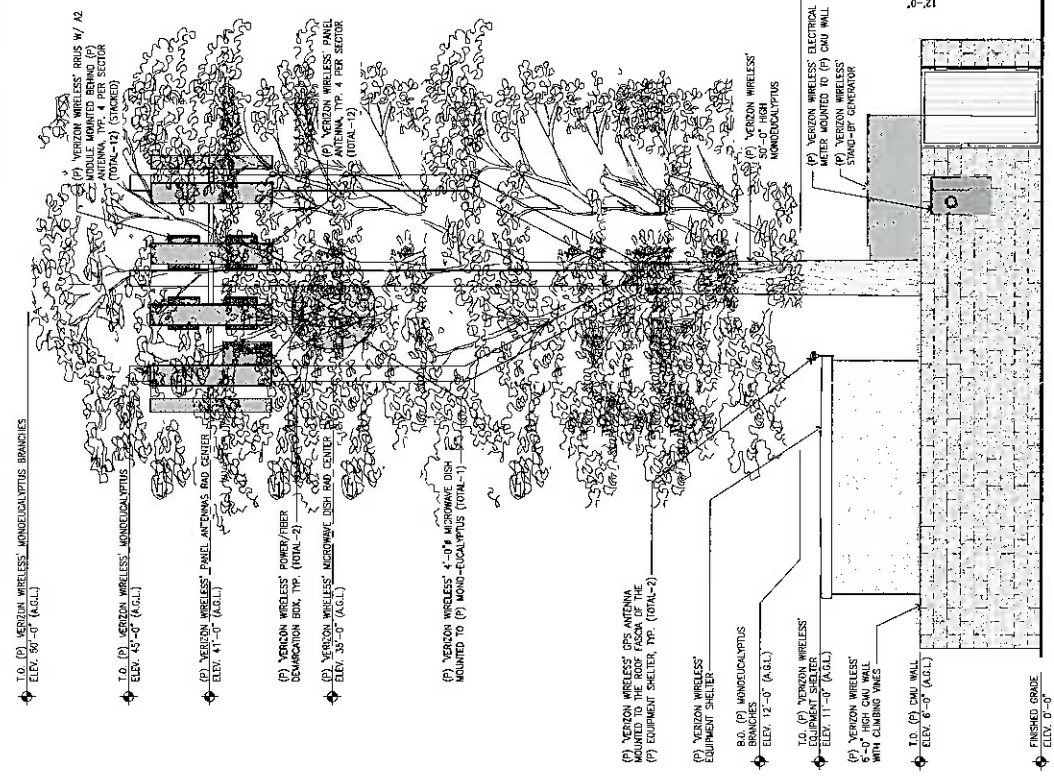
**A-3**

**NOTES:**

(P) ANTENNAS AND EQUIPMENT MOUNTED TO THE (P) POLE SHALL BE PAINTED GREEN TO MATCH THE (P) MONOCALYPTUS BRANCHES.

ALL ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE COVERED WITH SOCK COVERS.

OVERALL HEIGHT: 50'-0"



**SOUTHWEST ELEVATION**

SCALE: 1/8"=1'-0"

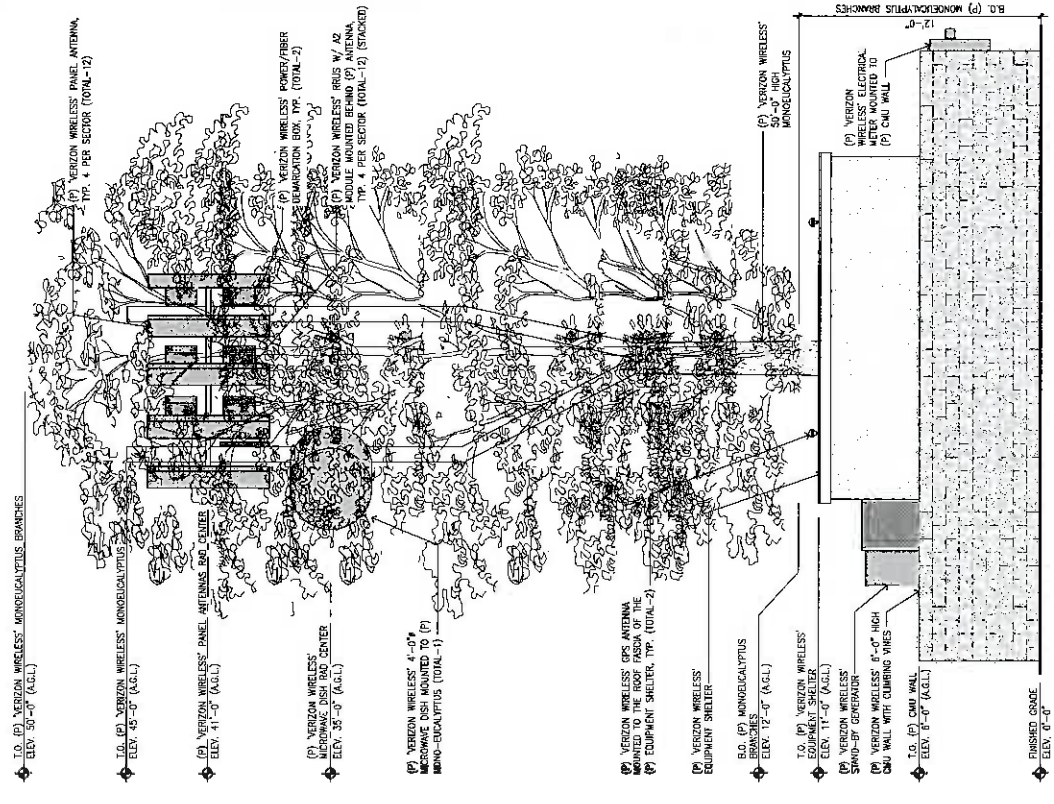
1

**NOTES:**

(P) ANTENNAS AND EQUIPMENT MOUNTED TO THE (P) POLE SHALL BE PAINTED GREEN TO MATCH THE (P) MONOCALYPTUS BRANCHES.

ALL ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE COVERED WITH SOCK COVERS.

OVERALL HEIGHT: 50'-0"



**NORTHWEST ELEVATION**

SCALE: 1/8"=1'-0"

2

REV	DATE/BY	DESCRIPTION
0	02/17/15	ISSUED FOR MARKING
1	02/17/15	ISSUED FOR PLANNING SERVICES

ENGINEER / CONSULTANT

**SITE BUILDER**

1535 SAND CANYON AVENUE  
RIVERSIDE, CA 92504  
951-261-1000

**ARE DEVELOPMENT**

DEVELOPMENT SERVICES  
3180 E. BIRD STREET #200  
RIVERSIDE, CA 92504  
951-515-1111

**SITE DEVELOPMENT**

DEVELOPMENT SERVICES  
3180 E. BIRD STREET #200  
RIVERSIDE, CA 92504  
951-515-1111

**SITE INFORMATION**

**LINDINA**

17110 MCKENNA CANYON ROAD  
RIVERSIDE, CA 92504

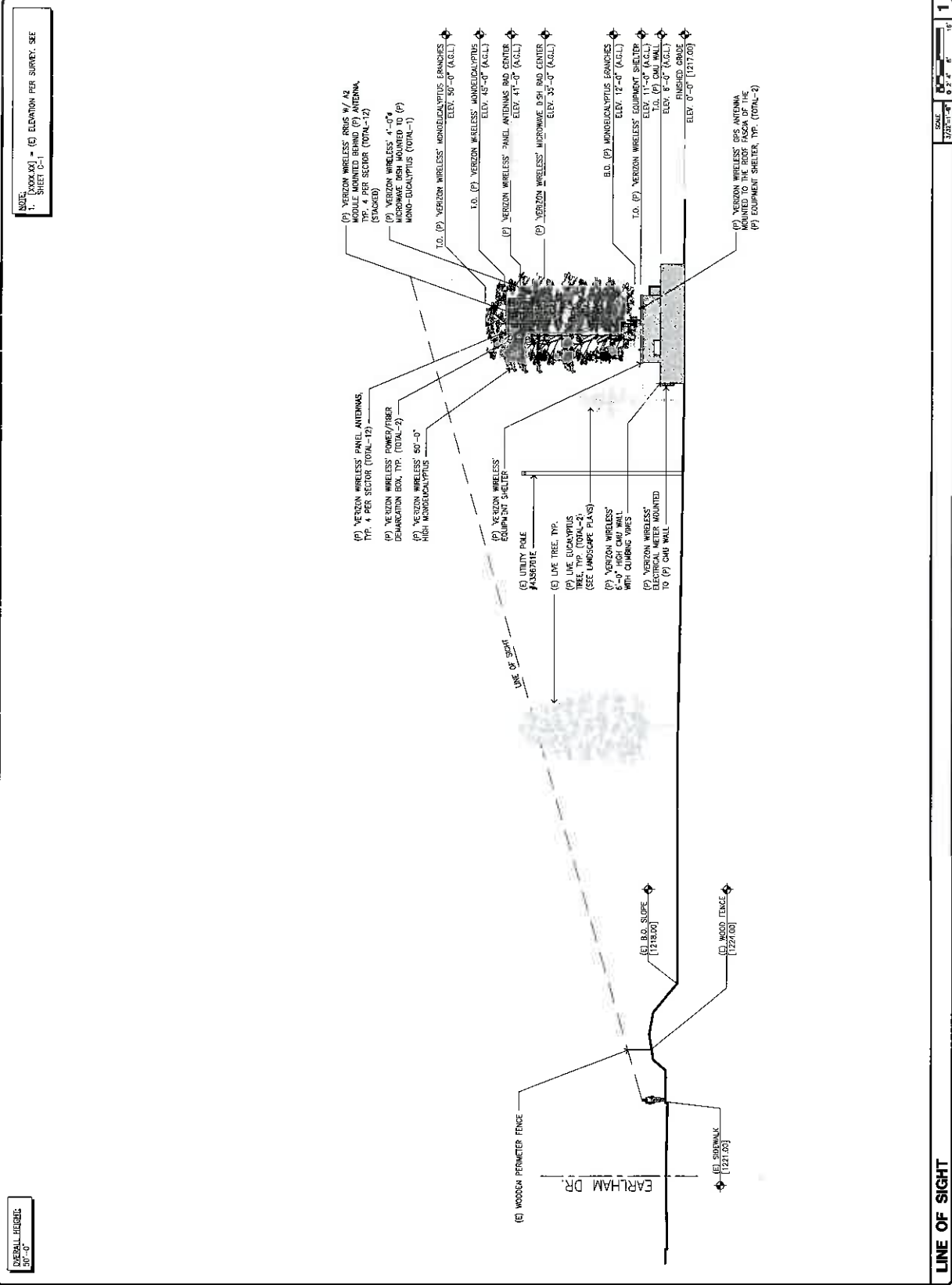
**LINE OF SIGHT**

**DRAWING INFORMATION**

DRAWN BY: ESO  
CHECKED BY: SMR  
DATE: 05/29/15

**SHEET NUMBER**

**A-4**





REV.	DATE	DESCRIPTION	BY
1	01/25/16	SIZE CONSTRUCTION	REB

REV.	DATE	DESCRIPTION	BY
1	01/25/16	SIZE CONSTRUCTION	REB

**ISSUE STATUS**

**NOTE**

**NOTE**

**PROPRIETARY INFORMATION**

**Verizon**

15505 SAND CANYON AVENUE, D1  
IRVINE, CALIFORNIA 92618  
949.286.7000



17110 MOCKINGBIRD CANYON ROAD  
LINDINA RIVERSIDE, CA 92504  
RIVERSIDE COUNTY

**IRRIGATION DETAILS**

SHEET THREE  
L-2

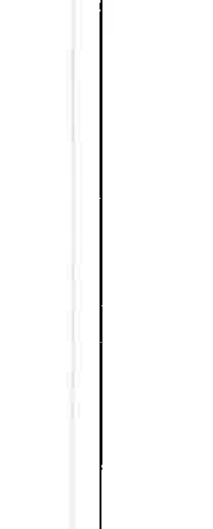
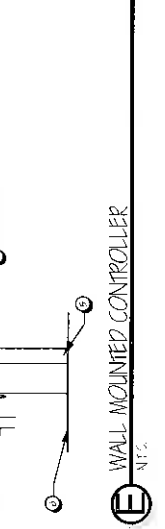
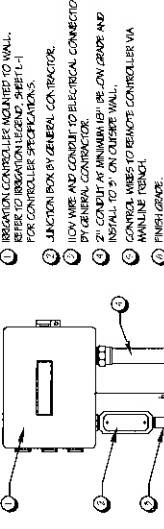
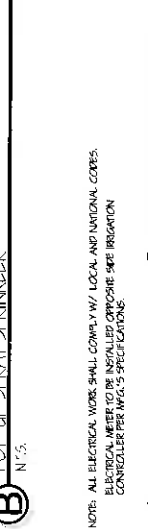
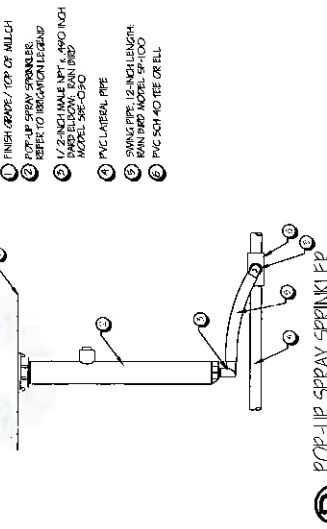
**CS DG**  
CS DESIGN GROUP, INC.  
18821 Carlton Road  
Suite 105-102  
Cerritos, CA 92608  
(714) 251-1234  
(714) 251-5087

**ROOT WATERING SYSTEM**  
N.T.S.

- 4-1/2" COUPLER
- 2" WIRE MESH
- 3/4" WIRE MESH
- 3/4" WIRE MESH
- 3/4" WIRE MESH
- 3/4" WIRE MESH
- 3/4" WIRE MESH
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- 3/4" WIRE MESH
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- 3/4" WIRE MESH
- 3/4" WIRE MESH
- 3/4" WIRE MESH

**NOTE:**

- ALL WIRE SHALL BE INSTALLED PER LOCAL CODE.
- PROVIDE EXPANSION JOINTS AT EACH WIRE CONNECTION IN VALVE BOX (10 WIRTS AROUND AT 1/2" DIA. PER).
- SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER. IN GROUPS COVER, HELP AREA AND FLUSH WITH FINISH GRADE IN THE AREA.



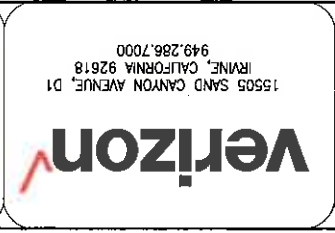
REV.	DATE	DESCRIPTION	BY
1	01/23/16	BUILD CONSTRUCTION SET	

**ISSUE STATUS**

**core**  
DEVELOPMENT SERVICES  
AAE SERVICES  
2240 S. Main Street  
Riverside, CA 92504  
(949) 782-2424 (T) (949) 441-1166  
www.corecs.com

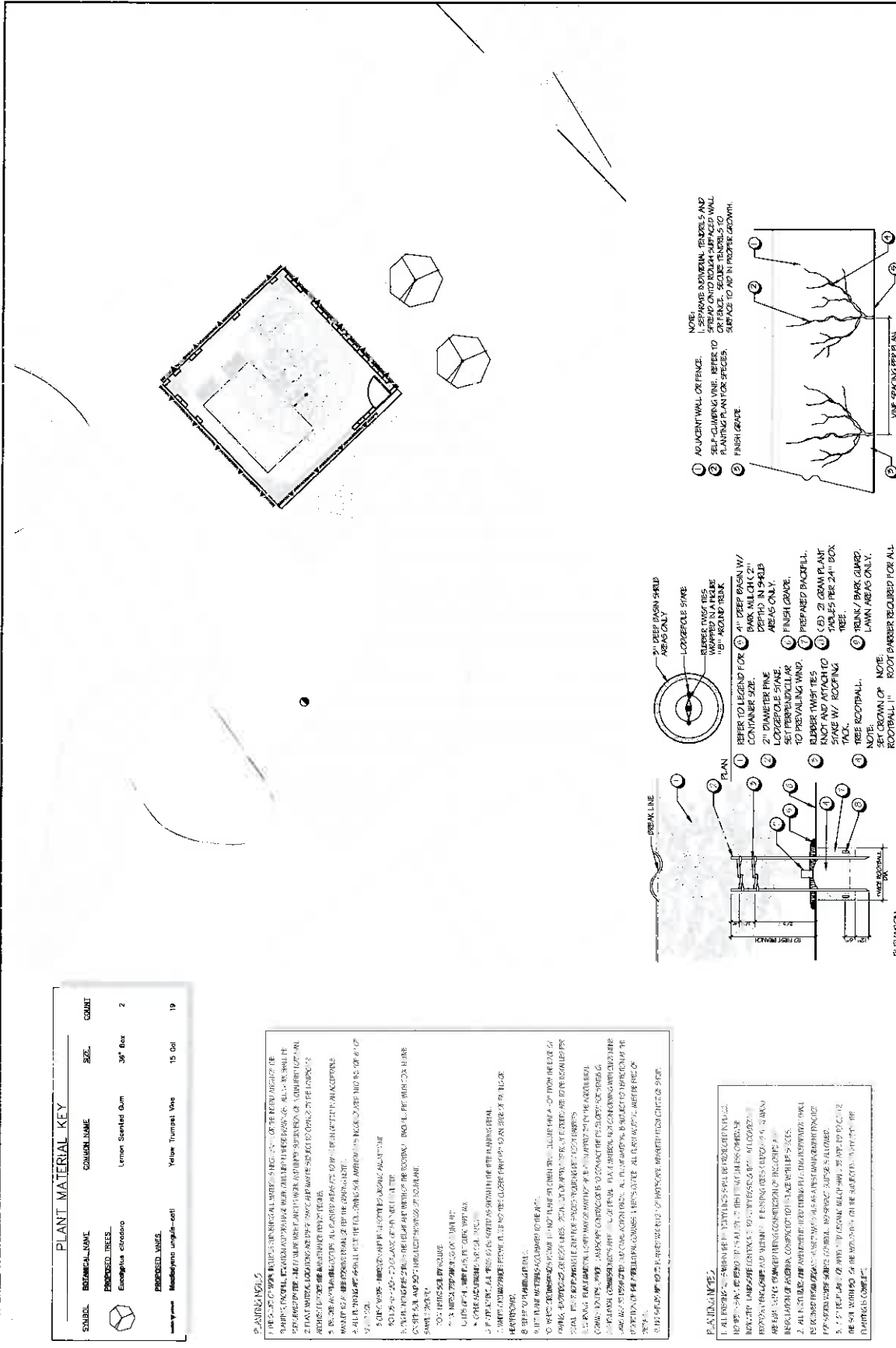
**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VISION METRICS AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF VISION METRICS.

15505 SAND CANYON AVENUE, D1  
RIVERSIDE, CALIFORNIA 92518  
949.288.7000



LINDINA  
17110 MOCKINGBIRD  
CANYON ROAD  
RIVERSIDE, CA 92504  
RIVERSIDE COUNTY

SHEET TITLE  
**PLANTING PLAN**  
L-3



**CS DG**  
CS Design Group, Inc.  
1000 El Camino Real  
Suite 105-402  
Carlsbad, CA 92008  
(760) 434-3037

**PLANT MATERIAL KEY**

SYMBOL	BOTANICAL NAME	COLUMN NAME	SIZE	QUANTITY
	<i>Emmenanthe ciliolata</i>	Lemon Scented Gum	36" Box	2
	<i>Mandevilla longibr-actea</i>	Yellow Trumpet Vine	15 Gal	19

- PLANTING NOTES:**
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS FOR PLANTING.
  2. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
  3. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
  4. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
  5. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
  6. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
  7. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
  8. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
  9. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
  10. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.



- PLANTING NOTES:**
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS FOR PLANTING.
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  6. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
  7. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
  8. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
  9. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
  10. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.

**NOTE:**  
1. TREE STAKING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS FOR PLANTING.



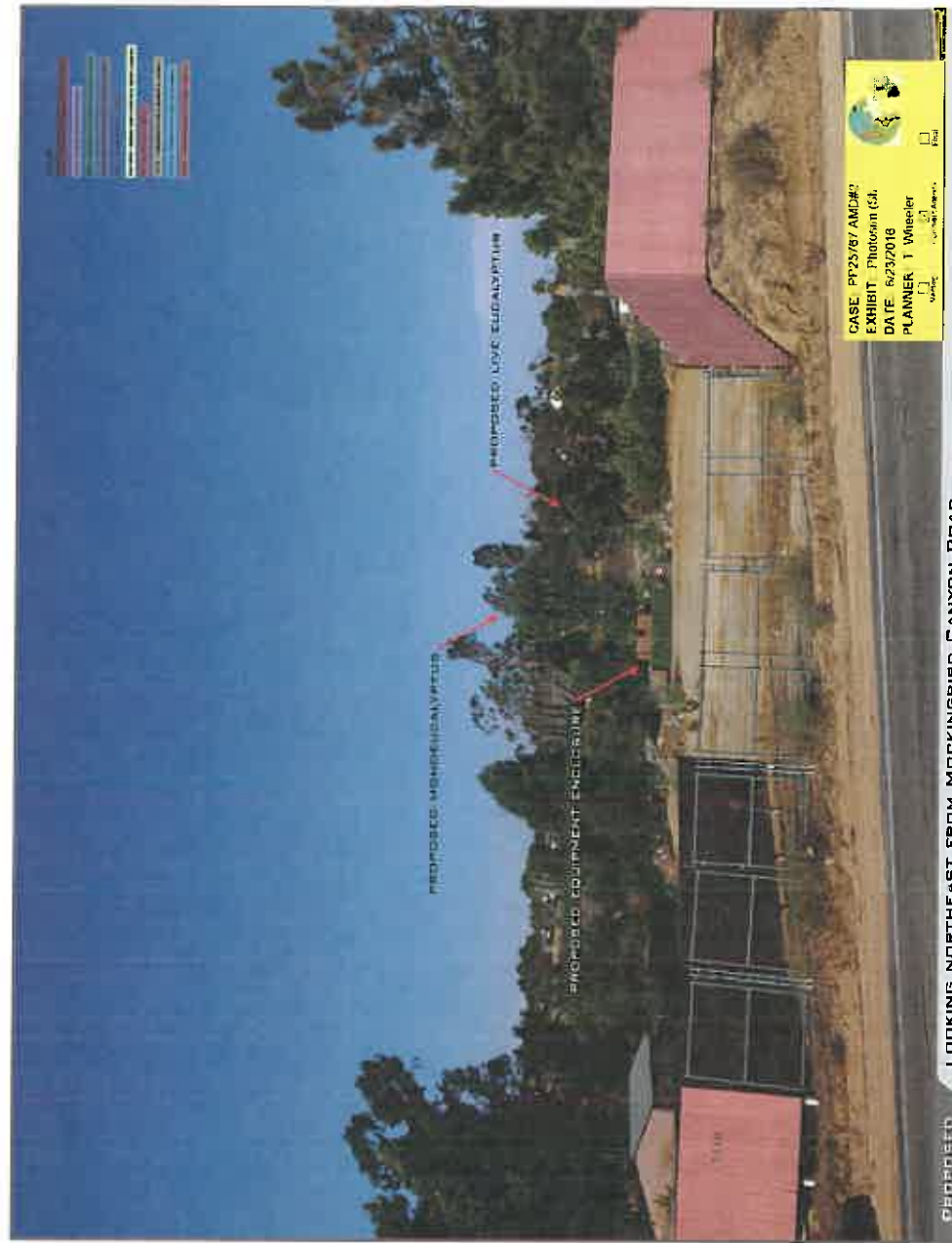


LINDINA

17110 MOCKINGBIRD CANYON ROAD RIVERSIDE CA 92504



VIEW 1



CASE: P125767 AME#2  
 EXHIBIT: PhotoSim (A)  
 DATE: 6/29/2018  
 PLANNER: T Wheeler  
 User: T.Wheeler  
 Project: Lindina

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



LINDINA

17110 MOCKINGBIRD CANYON ROAD RIVERSIDE CA 92504

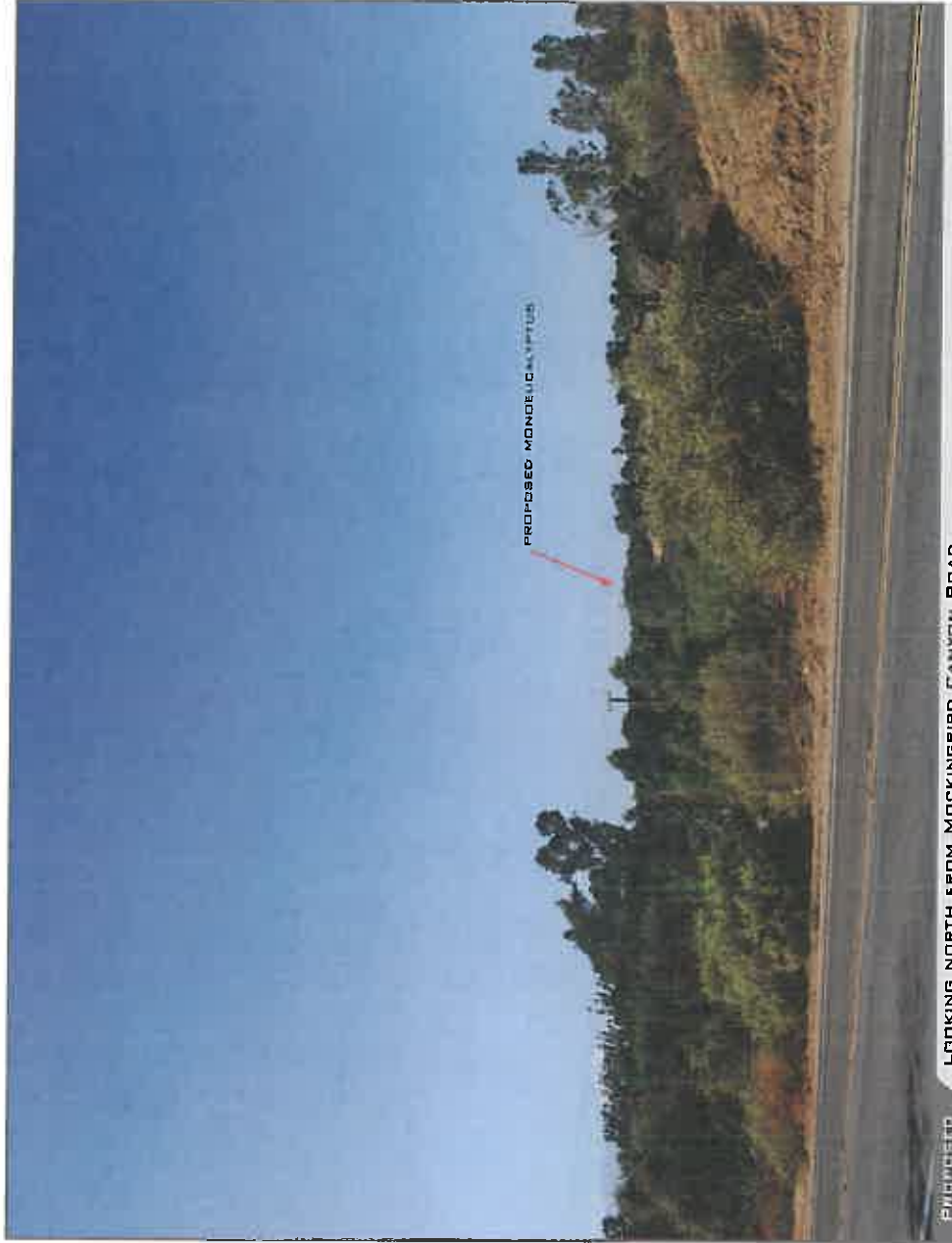


2014 Google Maps

LOCATION



EXISTING



PROPOSED MONDELCALVEPTUS

PROPOSED

LOOKING NORTH FROM MOCKINGBIRD CANYON ROAD

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



# LINDINA

17110 MOCKINGBIRD CANYON ROAD RIVERSIDE CA 92504

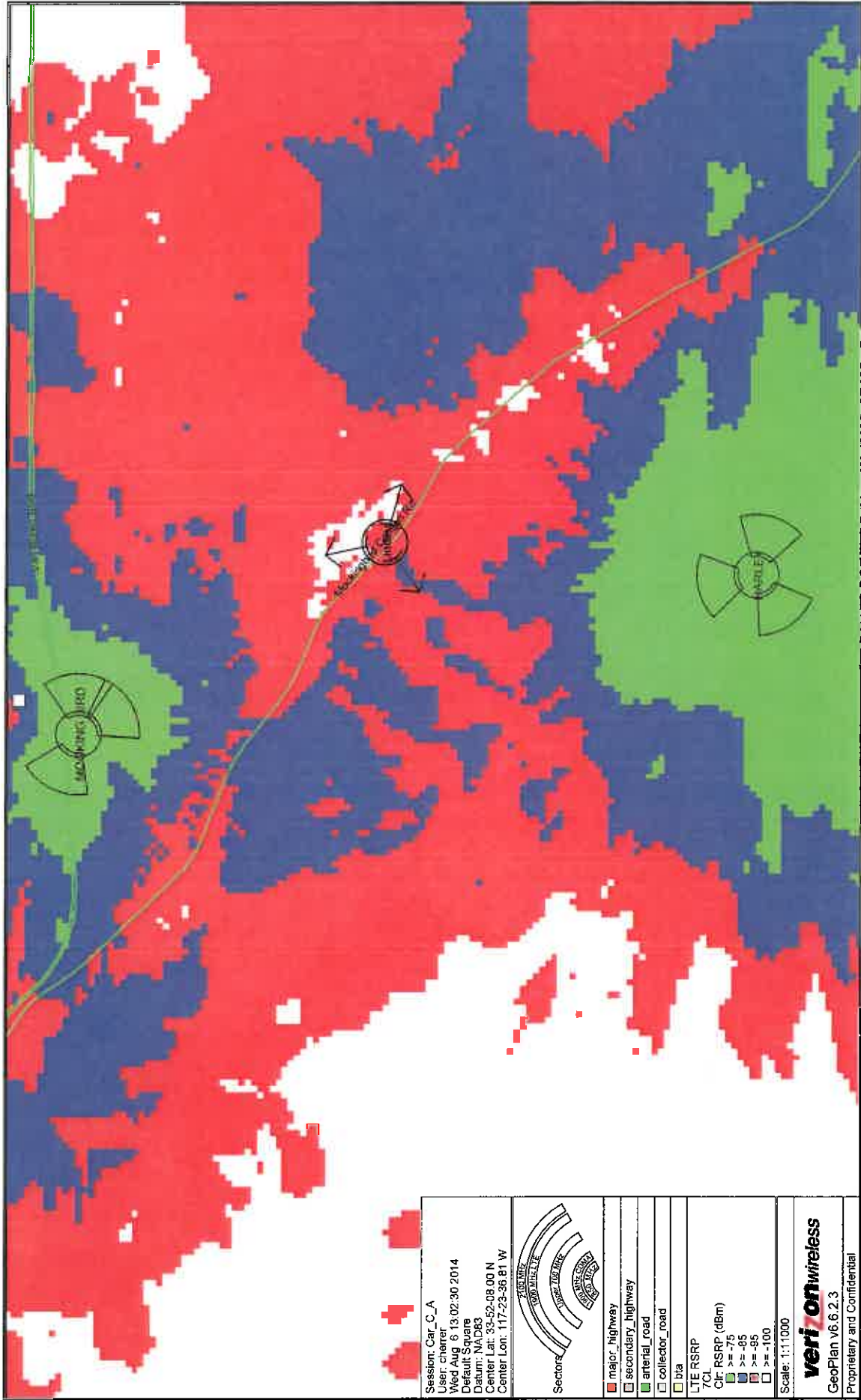


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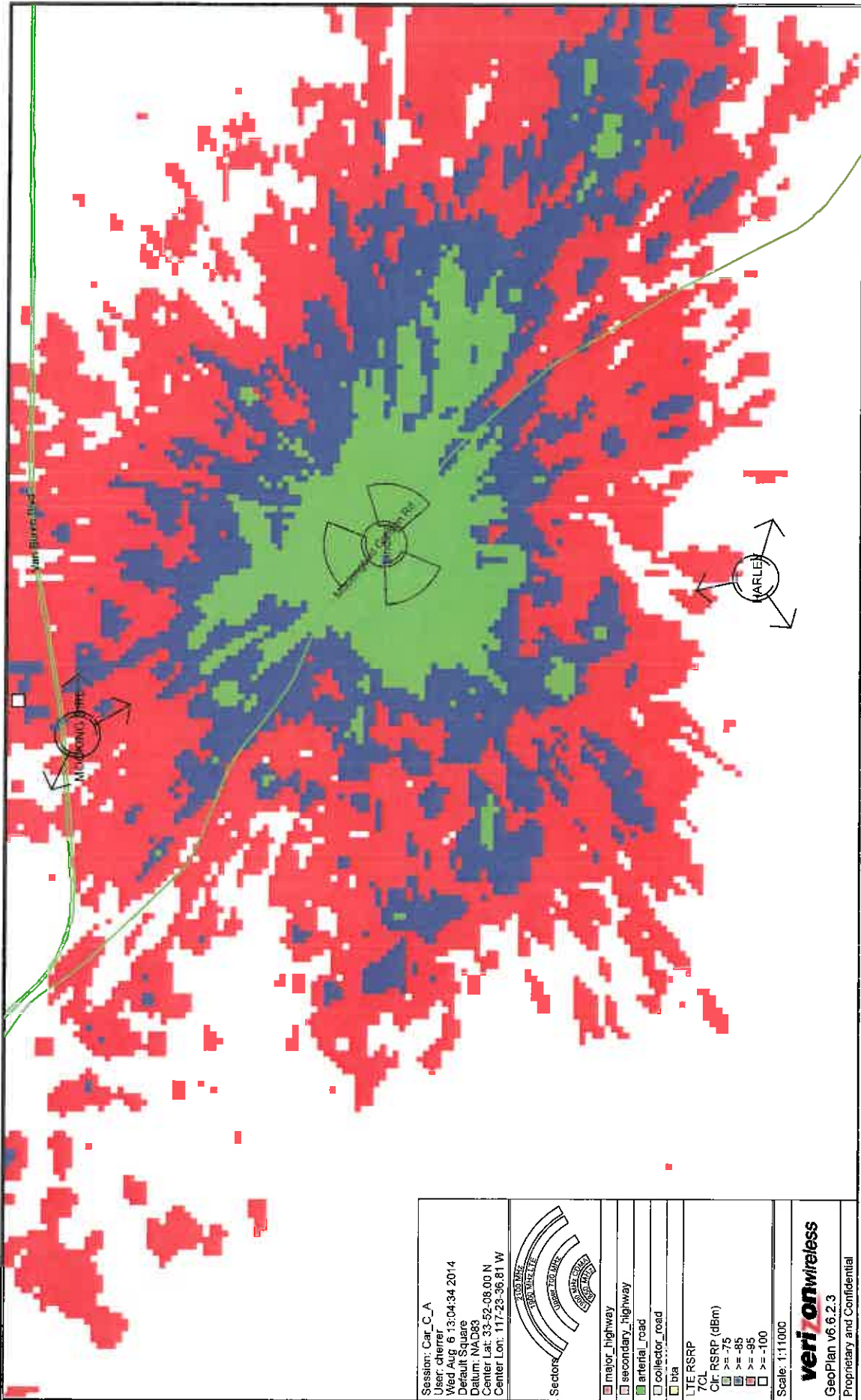


LOOKING SOUTHWEST FROM LINDINA DRIVE

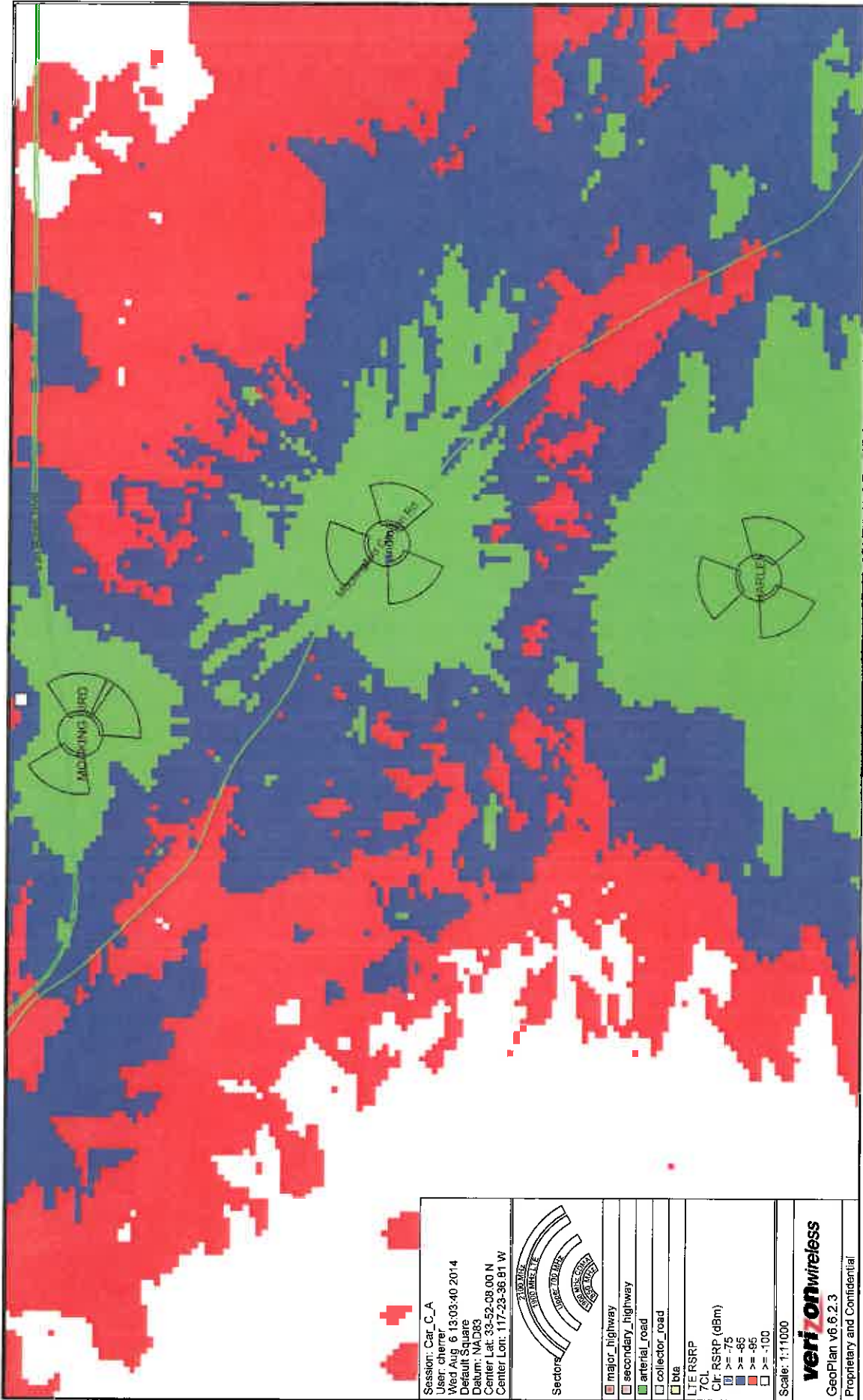
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



Session: Car_C_A User: cherr Wed Aug 6 13:02:30 2014 Default: Square Datum: NAD83 Center Lat: 33-52-08.00 N Center Lon: 117-23-36.81 W	
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Scale: 1:11000	
<b>verionwireless</b> GeoPlan v6.6.2.3 Proprietary and Confidential	



<p>Session: Car_C_A          User: cherrer          Wed Aug 6 13:04:34 2014          Default Square          Datum: NAD83          Center Lat: 33-52-08.00 N          Center Lon: 117-23-36.81 W</p>	<p>Sectors</p>
<p>major_highway          secondary_highway          arterial_road          collector_road          bva</p>	<p>LTE RSSP          7CI          C/I: RSSP (dBm)          &gt;= -75          &gt;= -85          &gt;= -95          &gt;= -100</p>
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<p><b>verizon</b> wireless          GeoPlan v6.6.2.3          Proprietary and Confidential</p>	



<p>Session: Car_C_A          User: cherr          Wed Aug 6 13:03:40 2014          Default Square          Durham, NC 27703          Center Lat: 33-52-08.00 N          Center Lon: 117-23-36.81 W</p>	<p>Sectors</p>
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<p><b>verizon</b> wireless          GeoPlan v6.6.2.3          Proprietary and Confidential</p>	



February 08, 2016

RE: Verizon Wireless Lindina Site Located at: 17110 Mockingbird Canyon Rd, Riverside, CA 92504

**To Whom It May Concern,**

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

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

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

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

Sincerely,

Jeddy Lin  
Manager-RF System Design  
Verizon Wireless

Band	Block	Call Sign	Tx	Rx	ERP (Watts)
700	C-upper	WQJQ694	746-757 MHz	776-787 MHz	79.7
PCS	E	WPWH653	1965-1970 MHz	1885-1890 MHz	308.25
PCS	F	KNLF889	1970-1975 MHz	1890-1895 MHz	308.25
AWS	A2	WQSH611	2115-2120 MHz	1715-1720 MHz	174.77
AWS	B	WQGB222	2120-2130 MHz	1720-1730 MHz	174.77
AWS	C	WQTX808	2130-2135 MHz	1730-1735 MHz	174.77



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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is Verizon Wireless proposes a disguised wireless communication facility comprised of the following: a 50-foot-high cellular antenna disguised as a eucalyptus tree with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) demarcation boxes, one (1) microwave dish, a 192-square-foot equipment shelter, one (1) standby backup generator, and two (2) Global Positioning Satellite antennas surrounded by a six (6)-foot-high masonry block wall with climbing vines in a 930-square-foot lease area. The project site is within a lot where there is a single family residence.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is

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10. GENERAL CONDITIONS

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

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. 25767 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25767 , Exhibit A, dated 10/24/16.

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. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

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10. GENERAL CONDITIONS

10.BS GRADE. 8 USE - DUST CONTROL

RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY

RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE-NO WASTEWATER PLUMBING

RECOMMND

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

10.E HEALTH. 2 USE - EMERGENCY GENERATOR

RECOMMND

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

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

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10. GENERAL CONDITIONS

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

appropriate NFPA ratings.

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

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

Based upon the information provided, and that the closest residence currently is located north/northwest of the garage, a noise study is not required. However, the project shall be required to comply with the following:

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

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

For any questions, please contact the Department of

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10. GENERAL CONDITIONS

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

Environmental Health, Office of Industrial Hygiene at (951)  
955-8982.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and 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.

10.FIRE. 2 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan (PP) 25767 is a proposal for a wireless telecommunications facility in the Mockingbird Canyon area. The site is located on the north side of Mockingbird Canyon Road approximately 500 feet south of Pennington Place. The site is just upstream from the District's own and maintained Mockingbird Canyon slope protection facility (project number 2-0-00180).

The northeast corner of the parcel is located within the 100-year Zone A flood plain limits as delineated on Panel Number 06065C-1385G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The location of the lease area and improvements are just outside of the FEMA floodplain.

There is a drainage area of approximately 20 acres from the hills to south that is tributary to the site location. New construction shall comply with Section 1B of Ordinance 457 by elevating the finished floor a minimum of one foot above the adjacent ground, measured at the upstream edge of the

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10. GENERAL CONDITIONS

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

proposed structures. The project would then be considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

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/antenna array located within the property shall not exceed a height of 50 feet.

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10. GENERAL CONDITIONS

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 273-230-020 & 273-230-030 (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 shelter color shall be light tan or natural earthtones, which will blend with the surrounding setting.

For monoecalyptus or monopines, the color of the monopole (trunk) shall be 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

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10. GENERAL CONDITIONS

10. PLANNING. 12 USE - SITE MAINTENANCE CT (cont.) RECOMMND

observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10. PLANNING. 14 USE - 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 monoecalyptus shall start at 12 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas and microwave dishes shall have "socks" colored to match.

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.

10. PLANNING. 18 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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



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10. GENERAL CONDITIONS

10. PLANNING. 18 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10. PLANNING. 19 USE - UNANTICIPATED RESOURCES

RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

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

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

10.PLANNING. 20 USE - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

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10. GENERAL CONDITIONS

10. PLANNING. 20 USE - LOW PALEO (cont.)

RECOMMND

4. The paleontologist shall determine the significance of the encountered fossil remains.

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per 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.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - LOW PALEO (cont.) (cont.) RECOMMND

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.

10.PLANNING. 21 USE - GEO02483 APPROVED RECOMMND

County Geologic Report GEO No. 2483, submitted for the project PP25767, APN 273-230-030, was prepared by Terradyne LAX, Inc., and is titled; "Geotechnical Investigation Report, Verizon - LINDINAMTX41/BSC 13, 50-ft Cell Tower at 17110 Mockingbird Canyon Rd, Riverside, CA," dated February 15, 2016. In addition, the applicant has submitted the following report:

"Response to Review Comments, County Geologic Report dated April 7, 2016, File GEO 02483, PP 25767, APN 273-230-030," letter dated April 26, 2016.

This document is herein incorporated in GEO02483.

GEO02483 concluded:

1.The subject property does not lie within a mapped State of California Earthquake Fault Zone, or within a Riverside County Mapped Fault Zone.

2.Based on the site topography and areas located immediately offsite, the site does not appear to be susceptible to earthquake-induced landsliding or rockfalls due to the lack of slopes and nearly flat gradient in the area within or surrounding the project site.

3.The near surface alluvial fan deposits at the site are relatively unconsolidated, however, due to the lack of relatively shallow groundwater and the lack of active surface faulting at the site it is our opinion that the potential for liquefaction to affect the subject site during a large earthquake is low.

4.The site is not located in a zone susceptible to subsidence.

5.The site is not located within a Flood Hazard Zone and is located within a zone of moderate wind erosion susceptibility.

GEO02483 recommended:

1.The proposed monopole tower may be supported on a straight shaft drilled caisson, 48 inch diameter, founded at a minimum depth of 15 feet below existing grade, primarily deriving support through skin friction.

2.The upper 5-ft of subgrade soils found to be very loose and requires ground improvements prior to the drilling of the caisson and any load carrying improvements.

3.Alternatively, the tower may also be supported on mat

10/19/16  
08:46

Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - GEO02483 APPROVED (cont.) RECOMMND

foundation system.

4.The upper 5-ft of all subgrades should be over excavated and re compacted to 90% before placing the foundation or any load carrying improvements including equipment cabinets and foundation excavation for CMU walls.

GEO No. 2483 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2483 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 22 USE - PDA05001 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 05001 submitted for this project (PP25767) was prepared by Jennifer Sanka of L & L Environmental and is entitled: "Phase I Cultural Resources Assessment for the Lindina Drive Project (Verizon Wireless Site Lindina), +/- 0.17 acres in the Lake Mathews/Woodcrest Area, Riverside County, California", dated May 26, 2016.

PDA05001concludes: no known historical or archaeological resources are located within the project area. There is a low probability that prehistoric or historic age cultural resources may be encountered during project-related disturbance.

PDA05001 recommends: the project area appears to have a low sensitivity for prehistoric and historic cultural resources and mitigation monitoring is not recommended during project implementation.

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

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 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. 3 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. 4 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. 5 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/landsape/lan>

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - LC LANDSCAPE SPECIES (cont.)

RECOMMND

scape.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. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

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

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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](http://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.

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3           USE - IMPORT / EXPORT (cont.)           RECOMMND

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4           USE - GEOTECH/SOILS RPTS           RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6           USE - DRAINAGE DESIGN Q100           RECOMMND

All drainage facilities shall be designed n accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 12          USE - PRE-CONSTRUCTION MTG           RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13          USE - BMP CONST NPDES PERMIT           RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

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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 requirements regarding the NPDES Construction General Permit.

60.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - SKR FEE CONDITION (cont.)

RECOMMND

application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.75 gross acre in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 4 USE - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE - NATIVE MONITOR REQ.

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Pechanga Native American Monitor. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

- 1)The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources. The Project Archaeologist shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.
- 2)The Native American monitor shall keep a daily log of all activities observed related to the project. The daily monitoring logs shall be submitted to the County Archaeologist on a weekly basis.
- 3)Native American monitoring does not replace any required Archaeological monitoring, but rather serves as a supplement for coordination and advisory purposes for that groups' interests only.
- 4)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than three written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE - NATIVE MONITOR REQ. (cont.) RECOMMND

This agreement shall not modify any condition of approval or mitigation measure

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PHASE IV REPORT RECOMMND

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PHASE IV REPORT (cont.)

RECOMMND

the required pre-grade meeting.  
The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.  
The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - EXISTING GRDG TO CODE

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department to bring existing grading to code.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

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 10/24/16.

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 monoecalyptus are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 12 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 10/24/16.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - INDEMNIFICATION AGRMT RECOMMND

Prior to issuance of a building permit for this wireless facility, a fully executed Indemnity Agreement is required. Please contact the Planning Department and submit an Indemnification Agreement Form and all required or supporting documentation. A permit cannot be issued until a fully executed Indemnification Agreement has been reviewed and approved by the County Of Riverside.

TRANS DEPARTMENT

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

Provide evidence of legal access.

80.TRANS. 2 USE - UTILITY PLAN CELL TOWER RECOMMND

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

80.TRANS. 3 USE - RELOCATE GATE RECOMMND

Existing gate shall be relocated 35' radial from the future curb line (67' from the existing centerline) prior to issuance of a building permit for monopine wireless communication facilities and equipment shelter.

NOTE: Refer to County Standard No.94, Ordinance 461 for the location of the curb line.

80.TRANS. 4 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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 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. 7

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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 USE - LC LANDSCAPE INSPTN DPST (cont.) RECOMMND

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.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Precise grade inspection of entire permit area.
- b.Precise Grade Inspection
- c.Inspection of completed onsite storm drain facilities
- d.Inspection of the WQMP treatment control BMPs

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6

USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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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 as required by the California Fire Code and Title 19, CCR

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - SKR FEE CONDITION

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. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.75 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 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. 4 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "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. 25767 has

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

been calculated to be 0.02 acres.

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

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

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for [Plot Plan] [Conditional Use Permit] No. 25767 is calculated to be 0.02 acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90. PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.PLANNING. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25767 have been met; specifically that the branches for proposed monoecalyptus are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 12 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 10/24/16.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy 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. 824.

90.TRANS. 2 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. 3 USE - LNDSCPE INSPCTN RQRMNTS 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.



PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3                   USE - LNDSCP E INSPCTN RQRMNTS (cont.)                   RECOMMND

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 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. 4                   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.

WASTE DEPARTMENT

90.WASTE. 1                   USE - WASTE REPORTING FORM                   RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department

10/19/16  
08:46

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 34

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 1

USE - WASTE REPORTING FORM (cont.)

RECOMMND

of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE**  
**THIRD CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: June 23, 2016

TO

P.D. Landscaping Section  
P.D. Archaeology Section  
Riv. Co. Airport Land Use Commission

March Air Reserve Base  
1st District Supervisor  
1st District Planning

**PLOT PLAN NO. 25767, AMENDED NO. 2 – EA42774 – Applicant: Verizon Wireless – Engineer/Representative: Core Development – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) - Location: Southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- 1.15 acres - Zoning: Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural - 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1) - **REQUEST:** The plot plan proposes to construct a 50 foot mono-eucalyptus wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter with a 6 foot high CMU block wall. Two (2) live eucalyptus trees are also proposed to be planted. APN- 273-230-020 and 273-230-030 – Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org). **BBID: 971-878-479 UPROJ CASE: PP25767****

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on June 30, 2016**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

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, , at or email at / **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.*

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: January 26, 2016

TO:

Riv. Co. Biologist  
Riv. Co. Geologist  
Riv. Co. Archaeologist

Riv. Co. Landscape Review  
IT Department  
Riv. Co. Fire Department

1st District Supervisor  
1st District Planning Commissioner

**PLOT PLAN NO. 25767, AMENDED NO. 1 – EA42774 – Applicant: Verizon Wireless – Engineer/Representative: Core Development – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) - Location: Southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- 1.15 acres - Zoning: Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural - 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1) - **REQUEST:** The plot plan proposes to construct a 50 foot mono-eucalyptus wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter with a 6 foot high CMU block wall. Two (2) live eucalyptus trees are also proposed to be planted. APN- 273-230-020 and 273-230-030 – **NOTE: The design and location of the proposed wireless facility has changed. Please review and update conditions accordingly. BBID: 971-878-479****

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for an **LDC meeting on February 11, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Tim Wheeler, (951) 955-6060, Contract Planner**, or e-mail at [TWheeler@rctlma.org](mailto:TWheeler@rctlma.org)/ MAILSTOP #: 1070

Public Hearing Path:            Administrative Action:     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 (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: June 8, 2015

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Trans. Dept. – Landscape Section  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division  
P.D. Geology Section  
P.D. Archaeology Section

Riv. Co. Information Technology  
1st District Supervisor  
1st District Planning Commissioner  
City of Riverside

**PLOT PLAN APPLICATION NO. 25767 – EA42774 – Applicant:** Verizon Wireless – Engineer/Representative: Core Development, Elaine Yang – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR)- Location: Southeast of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- 933.75 square feet- Zoning: Residential Agriculture-1 acre minimum (R-A-1), Residential Agriculture- 5 acre minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1)- **REQUEST:** A plot plan application to construct a 50 foot monopine wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 moduie and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter-APN- 273-230-020 and 273-230-030.

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on June 18, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Peter Lange, (951) 955-1417, Project Planner**, or e-mail at [plange@rctlma.org](mailto:plange@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path:      Administrative Action:       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.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

January 28, 2016

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25767)**

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**PLOT PLAN APPLICATION NO. 25767 – EA42774 – Applicant: Verizon Wireless – Engineer/Representative: Core Development, Elaine Yang – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR)- Location: Southeast of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- 933.75 square feet- Zoning: Residential Agriculture-1 acre minimum (R-A-1), Residential Agriculture- 5 acre minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1)- **REQUEST:** A plot plan application to construct a 50 foot monopine wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter-APN- 273-230-020 and 273-230-030.**

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in black ink that reads "Heather Thomson".

Heather Thomson, Archaeologist  
email cc: [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

January 28, 2016

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25767)**

Dear Ms. Hoover:

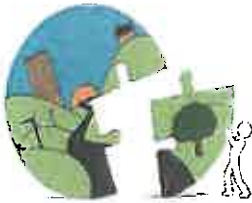
This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**PLOT PLAN APPLICATION NO. 25767 – EA42774 – Applicant: Verizon Wireless – Engineer/Representative: Core Development, Elaine Yang – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR)- Location: Southeast of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- 933.75 square feet- Zoning: Residential Agriculture-1 acre minimum (R-A-1), Residential Agriculture- 5 acre minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1)- **REQUEST:** A plot plan application to construct a 50 foot monopine wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter-APN- 273-230-020 and 273-230-030.**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Steve Weiss, AICP*  
*Planning Director*

January 28, 2016

Morongo Cultural Heritage Program  
Attn: Ray Haute  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25767)**

Dear Mr. Haute:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**PLOT PLAN APPLICATION NO. 25767 – EA42774 – Applicant: Verizon Wireless – Engineer/Representative: Core Development, Elaine Yang – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR)- Location: Southeast of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- 933.75 square feet- Zoning: Residential Agriculture-1 acre minimum (R-A-1), Residential Agriculture- 5 acre minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1)- **REQUEST:** A plot plan application to construct a 50 foot monopine wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter-APN- 273-230-020 and 273-230-030.**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map





*Steven Weiss*  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

May 2, 2016

Pages 3 (including this cover)

Terradyne LAX, Inc.  
Fax: (949) 231-1700  
Attn: A. Wahab Noori

RE: Conditions of Approval  
County Geologic Report No. 2483  
"Geotechnical Investigation Report, Verizon - LINDINAMTX41/BSC 13, 50-ft Cell  
Tower at 17110 Mockingbird Canyon Rd, Riverside, CA," dated February 15,  
2016.

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

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

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Steven Weiss, Planning Director

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

Attachments: Conditions of Approval

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

File: GEO02483, PP25767, APN 273-230-030

B:\Geology\CGR\GEO02300-2499\geo2483\_COA.doc

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

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



# 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: N/A

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Section 19.400

*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: PP 25767

DATE SUBMITTED: 2/26/15

### APPLICATION INFORMATION

Applicant's Name: Verizon Wireless

E-Mail: \_\_\_\_\_

Mailing Address: 15505 Sand Canyon Avenue Bldg D, First Floor

Irvine

Street

92618

CA

City

State

ZIP

Daytime Phone No: (949) 286.7000

Fax No: \_\_\_\_\_

Engineer/Representative's Name: Elaine Yang/Core Development

E-Mail: eyang@core.us.com

Mailing Address: 2749 Saturn Street

Brea

Street

92821

CA

City

State

ZIP

Daytime Phone No: ( 714 ) 308.0054

Fax No: ( 714 ) 333.4441

Property Owner's Name: Jose Sanchez

E-Mail: \_\_\_\_\_

Mailing Address: 17110 Mockingbird Canyon Road

Riverside

Street

92504

CA

City

State

ZIP

Daytime Phone No: ( 951 ) 703-9342

Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

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

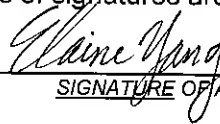
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Elaine Yang



PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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

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

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

See attached letter of authorization

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 273-230-020 & 273-230-030

Section: 3A

Township: 35

Range: 5W

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 933.75 sq ft

General location (nearby or cross streets): North of Pounders Drive, South of Lindina Drive, East of Mariposa Avenue, West of Canyon View Drive

Thomas Brothers map, edition year, page number, and coordinates: Google Maps

Project Description: (describe the proposed project in detail)

Verizon Wireless is proposing an application for the installation of (12) panel antennas, (2) fiber demarcation boxes, (12) RRU's with A2 module and (1) microwave dish on a proposed 50' high monopine. Verizon will also install (1) equipment shelter and (1) stand by generator with in a proposed 8' CMU wall enclosure and (2) GPS antenna mounted to the proposed shelter.

Related cases filed in conjunction with this application:

None

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A 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: 0

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards 0

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

Import 0 Export 0 Neither 0

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? 0 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 1,020 sq. ft.

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

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

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

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

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

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

- Santa Ana River                       Santa Margarita River                       Whitewater River

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

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

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

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

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

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1) Verizon Wireless/ Representative Elaine Yang *Elaine Yang* Date 2.24.15

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

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

Yes  No

**APPLICATION FOR LAND USE PROJECT**

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

Yes  No

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

Owner/Authorized Agent (1) Elaine Yang *Elaine Yang* Date 2.22.15  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

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

<b>Project File No.</b>	
<b>Project Name:</b>	Lindina
<b>Project Location:</b>	17110 Mockingbird Canyon, Riverside CA 92504
<b>Project Description:</b>	unmanned wireless telecommunications tower/ see attached project description
<b>Applicant Contact Information:</b>	Verizon Wireless / Representative Core Development/ Attn: Elaine Yang

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

**DETERMINATION: Circle appropriate determination.**

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

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



**APPLICATION FOR LAND USE PROJECT**

<b>Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region</b>		
<b>Project File No.</b>		
<b>Project Name:</b>	Lindina	
<b>Project Location:</b>	17110 Mockingbird Canyon, Riverside CA 92504	
<b>Project Description:</b>	unmanned wireless telecommunications tower/ see attached project description	
<b>Applicant Contact Information:</b>	Verizon Wireless / Representative Core Development/ Attn: Elaine Yang	
<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
<b>Redevelopment.</b> The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>New Development.</b> The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Restaurants.</b> (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydromodification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Environmentally Sensitive Areas (ESAs).</b> 1 All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**APPLICATION FOR LAND USE PROJECT**

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

**APPLICATION FOR LAND USE PROJECT**

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

<b>Project File No.</b>	
<b>Project Name:</b>	Lindina
<b>Project Location:</b>	17110 Mockingbird Canyon, Riverside CA 92504
<b>Project Description:</b>	unmanned wireless telecommunications tower/ see attached project description
<b>Applicant Contact Information:</b>	Verizon Wireless / Representative Core Development/ Attn: Elaine Yang

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

**DETERMINATION: Circle appropriate determination.**

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

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



February 19, 2014

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

To Whom It May Concern:

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

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

Sincerely,

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

Jane Collier Norine  
Verizon Wireless

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

**PERMIT APPLICATION AND ENTRY AND TESTING AUTHORIZATION**

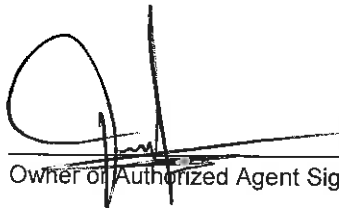
At no expense to owner, owner or authorized agent of owner ("Owner"), authorizes Los Angeles SMSA, dba Verizon Wireless ("Applicant"), to apply for and obtain any and all necessary entitlements including, but not limited to, building and zoning permits associated with the application by Applicant to use the Property Location noted below ("Property") as a Telecommunications Site ("Site"). Owner of the Property also authorizes Applicant to review and copy any Planning or Building Department records in regard to the Property. It is understood that any applications may be denied, modified, or approved with conditions and that such conditions or modifications must be complied with prior to issuance of zoning, use, or building permits.

**Applicant:** Core Communications Group  
Representing Los Angeles SMSA, dba Verizon Wireless  
15505 Sand Canyon Ave  
Irvine, CA 92618  
Representative: Elaine Yang

**Owner:** Jose Sanchez  
17110 Mockingbird Canyon Road  
Riverside, CA 92504

**Assessor's Parcel No.:** 273-230-020  
**Project Name:** Lindina  
**Property Location:** 17110 Mockingbird Canyon Road  
Riverside, CA 92504

Date: 2/26/15

  
\_\_\_\_\_  
Owner or Authorized Agent Signature

owner  
\_\_\_\_\_  
Title

[Signatures must be notarized]

**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 Orange

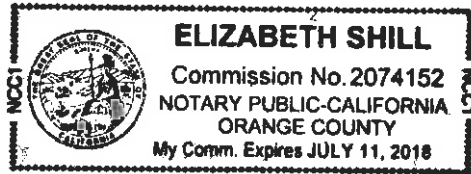
On 2/26/2015 before me, Elizabeth M. Shill, a notary public  
(here insert name and title of the officer)  
personally appeared Jose Sanchez

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Elizabeth M. Shill



(Seal)

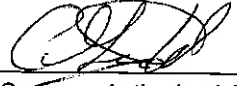
**PERMIT APPLICATION AND ENTRY AND TESTING AUTHORIZATION**

At no expense to owner, owner or authorized agent of owner ("Owner"), authorizes Los Angeles SMSA, dba Verizon Wireless ("Applicant"), to apply for and obtain any and all necessary entitlements including, but not limited to, building and zoning permits associated with the application by Applicant to use the Property Location noted below ("Property") as a Telecommunications Site ("Site"). Owner of the Property also authorizes Applicant to review and copy any Planning or Building Department records in regard to the Property. It is understood that any applications may be denied, modified, or approved with conditions and that such conditions or modifications must be complied with prior to issuance of zoning, use, or building permits.

**Applicant:** Core Communications Group  
Representing Los Angeles SMSA, dba Verizon Wireless  
15505 Sand Canyon Ave  
Irvine, CA 92618  
Representative: Elaine Yang

**Owner:** Griselda Sanchez  
17110 Mockingbird Canyon Road  
Riverside, CA 92504

**Assessor's Parcel No.:** 273-230-020  
**Project Name:** Lindina  
**Property Location:** 17110 Mockingbird Canyon Road  
Riverside, CA 92504

Date: 2/26/15   
\_\_\_\_\_  
Owner or Authorized Agent Signature  
  
owner  
\_\_\_\_\_  
Title

[Signatures must be notarized]

**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 Orange

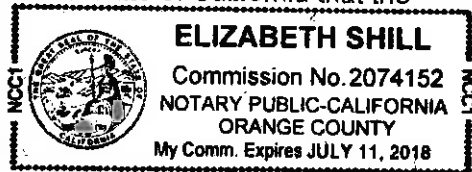
On 2/26/15 before me, Elizabeth Shill Notary Public  
(here insert name and title of the officer)  
personally appeared Enelda Sanchez

~~who~~ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *E Shill*



(Seal)



## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 25767** – Exempt from CEQA – Applicant: Verizon Wireless – Engineer/Representative: Core Development – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan – Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road – 1.15 acres – Zoning: Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1) – **REQUEST:** The plot plan proposes to construct a 50 foot mono-eucalyptus wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter with a 6 foot high CMU block wall. Two (2) live eucalyptus trees are also proposed to be planted. Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **October 24, 2016**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

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

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

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

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

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

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

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/6/2016.

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

APN (s) or case numbers PP 25767 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

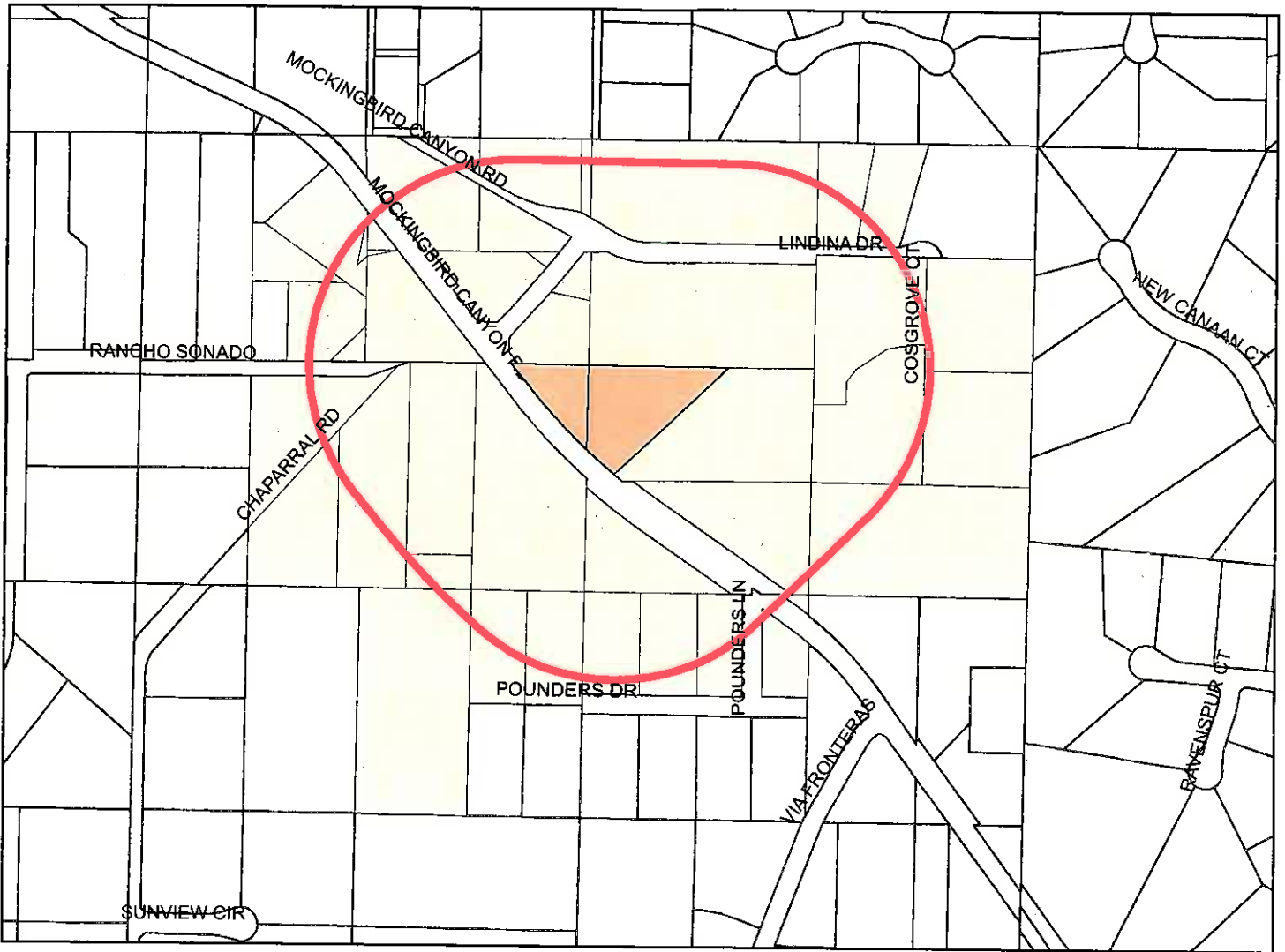
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

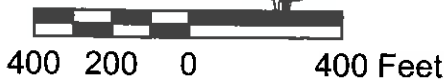
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**PP25767 (600 feet buffer)**



**Selected Parcels**

273-230-060	273-240-056	273-230-029	273-240-051	273-230-066	273-230-034	273-230-047	273-230-023	273-230-031	273-230-022
273-240-008	273-240-003	273-230-072	273-230-049	273-230-059	273-230-005	273-230-048	273-230-033	273-230-020	273-230-030
273-230-008	273-230-009	273-230-021	273-230-065	273-230-069	273-230-070	273-240-060	273-240-055	273-230-016	273-230-028
273-240-059	273-230-052	273-230-054	273-230-063	273-230-064	273-230-045	273-240-050	273-230-067	273-230-068	273-230-007
273-230-010	273-230-011	273-230-032	273-230-073	273-230-062					



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

ASMT: 273230005, APN: 273230005  
JAMIE JOHNSON  
17045 MOCKINGBIRD CANYON  
RIVERSIDE CA 92504

ASMT: 273230022, APN: 273230022  
EVELYN BARTH  
P O BOX 7654  
RIVERSIDE CA 92513

ASMT: 273230007, APN: 273230007  
SUZANNE KORNMAIER  
17061 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230023, APN: 273230023  
DENISE WASSON  
6605 DORINDA DR  
RIVERSIDE CA 92503

ASMT: 273230008, APN: 273230008  
KAREN KARAPETIAN  
22577 SILVER DOLLAR ST  
CORONA CA 92883

ASMT: 273230028, APN: 273230028  
EDITH COOK, ETAL  
17123 MOCKINGBIRD CYN RD  
RIVERSIDE CA 92504

ASMT: 273230009, APN: 273230009  
KELLY NOBLE  
17047 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230029, APN: 273230029  
BARBARA MYERS  
17140 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230011, APN: 273230011  
KATHLEEN GARNER, ETAL  
17039 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230030, APN: 273230030  
GRISELDA SANCHEZ, ETAL  
17110 MOCKINGBIRD CYN RD  
RIVERSIDE CA 92504

ASMT: 273230020, APN: 273230020  
GRISELDA SANCHEZ, ETAL  
17110 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230031, APN: 273230031  
ENRIQUE GUZMAN  
17037 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230021, APN: 273230021  
MARIA MAGANA, ETAL  
17113 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230032, APN: 273230032  
KATHLEEN GARNER, ETAL  
17039 MOCKINGBIRD CYN RD  
RIVERSIDE CA 92504

ASMT: 273230033, APN: 273230033  
JOSE FLORES  
17050 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230060, APN: 273230060  
ANGELA MCKIBBEN  
17145 COSGROVE CT  
RIVERSIDE, CA. 92504

ASMT: 273230034, APN: 273230034  
CHARLES PENNINGTON  
15735 PENNINGTON PL  
RIVERSIDE, CA. 92504

ASMT: 273230062, APN: 273230062  
WMWD  
C/O KATHY CORTNER  
P O BOX 5286  
RIVERSIDE CA 92517

ASMT: 273230045, APN: 273230045  
MARY MANSFIELD, ETAL  
17120 COSGROVE CT  
RIVERSIDE, CA. 92504

ASMT: 273230064, APN: 273230064  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 273230047, APN: 273230047  
PAMELA CHRISPENS, ETAL  
17130 COSGROVE  
RIVERSIDE, CA. 92504

ASMT: 273230065, APN: 273230065  
MARY WU  
10 N EL MOLINO ST  
ALHAMBRA CA 91801

ASMT: 273230048, APN: 273230048  
ELENA WELSH, ETAL  
26240 KINGSINGTON LN  
LAGUNA HILLS CA 92653

ASMT: 273230066, APN: 273230066  
CEDAR GROUP  
4533 MACARTHUR BL NO A251  
NEWPORT BEACH CA 92660

ASMT: 273230049, APN: 273230049  
MARGIE THOMPSON, ETAL  
17121 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230067, APN: 273230067  
STEVEN WYBENGA  
17032 MOCKINGBIRD CYN RD  
RIVERSIDE CA 92504

ASMT: 273230059, APN: 273230059  
MARGARET RISCHARD, ETAL  
15825 LINDINA DR  
RIVERSIDE, CA. 92504

ASMT: 273230068, APN: 273230068  
STEVEN WYBENGA  
17032 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504



ASMT: 273230072, APN: 273230072  
GLORIA NAVARRO  
17135 MOCKINGBIRD CYN RD  
RIVERSIDE, CA. 92504

ASMT: 273240056, APN: 273240056  
ANTHONY HERNANDEZ  
15780 POUNDERS DR  
RIVERSIDE, CA. 92504

ASMT: 273230073, APN: 273230073  
CATHERINE SILLIMAN, ETAL  
17180 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273240059, APN: 273240059  
RICHARD PFADT  
15812 POUNDERS RD  
RIVERSIDE, CA. 92504

ASMT: 273240003, APN: 273240003  
GILDARDO GARCIA  
2470 HOPE ST  
HUNTINGTON PARK CA 90255

ASMT: 273240060, APN: 273240060  
ALICIA RAMIREZ, ETAL  
C/O ALICIA RAMIREZ  
P O BOX 20522  
RIVERSIDE CA 92516

ASMT: 273240008, APN: 273240008  
SARAH BRESSON, ETAL  
17310 MOCKINGBIRD CYN RD  
RIVERSIDE CA 92504

ASMT: 273240050, APN: 273240050  
NANCY PAQUETTE, ETAL  
15710 POUNDERS DR  
RIVERSIDE, CA. 92504

ASMT: 273240051, APN: 273240051  
DEANNA BRUHN, ETAL  
15720 POUNDERS DR  
RIVERSIDE, CA. 92504

ASMT: 273240055, APN: 273240055  
O POUNDERS  
15750 POUNDERS DR  
RIVERSIDE, CA. 92504



Verizon Wireless  
15505 Sand Canyon Ave.  
1st Floor  
Irvine, CA 92618

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

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim 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.:** PP25767/EA42774

**Project Location:** In the unincorporated area of Riverside County, more specifically located at 17100 Mockingbird Canyon Road.

**Project Description:** Verizon Wireless proposes a disguised wireless communication facility comprised of the following: a 50-foot-high cellular antenna disguised as a eucalyptus tree with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) demarcation boxes, one (1) microwave dish, a 192-square-foot equipment shelter, one (1) standby backup generator, and two (2) Global Positioning Satellite antennas surrounded by a six (6)-foot-high masonry block wall with climbing vines in a 930-square-foot lease area. The project site is within a lot where there is a single family residence.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Verizon Wireless 15505 Sand Canyon Ave. Bldg D 1<sup>st</sup> floor, Irvine, CA 92818

**Exempt Status: (Check one)**

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

**Reasons why project is exempt:** The project is exempt from the requirements of CEQA because the project site was covered under Sections 15303 only minor modifications are made in the exterior of the structure. Among other types of location of limited numbers of new, small facilities or structures that are exempted under Section 15303 are utility extensions. The proposed project is exempt under Section 15303 because 192 sq. ft. equipment shelter is equivalent to a tool shed and the total lease area is 930 sq. ft. which is equivalent to a two car garage.

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

\_\_\_\_\_  
Signature Title Date

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

Revised: 10/13/2016: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA42774 ZCFG No. 6158 - County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1502028

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

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

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

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

Received from: VERIZON WIRELESS \$50.00  
paid by: CK 11169  
paid towards: CFG06158 CALIF FISH & GAME: DOC FEE  
EA42774  
at parcel #: 17110 MOCKINGBIRD CANYON RD RIV  
appl type: CFG3

By \_\_\_\_\_ Feb 26, 2015 16:30  
MGARDNER posting date Feb 26, 2015

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


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

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

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

Agenda Item No.: 3.3  
Area Plan: Elsinore  
Zoning District: Lakeland Village  
Supervisory District: First  
Project Planner: Tim Wheeler  
Directors Hearing: October 24, 2016

PLOT PLAN NO. 25753  
CEQA Exempt  
Applicant: Verizon Wireless  
Engineer/Representative: Core Development  
c/o Maree Hoeger



Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25753 proposes a disguised wireless communication facility comprised of the following: a 55-foot-tall mono-palm; with eight (8) panel antennas, eight (8) Remote Radio Units, two (2) raycap boxes, two (2) Global Positioning Satellite antennas, (2) outdoor equipment cabinets, and one (1) emergency generator within an 585 square foot lease area enclosed by a six-foot-high decorative block wall.

The project site is located northeasterly of Grand Avenue, and southerly of Oleander Drive, within the unincorporated area of Riverside County at 15980 Grand Ave in an existing mobile home park.

### SUMMARY OF FINDINGS:

- Existing General Plan Land Use: Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Open Space: Conservation (OS: C).
- Surrounding General Plan Land Use: Community Development: Medium Density Residential - (CD: MDR) (2-5 du/ac), Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR), (CD: HDR) (8-14 du/ac), and (OS-C) to the north and south, Lake Elsinore to the east and the City of Lake Elsinore to the west.
- Existing Zoning: General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1). The project lease area is within the (W-2) zone classification.
- Surrounding Zoning: General Residential (R-3), (W-1), (W-2), and (C-1/C-P) to the north and south. Lake Elsinore to the east and the City of Lake Elsinore to the west.
- Existing Land Use: Residential Mobile Home Park community.
- Surrounding Land Use: Single-family dwelling units, a mobile home park community, commercial and recreational uses.
- Project Data: Total Acreage of lease area: 585 sq. ft.  
Total Acreage of lot: 9.73 acres
- Environmental Concerns: CEQA exempt (15303 New Construction or

Conversion of Small Structures)

**RECOMMENDATIONS:**

**FIND PLOT PLAN NO. 25753 EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions provided in this staff report; and,

**APPROVE PLOT PLAN NO. 25753**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site has the General Plan Land Use Designation of Community Development: High Density Residential (CD: HDR) (8–14 du/ac) and Open Space: Conservation (OS: C) on the Elsinore Area Plan, which allows for development of single family detached residences, agriculture uses, and small scale commercial uses may also be permitted within this land use designation.
2. The proposed use, a disguised wireless communication facility, is consistent with Community Development: High Density Residential (CD: HDR) (8 – 14 du/ac) and Open Space: Conservation (OS: C) designations.
3. The project site is surrounded by properties with General Plan Land Use Designations of Community Development: Medium Density Residential – (CD: MDR) (2-5 du/ac), Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR), (CD: HDR) (8-14 du/ac), and (OS-C) to the north and south, Lake Elsinore to the east and the City of Lake Elsinore to the west.
4. The project site is surrounded by properties which have zoning classifications of Watercourse, Watershed and Conservation Area (W-1), Controlled Development Area (W-2), General Commercial (C-1/C-P) and General Residential (R-3) to the north and south. Lake Elsinore is located to the east and the City of Lake Elsinore to the west of the subject site.
5. The zoning classifications for the subject site are General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1). The proposed use, a disguised wireless communication facility, is a permitted use, subject to approval of a plot plan. The project lease area is within the (W-2) zoning classification.
6. The subject property consists of an existing mobile home park with clubhouse and boat launch into Lake Elsinore. No other uses occur on the proposed project site.
7. This disguised wireless communication facility project has met the requirements for approval per Section 19.404C; has met the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) based on the following:
  - a. The disguised wireless communication facility has been designed and sited to be minimally visually intrusive. The supporting equipment and enclosure is architecturally compatible with the surrounding area, the existing use of a mobile home park, and screened from view. This

application has met the requirements, location, and development standards set forth in this article and per Section 18.30 of this ordinance (ord. 348).

- b. A fully executed lease agreement has been received for the proposed disguised wireless communication facility.
  - c. The disguised wireless communication facility is located on a parcel zoned (C-1/C-P), (W-2), and (W-1). The project's lease area is within the (W-2) zone classification and is classified as a non-residential zone classification. A disguised wireless communication facility in a non-residential zone classification shall not exceed 70 feet in height. The proposed disguised monopalm is 55 feet in height, not exceeding the maximum height for a non-residential zone classification.
  - d. The disguised wireless communication facility is setback approximately 75 feet from nearest habitable dwelling (a mobile home). The disguised wireless communication facility needs to be setback a distance equal to 125% of the height of the facility. With the height of the facility being 55 feet; the distance would need to be equal to 69 feet from a habitual dwelling. The monopalm exceeds the required setback distance.
  - e. The disguised wireless communication 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 in order for the facility to blend in with the surrounding setting and minimize bio resources. The existing mobile home park has palm trees as part of its landscaping. Two (2) additional palm tree will be planted within the lease area for additional blending into the scenery landscaping.
  - f. No outside lighting is proposed for this project.
  - g. The disguised wireless communication facility will use the existing paved access of the mobile home park and parking lot areas for the minimal use of maintenance of the facility as needed.
  - h. There is a 6-foot-high decorative wall surrounding the equipment cabinets and back-up generator. Bollards surround the monopalm near the decorative wall. Total lease area including the monopalm is 585 sq. ft.
  - i. The disguised wireless communication facility will be supported by two (2) equipment cabinets and one (1) back-up generator that will be equal to the height of the 6 foot decorative wall and light tan or neutral earth tones in color to match the surroundings of the area.
  - j. A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling, which is approximately 75 feet away, and 60 decibels at the property line.
8. The subject property consists of an existing mobile home park with clubhouse and boat launch into Lake Elsinore. No other uses occur on the proposed project site.
  9. This project is located within Lake Elsinore's Sphere of Influence. The City of Elsinore was noticed of the proposed project for comments on June 5, 2014. No comments from the City of Elsinore were received.
  10. The proposed project is within a high risk of seismic liquefaction. A liquefiable layer was encountered at depths in the range of 15 to 35 feet. An estimated total settlement of 3.48 inches

and a differential settlement of 1.74 to 2.30 inches were calculated due to liquefaction. GEO02481 recommended the proposed monopalm (tower) can be supported by a single drilled caisson extending to a minimum embedment depth of 50 feet below existing surface. This depth would exceed beyond the depths of any liquefaction area at or around the subject project site.

11. Formal notification about the proposed project was sent to Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians on July 5, 2016. None of the notified tribes responded.
12. The proposed disguised wireless communication facility is within a Flood Plain Review Area and has been conditioned by the Riverside Flood Control.
13. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to (d) utility extensions and (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences. The proposed project is exempt under Section 15303 because the total lease area is 585 sq. ft. which is equivalent to a small garage or storage shed. The existing mobile home park doesn't have many accessory structures outside of the office/clubhouse. This will provide additional utility extensions and services for the residents of the mobile home park as well as the surrounding neighborhood(s).

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

14. As a wireless tower disguised as a monopalm with live palm trees planted around it, the monopalm blends in with the surroundings. To the extent a collocation is proposed that (1) would increase the tower's height by more than six feet and therefore conflict with Section 19.410's setback requirements, (2) would significantly diminish the disguise aspects of the monopalm due to additional height or equipment, or (3) the landscaping for the tower has not been appropriately maintained, additional environmental review will be required at that time, and such collocations may be denied.

### **CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: High Density Residential (8 – 14 du/ac) (CD: HDR) and Open Space: Conservation (OS: C) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the General Commercial, Controlled Development Area and Watercourse, Watershed, and Conservation Area zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project is not within the boundaries of any Multiple Species Habitat Conservation Plan.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition from the adjacent neighborhood or the City of Elsinore have been received.
2. The project site is not located within:
  - a. The Stephens Kangaroo Rat Fee Area; or,
  - b. A Multiple Species Habitat Conservation Plan; or
  - c. A High Fire Area; or
  - d. A County Service Area or Recreation and Parks District.
3. The project site is located within:
  - a. Lake Elsinore Sphere of Influence;
  - b. A 100-year flood plain;
  - c. A dam Inundation area;
  - d. An area susceptible to subsidence; and
  - e. Areas of very high potential for liquefaction.
4. The subject site is currently designated as Assessor's Parcel Number 381-071-001.

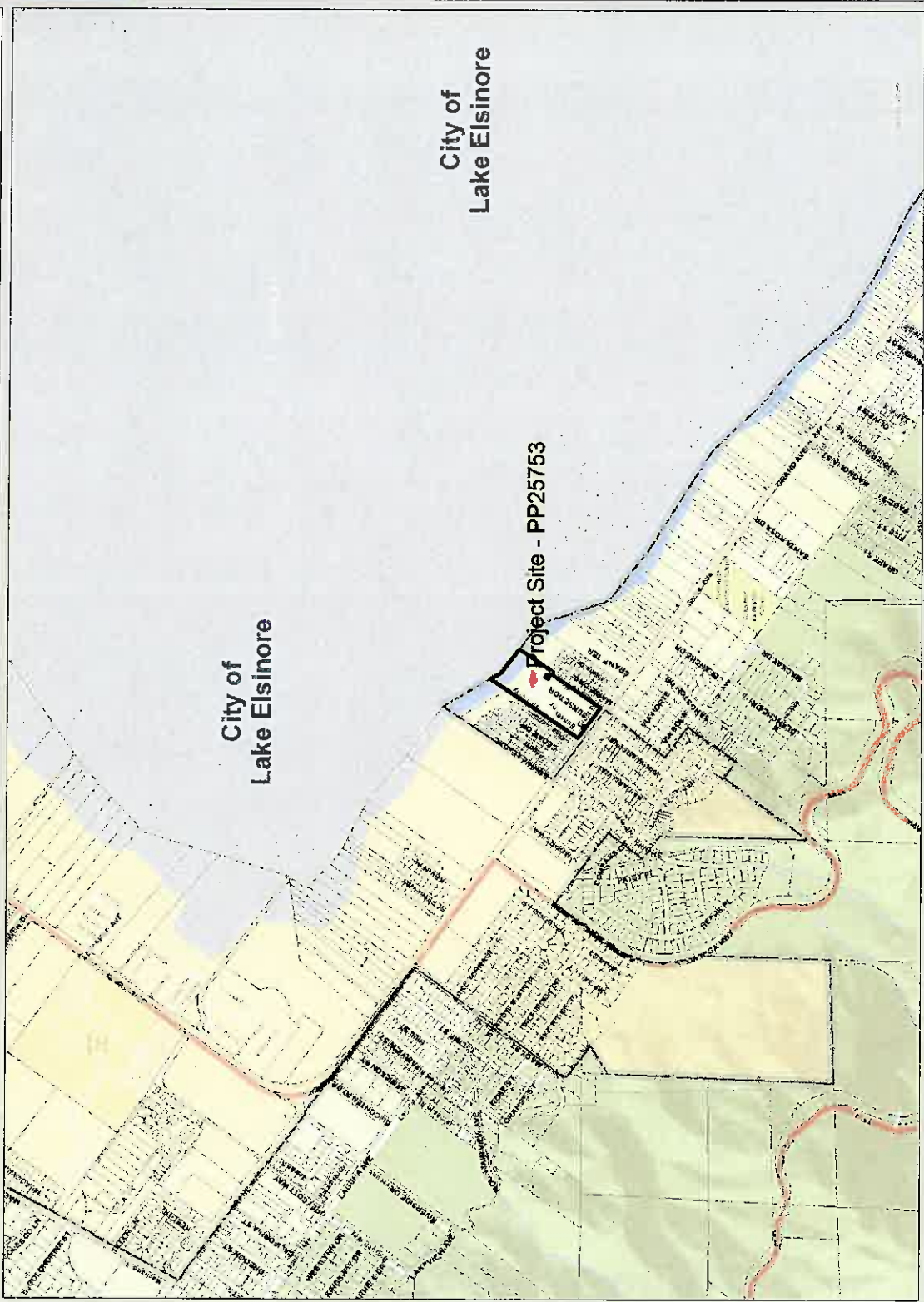
JH

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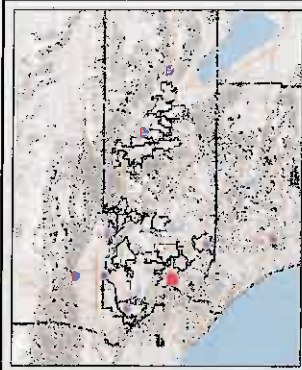
Date Prepared: 01/01/01

Date Revised: 10/11/16

**PP25753**  
Vicinity Map



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers
  - World Street Map



**Notes**

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



0 2,007 4,014 Feet

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# PP25753 Land Use 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.



0 434 867 Feet



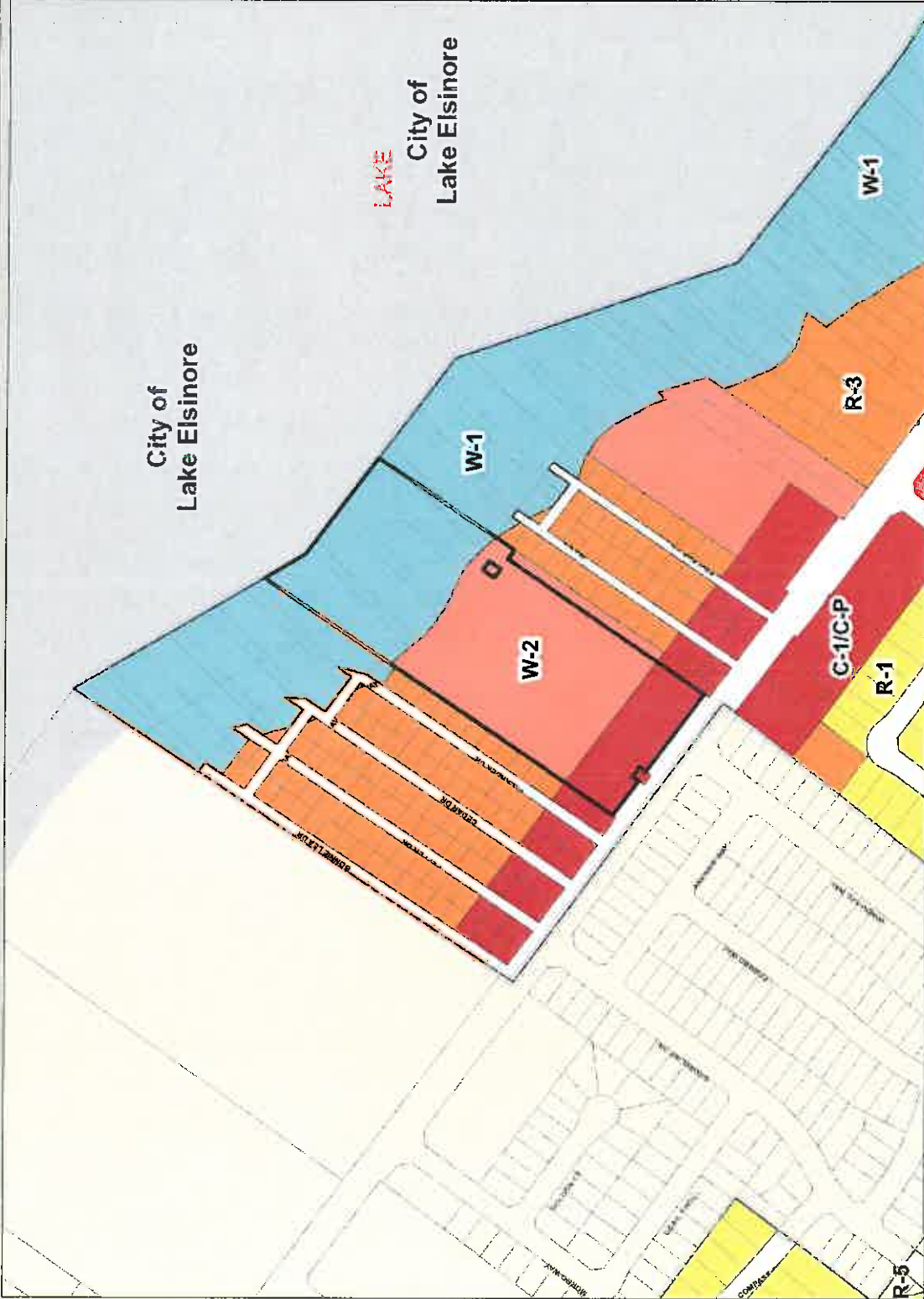
REPORT PRINTED ON... 10/18/2016 1:58:23 PM

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# PP25753

## Existing Zoning Map



### Legend

Zoning

<all other values>
A-1
A-1-1
A-1-1 1/2
A-1-1/2
A-1-10
A-1-15
A-1-2
A-1-2 1/2
A-1-2 1/4
A-1-20
A-1-30000
A-1-4
A-1-40
A-1-5
A-2
A-2-1
A-2-10
A-2-2
A-2-2 1/2
A-2-20
A-2-5
A-D
A-P
A-P-10
A-P-2 1/2

### Notes

\*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.



0 502 1,003 Feet



REPORT PRINTED ON... 10/18/2016 2:01:54 PM

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PP25753

Existing General Plan Map



**Legend**

Landuse	
[Symbol]	Rural Community - Estate Density f
[Symbol]	Rural Community - Very Low Densi
[Symbol]	Rural Community - Low Density Re
[Symbol]	Estate Density Residential
[Symbol]	Very Low Density Residential
[Symbol]	Low Density Residential
[Symbol]	Medium Density Residential
[Symbol]	Medium High Density Residential
[Symbol]	High Density Residential
[Symbol]	Very High Density Residential
[Symbol]	Highest Density Residential
[Symbol]	Commercial Retail
[Symbol]	Commercial Tourist
[Symbol]	Commercial Office
[Symbol]	Community Center
[Symbol]	Light Industrial
[Symbol]	Heavy Industrial
[Symbol]	Business Park
[Symbol]	Public Facilities
[Symbol]	Mixed Use Planning Area
[Symbol]	Rural Residential
[Symbol]	Rural Mountainous
[Symbol]	Rural Desert
[Symbol]	Agriculture
[Symbol]	Conservation
[Symbol]	Conservation Habitat

**Notes**

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0 502 1,003 Feet



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# MANTECA

15980 GRAND AVE.  
LAKE ELSINORE, CA 92530  
RIVERSIDE COUNTY



## STEALTH ANTENNA STRUCTURE

- LEGEND**
- 1. 2014 CALIFORNIA BUILDING CODE (CBC) 2014
  - 2. 2014 CALIFORNIA ELECTRICAL CODE (CEC) 2014
  - 3. 2014 CALIFORNIA MECHANICAL CODE (CMC) 2014
  - 4. 2014 CALIFORNIA FIRE CODE (FC) 2014
  - 5. 2014 CALIFORNIA PLUMBING CODE (CPC) 2014
  - 6. 2014 CALIFORNIA GAS CODE (CGC) 2014
  - 7. 2014 CALIFORNIA SOLENOID VALVE CODE (SCVC) 2014
  - 8. 2014 CALIFORNIA WIRELESS COMMUNICATIONS CODE (CWCC) 2014
  - 9. 2014 CALIFORNIA WIRELESS COMMUNICATIONS CODE (CWCC) 2014
  - 10. 2014 CALIFORNIA WIRELESS COMMUNICATIONS CODE (CWCC) 2014
  - 11. 2014 CALIFORNIA WIRELESS COMMUNICATIONS CODE (CWCC) 2014
  - 12. 2014 CALIFORNIA WIRELESS COMMUNICATIONS CODE (CWCC) 2014
  - 13. 2014 CALIFORNIA WIRELESS COMMUNICATIONS CODE (CWCC) 2014
  - 14. 2014 CALIFORNIA WIRELESS COMMUNICATIONS CODE (CWCC) 2014
  - 15. 2014 CALIFORNIA WIRELESS COMMUNICATIONS CODE (CWCC) 2014
  - 16. 2014 CALIFORNIA WIRELESS COMMUNICATIONS CODE (CWCC) 2014
  - 17. 2014 CALIFORNIA WIRELESS COMMUNICATIONS CODE (CWCC) 2014
  - 18. 2014 CALIFORNIA WIRELESS COMMUNICATIONS CODE (CWCC) 2014
  - 19. 2014 CALIFORNIA WIRELESS COMMUNICATIONS CODE (CWCC) 2014
  - 20. 2014 CALIFORNIA WIRELESS COMMUNICATIONS CODE (CWCC) 2014

CASE: PP25733\_AMD#1  
EXHIBIT: A (SHEETS 1-4)  
DATE: 6/23/2016  
PLANNER: T. Wuehler  
MAY 2016

CONTRACTOR SHALL VERIFY ALL PLANS & CONDITIONS ON THE SITE. ANY DISCREPANCIES OR CONDITIONS NOT SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE ENGINEER SHALL BE RESPONSIBLE FOR ANY WORK ON THE SITE.

- CODES**
- 1. 2014 CALIFORNIA BUILDING CODE (CBC) 2014
  - 2. 2014 CALIFORNIA ELECTRICAL CODE (CEC) 2014
  - 3. 2014 CALIFORNIA MECHANICAL CODE (CMC) 2014
  - 4. 2014 CALIFORNIA FIRE CODE (FC) 2014
  - 5. 2014 CALIFORNIA PLUMBING CODE (CPC) 2014
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  - 19. 2014 CALIFORNIA WIRELESS COMMUNICATIONS CODE (CWCC) 2014
  - 20. 2014 CALIFORNIA WIRELESS COMMUNICATIONS CODE (CWCC) 2014

**PROJECT DESCRIPTION**

THE PROJECT CONSISTS OF THE FOLLOWING:

- 1. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 2. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 3. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 4. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 5. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 6. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 7. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 8. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 9. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 10. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 11. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 12. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 13. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 14. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 15. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 16. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 17. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 18. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 19. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER
- 20. PROPOSED 35' STEALTH ANTENNA STRUCTURE TOWER

**SITE INFORMATION**

PROPERTY OWNER: GRANT LAMBERT PARK & RESORT INC  
2749 SAND CANYON AVE  
LAKE ELSINORE, CA 92530  
CONTACT NUMBER: (951) 879-2112

TOWER OWNER: 15980 GRAND AVE  
LAKE ELSINORE, CA 92530  
CONTACT NUMBER: (951) 879-2112

SITE DATA: 15980 GRAND AVE  
LAKE ELSINORE, CA 92530  
CONTACT NUMBER: (951) 879-2112

COUNTY: RIVERSIDE COUNTY

ZONING JURISDICTION: RIVERSIDE COUNTY  
ZONING DISTRICT: 200' MIN. FLD DEVELOPMENT AREA (W-2)  
OCCUPANCY GROUP: U (0.0117)

CONSTRUCTION TYPE: 2 B

POWER COMPANY: FIELD CONTACT NUMBER: T.B.D.

IRBM COMPANY: FIELD CONTACT NUMBER: T.B.D.

5. U ACQUISITION MANAGER: CORE DEVELOPMENT SERVICES  
2749 SAND CANYON AVE  
LAKE ELSINORE, CA 92530  
CONTACT NUMBER: (951) 879-2112

5. U ACQUISITION CONTACT: CORE DEVELOPMENT SERVICES  
2749 SAND CANYON AVE  
LAKE ELSINORE, CA 92530  
CONTACT NUMBER: (951) 879-2112

ENGINEERING COMPANY: DAMARCHEZ LAND SURVEYING  
2749 SAND CANYON AVE  
LAKE ELSINORE, CA 92530  
CONTACT NUMBER: (951) 879-2112

DESIGN DIRECTOR: DAMEL BOUAS  
2749 SAND CANYON AVE  
LAKE ELSINORE, CA 92530  
CONTACT NUMBER: (951) 879-2112

PROJECT MANAGER: DAMEL BOUAS  
2749 SAND CANYON AVE  
LAKE ELSINORE, CA 92530  
CONTACT NUMBER: (951) 879-2112

SURVEYOR: DAMEL BOUAS  
2749 SAND CANYON AVE  
LAKE ELSINORE, CA 92530  
CONTACT NUMBER: (951) 879-2112

**CONTACT INFORMATION**

SITE CONTACT: CORE DEVELOPMENT SERVICES  
2749 SAND CANYON AVE  
LAKE ELSINORE, CA 92530

CONTACT: DAMEL BOUAS  
(951) 222-2759

**GENERAL NOTES**

THE FACILITY IS UNMANNED AND NOT FOR HUMAN OCCUPATION. A TECHNIQUE WILL BE USED TO VERIFY THE REQUIRED TOP SURFACE ELEVATION. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT CHANGE IN THE VISUAL CHARACTER OF THE AREA. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISPOSAL OF SOLID WASTE OR HAZARDOUS WASTE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISPOSAL OF SOLID WASTE OR HAZARDOUS WASTE.

**APPROVALS**

THE FOLLOWING PARTIES HEREBY APPROVE AND AGREE THESE DOCUMENTS AS PRESENTED TO THE SUBSCRIBERS TO PROCEED WITH CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR REVISIONS.

DISCIPLINE: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT MANAGER: \_\_\_\_\_

CONSTRUCTION MANAGER: \_\_\_\_\_

RE ENGINEER: \_\_\_\_\_

SITE ACQUISITION: \_\_\_\_\_

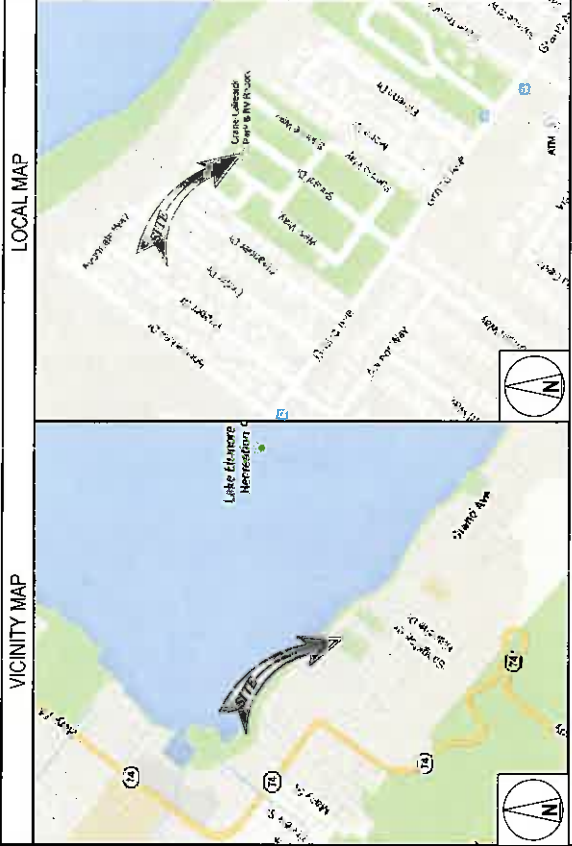
ZONING MANAGER: \_\_\_\_\_

UTILITY COORDINATOR: \_\_\_\_\_

NE WORK OPERATIONS: \_\_\_\_\_

**DRAWING INDEX**

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET & PROJECT DATA
LS-1	SITE SURVEY
LS-2	SITE SURVEY
A-1	OVERALL SITE PLAN & ENLARGED TOWER ANTENNA STRUCTURE LOCATION
A-2	ENLARGED SITE, EQUIPMENT & ANTENNA PLAN
A-3	REGULATION & LANDSCAPE PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS



**STRUCTURAL NOTE**

THIS SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THE EXISTING FOUNDATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

**DRIVING DIRECTIONS FROM VZM IRVINE OFFICE**

STARTING FROM VZM WIRELESS IRVINE OFFICE, HEAD SOUTHWEST ON SAND CANYON AVE TOWARD DANAVICA PARK, SLIGHT LEFT TO SAND CANYON AVE, MERGE ONTO I-405 S, TAKE THE RAMP TO SAND CANYON AVE, TAKE SAND CANYON AVE WEST TO GRAND AVE, TURN RIGHT ONTO GRAND AVE, DESTINATION WILL BE ON THE LEFT (0.1 MI, 4.7 MILES APPROX). A: 15980 GRAND AVE, LAKE ELSINORE, CA 92530

**verizon wireless**

15980 SAND CANYON AVE.  
BUILDING 101 FL.  
IRVINE, CA 92618

**W-T**

W-T COMMUNICATION DESIGN GROUP, LLC.  
WIRELESS INFRASTRUCTURE  
6860 S. Eastern Ave. Suite #220  
PH: (702) 988-0000 FAX: (702) 988-1010  
www.wtinfrastructure.com

**core**

DEVELOPMENT SERVICES  
2749 SAND CANYON STREET  
IRVINE, CA 92618

PROJECT NO: T143784  
CHECKED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_

NO.	DATE	DESCRIPTION
1	02/27/16	DRY COMMENTS
2	02/27/16	DRY COMMENTS
3	02/27/16	DRY COMMENTS
4	02/27/16	DRY COMMENTS
5	02/27/16	DRY COMMENTS
6	02/27/16	DRY COMMENTS
7	02/27/16	DRY COMMENTS
8	02/27/16	DRY COMMENTS
9	02/27/16	DRY COMMENTS
10	02/27/16	DRY COMMENTS

**NOT TO BE USED FOR CONSTRUCTION**

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS APPROVED BY THE LOCAL BUILDING DEPARTMENT.

**811**

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE ANY UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES.

W-T Communication  
Commitment to Quality

Please use a few moments to fill out a portion of this survey.

**SHEET TITLE & PROJECT DATA**

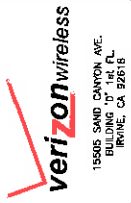
MANTECA  
15980 GRAND AVE.  
LAKE ELSINORE, CA 92530  
RIVERSIDE COUNTY

**SHEET NUMBER**

T-1







PROJECT NO: 114378A  
DRAWN BY: MEC  
CHECKED BY: MMB  
DATE: 02/27/18  
CITY COMMENTS: 02/27/18  
COMMENTS OF APPROVAL: 02/27/18  
CITY COMMENTS: 02/27/18  
CITY COMMENTS: 02/27/18  
CITY COMMENTS: 02/27/18  
CITY COMMENTS: 02/27/18  
CITY COMMENTS: 02/27/18

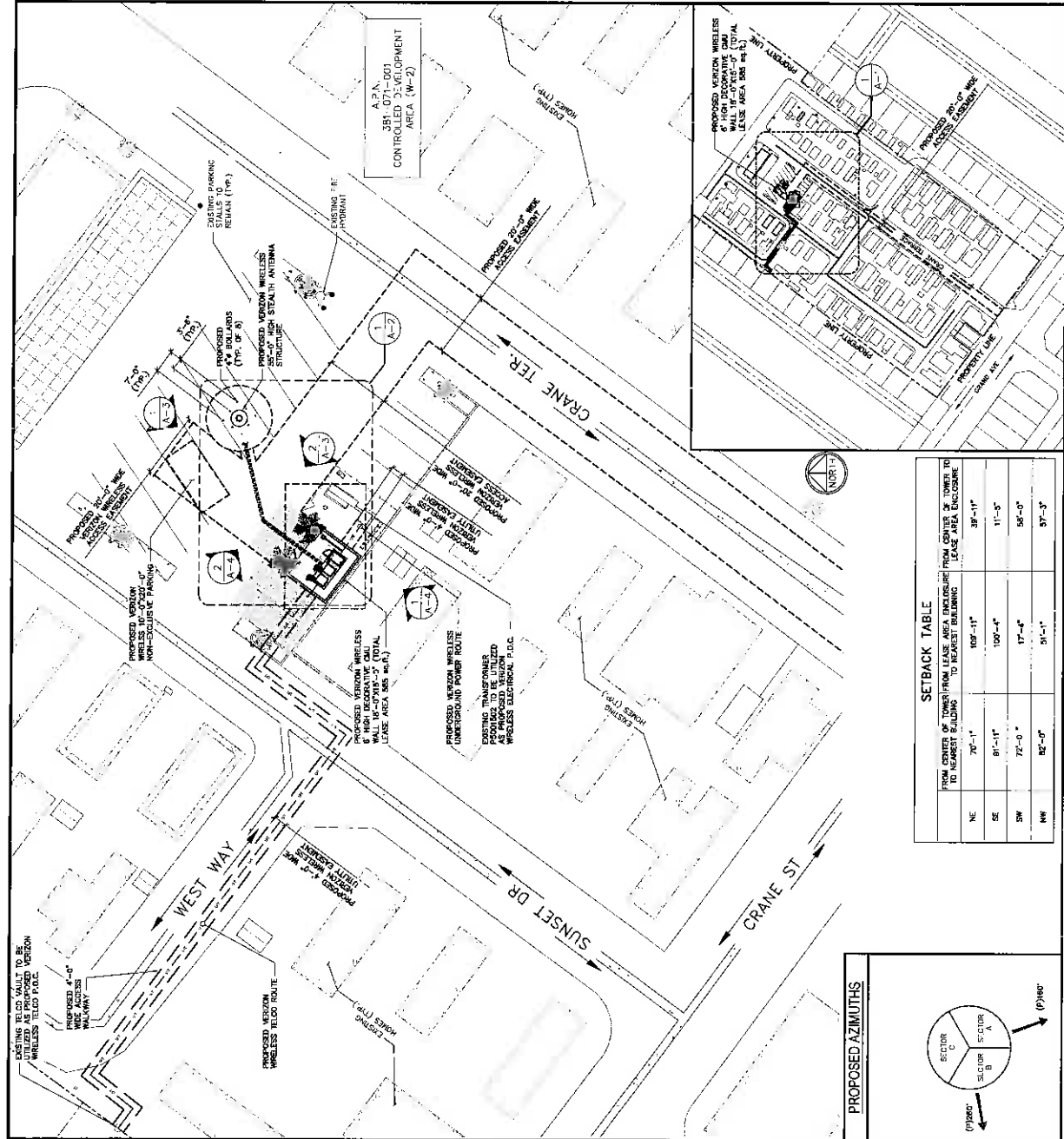
NOT TO BE USED FOR CONSTRUCTION

IT IS THE POLICY OF VERIZON WIRELESS TO ADHERE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND TO ADHERE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

MANTECA  
15980 GRAND AVE.  
LAKE ELSINORE, CA 92530  
RIVERSIDE COUNTY

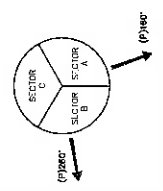
SHEET TITLE  
OVERALL SITE PLAN  
& ENLARGED STEALTH ANTENNA STRUCTURE LOCATION

SHEET NUMBER  
A-1



SETBACK TABLE

	FROM CENTER OF TOWER FROM LEASE AREA ENCLOSED TO NEAREST BUILDING	FROM CENTER OF TOWER TO LEASE AREA ENCLOSED	FROM CENTER OF TOWER TO NEAREST BUILDING TO LEASE AREA ENCLOSED
NE	75'-1"	100'-11"	38'-11"
SE	91'-11"	100'-4"	11'-3"
SW	75'-0"	17'-4"	85'-0"
NW	85'-0"	91'-1"	97'-3"



ABBREVIATIONS

A/C	AIR CONDITIONING	LEB	LEASABLE	PLN	PLANS
APPROX	APPROXIMATE	MCH	MECHANICAL	RM	ROOM
BLDG	BUILDING	MFG	MANUFACTURER	SEC	SECTION
BLK	BLOCKING	MIN	MINIMUM	SUSP	SUSPENDED
CEG	CLEARING	MISC	MISCELLANEOUS	THRU	THROUGH
CLC	CLEAR	NA	NOT AVAILABLE	TYP	TYPICAL
CONC	CONCRETE	NOT	NOT TO SCALE	UNL	UNLESS NOTED
CONSTR	CONSTRUCTION	OK	OK CENTER	VP	VERTICAL
CR	CORNER	ON	ON CENTER	W/	WITH
DIAG	DIAGONAL	OUT	OUTSIDE	W/O	WITHOUT
DET	DETAIL	PREP	PREPARED	WP	WATER PROOF
DRG	DRAWING	PR	PRESSURE		
ELEV	ELEVATION	REQD	REQUIRED		
ELEC	ELECTRICAL	RM	ROOM		
EQUIP	EQUIPMENT	RHS	RADIO ROUTE HEAD		
EXT	EXTERIOR	SHT	SHEET		
FIN	FINISH	SIM	SIMILAR		
FLOOR	FLOOR	SPEC	SQUARE FOOT		
FR	FRONT	STR	STRUCTURAL		
GEN	GENERAL	SUSP	SUSPENDED		
GP	GENERAL CONTRACTOR	THRU	THROUGH		
HT	HORIZONTAL	TYP	TYPICAL		
HEAT	HEATING	UNL	UNLESS NOTED		
HVAC	HVAC	VP	VERTICAL		
IN	INCH	W/	WITH		
INT	INTERIOR	W/O	WITHOUT		
INT	INTERNAL	WP	WATER PROOF		
INT	INTERNAL				
INT	INTERNAL				
INT	INTERNAL				

LEGEND

---	SUBJECT BOUNDARY LINE
---	RIGHT-OF-WAY CENTERLINE
---	RIGHT-OF-WAY LINE
---	ADJACENT BOUNDARY LINE
---	OVERHEAD POWER LINE
---	UNDERGROUND ELECTRICAL LINE
---	UNDERGROUND TELCO LINE
---	BURIED GAS LINE
---	OVERHEAD TELEPHONE LINE
---	BURIED WATER LINE
---	BURIED SANITARY SEWER
---	BURIED STORM DRAIN
---	CHAIN LINK FENCE
---	WOOD FENCE
○	HYDROBENT
○	GATE VALVE
○	WATER METER
○	CATCH BASIN, TYPE I
○	CATCH BASIN, TYPE B
○	TRANSFORMER
○	40'-0" STANDARD
○	POWER MOUNT
○	UTILITY BOX
○	UTILITY POLE

NOTE: CONTRACTOR TO INSTALL A 17" CASI PILL BOX FOR POWER & TELCO AFTER EVERY 500' OR AFTER EVERY TWO (2) BURNS

NOTE: REFER TO SHEET A-2 FOR DIMENSIONS AND EXISTING FACILITY INFORMATION.

NOTE: THE SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THE EXISTING BUILDING TO VERIFY THE TOWER OR STRUCTURE CAN BE INSTALLED. A STRUCTURAL EVALUATION OF THE EXISTING BUILDING TO VERIFY THE TOWER OR STRUCTURE CAN BE INSTALLED IS THE RESPONSIBILITY OF THE CONTRACTOR. A STRUCTURAL EVALUATION OF THE EXISTING BUILDING TO VERIFY THE TOWER OR STRUCTURE CAN BE INSTALLED IS THE RESPONSIBILITY OF THE CONTRACTOR.



15505 SAND CANYON AVE.  
IRVINE, CA 92618

**W-T**  
W-T COMMUNICATION  
DESIGN GROUP, I.L.C.  
WIRELESS INFRASTRUCTURE  
6520 S. Eastern Ave. Suite 2220  
Las Vegas, NV 89123  
PH: (702) 596-1000 FAX: (702) 906-1010  
CORPORATE © 2011 W-T COMMUNICATION DESIGN GROUP, I.L.C.

**core**  
DEVELOPMENT SERVICES  
2749 SATURN STREET  
SHEA, CA 92581

PROJECT NO: 114370A  
DRAWN BY: NEC  
CHECKED BY: MMB

REV	DATE	DESCRIPTION
1	06/27/14	CITY COMMENTS
2	07/23/14	COMMITMENT OF APPROVAL
3	07/23/14	CITY COMMENTS
4	10/17/14	REVISED DATE TO A/C DRAWINGS
5	11/26/14	CODE ZONING CHANGES
6	11/27/14	BOX 25146 CHANGES

**NOT TO BE USED FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS AUTHORIZED BY A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

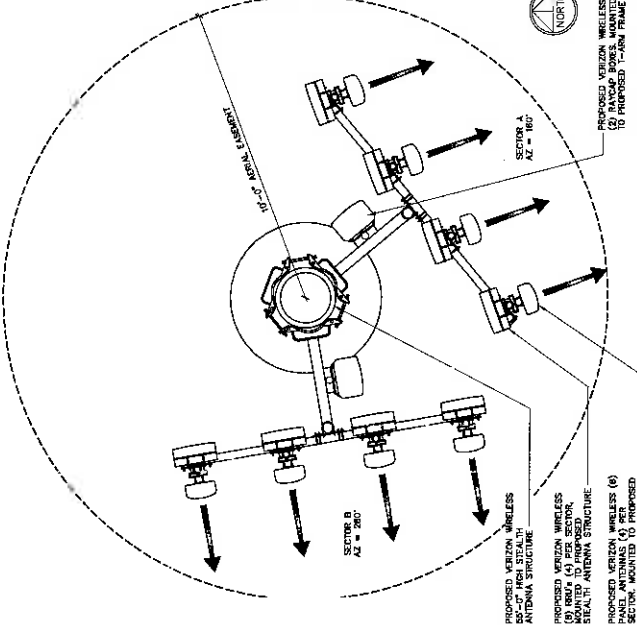
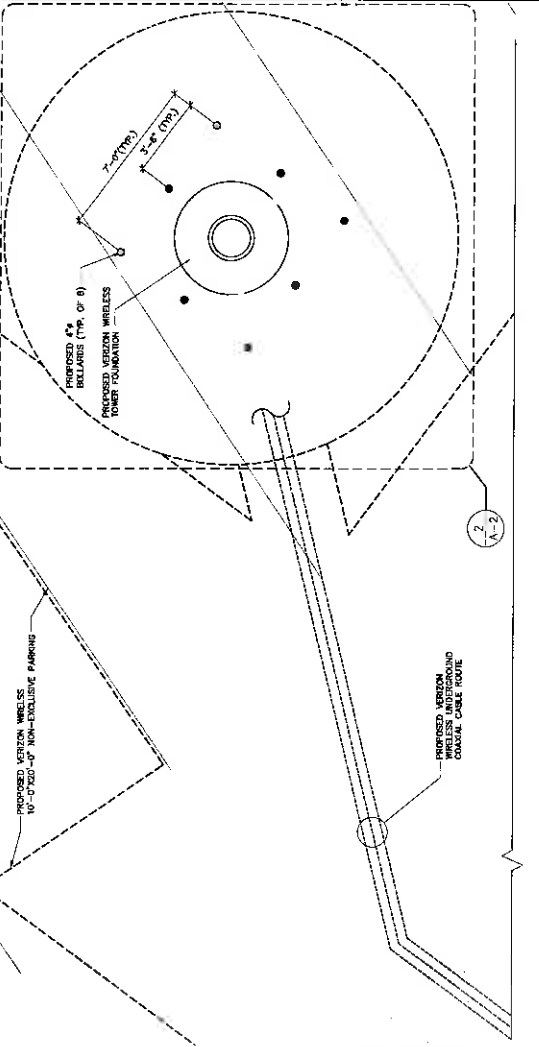
MANTECA  
15980 GRAND AVE.  
LAKE ELSINORE, CA 92530  
RIVERSIDE COUNTY

SHEET TITLE  
ENLARGED SITE  
& ANTENNA PLAN

SHEET NUMBER  
A-2

**NOTE:**  
REFERENCE SURVEY BY DIAMONDBACK LAND SURVEYORS, INC. (DLS) DATED 11/14/13 HAS THE URGENCY TO APPROPRIATELY SUPPORT THESE ANTENNAS. PRIOR TO THE CONSTRUCTION OF THE ANTENNAS, ALL PROPERTY LINES AND EXISTING EASEMENT INFORMATION SHOULD BE OBTAINED AND VERIFIED. THE ANTENNA MOUNTING SYSTEMS AND HARDWARE SHOULD BE PERFORMED.

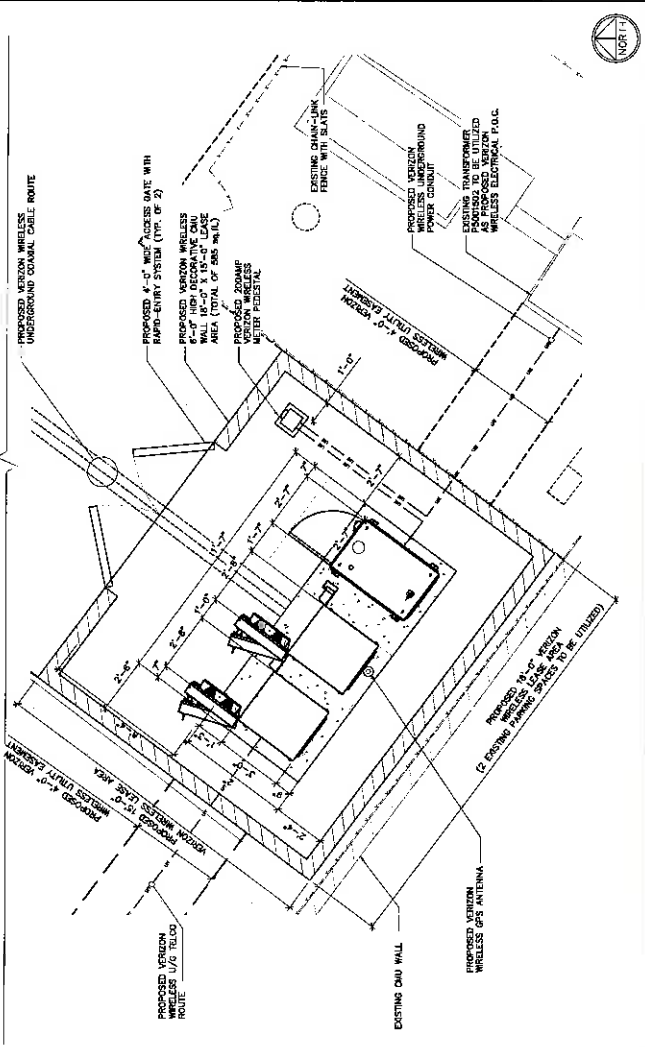
**NOTE:**  
REFERENCE SURVEY BY DIAMONDBACK LAND SURVEYORS, INC. (DLS) DATED 11/14/13 HAS THE URGENCY TO APPROPRIATELY SUPPORT THESE ANTENNAS. PRIOR TO THE CONSTRUCTION OF THE ANTENNAS, ALL PROPERTY LINES AND EXISTING EASEMENT INFORMATION SHOULD BE OBTAINED AND VERIFIED. THE ANTENNA MOUNTING SYSTEMS AND HARDWARE SHOULD BE PERFORMED.

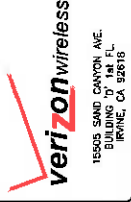


**COAX/ANTENNA SCHEDULE**

ANTENNA SCHEDULE	NUMBER OF ANTENNAS	COAX LENGTH	TYPE
ALF-7A	4	75' ±	5/8"
BI-A	4	75' ±	5/8"
GAMMA	120	N/A	N/A
PARABOLIC	120	N/A	N/A
GPS	3	25' ±	1/2"

PROPOSED VERIZON WIRELESS TOWER MANAGER TO FIELD VERIFY COAX LENGTHS PRIOR TO OPENING. THESE ANTENNAS ARE TO BE USED FOR DATA USE ONLY.





PROJECT NO:	114378A	
DRAWN BY:	NEC	
CHECKED BY:	MAN	
DATE:	11/27/14	
REV	DATE	DESCRIPTION
1	10/27/14	REVISED PER COMMENTS
2	11/27/14	REVISED PER COMMENTS
3	11/27/14	REVISED PER COMMENTS
4	11/27/14	REVISED PER COMMENTS
5	11/27/14	REVISED PER COMMENTS

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

MANTECA  
15980 GRAND AVE  
LAKE ELSINORE, CA 92530  
RIVERSIDE COUNTY

SHEET TITLE  
LANDSCAPE & IRRIGATION PLAN

SHEET NUMBER  
A-3

**SPRINKLER HEADS**

SYMBOL	DESCRIPTION	DISCHARGE, GPM	K	PSI RADIUS	SPRINKLER RATE
1	5 SERIES STREAM BUBBLER SPRINKLER	1.0	30	5 FT.	1.6 IN/HR @ 30 PSI
2	RAIN BIRD 180°-360° 8" POP-UP SPRAY	1.0	30	5 FT.	1.6 IN/HR @ 30 PSI
3	RAIN BIRD 180°-360° 8" POP-UP SPRAY	1.0	30	5 FT.	1.6 IN/HR @ 30 PSI
4	ANTI-DRAIN CHECK VALVES (ADV) SHALL BE INSTALLED AT ANY WATER OUTLET SUFFERING LOW HEAD DRAINAGE - USE HANGING SAWS FOR POP-UPS - USE HUNTER-HOV 50M-50P OR VALCON 10000 SERIES AT REIRS.				

- EQUIPMENT LEGEND**
- M NEW WATER METER AND SERVICE LINE (VEHICLE SIZES AND FUNCTION IN THE FIELD)
  - REG F EXISTING SYSTEM HAS NONE OR IS IMPROVABLE
  - W WALKERS YEAR WYS STRAINER (LINE SIZE) (DO NOT USE IF EXISTING STATIC PRESSURE IS GREATER THAN 60 P.S.I.)
  - WALKERS 4000 PRESSURE REGULATOR (LINE SIZE). INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 60 P.S.I.
  - RAIN BIRD FOR PRESSURE REGULATOR (LINE SIZE). INSTALL IN OUTDOOR LOCUSION SHALL HAVE FOR INSTALL INCL. WEATHER BOX AT RIGHT ANGLES TO HORIZONTAL CONTROL VALVE-INSTALL IN BIRD BODS WHENEVER POSSIBLE IN RECTANGULAR VALVE
  - WALKERS YEAR WYS STRAINER (LINE SIZE) (DO NOT USE IF EXISTING STATIC PRESSURE IS GREATER THAN 60 P.S.I.)
  - WALKERS 4000 PRESSURE REGULATOR (LINE SIZE). INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 60 P.S.I.
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  - WALKERS YEAR WYS STRAINER (LINE SIZE) (DO NOT USE IF EXISTING STATIC PRESSURE IS GREATER THAN 60 P.S.I.)
  - WALKERS 4000 PRESSURE REGULATOR (LINE SIZE). INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 60 P.S.I.
  - RAIN BIRD FOR PRESSURE REGULATOR (LINE SIZE). INSTALL IN OUTDOOR LOCUSION SHALL HAVE FOR INSTALL INCL. WEATHER BOX AT RIGHT ANGLES TO HORIZONTAL CONTROL VALVE-INSTALL IN BIRD BODS WHENEVER POSSIBLE IN RECTANGULAR VALVE
  - WALKERS YEAR WYS STRAINER (LINE SIZE) (DO NOT USE IF EXISTING STATIC PRESSURE IS GREATER THAN 60 P.S.I.)
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**LANDSCAPING GENERAL NOTES:**

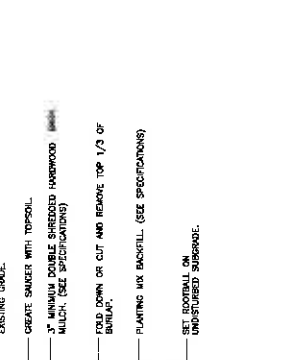
- ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT TO INTERFERE WITH THE FUNCTIONING OF THE BUILDING OR PAVEMENT.
- NO TREES OR SHRUBS SHALL BE PLANTED CLOSER THAN 10 FEET TO A FIRE HAZARD OR OTHER ABOVE GROUND UTILITIES.
- NO LANDSCAPING SHALL INTERFERE WITH SITE REQUIREMENTS FOR SAFE ACCESS AND EGRESS.

- INSTALLATION STANDARDS:**
- PLANT MATERIAL SHALL BE PLANTED WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE TRADING ASSOCIATION (ANTA).
  - ALL TREES SHALL BE GROWN IN A NURSERY LOCATED IN THE STATE OF CALIFORNIA.
  - ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE, AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
  - ALL TREES, PALM TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 10% OF THE PRESENT GROUNDING OF THE TREE. THE BERKAP SHALL BE FILLED WITH MULCH FROM THE UPPER THIRD OF THE ROOTBALL. IF A PLASTIC "BURIAL" IS USED, IT SHALL BE REMOVED IN THE GROUND FROM THE ROOTBALL.
  - ALL TREES SHALL BE PLANTED WITH A MINIMUM OF THREE (3) FEET OF SOIL AND MULCH OF SUFFICIENT MATERIAL, AND A DIAMETER OF THREE (3) FEET AROUND THE BASE OF THE TREE.
  - TREES SHALL BE STAKED WITH ROPE AND USE STRAINER IN AREAS OF WIND AND FOR ONE TO THREE YEARS TO ALLOW THE GROWTH OF PROPOSED ROOTS TO STABILIZE. ALL ROPE SHALL BE COVERED TO PREVENT CUTTING INTO THE BARK.
  - ANY EXCESS SOIL, CLAY, OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PLANTING SITE PRIOR TO PLANTING OF INDIVIDUAL TREES AT FINAL GRADE.
  - UNLESS OTHERWISE SPECIFIED, ALL PLANTING SHALL BE PERFORMED BY A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT OR ARCHITECT WHO WILL SUBMIT A WRITTEN REPORT TO THE DEVELOPER FOR THE USE OF THE LANDSCAPE ARCHITECT OR ARCHITECT SHALL BE REIMBURSED BY THE DEVELOPER.

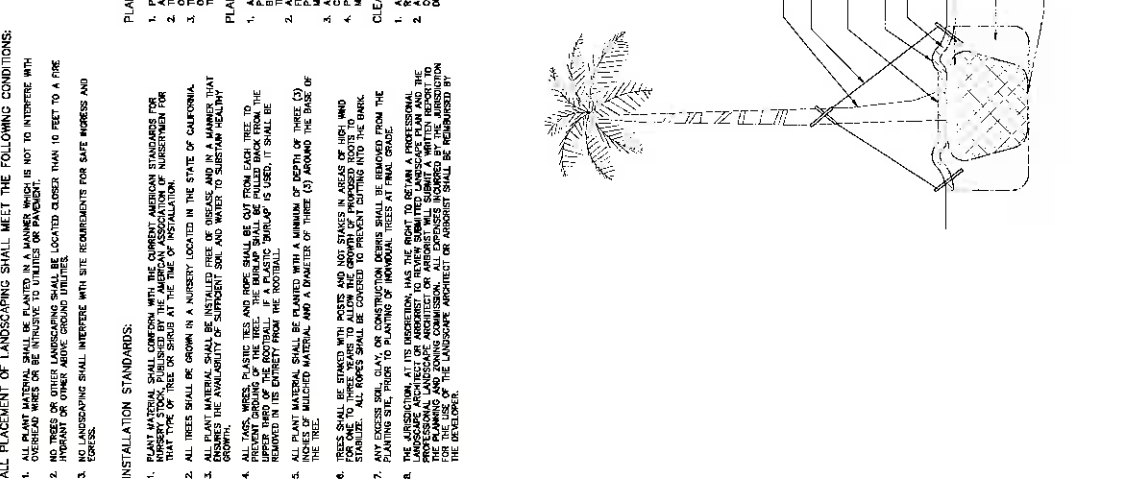
- PLANTING SEASONS:**
- PLANTING SHALL BE PERFORMED DURING THE FOLLOWING DATES: APRIL 1ST TO MAY 15TH.
  - THE PLANTING PERIODS INDICATED MAY BE EXTENDED DUE TO WEATHER CONDITIONS OR OTHER FACTORS.
  - THE CONTRACTOR WILL BE RELEASED OF HIS LIABILITY RESPONSIBILITY SHOULD THE CONTRACTOR BE REQUIRED TO PLANT MATERIAL DURING PERIODS OUTSIDE THE PERIODS INDICATED.

- PLANTING:**
- ALL SHADE TREES, ORNAMENTAL TREES, EVERGREEN TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 10% OF THE PRESENT GROUNDING OF THE TREE. THE BERKAP SHALL BE FILLED WITH MULCH FROM THE UPPER THIRD OF THE ROOTBALL. IF A PLASTIC "BURIAL" IS USED, IT SHALL BE REMOVED IN THE GROUND FROM THE ROOTBALL.
  - ALL TREES OR SHRUBS MUST BE PLANTED WITH THE BERKAP FOLDED AWAY FROM THE TOP OF THE BALL. THE EXCAVATION MUST BE COVERED WITH THE MULCH, MULCH, AND WATERED. ANY SETTLEMENT WILL BE FILLED WITH PLANTING MIX.
  - CREATED USING PLANTING MIX TO THE DIAMETER OF THE PLANTING HOLE SHALL BE PLANTING MIX TO CONSIST OF 1/3 TOP SOIL, 1/3 SOIL FROM EXCAVATION, AND 1/3 MUSHROOM COMPOST (OR 1/3 PEAT MOSS).

- CLEAN UP:**
- ALL DEBRIS GENERATED DURING THE INSTALLATION OF PLANT MATERIALS MUST BE REMOVED FROM THE SITE.
  - ALL PAVEMENTS AND WALKS MUST BE SWEEPED AFTER EACH DAY'S WORK UPON COMPLETION OF THE WORK. ALL PAVEMENTS MUST BE WASHED TO REMOVAL MUD OR DIRT.



**LANDSCAPE AND IRRIGATION PLAN**



SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

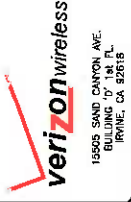
LANDSCAPE AND IRRIGATION PLAN

1

2







15005 SAND CANYON AVE.  
IRVINE, CA 92618



**W-T COMMUNICATION  
DESIGN GROUP, LLC.**  
WIRELESS INFRASTRUCTURE  
3560 S. ELAMER AVE. SUITE 220  
LAS VEGAS, NV 89123  
PH: (702) 988-1000 FAX: (702) 988-1010  
CORPORATE ID: 2018-01 COMMUNICATIONS DESIGN GROUP, LLC.



2749 SATURN STREET  
IRVINE, CA 92618

PROJECT NO:	T143784
DRAWN BY:	NEC
CHECKED BY:	MAR
DATE:	03/27/24
REV	DESCRIPTION
1	03/27/24 07 COMMENTS
2	03/27/24 07 COMMENTS
3	03/27/24 07 COMMENTS
4	03/27/24 07 COMMENTS
5	03/27/24 07 COMMENTS
6	03/27/24 07 COMMENTS
7	03/27/24 07 COMMENTS
8	03/27/24 07 COMMENTS
9	03/27/24 07 COMMENTS
10	03/27/24 07 COMMENTS

**NOT TO BE USED  
FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON,  
FIRM OR CORPORATION TO REPRODUCE, COPY,  
OR TRANSMIT THIS DOCUMENT WITHOUT THE  
WRITTEN PERMISSION OF THE DESIGNER.

MANTECA  
15980 GRAND AVE.  
LAKE ELSINORE, CA 92530  
RIVERSIDE COUNTY

SHEET TITLE  
ELEVATIONS

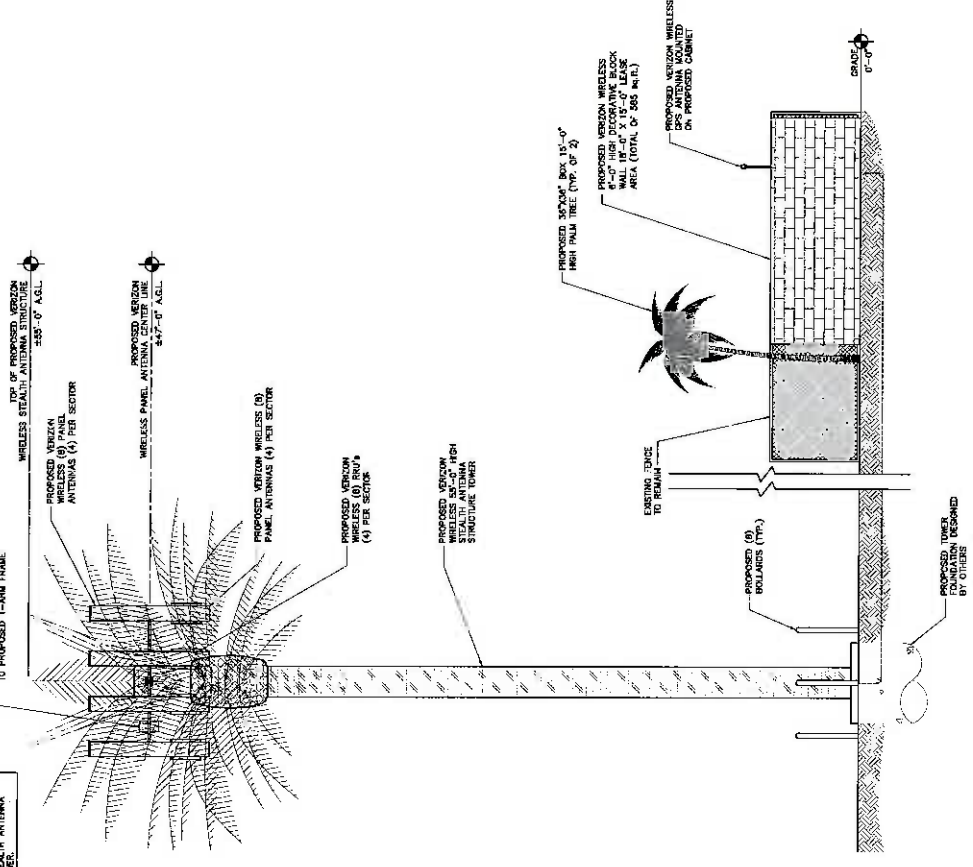
SHEET NUMBER  
A-5

**NOTE:** SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN ARE TO BE INSTALLED ON EXISTING STRUCTURE. THE DESIGNER HAS THE CAPACITY TO ADJUSTLY SUPPORT THESE ANTENNAS FROM TOPOGRAPHY. A STRUCTURAL EVALUATION OF THE EXISTING TOWER AND HARDWARE, SHOULD BE PERFORMED.

**NOTE:** ALL STEALTH ANTENNA STRUCTURES WILL HAVE A MINIMUM OF 80 PALM TREES TO BE MAINTAINED. ANTENNAS TO EXCEED AT LEAST (3) FEET PAST THE EDGE OF THE OUTER PANEL ANTENNAS.

**NOTE:** ANTENNAS IN THIS TOWER WILL BE INSTALLED IN THE SUBSECTION APPROVED DRAWINGS. ANY ELEVATION FROM THE DRAWINGS WILL REQUIRE A PLANING PER THE SIA (NOT TO EXCEED VERTICAL LEASE AREA).

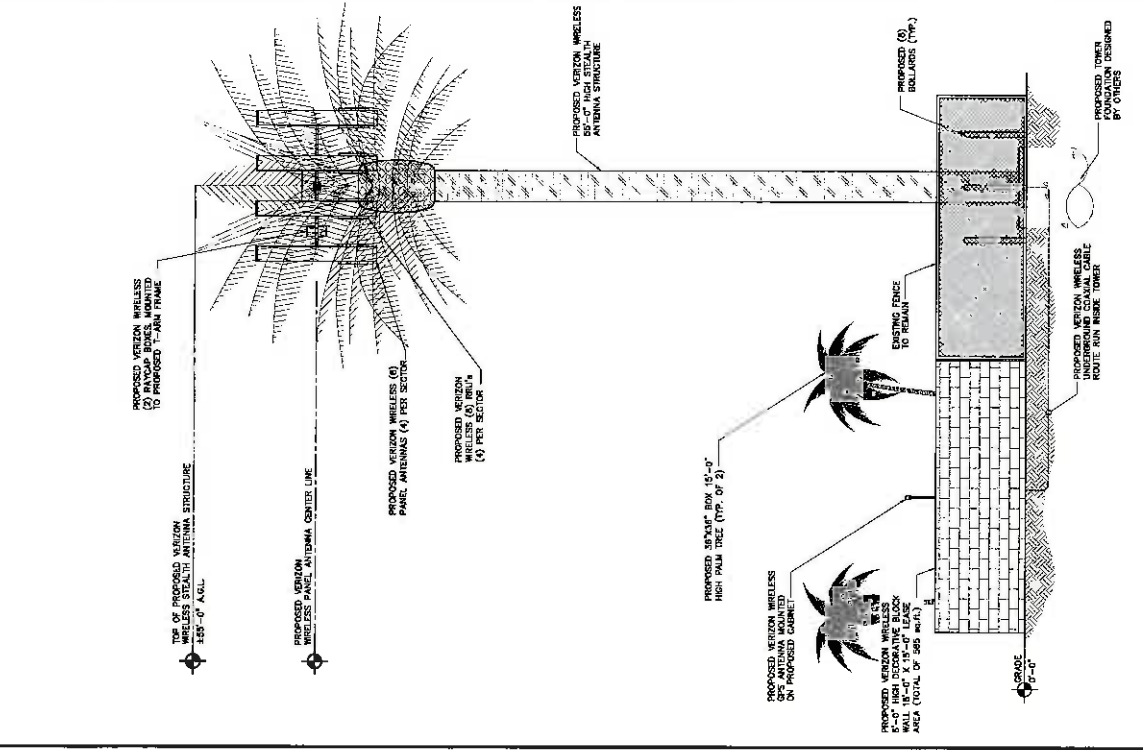
**NOTE:** ANTENNAS TO BE ROUTED TO THE INTERIOR OF STEALTH ANTENNA STRUCTURE TOWER.



SCALE: 1/4"=1'

PROPOSED NORTHWEST ELEVATION

2



SCALE: 1/4"=1'

PROPOSED SOUTHWEST ELEVATION

1

# MANTECA

15980 GRAND AVE LAKE ELSINDRE CA 92530

- 1. Project Description
- 2. Project Location
- 3. Project Impact
- 4. Project Schedule
- 5. Project Budget
- 6. Project Risks
- 7. Project Stakeholders
- 8. Project Communication
- 9. Project Monitoring
- 10. Project Evaluation



CASE: PP25753 AWD#1  
 EXHIBIT: Photosm (sh)  
 DATE: 6/23/2016  
 PLANNER: T Wheeler

Desktop  
 Tablet  
 Print



©2014 Google Maps



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



# MANTECA

15980 GRAND AVE LAKE ELSINORE CA 92530



PLANNING



LOOKING EAST FROM OLEANDER DRIVE

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



# MANTECA

15980 GRAND AVE LAKE ELSINORE CA 92530



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



# MANTECA

15980 GRAND AVE LAKE ELSINORE CA 92530



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

RF Search Area-Manteca



**ALTERNATIVE SITE ANALYSIS**

Site Name: Manteca

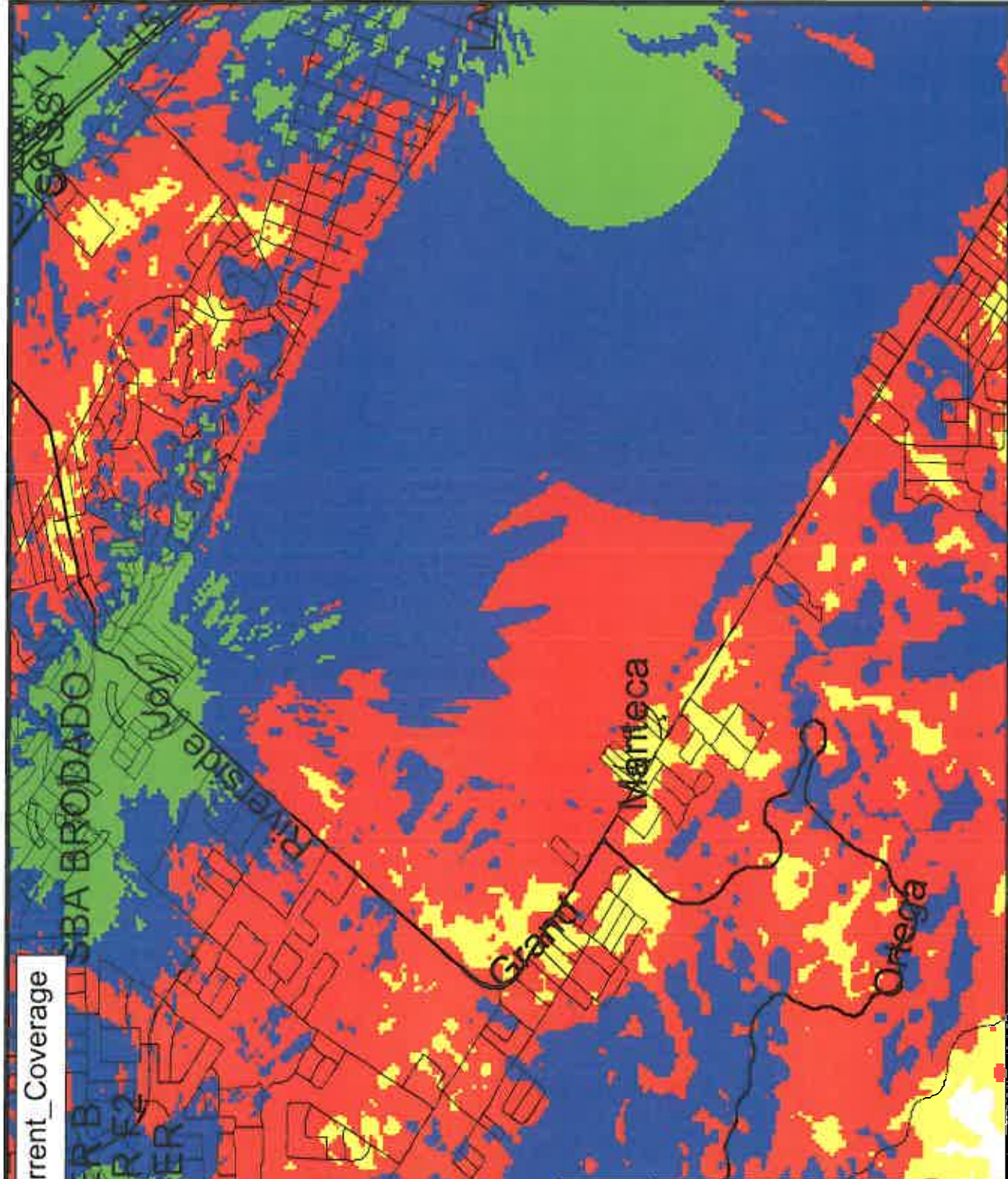




Candidate Name	Address	Lat/Long	Notes	Zoning Notes
Lake Elsinore Market	EL SINORE NAVAL & MILITARY SCHOOL 15890 GRAND AVE LAKE EL SINORE, CA 92530 APN: 381-320-025	33°39'25.47"N, 117°22'33.61"W	This is a large parcel, with half undeveloped.	The property owner would only allow Verizon to locate the facility on the undeveloped area on the south west area of the property which is just outside the search ring so the RF Engineer rejected this candidate. It is not a favorable candidate for the coverage objective.
Lake Country Plaza	16005 GRAND AVE LAKE EL SINORE, CA 92530 APN: 381-341-007 408-234-4203  (outside of Lake Elsinore boundaries, in <b>Riverside County</b> )	33°39'13.62"N, 117°22'10.20"W	Space will be an issue without taking parking.	Lake Country Plaza did not have enough space for a wireless facility. The only available space the property owner would allow Verizon to utilize was in the parking area. Utilizing parking spaces for lease area would have put the property out of compliance with zoning code requirements.
Historic Building	LAKE EL SINORE VILLAGE I 15900 GRAND AVE LAKE EL SINORE, CA 92530 APN: 381-050-002  Formerly Elsinore Naval and Military School	33°39'26.74"N, 117°22'22.70"W	Appears to be a historic structure	The property owner was not interested in leasing space to Verizon for a wireless facility at this property.
Weekend Paradise	GAP LAND HOLDINGS 16006 GRAND AVE LAKE EL SINORE, CA 92530 APN: 381-080-001 951-678-3715  (outside of Lake Elsinore boundaries, in <b>Riverside County</b> )	33°39'20.82"N, 117°22'4.59"W	This is a RV and mobile park.	This candidate was originally pursued by Verizon and a land use application was filed, but then it died due to a large amount of back taxes being owed on the property. Core withdrew the application. It is not a viable candidate due to the legal real estate issues related to the property.
Lakeside Park	CRANE LAKESIDE PARK & RESORT INC 15980 GRAND AVE LAKE EL SINORE, CA 92530 APN: 381-071-001  (outside of Lake Elsinore boundaries, in <b>Riverside County</b> )	33°39'24.96"N, 117°22'10.43"W	Mobile Home Park	<b>Current Candidate</b>

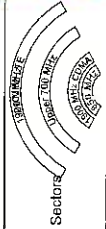
Manteca\_Current\_Coverage

SANDPIPER B  
SANDPIPER E2  
SANDPIPER



Session: Fern\_MyRiverside  
User: carrate  
Thu Dec 11 17:21:56 2014  
Default Squares  
Datum: NAD83  
Center Lat: 33.39-49.04 N  
Center Lon: 117.22-01.27 W

Cells  
Lb: Cell Name

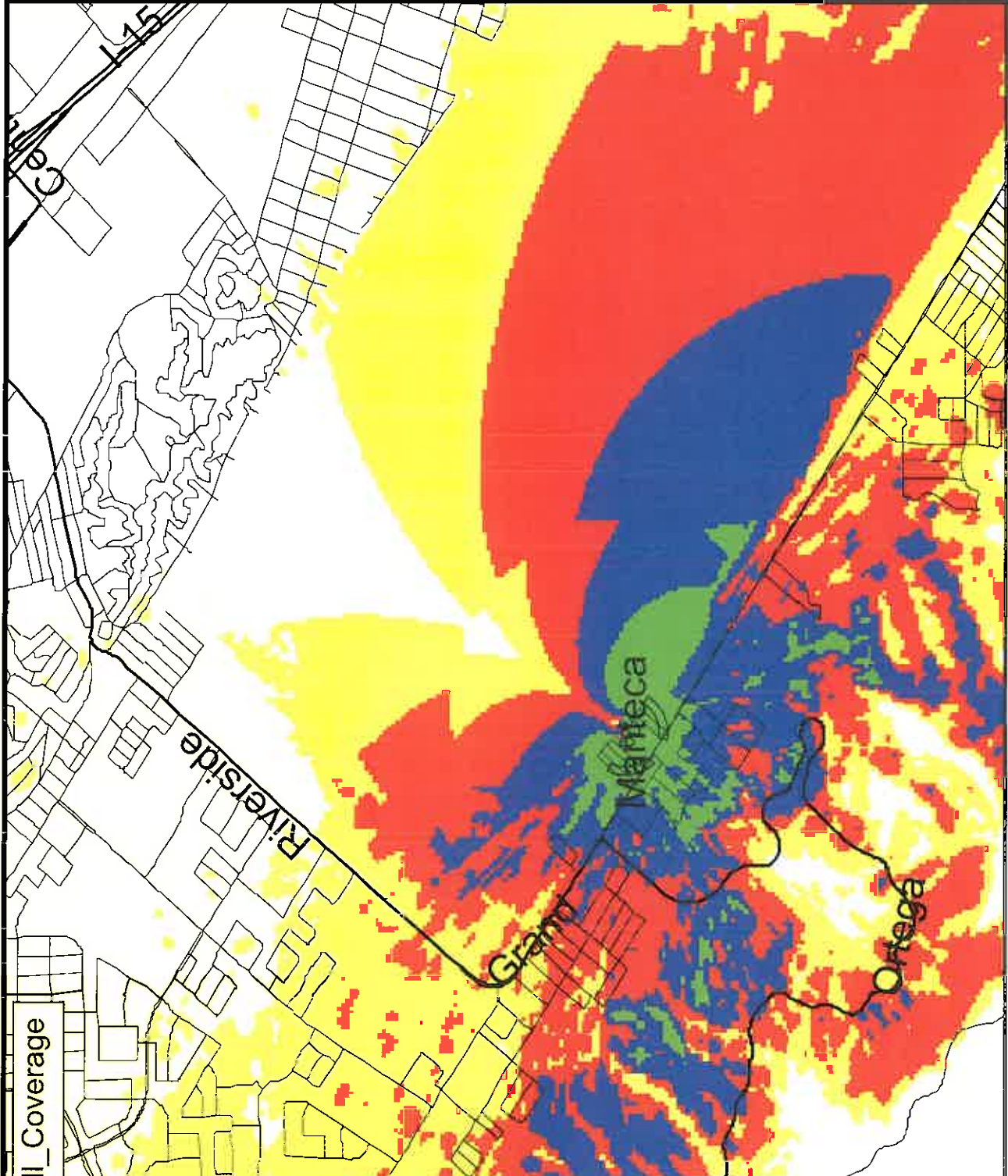


- social\_collector\_road
- social\_light\_duty\_road
- social\_major\_highway
- social\_secondary\_highway

LTE RSRP  
7CL  
Cir: RSRP (dBm)  
■ >= -75  
■ >= -85  
■ >= -95  
■ >= -105

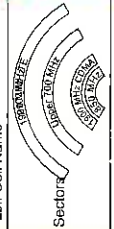
Scale: 1:300000

# Manteca\_Cell\_Coverage



Session: Fern\_MyRiverside  
 User: carrale  
 Thu Dec 11 17:22:51 2014  
 Default Station  
 Cell: 117-22-01-27 W  
 Center Lat: 33.394804 N  
 Center Lon: -117.220127 W

Cells  
 Lbl: Cell Name



- social\_collector\_road
- social\_light\_duty\_road
- social\_major\_highway
- social\_secondary\_highway

LTE RSRP  
 7CI  
 Cir: RSRP (dBm)  
 >= -75  
 >= -85  
 >= -95  
 >= -105

Scale: 1:30000

**verizon**wireless  
 GeoPlan v6.6.4  
 Proprietary and Confidential

Manteca\_Proposed\_Coverage



Session: Fern_MyRiverside User: carnate Thu Dec 11 17:21:02 2014 Default: Square Cellum: NA083 Center Lat: 33.9949, 04 N Center Lon: 117.2201, 27 W	
Cells	Lib: Cell Name
social_collector_road social_light_duty_road social_major_highway social_secondary_highway	
LTE RSRP 7CI C1: RSRP (dBm) >= -75 >= -85 >= -95 >= -105	
Scale: 1:300000	
GeoPlan v6.6.4 Proprietary and Confidential	



# WATERFORD

COMPLIANCE...FROM START TO SIGNAL

## Noise Study

### Manteca

**15980 Grand Avenue  
Lake Elsinore, Riverside County,  
California**

Project No. R1231



#### SUBMITTED TO:

Core Development Services  
2749 Saturn Street  
Brea, CA 92821

#### PREPARED BY:

Waterford Consultants, LLC  
201 Loudoun Street SE, Suite 300  
Leesburg, VA 20175



# WATERFORD

COMPLIANCE...FROM START TO SIGNAL

October 7, 2015

Core Development Services  
2749 Saturn Street  
Brea, CA 92821

Attention: Mr. Henry Castro

Subject: **Noise Study**  
**Proposed Communications Facility**  
**Manteca**  
**15980 Grand Avenue**  
**Lake Elsinore, Riverside County, California**  
**Project No.: R1231**

Dear Mr. Castro:

Waterford Consultants is pleased to provide this Noise Study for a proposed telecommunications facility.

### **Background and Project Description**

Waterford Consultants understands that Verizon plans to construct a 55-foot tall (overall height) monopalm telecommunications structure at the subject site. Associated ground-level equipment, including a backup generator, would be installed within an approximate 18-foot by 15-foot lease area adjacent to the proposed telecommunications structure. A 6-foot tall concrete wall would surround the proposed lease area. The subject site location and site plans are shown on Figure 1 of Appendix A.

The proposed noise source from the facility would be the backup generator for the facility, which would be approximately 6 feet 10 inches in height. Waterford Consultants understands that the generator would run for 15 minutes on a weekly occurrence for testing and maintenance purposes, but would otherwise only be utilized in situations where power supply is not available, such as during a power outage. Based on manufacturer (Polar Power) specifications, the sound power level of the generator while running would be 64 decibels (dBA) at 23 feet.

## Applicable Regulations

The proposed telecommunications facility is located in Lake Elsinore, an unincorporated area of Riverside County, California. The parent tract has a land use designation as Retail Commercial (CR) and High Density Residential (HDR). Riverside County has the following noise level limits (per Riverside County Ordinance 847, Section 4):

- Retail Commercial (7am – 10pm) – 65 dBA
- Retail Commercial (10pm – 7am) – 55 dBA
- High Density Residential (7am – 10pm) - 55 dBA
- High Density Residential (10pm – 7am) – 45 dBA

The parent tract has two designated land uses (CR and HDR) that have different noise level limits. Therefore, for the purposes of this report, Waterford is only considering the noise level limits for the HDR land use designation, which has the more stringent limitations of the two land use designations.

## Sound Level Measurements

Noise Expert was contracted to record and evaluate the sound levels in the areas surrounding the proposed facility. Noise levels were recorded between August 28, 2015 and August 30, 2015. Weather conditions were clear and the average temperature ranged from 80°F to 86°F. Average humidity ranged from 32% to 52% and wind conditions were approximately 3 to 4 mph.

Noise Expert measured sound levels from four locations within the vicinity of the subject site, as shown in Figure 1 of Appendix A. The locations were from the nearest residences surrounding the proposed tower location and are described below:

**Location 1:** Approximately 50 feet northwest of the proposed lease area.

**Location 2:** Approximately 5 feet southeast of the proposed lease area. The sound level meter was left at this location for 24-hour measurements.

**Location 3:** Approximately 100 feet southeast of the proposed lease area.

**Location 4:** Approximately 150 feet northeast of the proposed lease area.

Noise levels were measured using a Larson Davis 820 sound level meter, which meets the American National Standard Institute (ANSI) requirements for Type 1 sound level meters. The detector of the meter was set for “slow” response. The microphone was located approximately five feet above ground level. The sound level meter was calibrated prior to and immediately after the noise measurements.

### Background Sound Levels

Noise Expert measured the background noise levels in the areas surrounding the subject site. A chart describing common sound levels is also provided in Appendix B for reference. The equivalent background noise level findings provided by Noise Expert are presented in the table below:

**Background Sound Levels**

Location	Date	Time	Background Noise Levels (dBA)
1	August 28, 2015	10:30 AM	56
	August 30, 2015	11:30 AM	58
2	August 28, 2015	10:00 AM	52
	August 28, 2015	11:00 AM	55
	August 29, 2015	12:00 PM	56
	August 29, 2015	1:00 PM	54
	August 29, 2015	2:00 PM	54
	August 29, 2015	3:00 PM	61
	August 29, 2015	4:00 PM	58
	August 29, 2015	5:00 PM	57
	August 29, 2015	6:00 PM	56
	August 29, 2015	7:00 PM	53
	August 29, 2015	8:00 PM	53
	August 29, 2015	9:00 PM	50
	August 29, 2015	10:00 PM	47
	August 29, 2015	11:00 PM	45
	August 30, 2015	12:00 PM	48
	August 30, 2015	1:00 AM	44
	August 30, 2015	2:00 AM	48
	August 30, 2015	3:00 AM	44
	August 30, 2015	4:00 AM	45
	August 30, 2015	5:00 AM	47
	August 30, 2015	6:00 AM	48
	August 30, 2015	7:00 AM	53
	August 30, 2015	8:00 AM	62
August 30, 2015	9:00 AM	61	
August 30, 2015	10:00 AM	58	
August 30, 2015	11:00 AM	56	
August 30, 2015	12:00 PM	55	
August 30, 2015	1:00 PM	58	
3	August 28, 2015	10:45 AM	59
	August 30, 2015	11:45 AM	58
4	August 28, 2015	11:00 AM	63
	August 30, 2015	12:00 PM	61



Primary noise sources at Locations 1, 2, and 3 consisted of local traffic within Crane Lakeside Park & RV Resort, including vehicles loading boats and people talking. A moderate amount of foot traffic was in the area related to the park and residences. Primary noise sources at Location 4 included the same as above, but also noise from boat traffic on Lake Elsinore.

### Noise Level Predictions

Noise Expert used established acoustical formulas for outdoor sound propagation, noise software, and manufacturer specifications provided by the client in order to predict the radiating noise from the proposed telecommunications facility. These predictions are provided in the table below:

**Predicted Noise Levels**

Location	Setting	Background Sound Level (dBA) Range	Predicted Noise Level from Proposed Facility (dBA)
1	Residential	56-58	50
2	Residential	45-62	69
3	Residential	58-59	46
4	Residential	61-63	42
	Riverside County Limits	High Density Residential (7am – 10pm) - 55 dBA High Density Residential (10pm – 7am) – 45 dBA	

### Summary of Findings

Based on the data and calculations provided, Waterford Consultants has concluded the following:

- Existing noise levels near residential areas surrounding the subject site measured between 45 and 62 dBA.
- Predicted noise levels from the proposed telecommunications facility from Locations 1, 2, and 3 exceeded HDR noise limits (45/55 dBA) for Riverside County, California.
- Predicted noise levels from the proposed telecommunications facility from Location 4 was below HDR noise limits (45/55 dBA) for Riverside County, California.

Based on the findings above, Waterford Consultants believes that noise mitigation would be required in order to comply with the noise level limits of Riverside County. However, the predicted noise levels assume the proposed backup generator to be running, which outside of emergency situations when there is power failure, would be limited to 15 minute intervals on a weekly basis. Additionally, existing ambient noise levels in the area surrounding the subject site

were measured to be 45-63 dBA. Therefore, it is possible that the proposed telecommunications facility would not significantly add to the existing noise levels.

### Closure

We appreciate this opportunity to provide you with these professional services. If you have any questions regarding this report or the project in general, please call at your convenience.

Sincerely yours,  
**Waterford Consultants**



Eric Johnson  
Senior Scientist



Marvin Webster  
Principal Scientist

**APPENDIX A**  
**SITE LOCATION PLAN**



Source: 2014 Google Earth



Manteca  
15980 Grand Avenue  
Lake Elsinore, Riverside County, California

Figure 1: Aerial Photograph



Proj. # R1231

**APPENDIX B**  
**COMMON SOUND LEVELS**

# Common Sounds

This decibel (dB) table compares some common sounds and shows how they rank in potential harm to hearing.

Sound	Noise Level (dB)	Effect
Boom Cars	145	Threshold of pain begins around 125 dB
Jet Engines (near)	140	
Shotgun Firing	130	
Jet Takeoff (100–200 ft.)	130	
Rock Concerts (varies)	110–140	
Oxygen Torch	121	Threshold of sensation begins around 120 dB
Discotheque/Boom Box	120	
Thunderclap (near)	120	
Stereos (over 100 watts)	110–125	
Symphony Orchestra	110	
Power Saw (chainsaw)	110	Regular exposure to sound over 100 dB of more than one minute risks permanent hearing loss
Pneumatic Drill/Jackhammer	110	
Snowmobile	105	
Jet Flyover (1000 ft.)	103	
Electric Furnace Area	100	
Garbage Truck/Cement Mixer	100	
Farm Tractor	98	
Newspaper Press	97	
Subway, Motorcycle (25 ft.)	88	
Lawnmower, Food Blender	85–90	85 dB is the level at which hearing damage (8 hrs.) begins
Recreational Vehicles, TV	70–90	
Diesel Truck (40 mph, 50 ft.)	84	
Average City Traffic	80	
Garbage Disposal	80	
Washing Machine	78	Annoying; interferes with conversation; constant exposure may cause damage
Dishwasher	75	
Vacuum Cleaner, Hair Dryer	70	
Normal Conversation	50–65	
Quiet Office	50–60	
Refrigerator Humming	40	Intrusive; interferes with telephone conversation
Whisper	30	
Broadcasting Studio	30	
Rustling Leaves	20	
Normal Breathing	10	
		The threshold of normal hearing starts at about 1000 to 4000kHz.



PLOT PLAN:TRANSMITTED Case #: PP25753

Parcel: 381-071-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is Verizon Wireless proposes a disguised wireless communication facility comprised of the following: a 55-foot-tall mono-palm; with eight (8) panel antennas, eight (8) Remote Radio Units, two (2) raycap boxes, two (2) Global Positioning Satellite antennas, (2) outdoor equipment cabinets, and one (1) emergency generator within an 585 square foot lease area enclosed by a six-foot-high decorative block wall.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

10/18/16  
14:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP25753

Parcel: 381-071-001

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. 25753 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25753, Exhibit A, dated 10/24/16.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - ECP COMMENTS RECOMMND

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

10.E HEALTH. 2 USE-NO WASTEWATER PLUMBING RECOMMND

The project comprises structures without wastewater plumbing. This location is currently has sewer service.



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10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - EMERGENCY GENERATOR

RECOMMND

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

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- 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. 4 USE - NOISE STUDY

RECOMMND

Noise Consultant: Waterford Consultants, LLC  
201 Loudon Street SE, Suite 300  
Leesburg, VA 20175

Noise Study:"Noise Study, Manteca, 15980 Grand Ave, Lake

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10. GENERAL CONDITIONS

10.E HEALTH. 4 USE - NOISE STUDY (cont.)

RECOMMND

Elsinore, Riverside County, California," Project #R1231,  
10/7/15.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP25753 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 25, 2016 c/o Steve Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-RAPID HAZMAT BOX

RECOMMND

Rapid entry Hazardous Material data and 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.

10.FIRE. 2 USE\* - NO HAZMAT

RECOMMND

The Riverside County Fire Department has not reviewed your application for the use, storage, or handling of hazardous materials or the installation of a generator. The use, storage, and handling of hazardous materials requires separate review. the installation of a generator and any fuel storage requires a separate review. Further review of the project will occur upon receipt of building plans. Additional requirements may be necessary at that time.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan (PP) 25753 is a proposal to construct, operate and maintain an unmanned telecommunications facility in the Lake Elsinore area. The proposed project site is within a 9.73-acre parcel for Crane Lakeside RV Park and Resort development (Conditional Use Permit CUP00913) that is located at east side of Grand Avenue at Sunset Drive. Grand Avenue bounds the parcel to the west and Lake Elsinore bounds it to the east.

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10. GENERAL CONDITIONS

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

The site is subject to sheet flow type flooding from the hills to the south. The project site is located just outside (south) of the 100-year Zone A floodplain limits for Lake Elsinore as delineated on Panel Number 06065C-2036G and 06065C-2038G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The northern portion of the parcel is impacted by the floodplain for Lake Elsinore with the lake elevation of 1265.7 feet (NAVD 88) per Ordinance 458.

To account for the significant wave action that would accompany a storm event on the lake, all new buildings and/or substantial improvements located within the 500-year floodplain limits of Lake Elsinore shall be floodproofed by constructing the finished floor a minimum of three (3) feet above said water body's 100-year water surface elevation. For the purpose of this ordinance, the 100-year water surface elevation for Lake Elsinore shall be 1265.7 feet (NAVD 88).

10.FLOOD RI. 2 USE ELEVATE FINISH FLOOR RECOMMND

All new buildings and/or substantial improvements located within the 500-year floodplain limits of Lake Elsinore shall be floodproofed by constructing the finished floor a minimum of three (3) feet above said water body's 100-year water surface elevation. For the purpose of this ordinance, the 100-year water surface elevation for Lake Elsinore shall be 1265.7 feet (NAVD 88).

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.

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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 monopalm located within the property shall not exceed a height of 55 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.

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10. GENERAL CONDITIONS

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

The balance of the subject property, APN 381-071-001 (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 grey or in earthtones, which will blend with the surrounding setting.

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).

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

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10. GENERAL CONDITIONS

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

testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 17 USE - 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 - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - LOW PALEO (cont.)

RECOMMND

authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per 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.

8.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.

10.PLANNING. 19 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 20 USE - UNANTICIPATED RESOURCES

RECOMMND

UNANTICIPATED RESOURCES:

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

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

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.



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10. GENERAL CONDITIONS

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

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

10.PLANNING. 21 USE - GEO02481 APPROVED RECOMMND

County Geologic Report GEO No. 2481, submitted for the project PP25753, APN 381-071-001, was prepared by ASR Engineering, Inc. The report is titled; "Geotechnical Engineering Investigation, Manteca Tower, 15980 Grand Avenue, Lake Elsinore, California," dated April 13, 2015. In addition, ASR Engineering, Inc. has prepared the following document:

"Additional Information, Geotechnical Engineering Investigation, Manteca Tower, 15980 Grand Avenue, Lake Elsinore, California," dated June 3, 2016.

"Addendum No. 1, Geotechnical Engineering Investigation Report, Manteca Tower, 15980 Grand Avenue, Lake Elsinore, California," dated June 7, 2016.

"County Letter Comments #2, County Geological Report GEO No. 2481, Manteca Tower, 15980 Grand Avenue, Lake Elsinore, California," dated June 8, 2016.

These documents are hereby incorporated into GEO02481. GEO02481 concluded:

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - GEO02481 APPROVED (cont.)

RECOMMND

1.The subject property does not lie within a mapped State of California Earthquake Fault Zone, or within a Riverside County Mapped Fault Zone.

2.Based on a review of geologic reports, onsite geologic mapping, and an aerial photography review, the proposed project is not prone to the hazard of surface fault rupture; however, significant ground shaking will occur onsite as a result of an earthquake within the Elsinore Fault zone, or on the Chino or Whittier Faults.

3.Based on the site topography and areas located immediately offsite, the site does not appear to be susceptible to earthquake-induced landsliding or rockfalls due to the lack of slopes and nearly flat gradient in the area within or surrounding the project site.

4.The subsurface conditions encountered below the site pose a high risk of seismic liquefaction. A liquefiable layer was encountered at depths in the range of 15 to 35 feet. An estimated total settlement of 3.48 inches and a differential settlement of 1.74 to 2.30 inches were calculated due to liquefaction.

5.The site is located outside of the 0.2% annual chance floodplain.

GEO02481 recommended:

1.The proposed tower can be supported by a single drilled caisson extending to a minimum embedment depth of 50 feet below existing surface.

2.It is anticipated to encounter groundwater during deep foundation construction. Accordingly, a cased caisson may be required due to caving, and concrete placement underwater must be performed using a closed, sealed tremie.

3.Subsequent to remedial earthwork, the equipment pad and CMU wall may be designed utilizing a conventional spread footing foundation.

4.The equipment pad should have a minimum thickness of 8 inches.

GEO No. 2481 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2481 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE- STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 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. 3 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. 4 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. 5 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/landsape/lan>

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - LC LANDSCAPE SPECIES (cont.) RECOMMND

scape.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. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within wo (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

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

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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](http://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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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 requirements regarding the NPDES Construction General Permit.

60.PLANNING. 4 USE - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4                   USE - ARCHAEOLOGIST RETAINED (cont.)                   RECOMMND  
                  archaeologist.

TRANS DEPARTMENT

60.TRANS. 1                    USE - SUBMIT GRADING PLAN                                   RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

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 10/24/16.

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80. PRIOR TO BLDG PRMT ISSUANCE

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. 4                   USE - PALM FRONDS                   RECOMMND

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

80.PLANNING. 5                   USE - INDEMNIFICATION AGRMT                   RECOMMND

Prior to issuance of a building permit for this wireless facility, a fully executed Indemnity Agreement is required. Please contact the Planning Department and submit an Indemnification Agreement Form and all required or supporting documentation. A permit cannot be issued until a fully executed Indemnification Agreement has been reviewed and approved by the County Of Riverside.

TRANS DEPARTMENT

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

Provide evidence of legal access.

80.TRANS. 2                   USE - UTILITY PLAN CELL TOWER                   RECOMMND

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



PLOT PLAN:TRANSMITTED Case #: PP25753

Parcel: 381-071-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

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 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. 6

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

PLOT PLAN:TRANSMITTED Case #: PP25753

Parcel: 381-071-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - LC LANDSCAPE INSPTN DPST (cont.) RECOMMND

Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the 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 INEFFECT

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to

PLOT PLAN:TRANSMITTED Case #: PP25753

Parcel: 381-071-001

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1 USE-#27-EXTINGUISHERS (cont.) INEFFECT

center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

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

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A, dated 10/24/16.

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

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "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. 25753 has been calculated to be 0.01 acres.

In the event Riverside County Ordinance No. 659 is

PLOT PLAN:TRANSMITTED Case #: PP25753

Parcel: 381-071-001

90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25753 is calculated to be 0.01 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP25753

Parcel: 381-071-001

90. PRIOR TO BLDG FINAL INSPECTION

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

or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25753 have been met; specifically that the palm fronds are consistent with the approved plans and that the branches extend at least three (3) feet from the edge of the panel antenna array in accordance with the APPROVED EXHIBIT A, dated 10/24/16.

90.PLANNING. 8 USE - PALM FRONDS RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy 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. 824.

90.TRANS. 2 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.

PLOT PLAN:TRANSMITTED Case #: PP25753

Parcel: 381-071-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

USE - LNDSCP E 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 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. 4

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  
SECOND CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: June 23, 2016

**TO**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department  
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

Riv. Co. Information Technology  
1st District Supervisor  
1st District Planning Commissioner

**PLOT PLAN NO. 25753, AMENDED No. 1 – EA 42769 – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, CORE Development – Owner: Crane Lakeside Park & Resort – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: High Density Residential (CD: HDR) (8 – 14 du/ac) and Open Space: Conservation (OS: C) – Location: Westerly of Lake Elsinore Lake, northeasterly of Grand Avenue, and southerly of Oleander Drive – 9.73 Gross Acres – Zoning: General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1) – **REQUEST:** Proposing to construct a wireless communication facility disguised as a 55 foot tall monopalm; with eight (8) panel antennas, eight (8) RRUs, two (2) raycap boxes, two (2) GPS antennas, outdoor equipment cabinets, and one (1) emergency generator within an 270 sq. ft. lease area enclosed by a six foot high decorative CMU wall – APN: 381-071-001 – Related Cases: N/A Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org). **BBID:996-834-306 UPROJ CASE: PP25753 (AMD#1)****

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on June 30, 2016.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

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, , at or email at / **MAILSTOP# 1070.**

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

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

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

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



Steven Weiss  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

June 7, 2016

Pages 2 (including this cover)

ASR Engineering, Inc.  
Attn: A. Saboor Rahim, Ph.D., CE, GE  
asrengineering@sbcglobal.net

RE: Review Comments #2  
County Geologic Report No. 2481  
"Geotechnical Engineering Investigation, Manteca Tower, 15980 Grand Avenue,  
Lake Elsinore, California" dated April 13, 2015.

Please see the attached review comments pertaining to the subject report. Prior to approval of this report, all comments must be adequately addressed.

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

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Steven Weiss, Planning Director

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

Attachments: Review Comments #2

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

File: GEO02481, PP25753, APN 381-071-001

B:\Geology\CGR\GEO02300-2499\geo2481\_comments #2.doc

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

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 05, 2016

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25753, EA42769)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 08, 2016 of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**PLOT PLAN NO. 25753, AMENDED No. 1 – EA 42769 – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, CORE Development – Owner: Crane Lakeside Park & Resort – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: High Density Residential (CD: HDR) (8 – 14 du/ac) and Open Space: Conservation (OS: C) – Location: Westerly of Lake Elsinore Lake, northeasterly of Grand Avenue, and southerly of Oleander Drive – 9.73 Gross Acres – Zoning: General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1), -**

**REQUEST:** proposing to construct a wireless communication facility disguised as a 55 foot tall monopalm; with eight (8) panel antennas, eight (8) RRUs, two (2) raycap boxes, two (2) GPS antennas, outdoor equipment cabinets, and one (1) emergency generator within an 270 square foot lease area enclosed by a six foot high decorative CMU wall. – APN: 381-071-001 – Related Cases: N/A Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

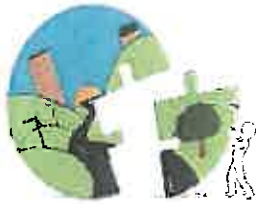
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, [Twheeler@rctlma.org](mailto:Twheeler@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 05, 2016

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25753, EA42769)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 08, 2016 of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

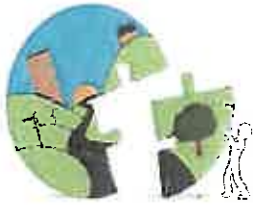
Heather Thomson, Archaeologist

Email CC: Tim Wheeler, [Twheeler@rctlma.org](mailto:Twheeler@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

July 05, 2016

Colorado River Indian Tribes (CRIT)  
Amanda Barrera  
Tribal Secretary  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25753, EA42769)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 08, 2016 of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, [Twheeler@rctlma.org](mailto:Twheeler@rctlma.org)  
Attachment: Project Vicinity Map  
Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 05, 2016

Rincon Band of Luiseño Indians  
Vincent Whipple  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25753, EA42769)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 08, 2016 of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, [Twheeler@rctlma.org](mailto:Twheeler@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

July 05, 2016

Gabrieleno Band of Mission Indians - Kizh Nation  
Andrew Salas, Chairman  
P.O. Box 393  
Covina, CA 91723

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25753, EA42769)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 08, 2016 of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, [Twheeler@rctlma.org](mailto:Twheeler@rctlma.org)  
Attachment: Project Vicinity Map  
Project Aerial



# 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: \_\_\_\_\_

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: PP25753, EA42769, DATE SUBMITTED: 2/13/15  
CFG06153

### APPLICATION INFORMATION

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

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

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

Engineer/Representative's Name: Daniel Rojas E-Mail: drojas@core.us.com

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

Daytime Phone No: (714) 292-5759 Fax No: ( ) \_\_\_\_\_

Property Owner's Name: Crane Lakeside Park & Resort Inc. E-Mail: \_\_\_\_\_

Mailing Address: 15980 Grand Ave.  
Lake Elsinore, CA 92530  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

\_\_\_\_\_  
*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.

**(Please refer to attached LOA)**

\_\_\_\_\_  
*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): 381-071-001

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 9.7 acres

General location (nearby or cross streets): North of Grand Ave, South of Lake Elsinore, East of Grand Ave, West of Lake Elsinore.

Thomas Brothers map, edition year, page number, and coordinates: 865, J7 and 866 A7

Project Description: (describe the proposed project in detail)

The proposed project is an unmanned wireless facility disguised as a 55' high monopalm, with 8 panel antennas, 2 outdoor equipment cabinets, 3 GPS antennas, 8 RRU's, 2 Raycap boxes on tower, and one emergency generator, enclosed within a 6' CMU block wall.

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). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A 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: \_\_\_\_\_

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A



**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards N/A

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

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

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

How many anticipated truckloads? N/A truck loads.

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

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

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

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

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

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

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

- Santa Ana River                       Santa Margarita River                       Whitewater River

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

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

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

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

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

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

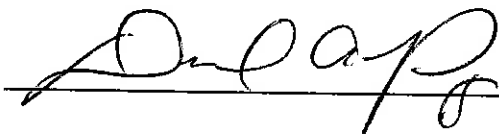
Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1) 

Date 2/13/15

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

Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

Yes  No


**APPLICATION FOR LAND USE PROJECT**

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

Yes  No

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

Owner/Authorized Agent (1)  Date 2/13/15

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

**APPLICATION FOR LAND USE PROJECT**

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region <sup>1</sup>		
Project File No.		
Project Name:	"MANTECA"	
Project Location:	15980 GRAND AVE. LAKE ELSTINDORE, CA	
Project Description:	WIRELESS FACILITY	
Applicant Contact Information:		
<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes <sup>2</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<sup>1</sup> Land area is based on acreage disturbed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<sup>2</sup> Descriptions of SIC codes can be found at <a href="http://www.osha.gov/pls/finis/sicsearch.html">http://www.osha.gov/pls/finis/sicsearch.html</a> .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>DETERMINATION: Circle appropriate determination.</b>		
If <b>any</b> question answered "YES" Project requires a project-specific WQMP.		
If <b>all</b> questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.		

**APPLICATION FOR LAND USE PROJECT**

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

**APPLICATION FOR LAND USE PROJECT**

flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
<b>Impervious parking lots of 5,000 sq. ft. or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Streets, roads, highways, and freeways.</b> Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
<p><sup>1</sup>Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Copermittees.</p> <p>The Basin Plan for the San Diego Basin WQMPSSMP (also referred to as a WQMP).  <a href="http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf">www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf</a>.            The most recent CWA Section 303(d) list can be found at:  <a href="http://www.swrcb.ca.gov/nwqcb9/water_issues/programs/303d_list/index.shtml">http://www.swrcb.ca.gov/nwqcb9/water_issues/programs/303d_list/index.shtml</a>.</p>		
<p><b>DETERMINATION: Circle appropriate determination.</b></p>		
<p>If <b>any</b> question answered "YES" SSMP (also referred to as a WQMP).</p>		
<p>If <b>all</b> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>		

**APPLICATION FOR LAND USE PROJECT**

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

<b>Project File No.</b>	
<b>Project Name:</b>	Manteca
<b>Project Location:</b>	
<b>Project Description:</b>	Wireless Telecommunications Facility
<b>Applicant Contact Information:</b>	Daniel Rojas - 714-292-5759, drojas@core.us.com

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

**DETERMINATION: Circle appropriate determination.**

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

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

Project Name: VZW Site: Manteca

RIGHT OF ENTRY

The undersigned is the owner ("Owner") of the property, premises or easement (the "Property") described as follows:

*15980 Grand Ave., in the City of Lake Elsinore, County of Riverside, State of California, which is legally described in the Exhibit "A," which is attached hereto and made a part hereof.*

Consent. The Owner does hereby grant permission to Los Angeles SMSA Limited Partnership d/b/a Verizon Wireless and its agents, employees, consultants and representatives (herein individually and collectively referred to as "Verizon Wireless"), for a period of one hundred and eight (180) day from the date of this consent, to enter onto the Property and contiguous property owned or controlled by the Owner for the purpose of performing an inspection of the Property, including surveys, a structural strength analysis, subsurface boring tests, an environmental site assessment, and any other activities as Verizon Wireless may deem necessary, at the sole cost of Verizon Wireless. In addition, Verizon Wireless may remove samples of the soil from the Property. The Owner shall not be responsible for the actions of Verizon Wireless' employees or contractors while they are on the property.

Authority. The individual executing this consent on behalf of the Owner represents to Verizon Wireless that such individual is authorized to do so be requisite action of the Owner.

OWNER:

**CRANE LAKESIDE PARK & RESORT INC**

By: Phillip S Berg

Its: Corporation Agent

Date: 9-24-14



EXHIBIT "A"

Legal Description of the Property

**Lot: 11,13 Block: C Abbreviated Description: LOT:11,13 BLK:C 9.73  
ACRES M/L IN LOTS 11 & 13 BLK C MB 008/377 SD MAP SUBS IN  
ELSINORE**

Assessor's Parcel Number: **APN: 381-071-001**

**PERMIT APPLICATION AND ENTRY AND TESTING AUTHORIZATION**

At no expense to owner, owner or authorized agent of owner, ("Owner") authorizes Los Angeles SMSA, dba Verizon Wireless ("Applicant"), to apply for and obtain any and all necessary entitlements including, but not limited to, building and zoning permits associated with the application by Applicant to use the Property Location noted below ("Property") as a Telecommunications Site ("Site"). Owner of the Property also authorizes Applicant to review and copy any Planning or Building Department records in regard to the Property. It is understood that any applications may be denied, modified, or approved with conditions and that such conditions or modifications must be complied with prior to issuance of zoning, use, or building permits.

**Applicant:** Core Communications Group  
Representing Los Angeles SMSA, dba Verizon Wireless  
15505 Sand Canyon Ave  
Irvine, CA 92618  
Representative: Daniel Rojas

**Owner:** Crane Lakeside Park & Resort Inc  
15980 Grand Ave,  
Lake Elsinore, CA 92530

**Assessor's Parcel No.:** APN: 381-071-001  
**Project Name:** VZW Site: Manteca  
**Property Location:** 15980 Grand Ave,  
Lake Elsinore, CA 92530

**Date:** 9-24-14 Phillip M. Bary  
Owner or Authorized Agent Signature  
Owner  
Title

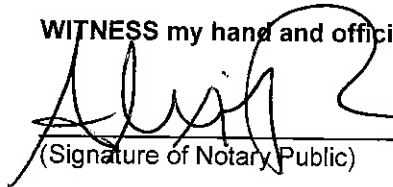
**[Signatures must be notarized]**

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) ss.

On September 24, 2014, before me, Alexis Adriana Ramos-Rivera, Notary Public,  
personally appeared Phillip Gabriel Berg  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

  
(Signature of Notary Public)



STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ ) ss.

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public,

personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

\_\_\_\_\_  
(Signature of Notary Public)

2826260

**State of California**  
**Secretary of State**



I, BRUCE McPHERSON, Secretary of State of the State of California, hereby certify:

That the attached transcript of 1 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

JAN 13 2006

BRUCE McPHERSON  
Secretary of State

2826260

**ENDORSED - FILED**  
In the office of the Secretary of State  
of the State of California

**ARTICLES OF INCORPORATION**

**JAN 13 2006**

I

The name of this corporation is CRANE LAKESIDE PARK & RESORT INC.

II

The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under the GENERAL CORPORATION LAW of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

III

The name and address in the State of California of this corporation's initial agent for service of process is:

Name: PHILLIP G. BERG  
Address: 15980 GRAND AVE.  
City: LAKE ELSINORE, CA 92530

IV

This corporation is authorized to issue only one class of shares of stock; and the total number of shares which this corporation is authorized to issue is 2000.



*Phillip G. Berg*  
PHILLIP G. BERG  
Incorporator

## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 25753** – Exempt from CEQA – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, CORE Development – Owner: Crane Lakeside Park & Resort – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: High Density Residential (CD: HDR) (8 – 14 du/ac) and Open Space: Conservation (OS: C) – Location: Westerly of Lake Elsinore Lake, northeasterly of Grand Avenue, and southerly of Oleander Drive – 9.73 Gross Acres – Zoning: General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1) – **REQUEST:** Proposing to construct a wireless communication facility disguised as a 55 foot tall monopalm; with eight (8) panel antennas, eight (8) RRUs, two (2) raycap boxes, two (2) GPS antennas, outdoor equipment cabinets, and one (1) emergency generator within an 270 sq. ft. lease area enclosed by a six foot high decorative CMU wall. Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **October 24, 2016**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

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

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

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

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 8/24/2016.

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

APN (s) or case numbers PP 25753 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

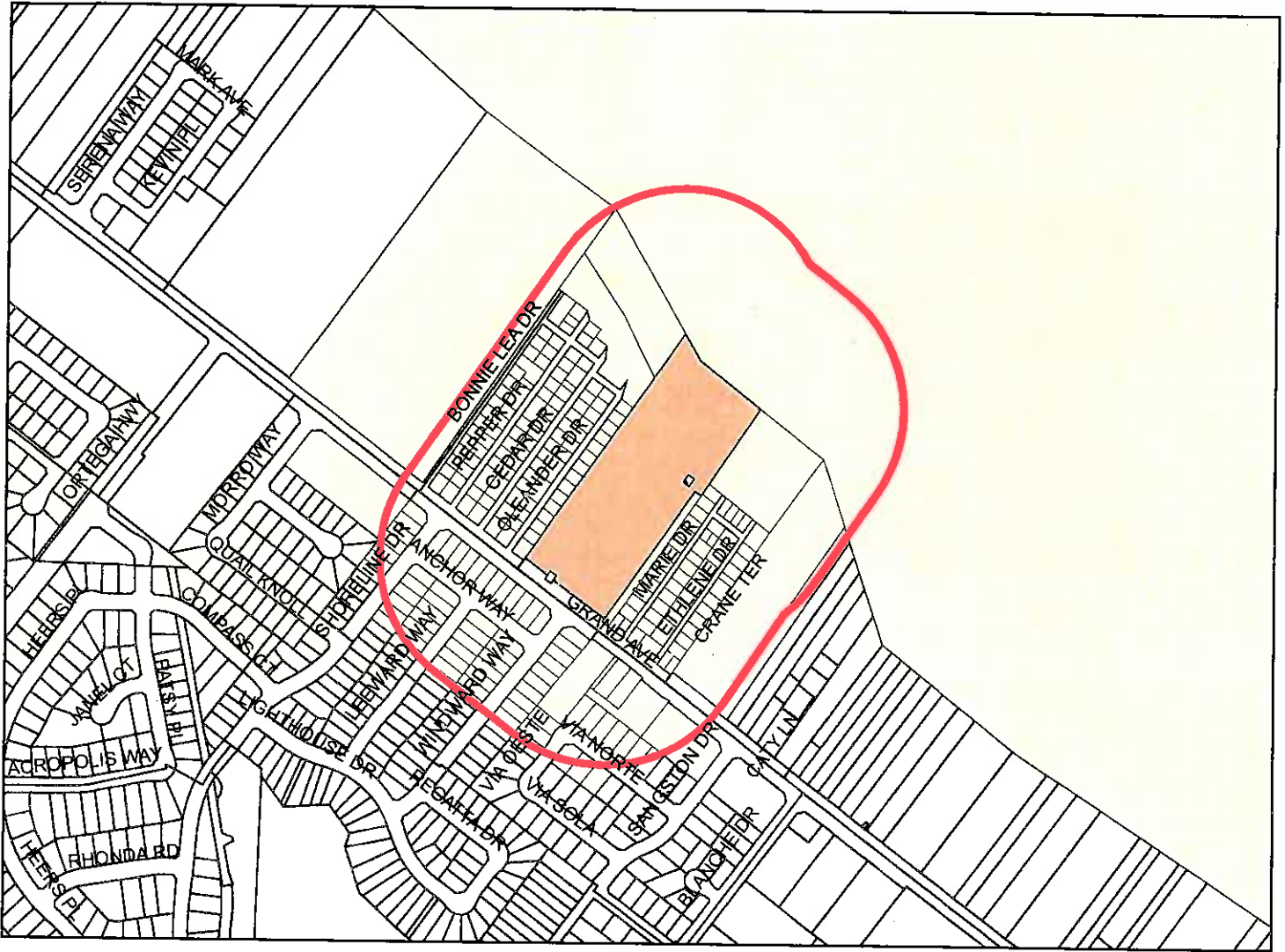
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**PP25753 (600 feet buffer)**



**Selected Parcels**

381-341-007	381-072-018	381-354-002	381-354-013	381-071-035	381-354-015	381-355-006	381-064-031	381-072-017	381-072-008
381-072-013	381-064-015	381-332-018	381-071-040	381-351-003	381-062-003	381-064-008	381-062-004	381-062-005	381-064-009
381-061-021	381-342-009	381-062-006	381-062-024	381-062-025	381-071-033	381-355-009	381-351-011	381-341-024	381-061-004
381-072-009	381-355-004	381-355-002	381-353-013	381-020-003	381-341-026	381-064-021	381-063-022	381-071-003	381-071-001
381-071-002	381-071-004	381-355-003	381-071-023	381-062-031	381-352-005	381-071-036	381-353-009	381-351-008	381-064-013
381-352-003	381-080-002	381-071-008	381-071-009	381-061-014	381-071-015	381-061-001	381-064-019	381-341-018	381-063-021
381-063-020	381-352-001	381-061-013	381-063-013	381-062-012	381-071-006	381-071-005	381-071-007	381-355-011	381-353-015
381-063-015	381-064-017	381-064-025	381-064-027	381-064-026	381-354-011	381-354-009	381-071-012	381-080-001	381-351-005
381-355-008	381-352-004	381-061-009	381-072-005	381-063-016	381-071-030	381-072-014	381-061-003	381-071-028	381-061-017
381-072-010	381-061-027	381-341-021	381-063-027	381-351-007	381-072-012	381-341-025	381-072-011	381-063-025	381-061-010
381-061-011	381-064-011	381-064-010	381-071-017	381-063-011	381-341-020	381-353-004	381-071-025	381-062-021	381-352-007
381-353-014	381-354-008	381-354-004	381-062-009	381-071-013	381-071-014	381-071-041	381-072-023	381-072-002	381-072-003

First 120 parcels shown



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.



Verizon Wireless  
15505 Sand Canyon Ave.  
1st Floor  
Irvine, CA 92618

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

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révéler le rebord Pop-up<sup>MC</sup>

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ASMT: 381020003, APN: 381020003  
CITY OF LAKE ELSINORE  
130 S MAIN ST  
LAKE ELSINORE CA 92530

ASMT: 381061007, APN: 381061007  
SUZZETTE WILSON  
38253 VIA DEL LARGO  
MURRIETA CA 92563

ASMT: 381050002, APN: 381050002  
LAKE ELSINORE VILLAGE I  
LAKE ELSINORE VILLAGE I  
2 BETTEERWORLD CIR NO 200  
TEMECULA CA 92590

ASMT: 381061008, APN: 381061008  
MARGARETA NICULAE  
32920 BONNIE LEA DR  
LAKE ELSINORE, CA. 92530

ASMT: 381061001, APN: 381061001  
DEWAYNE KROEGER  
119 W SULPHUR  
LAKE ELSINORE CA 92530

ASMT: 381061009, APN: 381061009  
GLADYS STINNETT  
32912 BONNIE LEA DR  
LAKE ELSINORE, CA. 92530

ASMT: 381061002, APN: 381061002  
WANDA COLWELL  
32976 BONNIE LEA DR  
LAKE ELSINORE, CA. 92530

ASMT: 381061010, APN: 381061010  
SANDRA STINNETT, ETAL  
32892 BONNIE LEA DR  
LAKE ELSINORE, CA. 92530

ASMT: 381061003, APN: 381061003  
HECTOR LOPEZ  
32984 PERRET BLV  
LAKE ELSINORE CA 92530

ASMT: 381061013, APN: 381061013  
HELEN KALPAKOFF, ETAL  
627 N 20TH ST  
MONTEBELLO CA 90640

ASMT: 381061004, APN: 381061004  
CHARLES POPE  
4325 KENDRICK NO 10  
BURLINGTON WI 53105

ASMT: 381061014, APN: 381061014  
DENNIS MAHANEY  
15342 BADAJOZ DR  
LA MIRADA CA 90638

ASMT: 381061006, APN: 381061006  
MORRIS TOLMASOV, ETAL  
5648 BEN ALDER AVE  
WHITTIER CA 90601

ASMT: 381061015, APN: 381061015  
SANDRA WOLD  
32838 BONNIE LEA DR  
LAKE ELSINORE, CA. 92530



ASMT: 381061016, APN: 381061016  
ROBERT DELANO  
15941 AVONDALE WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381061026, APN: 381061026  
LUIS PEREYRA  
32963 PEPPER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381061017, APN: 381061017  
HEMGMAO INV  
3615 WALNUT AVE  
CHINO CA 91710

ASMT: 381061027, APN: 381061027  
GLENDA ZELAYA, ETAL  
32983 PEPPER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381061018, APN: 381061018  
ROSALINE WARFIELD, ETAL  
32865 PEPPER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381061028, APN: 381061028  
STEPHEN FRAZIER  
32989 PEPPER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381061021, APN: 381061021  
BYRON DEXTER  
32905 PEPPER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381061029, APN: 381061029  
MARY FELCH, ETAL  
32993 PEPPER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381061022, APN: 381061022  
HOLLY MAXWELL, ETAL  
17092 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 381061030, APN: 381061030  
MARISELA GRAY, ETAL  
681 N BRIERWOOD AVE  
RIALTO CA 92376

ASMT: 381061023, APN: 381061023  
MARK WICKLIFFE  
32933 PEPPER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381061031, APN: 381061031  
STEVEN FISHER, ETAL  
4551 ADENMORE AVE  
LAKEWOOD CA 90713

ASMT: 381061025, APN: 381061025  
MARLYNN SAILOR, ETAL  
30333 SPRAY DR  
CANYON LAKE CA 92587

ASMT: 381061033, APN: 381061033  
RANDY COWLES  
32895 PEPPER DR  
LAKE ELSINORE CA 92530



ASMT: 381062001, APN: 381062001  
LEE COLLINS  
4334 CANTERRA ARC  
LAS CRUCES NM 88011

ASMT: 381062010, APN: 381062010  
WILLIAM REED  
32882 PEPPER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381062002, APN: 381062002  
DANA CAMPISI, ETAL  
10043 ARTESIA PL  
BELLFLOWER CA 90706

ASMT: 381062011, APN: 381062011  
MICHAEL FLICK  
32860 PEPPER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381062003, APN: 381062003  
GENA SHAY, ETAL  
P O BOX 203  
WILDOMAR CA 92595

ASMT: 381062012, APN: 381062012  
ELISA VELASCO  
819 BUENA VISTA ST  
DUARTE CA 91010

ASMT: 381062005, APN: 381062005  
MARGARITA DAHL, ETAL  
33204 SHERWOOD DR  
LAKE ELSINORE CA 92530

ASMT: 381062019, APN: 381062019  
ZOE HADLEY, ETAL  
2845 CAROB ST  
NEWPORT BEACH CA 92880

ASMT: 381062007, APN: 381062007  
PHILIP KILBURN  
32922 PEPPER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381062020, APN: 381062020  
LUIS OSUNA  
32881 CEDAR DR  
LAKE ELSINORE, CA. 92530

ASMT: 381062008, APN: 381062008  
NATHAN OLSON  
32898 PEPPER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381062021, APN: 381062021  
JESSE HAWKINS  
P O BOX 497  
EAST SANDWICH MA 2537

ASMT: 381062009, APN: 381062009  
VALERIE BELTRAMO, ETAL  
32890 PEPPER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381062022, APN: 381062022  
PAIGE ROCK  
39564 Highbury DR  
MURRIETA CA 92563



ASMT: 381062025, APN: 381062025  
CHAD QUINN, ETAL  
32933 CEDAR DR  
LAKE ELSINORE, CA. 92530

ASMT: 381063008, APN: 381063008  
SHARLENE ROBBINS  
15139 IRONWOOD ST  
LAKE ELSINORE CA 92530

ASMT: 381062027, APN: 381062027  
SHELL DOMINAS  
297 N STATE COLLEGE BLVD A  
ORANGE CA 92868

ASMT: 381063009, APN: 381063009  
KAMAL DOAD  
456 DEL VINA AVE APT F4  
MONTEREY CA 93940

ASMT: 381062031, APN: 381062031  
DANIEL OHALLORAN  
32995 CEDAR DR  
LAKE ELSINORE, CA. 92530

ASMT: 381063010, APN: 381063010  
MARTIN PARROTT  
32902 CEDAR DR  
LAKE ELSINORE CA 92530

ASMT: 381062032, APN: 381062032  
NIPA SPROAT  
11526 216TH ST  
LAKEWOOD CA 90715

ASMT: 381063011, APN: 381063011  
MARTIN PARROTT, ETAL  
C/O MARTIN PARROT  
32896 CEDAR DR  
LAKE ELSINORE CA 92530

ASMT: 381063001, APN: 381063001  
RICHARD STEPHENS  
1 LAS BRISAS  
ALPINE TX 79830

ASMT: 381063012, APN: 381063012  
ROBERTO ARIAS  
32880 CEDAR DR  
LAKE ELSINORE, CA. 92530

ASMT: 381063005, APN: 381063005  
BLANCA SANDOVAL, ETAL  
19612 GRIDLEY RD  
CERRITOS CA 92703

ASMT: 381063013, APN: 381063013  
GABY HOUSTON, ETAL  
30858 VIA LAKISTAS  
LAKE ELSINORE CA 92530

ASMT: 381063007, APN: 381063007  
KENNETH SEITZ  
5144 MEADOWWOOD AVE  
LAKEWOOD CA 90712

ASMT: 381063015, APN: 381063015  
EVA KOLBOW  
2318 W 179TH ST  
TORRANCE CA 90504



ASMT: 381063016, APN: 381063016  
MARCIA CASTENS, ETAL  
2381 JEFFERSON ST NO A  
CARLSBAD CA 92008

ASMT: 381063024, APN: 381063024  
LEE BIRCHARD, ETAL  
32961 OLEANDER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381063017, APN: 381063017  
TERESA PETERSEN, ETAL  
100 CARDINAL LN  
REDLANDS CA 92374

ASMT: 381063025, APN: 381063025  
CINDY KROON, ETAL  
535 LA PRADERA LANO  
ESCONDIDO CA 92026

ASMT: 381063018, APN: 381063018  
STEPHEN GIBBS  
PO BOX 4553  
CRESTLINE CA 92325

ASMT: 381063026, APN: 381063026  
RONALD WIKE  
1920 RUHLAND  
REDONDO BEACH CA 90278

ASMT: 381063019, APN: 381063019  
SALLY CASTNER, ETAL  
32881 OLEANDER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381063027, APN: 381063027  
INGLIS THOMAS T ESTATE OF  
C/O DAVID B INGLISI  
5355 S SWENSON RD  
DEER PARK WA 99006

ASMT: 381063021, APN: 381063021  
CATHY BROWN, ETAL  
481 N BLANCO CT  
CAMARILLO CA 93012

ASMT: 381063028, APN: 381063028  
LANCE LEBER  
32984 CEDAR DR  
LAKE ELSINORE, CA. 92530

ASMT: 381063022, APN: 381063022  
CRAIG BIRCHARD  
32921 OLEANDER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381064007, APN: 381064007  
NANCY BURNS, ETAL  
4551 ADENMOOR AVE  
LAKEWOOD CA 90713

ASMT: 381063023, APN: 381063023  
MICHAEL GRITZKE  
32955 OLEANDER DR  
LAKE ELSINORE CA 92531

ASMT: 381064008, APN: 381064008  
BRECKENRIDGE PROPERTY FUND 2015  
2015 MANHATTAN BEACH 100  
REDONDO BEACH CA 90278



ASMT: 381064009, APN: 381064009  
TENILLE MUITER, ETAL  
32892 OLEANDER DR  
LAKE ELSINORE CA 92530

ASMT: 381064017, APN: 381064017  
DAVID KAZAN, ETAL  
PO BOX 529  
HUNTINGTON BEACH CA 92648

ASMT: 381064011, APN: 381064011  
MARY WARRICK, ETAL  
2008 BATAAN RD  
REDONDO BEACH CA 90278

ASMT: 381064018, APN: 381064018  
JOHN PROKOPIJ  
15414 BRANT DR  
FONTANA CA 92336

ASMT: 381064012, APN: 381064012  
DESIREE STEWART JORDAN, ETAL  
32960 OLEANDER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381064019, APN: 381064019  
DIANE HAATAJA  
32880 OLEANDER RD  
LAKE ELSINORE, CA. 92530

ASMT: 381064013, APN: 381064013  
DAVID JARRETT  
27767 WATERMAN ST  
BARSTOW CA 92311

ASMT: 381064021, APN: 381064021  
COMMON LOT  
ADDRESS UNKNOWN  
05/02/2011

ASMT: 381064014, APN: 381064014  
SUSAN LOVE  
32942 OLEANDER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381064022, APN: 381064022  
KILMENY ORCHARD PROPERTY OWNERS ASS  
15955 1/2 AVONDALE  
LAKE ELSINORE CA 92530

ASMT: 381064015, APN: 381064015  
ROSA SEYSTER, ETAL  
C/O ST JOHN CAMARA TRUST  
31686 SCENIC DR  
LAGUNA BEACH CA 92651

ASMT: 381064024, APN: 381064024  
AVNER GILBOA, ETAL  
1920 S ORANGE DR  
LOS ANGELES CA 90016

ASMT: 381064016, APN: 381064016  
PALMS PARK  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

ASMT: 381064027, APN: 381064027  
FRANCES STUPIN  
12024 RIDEOUT WAY  
WHITTIER CA 90601



ASMT: 381064031, APN: 381064031  
DOROTHY HELLER PAULSEN, ETAL  
15937 AVONDALE WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381071012, APN: 381071012  
FRED DEUTSCH  
P O BOX 598  
LAKE ELSINORE CA 92531

ASMT: 381071001, APN: 381071001  
RESORT INC, ETAL  
15980 S GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381071014, APN: 381071014  
JOANNE SCHREIBER  
3711 MARI DR  
LAKE ELSINORE CA 92530

ASMT: 381071004, APN: 381071004  
RESORT INC, ETAL  
15980 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 381071015, APN: 381071015  
DEVON BOLLA  
7172 REGIONAL ST NO 362  
DUBLIN CA 94568

ASMT: 381071007, APN: 381071007  
ENRIQUE ESCOBEDO  
6024 AZURITE ST  
RIVERSIDE CA 92509

ASMT: 381071016, APN: 381071016  
SADOTT BARRERA  
19812 CHESAPEAKE LN  
HUNTINGTON BEACH CA 97646

ASMT: 381071008, APN: 381071008  
KATHY GOBBLE, ETAL  
32971 MARIE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381071017, APN: 381071017  
JANET FIFE  
32887 MARIE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381071010, APN: 381071010  
MARY MCCLUSKEY, ETAL  
P O BOX 11491  
SAN RAFAEL CA 94901

ASMT: 381071019, APN: 381071019  
SUSAN ROGERS, ETAL  
32877 MARIE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381071011, APN: 381071011  
TOBIN PROFFER  
32941 MARIE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381071020, APN: 381071020  
LANDOWNERS MUTUAL WATER CO  
P O BOX 632  
LAKE ELSINORE CA 92531





ASMT: 381071021, APN: 381071021  
THOMAS RITCHIE  
32876 MARIE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381071028, APN: 381071028  
HEIDI ROHDE  
32896 ETHLENE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381071022, APN: 381071022  
CHARLENE CLEARY, ETAL  
15990 ANNETTE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381071029, APN: 381071029  
PATRICIA WOODARD  
32910 ETHLENE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381071023, APN: 381071023  
JOAN HOOVER, ETAL  
4241 BROOKSIDE  
IRVINE CA 92604

ASMT: 381071030, APN: 381071030  
JOAN HIGGINS, ETAL  
32932 ETHLENE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381071024, APN: 381071024  
BEVERLY TRUE, ETAL  
40445 W 17TH ST  
PALMDALE CA 93551

ASMT: 381071033, APN: 381071033  
CARL FRISCH  
32956 ETHLENE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381071025, APN: 381071025  
JUDITH ZEIGLER, ETAL  
6019 LUXOR ST  
SOUTH GATE CA 90280

ASMT: 381071034, APN: 381071034  
JODY FISCHER, ETAL  
1029 DALTON SPRINGS LN  
GLEN DORA CA 91741

ASMT: 381071026, APN: 381071026  
JOHN ZEIGLER  
32888 ETHLENE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381071035, APN: 381071035  
MICHAEL MILLER, ETAL  
32341 WILDOMAR RD  
LAKE ELSINORE CA 92530

ASMT: 381071027, APN: 381071027  
NORMA NICKOL  
P O BOX 1015  
WILDOMAR CA 92595

ASMT: 381071036, APN: 381071036  
TRUDEE STEVENS, ETAL  
28601 N FRONTAGE RD  
LAKE ELSINORE CA 92532

ASMT: 381071037, APN: 381071037  
MARTHA VALENCIA  
15996 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381072006, APN: 381072006  
MARILOU ISREAL, ETAL  
P O BOX 1355  
MURRIETA CA 92564

ASMT: 381071038, APN: 381071038  
JOHN LIVINGSTONE  
16002 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381072007, APN: 381072007  
SUSAN ADAMS  
32930 MARIE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381071040, APN: 381071040  
BETTY BERRY  
32942 ETHLENE DR  
LAKE ELSINORE CA 92530

ASMT: 381072008, APN: 381072008  
BARBARA DAHL  
2028 E OCEAN BLV  
NEWPORT BEACH CA 92661

ASMT: 381071041, APN: 381071041  
JOCELYN SWANSON  
32912 ETHLENE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381072009, APN: 381072009  
CHRIS MCKOY  
P O BOX 1331  
WILDOMAR CA 92595

ASMT: 381072001, APN: 381072001  
DONNA ENGLEHART, ETAL  
15987 ANNETTE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381072010, APN: 381072010  
HILARIO ARTOLA  
33097 WASHINGTON ST  
LAKE ELSINORE CA 92530

ASMT: 381072004, APN: 381072004  
WILLIAM HERRING  
32900 MARIE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381072011, APN: 381072011  
JAMES HERRING  
32972 MARIE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381072005, APN: 381072005  
GLEN FRETER  
PO BOX 9585  
RANCHO SANTA FE CA 92067

ASMT: 381072012, APN: 381072012  
SANDRA WOODARD, ETAL  
32980 MARIE DR  
LAKE ELSINORE, CA. 92530



ASMT: 381072013, APN: 381072013  
BARBARA JORDAN  
15986 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381072021, APN: 381072021  
ANTHONY EDWARDS, ETAL  
881 W ONTARIO AVE  
CORONA CA 92882

ASMT: 381072014, APN: 381072014  
HECTOR BALDERAS  
15992 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381072022, APN: 381072022  
MELODY DANLEY  
32895 ETHLENE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381072015, APN: 381072015  
MELENY RIGBY  
32981 ETHLENE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381072023, APN: 381072023  
JOHN ABARE  
531 J ST  
CHULA VISTA CA 91910

ASMT: 381072016, APN: 381072016  
BRYON MARLETT, ETAL  
32961 ETHELENE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381072024, APN: 381072024  
JULIE MOSBACHER  
32887 ETHLENE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381072018, APN: 381072018  
ALAN LULAK  
15814 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 381080001, APN: 381080001  
GAP LAND HOLDINGS  
40101 AVENIDA LA CRESTA  
MURRIETA CA 92562

ASMT: 381072019, APN: 381072019  
RAYMOND BUHR  
17280 GRAND AVE NO C  
LAKE ELSINORE CA 92530

ASMT: 381080002, APN: 381080002  
DEIDRE CURTIS  
16038 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381072020, APN: 381072020  
CHARON AYER, ETAL  
29730 PEBBLE BEACH DR  
MENIFEE CA 92586

ASMT: 381332018, APN: 381332018  
BDA DEV  
C/O TOULA ARVANITIS DALPE  
7126 PAL WAY  
WESTMINSTER CA 92683



ASMT: 381341005, APN: 381341005  
WILLIAM SAUTER  
16052 VIA NORTE  
LAKE ELSINORE, CA. 92530

ASMT: 381341023, APN: 381341023  
YADIRA VELAZQUEZ, ETAL  
16026 VIA NORTE  
LAKE ELSINORE, CA. 92530

ASMT: 381341007, APN: 381341007  
AARAV INV  
16005 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381341024, APN: 381341024  
KATHLEEN DICKEY, ETAL  
16032 VIA NORTE  
LAKE ELSINORE, CA. 92530

ASMT: 381341018, APN: 381341018  
DINORA RAMIREZ  
33105 VIA OESTE  
LAKE ELSINORE, CA. 92530

ASMT: 381341025, APN: 381341025  
MARIA MARTINEZ, ETAL  
16040 VIA NORTE  
LAKE ELSINORE, CA. 92530

ASMT: 381341019, APN: 381341019  
MAGDA RODRIGUEZ  
33095 VIA OESTE  
LAKE ELSINORE, CA. 92530

ASMT: 381341026, APN: 381341026  
PAMELA AYRES, ETAL  
16360 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 381341020, APN: 381341020  
SONIA WELSH, ETAL  
33085 VIA OESTE  
LAKE ELSINORE, CA. 92530

ASMT: 381341027, APN: 381341027  
JUAN PROKOPIJ  
16422 PASEO DE ROCHA DR  
HACIENDA HEIGHTS CA 91745

ASMT: 381341021, APN: 381341021  
SHERRY BECH, ETAL  
16010 VIA NORTE  
LAKE ELSINORE, CA. 92530

ASMT: 381341030, APN: 381341030  
MEI NENG WANG, ETAL  
53216 SAVANNAH CT  
LAKE ELSINORE CA 92530

ASMT: 381341022, APN: 381341022  
NATHAN MOREHEAD  
16018 VIA NORTE  
LAKE ELSINORE, CA. 92530

ASMT: 381342009, APN: 381342009  
CAH 2015 1 BORROWER  
8665 E HARTFORD DR STE 200  
SCOTTSDALE AZ 85255



ASMT: 381342010, APN: 381342010  
MOURLYN HENDRIX  
16025 VIA NORTE  
LAKE ELSINORE, CA. 92530

ASMT: 381351006, APN: 381351006  
SALIMA RAHMANI, ETAL  
15140 ANCHOR WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381342011, APN: 381342011  
LORI ESPINOZA, ETAL  
16015 VIA NORTE  
LAKE ELSINORE, CA. 92530

ASMT: 381351007, APN: 381351007  
JANNA VICARIO, ETAL  
15022 VISTA VIEW  
LAKE ELSINORE CA 92530

ASMT: 381351001, APN: 381351001  
BEVERLY MADINYA, ETAL  
15100 ANCHOR WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381351009, APN: 381351009  
HARVEY BROWN, ETAL  
22981 NAN ST  
WILDOMAR CA 92595

ASMT: 381351002, APN: 381351002  
OSCAR HERNANDEZ  
15108 ANCHOR WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381351010, APN: 381351010  
OFELIA ALONSO, ETAL  
10634 SPY GLASS HILL RD  
WHITTIER CA 90601

ASMT: 381351003, APN: 381351003  
LILLIE WILLIAMS, ETAL  
15116 ANCHOR WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381351011, APN: 381351011  
CHANTHA TE  
15180 ANCHOR WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381351004, APN: 381351004  
MARIA PEREZ, ETAL  
15124 ANCHOR WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381351012, APN: 381351012  
PATRICIA RIBEIRO  
15188 ANCHOR WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381351005, APN: 381351005  
KATHY THEOFANOUS, ETAL  
23361 VIA AREVALO  
MISSION VIEJO CA 92691

ASMT: 381352001, APN: 381352001  
ZORAIDA PANGILINAN, ETAL  
33101 SHORELINE DR  
LAKE ELSINORE, CA. 92530



ASMT: 381352002, APN: 381352002  
SHEILAH NGO  
33105 SHORELINE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381353004, APN: 381353004  
ELIZABETH DENLER, ETAL  
33130 SHORELINE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381352003, APN: 381352003  
JOY YIM, ETAL  
33109 SHORELINE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381353005, APN: 381353005  
SHERRY CAFARO, ETAL  
33126 SHORELINE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381352004, APN: 381352004  
LAURA MUNOZ, ETAL  
33113 SHORELINE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381353006, APN: 381353006  
KIM HOANG  
2256 E VERMONT AVE  
ANAHEIM CA 92806

ASMT: 381352005, APN: 381352005  
CHARISSA PAPANIC, ETAL  
33117 SHORELINE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381353007, APN: 381353007  
GLORIA GONZALEZ, ETAL  
33118 SHORELINE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381352006, APN: 381352006  
TED BARTIMUS  
410 S MAPLE AVE APT 508  
FALLS CHURCH VA 22046

ASMT: 381353008, APN: 381353008  
LUMINA VISTA MANAGEMENT  
C/O PINNACLE VISTA  
1826 PINNACLE WAY  
UPLAND CA 91784

ASMT: 381352007, APN: 381352007  
MARTHA PATRON, ETAL  
33125 SHORELINE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381353009, APN: 381353009  
BRENDA LIVINGSTON, ETAL  
33113 LEEWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381353003, APN: 381353003  
MALIKA SINHBANDITH, ETAL  
33134 SHORELINE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381353010, APN: 381353010  
THU PHAM, ETAL  
33117 LEEWARD WAY  
LAKE ELSINORE, CA. 92530



ASMT: 381353011, APN: 381353011  
SAWAKO NISHIKAWA, ETAL  
11 BAYVIEW DR  
BUENA PARK CA 90621

ASMT: 381354004, APN: 381354004  
DEBORAH GIST, ETAL  
33130 LEEWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381353012, APN: 381353012  
QIONGYI LIAO  
416 WELDRICK RD  
RICHMOND HILL ON  
CANADA L4B2M7

ASMT: 381354005, APN: 381354005  
GLADYS BENNETT, ETAL  
C/O GLADYS M BENNETT  
33126 LEEWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381353013, APN: 381353013  
TERRI HESKETT, ETAL  
33129 LEEWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381354006, APN: 381354006  
SA LI  
33122 LEEWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381353014, APN: 381353014  
JIANZHANG WANG  
7550 YELLOW IRIS CT  
FONTANA CA 92336

ASMT: 381354007, APN: 381354007  
JOSE BALLESTEROS  
33118 LEEWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381353015, APN: 381353015  
NOEL PENA, ETAL  
33137 LEEWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381354008, APN: 381354008  
JILL DURHAM  
33114 LEEWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381354002, APN: 381354002  
MELODY BEALE GARCIA, ETAL  
33138 LEEWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381354009, APN: 381354009  
MARIA MENDEZ, ETAL  
33113 WINDWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381354003, APN: 381354003  
CARRIE SERVANTES, ETAL  
33134 LEEWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381354010, APN: 381354010  
LILIA MARTI  
33117 WINDWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381354011, APN: 381354011  
REYNA CUBIAS, ETAL  
33121 WINDWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381355003, APN: 381355003  
CRYSTAL CASLIN  
33108 WINDWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381354012, APN: 381354012  
VICKI BURNSIDE, ETAL  
33125 WINDWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381355004, APN: 381355004  
CHRISTIAN BARRERA  
33112 WINDWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381354013, APN: 381354013  
ALEX LI  
4115 LIVE OAK LN  
YORBA LINDA CA 92886

ASMT: 381355005, APN: 381355005  
DEBRA SHERMAN, ETAL  
12448 CANAL DR NO 3  
RANCHO CUCAMONGA CA 91739

ASMT: 381354014, APN: 381354014  
JOSE SERNA, ETAL  
33133 WINDWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381355006, APN: 381355006  
ANGELA ALANIZ  
33120 WINDWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381354015, APN: 381354015  
MARIA CAPILLA, ETAL  
33137 WINDWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381355007, APN: 381355007  
MICHELLE WESLEY, ETAL  
33124 WINDWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381355001, APN: 381355001  
IRENE GUILLEN, ETAL  
33100 WINDWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381355008, APN: 381355008  
GERARDO HIDALGO  
33130 WINDWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381355002, APN: 381355002  
EVELYN NAJARRO, ETAL  
33104 WINDWARD WAY  
LAKE ELSINORE CA 92532

ASMT: 381355009, APN: 381355009  
R HERNANDEZ, ETAL  
33134 WINDWARD WAY  
LAKE ELSINORE, CA. 92530



ASMT: 381355010, APN: 381355010  
JENNIFER DENSON, ETAL  
33138 WINDWARD WAY  
LAKE ELSINORE, CA. 92530

ASMT: 381355011, APN: 381355011  
SANDRA ARANA, ETAL  
33142 WINDWARD WAY  
LAKE ELSINORE, CA. 92530





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
*Interim 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.:** PP25753/EA42769

**Project Location:** In the unincorporated area of Riverside County, more specifically located 15980 Grand Ave., Lake Elsinore

**Project Description:** Verizon Wireless proposes a disguised wireless communication facility comprised of the following: a 55 foot tall mono-palm; with eight (8) panel antennas, eight (8) Remote Radio Units, two (2) raycap boxes, two (2) GPS antennas, (2) equipment cabinets, and one (1) emergency generator within an 270 sq. ft. lease area enclosed by a six foot high decorative block wall.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Verizon Wireless 15505 Sand Canyon Ave., Irvine, CA 92818

**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 (Sec. 15303)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

**Reasons why project is exempt:** The project is exempt from the requirements of CEQA because the project site is covered under reference Sec. 15303 of CEQA Guidelines (New Construction or Conversation of Small Structures). This determination is adequate under Section 15303 because lease area with 2 equipment cabinets, 1 back-up generator, and monopalm is 585 sq. ft. which is equivalent to a small garage or storage shed. The existing mobile home park doesn't have many accessory structures outside of the office/clubhouse. This will provide additional utility extensions and services for the residents of the mobile home park as well as the surrounding neighborhood(s).

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

\_\_\_\_\_  
**Signature** Urban Regional Planner III **Title** \_\_\_\_\_ **Date**

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

Revised: 10/14/2016: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA42769 ZCFG No. 6153 - County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1501487

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

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

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

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\*\*\*\*\*

Received from: VERIZON WIRELESS \$50.00  
paid by: CK 11039  
paid towards: CFG06153 CALIF FISH & GAME: DOC FEE  
GEOLOGIC REVIEW FOR PP25753/EA42769  
at parcel #: 15980 GRAND AVE LELS  
appl type: CFG3

By \_\_\_\_\_ Feb 13, 2015 15:02  
MGARDNER posting date Feb 13, 2015

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\*\*\*\*\*

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

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

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