



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

NOVEMBER 13, 2017

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
1st Floor, Conference Room 2A
4080 Lemon Street, Riverside, CA 92501

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

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

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

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 25311** – Applicant: Coastal Business Group c/o Christine Kuta – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 du/ac) – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Sombrero Court, southerly of 42nd Avenue, easterly of Washington Street, and westerly of Yucca Lane – 1,225 sq. ft. – Zoning: One-Family Dwellings (R-1) – Approved Project Description: The plot plan proposes a wireless communication facility for AT&T, disguised as a 50 foot high palm tree with 12 panel antennas, 24 remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 sq. ft. equipment shelter, and a backup diesel generator in a 1,225 sq. ft. lease area. Three (3) live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property. Access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42 – **REQUEST:** First Extension of Time Request for Plot Plan No. 25311, extending the expiration date to November 5, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.
- 1.2 **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 36134** – Applicant: Grant Becklund – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Pass View Drive, southerly of Newberry Street, and westerly of Slope Drive – 3.7 Gross Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: Schedule "H" Subdivision of 3.7 gross acres into three (3) residential parcels with a minimum lot size of 1 gross acre – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 36134, extending the expiration date to June 7, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.3 **ADOPTION OF THE 2018 DIRECTOR'S HEARING CALENDAR**
- 2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.
NONE
- 3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.
 - 3.1 **PLOT PLAN NO. 25843 – Intent to Adopt a Negative Declaration** – EA42808 – Applicant: Verizon Wireless – Engineer/ Representative: Spectrum Services, Inc. – Owner: Southern California Edison – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Open Space: Mineral Resources (OS-MIN) – Location: Southerly of Temescal Canyon Road, westerly of Campbell Ranch Road, and easterly of Maitri Road, within the unincorporated area of Riverside County – Zoning: Wildrose Specific Plan, Planning Area IV-2 (SP 176, PA IV-2) – **REQUEST:** The plot plan proposes to construct a new wireless telecommunication facility disguised as a pine tree (monopine), consisting of a 70 foot tall tower, 12 panel antennas, 12 remote radio units, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, two (2) global positioning satellite antennas enclosed within a 300 sq. ft. lease area. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.
- 4.0 PUBLIC COMMENTS:



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

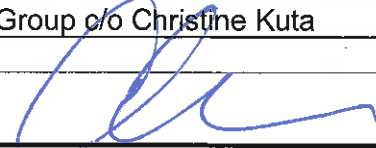
Agenda Item No.:

1001

Director's Hearing: November 13, 2017

PROPOSED PROJECT

Case Number(s):	PP25311 EOT 1	Applicant(s):	Coastal Business
Area Plan:	Western Coachella Valley	Group c/o	Christine Kuta
Zoning Area/District:	Bermuda Dunes District		
Supervisorial District:	Fourth District		
Project Planner:	Ash Syed		
Continued From:	N/A		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

This is a request to extend entitlement approval for one additional year for Plot Plan No. 25311. The approved project is for a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Three live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the wireless communication facility is proposed to be located on the westerly portion of the property. Access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 25311** extending the entitlement expiration for 1-year, to November 5, 2018, subject to all previously approved Conditions of Approval.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property. Access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

The project site is located northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42.

Plot Plan No. 25311 was originally approved at Director's Hearing on August 11, 2014 and was approved at the Planning Commission hearing on November 5, 2014 as a receive and file. The applicant was informed by the County that there are no new/additional conditions of approval associated with this extension of time request.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. The existing conditions of approval have accommodated and allowed for the construction of a wireless communication facility disguised as a 50-foot tall palm tree, and as a result, no new environmental documentation is required prior to an Extension of Time approval.

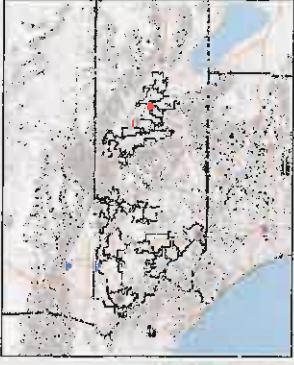
FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This plot plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This plot plan has been found to be consistent with Ordinance No. 348 (Zoning Code), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No additional changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for PP25311 Vicinity Map



Legend



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

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REPORT PRINTED ON... 9/27/2017 8:25:54 AM

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1200 JUNE PLAZA DRIVE
CENTRO, CA 94702

PROJECT COORDINATION & MANAGEMENT
SMARTLINK LLC.
1801 VAN NESS AVENUE SUITE 910
SAN FRANCISCO, CA 94109
PH: (415) 397-1262

PREPARED BY
EBCI Consulting
Environmental Business Consulting
219 School Buildings, MA 01903
Tel: (781) 272-2900 | Fax: (781) 272-3311
www.ebiconsulting.com

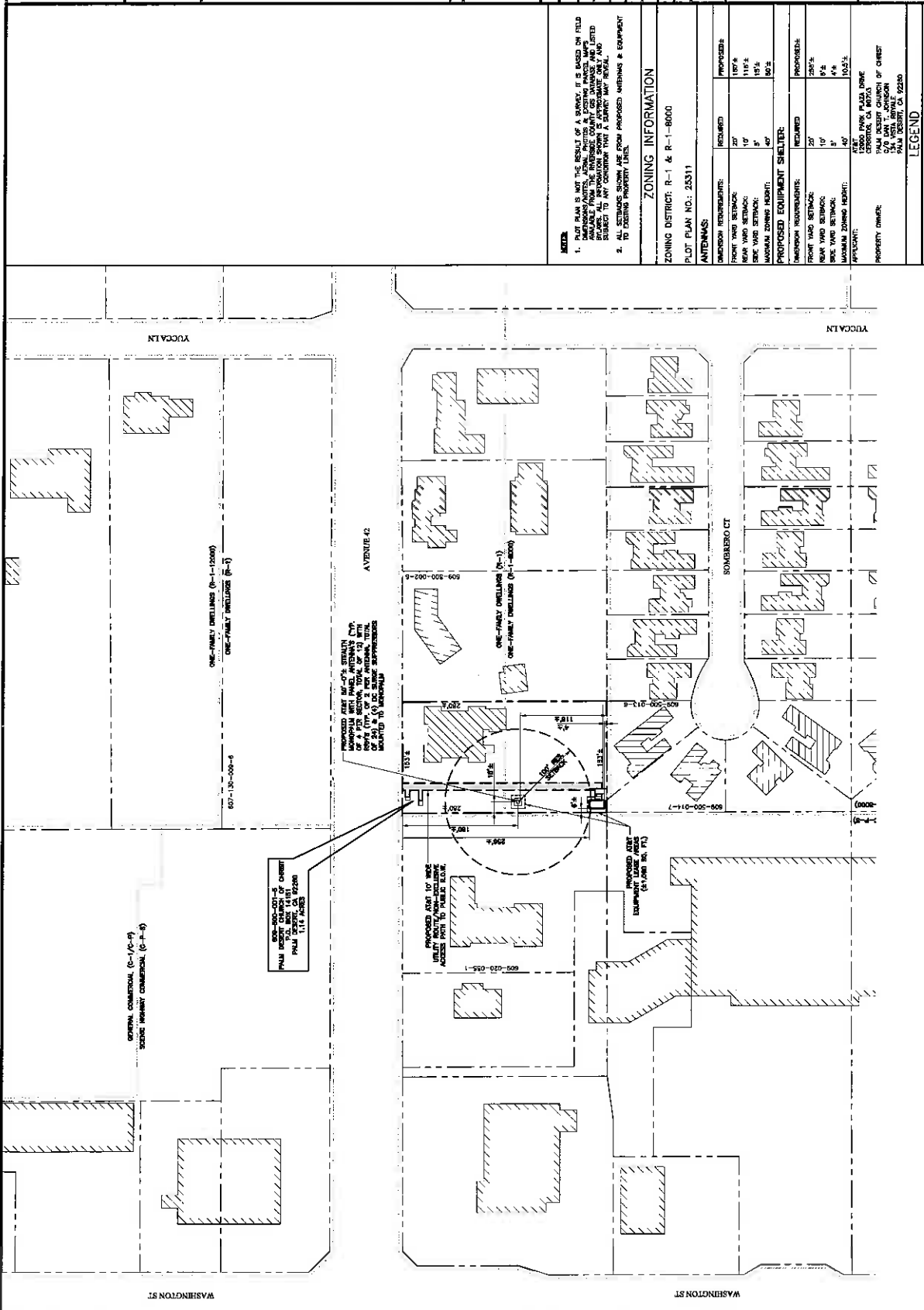
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SUBMITTALS	
NO.	DATE
1	08/26/13
2	09/23/13
3	01/14/14
4	04/28/14
5	06/12/14
6	06/25/14
7	06/25/14

81130001
SITE INFO
**SITE NAME: PALM DESERT
CHURCH OF CHRIST**
SITE NO.: R50396
BERNADA DUNES, CA 92203

SHEET TITLE
SITE PLAN

SHEET NO.
DRAWN BY: JT
CHECKED BY: TB
DATE: 08/26/13
A-1





15000 BANK PLAZA DRIVE
CORTEZ, CO 81302

PROJECT COORDINATOR & MANAGER:
SMARTLINK LLC.
1801 W. WYOMING AVE. SUITE 010
DENVER, CO 80202
PH: (303) 367-1255

DESIGNED BY:
EBCI Consulting
environmental engineering & design
218 S. Street | Bldg. 100 | VA 01803
Tel: (781) 273-2900 | Fax: (781) 273-3111
www.ebiconsulting.com

DATE: 08/09/13

GENERAL NOTES

- THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LABOR, TOOLS, MATERIALS, PERMITS, TAXES AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE, INCLUDING THE COST OF OBTAINING NECESSARY PERMITS FOR THE INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED ON THE ACCOMPANYING DRAWINGS.
- INTERPRETATION OF PLANS AND SPECIFICATIONS: THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND DECISIONS WILL BE FINAL WHICH ANY MISUNDERSTANDING MAY ARISE AND THEIR LICENSE REQUIREMENTS: THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK INSURANCE COVERAGE: THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER THEIR WORKMAN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LITIGATION. INCREASED COSTS OVER THE CONTRACT FEE: THE OWNER SHALL SIGN THE CONTRACT WRITTEN REQUEST FOR SUCH ADDITIONAL FUNDS PRIOR TO ACTUALLY DOING THE WORK.

SPECIAL CONDITIONS

- CHANGES: THE OWNER SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE PLANS AND SPECIFICATIONS AND THE CONTRACTOR SHALL INSURE PRACTICITY AND FOR AESTHETIC REASONS, AT AN ADDITIONAL COSTS.
- GRAVING: GRADE ALL AREAS BY FILLING AND/OR REMOVING SURPLUS SOIL AS NEEDED TO ENSURE PROPER GRADED AND DRAINAGE AS INDICATED ON THE PLANS, UNLESS OTHERWISE NOTED. FINISHED GRADES SHALL BE BELOW FINISH GRADE AS FOLLOWS: 2" IN GROUND COVER, 1" LAWN AREAS.

SOIL PREPARATION FOR ALL LANDSCAPE SHALL CONSIST OF THE FOLLOWING:

- MATERIAL PER 100 CU. YD. 6 CU. YD.
- ON SITE SOIL 4 CU. YD.
- MIXTURED STABILIZED SAND/SLUIT 0 LBS.
- COMMERCIAL FERTILIZER 5 LBS.
- IRON SULFATE

PLANTING

- WATERING: GROWN PLANTS TO BE PLANTED IN PLANT PITS TWO (2) TIMES DEEPER THAN PLANT CONTAINER AND DEPTH OF TWICE THE HEIGHT OF PLANT CONTAINER. PLANT CROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT. (SHRUBS ONLY)
- PIT: PLANT PITS SHALL BE WATERED IMMEDIATELY, BEFORE BACKFILLING PLANTING PIT. PLANT PALMS DIRECTLY IN NATIVE SOIL WITH OUT SOIL PREP.
- USE AGRIFORM 20-10-5, 21 GRAM TABLETS PER MAKERS SPECIFICATIONS.
- USE AGRIFORM 20-10-5, 1 PER GAL. 2 PER 5 GAL. 3 PER 15 GAL. AND 4 PER FOOT OF BOX ROOT.
- PROVIDE A WATERING BASIN AROUND ALL 5 GALLON AND LARGER SIZE MATERIAL APPROX. AS FOLLOWS:
CIRCLAR: 10" DIA. 1 1/2 INCHES DEEP
SQUARE: THE SIDES OF EACH ROOT BALL FROM TO PLANTING IF CIRCULAR ROOT GROWTH IS EVIDENT. IF CIRCULAR ROOTS EXIST, PLANTS WILL BE RELECTED.

CLEAN UP

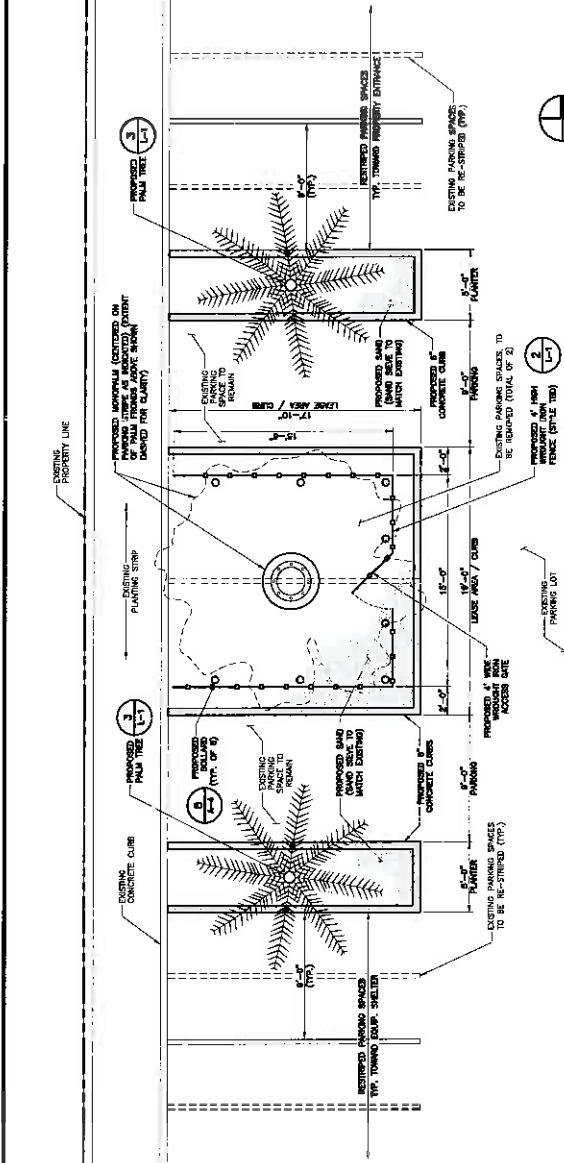
- UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERLY CLEAN AND TIDY ALL WORK AND THE SURROUNDING AREAS USED. REMOVE ANY OR ALL DEBRIS AND WASTE FROM THE SITE OR DISPOSE OF SAME AS DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE

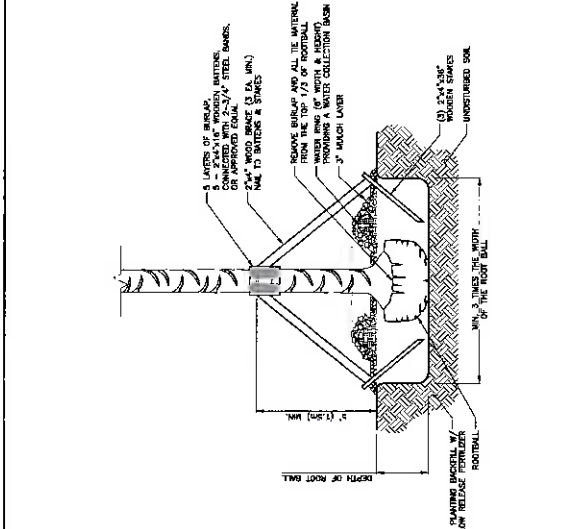
- MAINTENANCE PERIOD SHALL NOT BEGAIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER FOLLOWING THE WALK-THRU.
- MAINTENANCE PERIOD SHALL BE FOR THE FOLLOWING DURATION: 60 DAYS.
- ADJUST IRRIGATION SYSTEM AS REQUIRED. LAWN SHALL BE PROPERLY AND ALL CUTTINGS REMOVED FROM SITE. DEAD FOLIAGE REMOVED FROM PLANTS AND STAMING OF TREES SHALL BE ADJUSTED IF NECESSARY. ANY OWNER MUST MAINTAIN PLANTING AFTER ONE YEAR.

GUARANTEE AND REPLACEMENTS

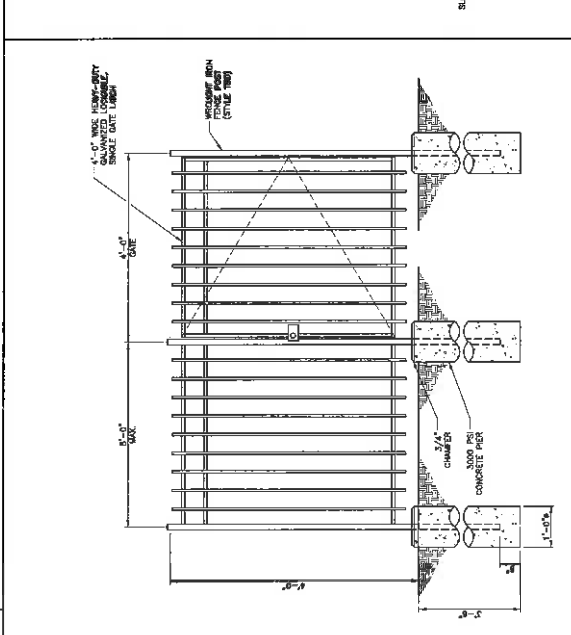
- CONTRACTOR SHALL GUARANTEE THE PLANT REPLACEMENTS FOR A PERIOD OF 60 DAYS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANTS DUE TO EXTREME WIND OR EXCESSIVE RAIN RUN-OFF ON NEW PLANTED GROUND COVER AREAS. SUCH "NATURAL DAMAGE" SHALL BE REPAIRED AT THE AND MUST BE MAINTAINED FAILING TO SURVIVE. DUE TO CONTRACTORS IMPROPER INSTALLATION SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.



1 LANDSCAPE PLAN



3 PALM PLANTING DETAIL



2 FENCE AND GATE DETAIL

LANDSCAPE NOTES

- UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERLY CLEAN AND TIDY ALL WORK AND THE SURROUNDING AREAS USED. REMOVE ANY OR ALL DEBRIS AND WASTE FROM THE SITE OR DISPOSE OF SAME AS DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE

- MAINTENANCE PERIOD SHALL NOT BEGAIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER FOLLOWING THE WALK-THRU.
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- ADJUST IRRIGATION SYSTEM AS REQUIRED. LAWN SHALL BE PROPERLY AND ALL CUTTINGS REMOVED FROM SITE. DEAD FOLIAGE REMOVED FROM PLANTS AND STAMING OF TREES SHALL BE ADJUSTED IF NECESSARY. ANY OWNER MUST MAINTAIN PLANTING AFTER ONE YEAR.

GUARANTEE AND REPLACEMENTS

- CONTRACTOR SHALL GUARANTEE THE PLANT REPLACEMENTS FOR A PERIOD OF 60 DAYS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANTS DUE TO EXTREME WIND OR EXCESSIVE RAIN RUN-OFF ON NEW PLANTED GROUND COVER AREAS. SUCH "NATURAL DAMAGE" SHALL BE REPAIRED AT THE AND MUST BE MAINTAINED FAILING TO SURVIVE. DUE TO CONTRACTORS IMPROPER INSTALLATION SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

LANDSCAPE PLAN & DETAILS

SHEET NO: L-1

DATE: 08/09/13

LANDSCAPE NOTES

3 PALM PLANTING DETAIL

2 FENCE AND GATE DETAIL

1 LANDSCAPE PLAN

81130001

SITE NAME: PALM DESERT
CHURCH OF CHRIST
SITE NO.: RS0396
78132 AVENUE 42
BERNALDA JAMES, CA 92203

Extension of Time Environmental Determination

Project Case Number: PP25311
 Original E.A. Number: EA42577
 Extension of Time No.: First
 Original Approval Date: November 5, 2014
 Project Location: North of Sombrero Court, South of 42nd Avenue, East of Washington Street, West of Yucca Lane.

Project Description: The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Three live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

On November 5, 2014, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Ash Syed, Planner

Date: October 12, 2017
 Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Syed, Ashiq
Sent: Wednesday, September 27, 2017 8:17 AM
To: 'Christine Kuta'
Subject: RE: RS0396 Palm Desert Church: EOT

Hi Christine,

I will be processing and submitting this Extension of Time today. There are no new/additional conditions of approval for this Plot Plan, so there is no review needed on your end. It will be going to Planning Commission for approval on October 18.

Best,



Ash Syed
Environmental Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Email: asyed@rivco.org
Phone: 951-955-6035

From: Christine Kuta [mailto:ckuta@coastalbusinessgroup.net]
Sent: Tuesday, September 26, 2017 2:54 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: Syed, Ashiq <ASyed@rivco.org>
Subject: Re: RS0396 Palm Desert Church: EOT

Thank you very much..

Ashiq, please contact me on my cell phone to discuss:

925-216-7127

Best Regards,

Christine Kuta

Coastal Business Group, Inc.
24310 Moulton Pkwy,
Suite O #1009
Laguna Hills, CA 92637-3306



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.2

Director's Hearing: November 13, 2017

PROPOSED PROJECT

Case Number(s): PM36134

Applicant(s): Grant Becklund

Area Plan: The Pass

Zoning Area/District: Cherry Valley District

Representative(s): N/A

Supervisory District: Fifth District

Project Planner: Arturo Ortuno

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 3.7 gross acres into three residential parcels with a minimum lot size of 1 gross acre.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 36134**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 7, 2018, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 36134 was originally approved at Planning Commission on April 6, 2011. It proceeded to the Board of Supervisors along with Change of Zone No. 7680 where both applications were approved on June 7, 2011.

The First Extension of Time was approved at Planning Commission on December 7, 2016.

The Second Extension of Time was received May 18, 2017, ahead of the expiration date of June 7, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 26, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (September 26, 2017) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Director,, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 7, 2018. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

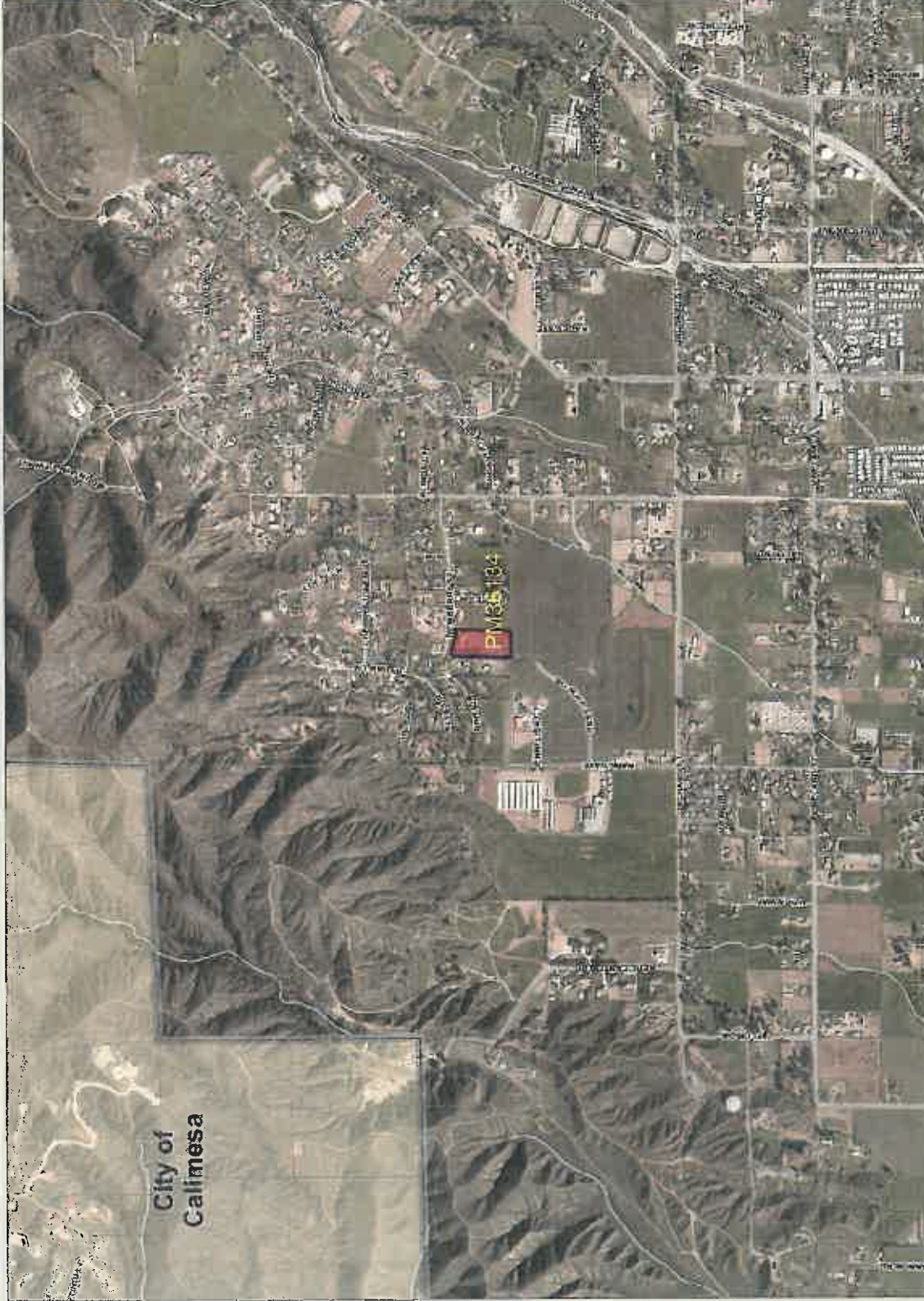
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

Vicinity Map

2nd EOT for PM36134



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - 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.



3,672 Feet

1,836

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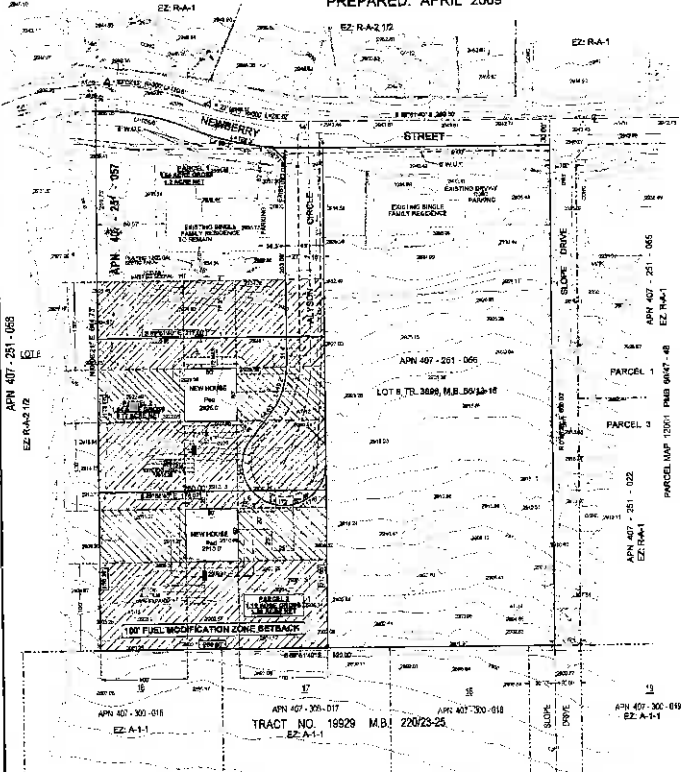
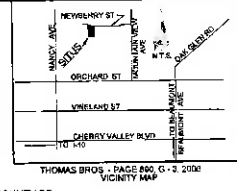
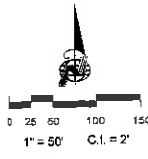


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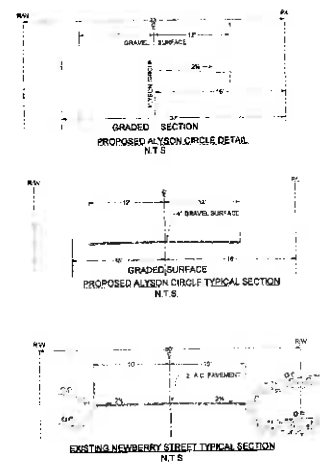
© Riverside County RCIT GIS



TENTATIVE PARCEL MAP 36134
 BEING A SUBDIVISION OF LOT 7 OF
 TRACT 3898, M.B. 06/13-16, SECTION 21,
 T.2S., R.1W., S.B.B.&M.
 PREPARED: APRIL 2009



- LEGEND**
- EZ EXISTING ZONE
 - XXX EXISTING GROUND CONTOURS
 - EXISTING FENCE
 - EXISTING STRUCTURES
 - EXISTING WALL
 - BUSH OR SHRUBS
 - TREES
 - CENTERLINE
 - POWER POLES
 - WATER METER
 - PROPOSED LEACH LINES
 - 100' FUEL MODIFICATION ZONE SETBACK



LEGAL DESCRIPTION
 LOT 7 OF TRACT 3898, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66, PAGE(S) 13 THRU 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

APPLICANT / LAND OWNER
 ANGELO M. MIGLIACCIO
 TRACY S. MIGLIACCIO
 38731 NEWBERRY ST
 CHERRY VALLEY, CA 92223
 951-845-1106

PROPERTY ADDRESS
 APN 407-251-057
 AREA: 3.7 ACRE GROSS, 3.3 ACRE NET
 38731 NEWBERRY STREET
 CHERRY VALLEY, CA 92223

ENGINEER / SURVEYOR / EXHIBIT PREPARER
 D.M. RICHANAN AND ASSOCIATES, INC., HAL HACKER, P.L.S.
 15333 ROADRUNNER TRAIL
 BAINBRIDGE, CA 92220
 951-849-9600

ASSESSOR'S PARCEL NO. 407-251-057
 AREA: 3.7 ACRE GROSS, 3.3 ACRE NET.

CONTIGUOUS OWNERSHIP:
 THIS MAP SHOWS THE ENTIRE OWNERSHIP OF THE SUBJECT PROPERTY

EXISTING & PROPOSED ZONING: R-A2, R-1, R-1A-1
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL, 1 ACRE PARCELS

EXISTING LAND USE OF SURROUNDING PROPERTIES
 NORTH - SINGLE FAMILY RESIDENCE
 EAST - SINGLE FAMILY RESIDENCE
 WEST - SINGLE FAMILY RESIDENCE
 SOUTH - VACANT LOTS

UTILITY PURVEYORS
 ELECTRIC - SD, CALIF. EDISON
 TELEPHONE - VERIZON
 SEWER - ON SITE DISPOSAL
 WATER - BEAUMONT-CHERRY VALLEY WATER DIST.
 GAS - SD CALIF GAS CO
 SCHOOL DIST - BEAUMONT UNIFIED SCHOOL DIST.
 CABLE TV - ADDELPHI

EXISTING STRUCTURES
 ALL EXISTING STRUCTURES ON EXISTING PARCELS WILL REMAIN IN PLACE AND WILL NOT BE AFFECTED BY THIS SUBDIVISION.

CONTOUR SURVEY
 FIELD AND AERIAL PHOTO PREPARED BY DMI AND H.S. HACKER ON 08/05.

FLOOD CONTROL ZONE: "C"
 PROJECT IMPROVEMENT: SCHEDULE "N"
 PROJECT NOT WITHIN A SPECIFIC PLAN.

PROJECT IS WITHIN THE BEAUMONT-CHERRY VALLEY PARK & RECREATION DISTRICT PROJECT NOT WITHIN A COUNTY SERVICE AREA OR COMMUNITY FACILITIES DISTRICT.

NO LANDS OFFERED FOR DEDICATION TO PUBLIC OR OTHER USES.
 NO KNOWN EXISTING WATER WELLS ON PROPERTY OR WITHIN 200' OF PROPERTY BOUNDARY.

NO PRELIMINARY GRADING PROPOSED.
 LAND NOT SUBJECT TO LIQUEFACTION, OR OTHER GEOLOGIC HAZARD OR WITHIN A SPECIFIC STUDIES ZONE.

LAND NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.

FEMA FLOOD PLAIN MAP 060245086A, A, ZONE "C"
 NO OPEN CHANNELS ON PROPERTY.
 NO COMMON AREAS, OPEN SPACES OR RECREATIONAL AREAS.
 ALL NEW STRUCTURES WILL BE LESS THAN 26' IN HEIGHT.

#	DATE	BY	REVISIONS
1	11/20/09	HSK	COLLECTED TO NEW APNS


Extension of Time Environmental Determination

Project Case Number: PM36134
 Original E.A. Number: 42041
 Extension of Time No.: Second
 Original Approval Date: June 7, 2011
 Project Location: North of Pass View Drive, South of Newberry Street and West of Slope Drive

Project Description: Schedule "H" Subdivision of 3.7 gross acres into three residential parcels with a minimum lot size of 1 gross acre.

On June 7, 2011, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Arturo Ortuño, Project Planner

Date: October 19, 2017
 For Charissa Leech, Assistant TLMA Director

Grant Becklund

Civil Engineering
RCE 23737

To: Arturo Ortuno

From: Grant Becklund

Date: September 26th, 2017

Re: Acceptance of EOT-2 Conditions of Approval
Case Tentative Parcel Map No. 36134.

Mr. Ortuno:

I am the applicant for the EOT Case TR.36134. I accept the following conditions of approval associated with this Extension of Time Request.

1) Prior to Map Recordation:

50. E HEALTH.1 EOT2 - REQ E HEALTH DOCUMENTS
50. TRANS.30 EOT2 - FINAL ACCESS AND MAINT

2) Prior to Grading Permit — Issuance:

60. BS-GRADE.6 EOT2 - REQ BMP SWPPP WQMP
60. TRANS.1 EOT2 - FINAL WQMP FOR GRADING

3) Prior to Building Permit- Issuance:

80. TRANS.2 EOT2 - WQMP AND MAINTENANCE

4) Prior to Building Final Inspection:

90. BS-GRADE.2 EOT2 – WQMP REQUIRED
90. TRANS.2 EOT2 - WQMP COMP AND BNS REG

Respectfully Submitted



Grant Becklund

30811 Garbani Road
Winchester, CA 92596
(909) 288-0601

05/22/17
15:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1

EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 30

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

50. PRIOR TO MAP RECORDATION

50.TRANS. 30 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 6 EOT1 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

PARCEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

PARCEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 2 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 2 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

2018 DIRECTOR'S HEARING CALENDAR

Mondays at 1:30 p.m. on the dates and location noted below

Riverside: County Administration Center, Conference Room 2A 1st floor, 4080 Lemon Street

Desert: Desert Permit Assistance Center, 77-588 El Duna Court Suite H, Palm Desert

No Meeting: Dark

Holidays: Closed

January						
Su	Mo	Tu	We	Th	Fr	Sa
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February						
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November						
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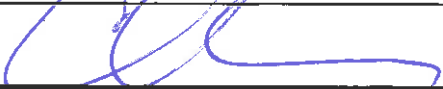
December						
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30	31					

Review the agenda prior to meeting date to confirm the time and location. The meeting dates, times, and locations are subject to change.

Director's Hearing Date Mondays at 1:30 P.M.	Hearing location
County Administration Center Conference Room 2A 1st floor	Riverside
Desert Permit Assistance Center 77-588 El Duna Court Suite H	Palm Desert
January 8, 2018	Riverside
January 22, 2018	Riverside
January 29, 2018	Desert
February 5, 2018	Riverside
February 26, 2018	Desert
March 12, 2018	Riverside
March 19, 2018	Desert
March 26, 2018	Riverside
April 9, 2018	Riverside
April 16, 2018	Desert
April 23, 2018	Riverside
May 7, 2018	Riverside
May 14, 2018	Desert
May 21, 2018	Riverside
June 11, 2018	Riverside
June 18, 2018	Desert
June 25, 2018	Riverside
July 9, 2018	Riverside
July 16, 2018	Desert
July 23, 2018	Riverside
August 13, 2018	Riverside
August 20, 2018	Desert
August 27, 2018	Riverside
September 10, 2018	Riverside
September 17, 2018	Desert
September 24, 2018	Riverside
October 15, 2018	Riverside
October 22, 2018	Desert
October 29, 2018	Riverside
November 5, 2018	Riverside
November 19, 2018	Desert
November 26, 2018	Riverside
December 10, 2018	Riverside
December 17, 2018	Desert

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First
Project Planner: Ash Syed
Directors Hearing: November 13, 2017

PLOT PLAN NO. 25843
Environmental Assessment No. 42808
Applicant: Verizon Wireless
Engineer/Representative: Spectrum Services, Inc.



Charissa Leach P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25843 proposes the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 70-foot-tall tower, twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) tower mounted junction boxes, two (2) parabolic antennas (microwave dishes), two (2) equipment cabinets, and one (1) DC generator, enclosed within a 300-square-foot lease area with 8-foot-high chain-link fence with brown slats.

The project site is located south of Temescal Canyon Road, east of Maitri Road, west of Campbell Ranch Road, and is located within the Temescal Canyon Area Plan and within the Wildrose Specific Plan (SP No. 176).

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Open Space: Mineral (OS: MIN), as reflected on the Land Use Plan for Specific Plan No. 176. |
| 2. Surrounding General Plan Land Use: | Open Space: Mineral (OS: MIN) to the south and southeast, Light Industrial (LI) to the east, Business Park (BP) to the west, Community Development: Medium-High Density Residential (CD: MHDR) to the north. |
| 3. Existing Zoning: | Specific Plan, within the Wildrose Specific Plan, SP No. 176, Planning Area IV-2. |
| 4. Surrounding Zoning: | Wildrose Specific Plan to the west, Mineral Resources & Related Manufacturing (M-R-A) to the south and southeast, Manufacturing – Service Commercial (M-SC) to the east, Mobile home Subdivision and Mobile home Park (R-T) to the north, and Commercial Office (C-O) to the northeast. |
| 5. Existing Land Use: | Existing Southern California Edison Substation. |
| 6. Surrounding Land Use: | Single Family Residential to the north, Mineral Resources & Related Manufacturing to the south |

and southeast, manufacturing – service commercial to the east.

7. Project Data:

Total Acreage: 2.59 acres
Lease Area: 300 square feet

8. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42808**, 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. 25843**, 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 Open Space: Mineral (OS: MIN), as reflected on the Land Use Plan for Specific Plan No. 176, and is within the Temescal Canyon Area Plan which allows for development of mineral extraction and processing facilities as well as areas held in reserve for future mineral extraction and processing. Small scale commercial uses may also be permitted within this land use designation on a limited scale for public services (i.e. this is a wireless telecommunication service intended for public use). It is within the Wildrose Specific Plan, SP No. 176.
2. The project site is surrounded by properties, which have a General Plan Land Use Designation of Open Space: Mineral (OS: MIN) to the south and southeast, Light Industrial (LI) to the east, Business Park (BP) to the west, Community Development: Medium-High Density Residential (CD: MHDR) to the north.
3. The project site has a Zoning Classification of Specific Plan and is within the Wildrose Specific Plan, No. 176, located within Planning Area IV-2: Industrial Parcel.
4. The project site is surrounded by properties, which have a Zoning Classification of Wildrose Specific Plan to the west, Mineral Resources & Related Manufacturing (M-R-A) to the south and southeast, Manufacturing – Service Commercial (M-SC) to the east, Mobile home Subdivision and Mobile home Park (R-T) to the north, and Commercial Office (C-O) to the northeast.
5. The project site contains an existing Southern California Edison Substation “SCE.”
6. The project site is surrounded by Single Family Residential to the north and east, and surface mining operations to the south and west.
7. Pursuant to the Wildrose Specific Plan, No. 176, Planning Area IV-2: Industrial Parcel, Development Standards for the subject property, Planning Area IV-2 must conform to the permitted uses and development standards listed in Article X: Industrial Park (I-P Zone), Sections 10.1 and 10.4 of Ordinance No. 348 (Development Code).

8. Wireless communication facilities are permitted within the Industrial Park Zoning Classification, subject to Plot Plan approval.
9. The proposed use, a disguised wireless communication facility, specifically meets the requirements for approval of Ordinance No. 348, Article XIXg, "Wireless Communication Facilities," including the processing requirements and location and development standards set forth in sections 19.404 and 19.410, and the requirements for approval set forth in Ordinance No. 348, Section 18.30, based notably on the following:
 - a. The proposed use, a disguised wireless communication facility, is minimally intrusive. It has been designed as a pine tree (monopine), which blends into the existing tree farming operation. It is minimally intrusive visually as it matches in color of neutral earth tones with the surrounding area and other nearby pine trees.
 - b. The disguised wireless communication facilities and supporting equipment are located entirely within an enclosed 300-square-foot lease area with 8-foot-high chain-link fence with brown slats.
 - c. The disguised wireless telecommunication facility is located on a parcel within the Wildrose Specific Plan, No. 176, Planning Area IV-2. Pursuant to the Specific Plan, the Planning Area has a zoning classification equivalent to the Industrial Park Zoning Classification, and, within this Zone, a disguised wireless communication facility may have a maximum height of 70 feet. This proposed disguised monopine is 70 feet in height, meeting this requirement.
 - d. The disguised wireless communication facility has no impacts to the surrounding community and has no biological resources anticipated onsite as noted in the documents provided in this report package.
 - e. The proposed wireless telecommunication facility is disguised as a pine tree and is located within an existing SCE electrical substation. Due to the existing electrical equipment, the tower will not further contribute to a negative visual impact. No additional landscaping will be required.
 - f. Outside lighting is prohibited unless required by the FAA or the California Building Code. This disguised wireless communication facility has no lighting proposed.
 - g. 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 and 60 decibels at the property line. The nearest habitable dwelling is approximately 281 feet away.
 - h. Temporary parking for service vehicles may be permitted on site. No off-site parking shall be allowed for any service vehicle. Paving for the parking shall be required, where appropriate, and may not be removed without proper mitigation. The disguised wireless communication facility provides space for temporary parking with the non-exclusive access easement from Temescal Canyon Road.
 - i. Regarding access via a paved road, the site contains an existing asphalt (all-weather) surface road from Temescal Canyon Road.
 - j. No above-ground power or communication lines shall be extended to the site, unless an applicant demonstrates that undergrounding such lines would result in substantial environmental

impacts. All power and communication lines for the disguised wireless communication facility are proposed to be underground.

- k. Wireless communication facilities mounted on a roof shall be less than ten feet above the roofline. This project is built on the ground, not a roof mounted facility. The project will be disguised as a monopine since it cannot be concealed from view. The finish will be similar in color to surrounding trees and architecture.
 - l. The disguised wireless communication facility is setback approximately 281 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 70 feet; the distance would need to be equal to 140 feet from a habitual dwelling. The monopine exceeds the required setback distance by 141 feet.
 - m. The disguised wireless communication facilities supporting equipment is designed by its color scheme to be neutral earth tone colors that blend with natural view elements (beiges, greens, and browns) of the surrounding area. Under Ordinance No. 348 section 18.30C, the disguised wireless communication facility shall conform to the logical development of the land and be compatible with the present and future logical development of the future property. In compliance with Ordinance No. 348 section 19.404C, the wireless communication facility is disguised as a monopine for minimal visual intrusiveness. Additionally, the facility is located entirely within an existing Southern California Edison substation enclosure that is architecturally compatible with the surrounding area.
 - n. The Planning Department has received all of the materials required under Ordinance No. 348 Section 19.409, including a fully executed copy of the lease or other agreement entered into with the owner of the underlying property.
10. This project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan. Because this project is not within a Criteria Cell, there is no HANS required for conservation or avoidance of any biological resources.
 11. The design of the wireless communication facility as a monopine is as such to allow collocation by other carriers. At 70 feet in height, the monopine has space for two wireless cell providers. The plans do not prohibit another provider from collocating onto the lower portion of the wireless communication facility. By this design for collocations, it can limit the environmental impacts by reducing the number of wireless communication facilities within the area. Even if future proposed collocations make the tower up to 20 feet taller, such collocations would still have sufficient setback from habitable dwellings to meet the requirements of Ordinance No. 348. However, any future applications for a collocation will have to be analyzed to determine if the collocation will defeat the concealment elements of the disguised tower.
 12. This project site is not located within close proximity to an airport nor is it located within an Airport Influence Area ("AIA") boundary.
 13. Pursuant to AB 52, this project was submitted for Tribal Cultural review. No tribe had any comments or requested consultation, and AB 52 consultation has been concluded.
 14. Proposed Plot Plan No. 25843 is located within a Cal fire state responsibility area ("SRA") that does not have a high fire hazard severity zone. The project is surrounded by asphalt and non-

flammable materials. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee shall be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRA's. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors, and the Riverside County Fire Department has been given the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. The proposed Plot Plan is for the construction and operation of a new, 70-foot-tall, unmanned wireless communication facility disguised as a pine tree (monopine). Development of this project is in compliance sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding emergency access and egress, signage and building numbering, and emergency water standards. Fire protection services can easily access the site.
 - b. Fire protection and suppression services will be available for the subdivision through California Department of Forestry and Fire Protection.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787. All necessary fire access roads are existing and the site can be adequately served by emergency vehicles.
15. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project conforms to the MOU. Furthermore, this project was transmitted to the City of Corona for review and comment. At the time of staff report preparation, the County received no comments from the City of Corona.
16. Environmental Assessment No. 42694 fully reviewed the potential environmental impacts of the proposed project and identified none. The project will therefore not have a significant impact on the environment, and no mitigation is required.

CONCLUSIONS:

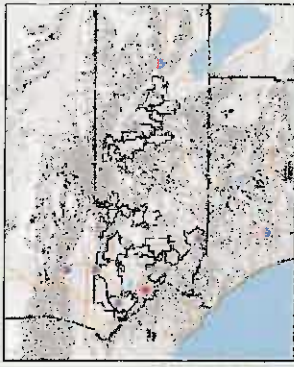
1. The proposed project is in conformance with the Open Space: Mineral (OS: MIN) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Wildrose Specific Plan, Planning Area IV-2 (SP 176, PA 4) and with all applicable provisions 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 have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
 - a. A County Service Area, a Historic Preservation District, or an Airport Influence Area.
 - b. The Coachella Valley Multiple Species Habitat Conservation Plan Area.
 - c. The Western Riverside County MultipleSpecies Habitat Conservation Plan Plan Area.
 - d. The Western Riverside County MultipleSpecies Habitat Conservation Plan Cell Group.
3. The project site **is** located within:
 - a. The City of Corona Sphere of Influence; and
 - b. A Moderate Liquefaction Potential Area
4. The subject site is currently designated as Assessor's Parcel Number 290-060-037.

PP25843 Vicinity Map



Legend

-  City Boundaries
-  Cities

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.



0 430

860 Feet



REPORT PRINTED ON... 9/28/2017 9:26:45 AM

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ISSUE STATUS

NO.	DATE	DESCRIPTION	BY
1	04/17/15	ISSUE FOR PERMITS	WJ
2	04/17/15	ISSUE FOR PERMITS	WJ
3	04/17/15	ISSUE FOR PERMITS	WJ
4	04/17/15	ISSUE FOR PERMITS	WJ
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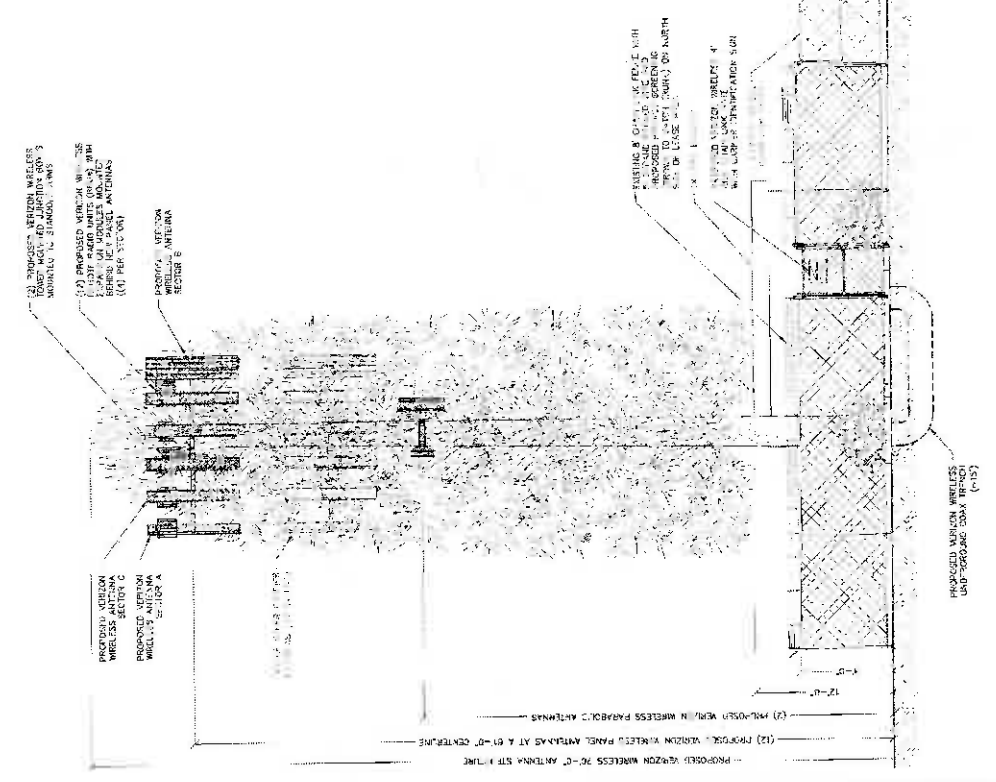
24755 TEMESCAL CANYON ROAD
 CORONA, CALIFORNIA 92883

**GLEN IV
 MY GLEN SUBSTATION
 MCE
 MTX-44 / BSC-18**

SHEET TITLE
**NORTH & EAST
 ELEVATIONS**

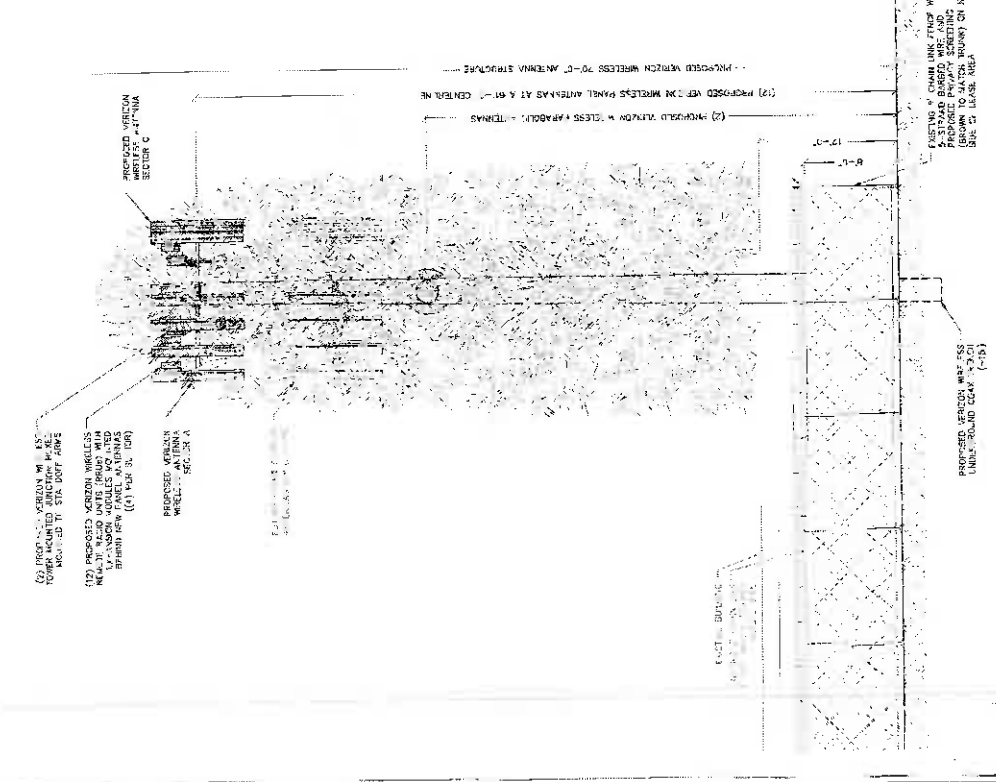
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4
 LAK-100008

NOTE:
 1. ALL PROPOSED ANTENNAS AND SUPPORT STRUCTURES TO BE 1/2" MIN. THICK AND COVERED WITH LEAF ZINC. VERTICAL DENSITY OF 3 PER FOOT.



1 NORTH ELEVATION
 SCALE: 1/8\"/>

NOTE:
 1. ALL PROPOSED ANTENNAS AND SUPPORT STRUCTURES TO BE 1/2" MIN. THICK AND COVERED WITH LEAF ZINC. VERTICAL DENSITY OF 3 PER FOOT.



2 EAST ELEVATION
 SCALE: 1/8\"/>

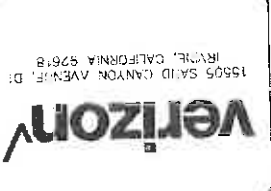
ISSUE STATUS

REV	DATE	DESCRIPTION
1	04/13/15	ISSUE FOR PERMITS
2	04/15/15	FOR ZONING
3	04/15/15	FOR PERMITS
4	04/22/15	FOR PERMITS
5	05/11/15	FOR PERMITS
6	05/26/15	FOR PERMITS

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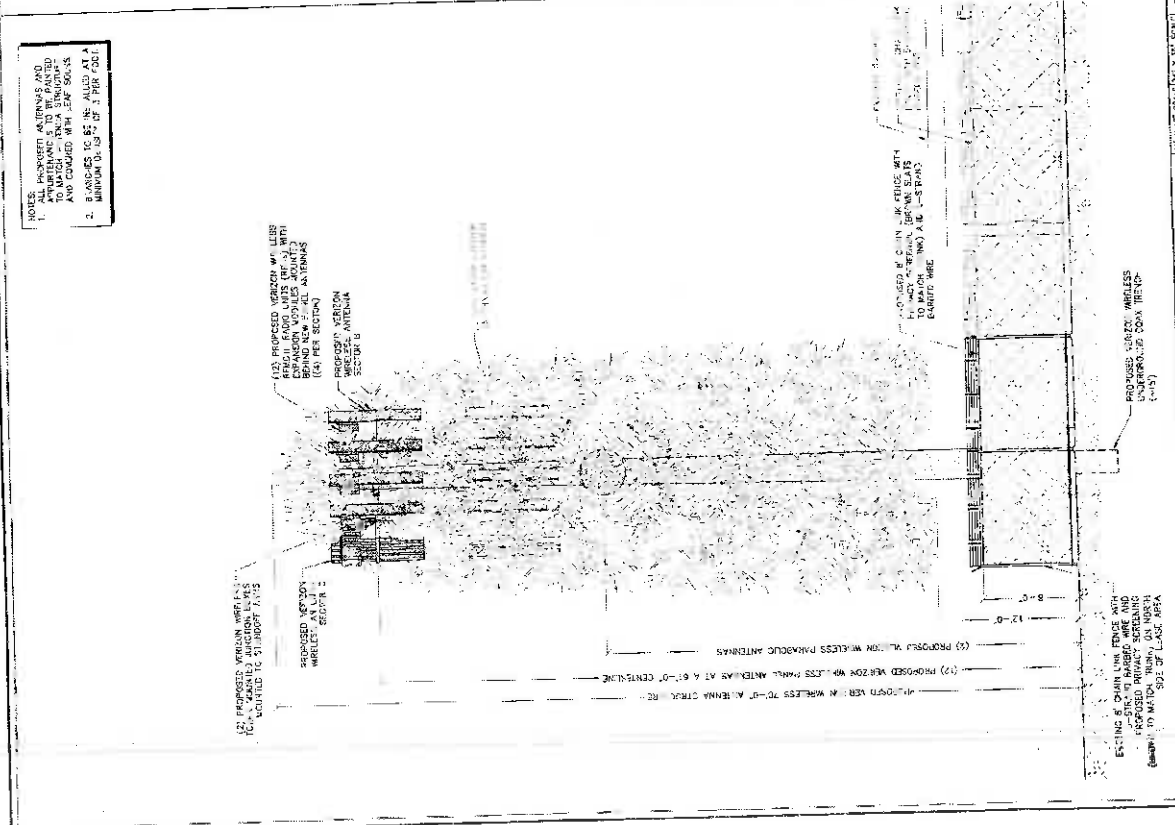
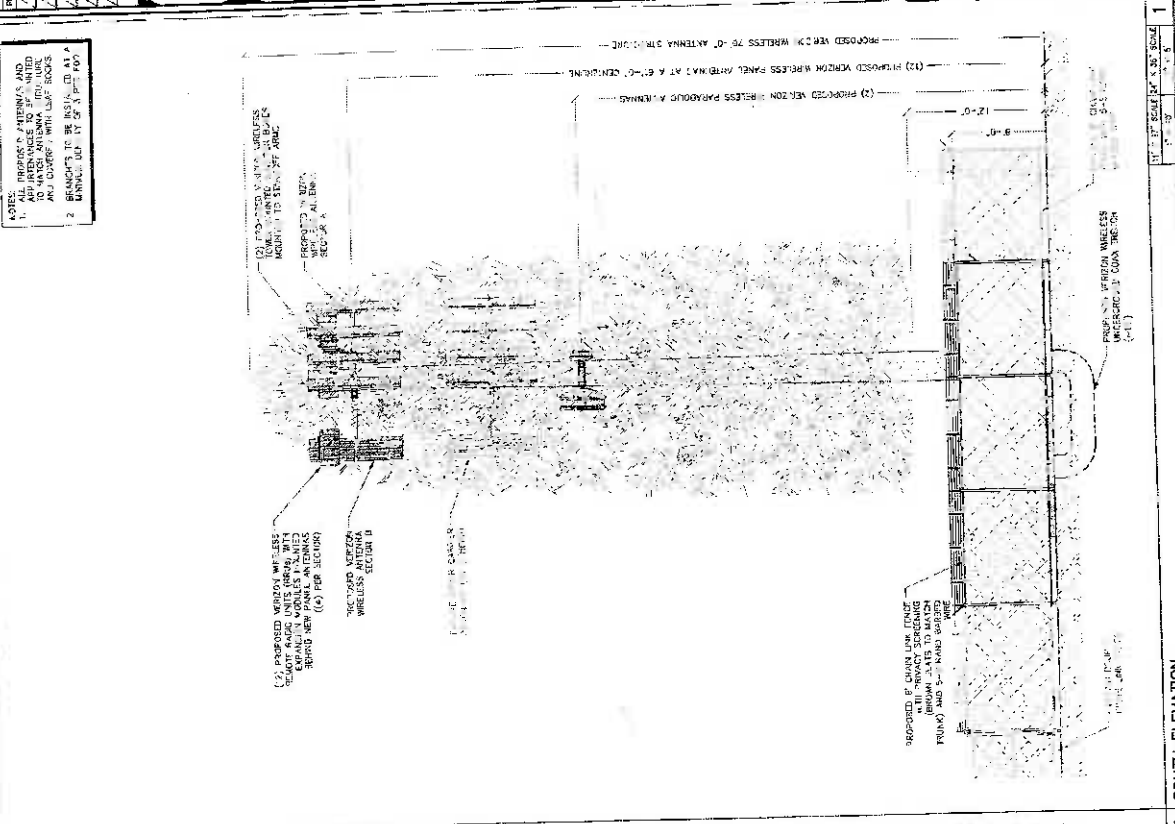
GLEN IVY
 IV GLEN SUBSTATION
 MTK-44 / BSC-18
 MCE
 24755 TEMESCAL CANYON ROAD
 CORONA, CALIFORNIA 92883

SHEET TITLE
SOUTH AND WEST ELEVATIONS

REVISION:
A4
4
 LNK-150008

NOTES:
 1. PROPOSED ANTENNAS AND SUPPORT STRUCTURES TO BE INSTALLED IN CONFORMANCE WITH LOCAL ORDINANCES AND REGULATIONS.
 2. SHOWN TO BE INSTALLED AS PER APPROVED PERMITS.

NOTES:
 1. ALL PROPOSED ANTENNAS AND SUPPORT STRUCTURES TO BE INSTALLED IN CONFORMANCE WITH LOCAL ORDINANCES AND REGULATIONS.
 2. SHOWN TO BE INSTALLED AS PER APPROVED PERMITS.



1 SOUTH ELEVATION
 1/4" = 1'-0" SCALE EX. 15' DIA. SECTION

2 WEST ELEVATION
 1/4" = 1'-0" SCALE EX. 15' DIA. SECTION



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

NEGATIVE DECLARATION

Project/Case Number: PP25843/EA42808

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Ash Syed Title: Project Planner Date: September 27, 2017

Applicant/Project Sponsor: Verizon Wireless Date Submitted: March 12, 2015

ADOPTED BY: Planning Director

Person Verifying Adoption: Ash Syed Date: July 17, 2017

The 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 Ash Syed at 951-955-6035.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42780 ZCFG06164

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42808
Project Case Type (s) and Number(s): PP25843
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Ash Syed
Telephone Number: (951) 955-6035
Applicant's Name: Verizon Wireless
Applicant's Address: 15505 Sand Canyon Avenue, Irvine, CA 92618

I. PROJECT INFORMATION

A. Project Description: Plot Plan No. 25843 proposes the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 70foottall tower, twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) tower mounted junction boxes, two (2) parabolic antennas (microwave dishes), two (2) equipment cabinets, and one (1) DC generator, enclosed within a 300-square-foot lease area with 8-foot-high chain-link fence with brown slats.

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

C. Total Project Area: 300 sq. ft.

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 300 sq. ft.			

D. Assessor's Parcel No(s): 290-060-037

E. Street References: The project site is located South of Temescal Canyon Rd., West of Campbell Ranch Rd., and East of Maitri Rd., within the unincorporated area of Riverside County.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South Range 6 West Section 2

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located within the Ivy Glen Substation located at 24755 Temescal Canyon Road within the unincorporated area of Riverside County. Surrounding the project site are several mining operations, residential uses and vacant land.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed Project is compatible with the Open Space: Mineral Resources (OS: MR) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The proposed Project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The proposed Project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed Project is not located within a fault zone, flood zone, or a high fire area. The Project site is located in area with a moderate potential for liquefaction and an area susceptible to subsidence. The proposed Project has allowed for sufficient provision of emergency response services and safety measures 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.

B. General Plan Area Plan(s): Temescal Canyon

C. Foundation Component(s): Open Space

D. Land Use Designation(s): Mining

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

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** Temescal Canyon

2. **Foundation Component(s):** Community Development (CD) and Open Space (OS)

3. **Land Use Designation(s):** Business Park (BP), Medium High Density Residential (MDR), Light Industrial (LI) and Mineral Resources (MR)

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

5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Wildrose Specific Plan No. 176.

2. Specific Plan Planning Area, and Policies, if any: Planning Area IV-2

I. Existing Zoning: Specific Plan

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Specific Plan (SP) to the west, Mineral Resources and Related Manufacturing (M-R-A) to the south, Mobile home Subdivision and Mobile home Parks (R-T) to the north, Commercial-Office (C-O) to the northeast

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) could 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 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:

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

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

Ash Syed

Printed Name

July 13, 2017

Date

Charissa Leach, P.E. Asst. TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project site is located approximately 1/4 mile west of Interstate 15, a State Eligible Scenic Highway. Views of the Project site from Highway 15 will be limited due to existing vegetation. Due to the vegetation and the distance from Interstate 15, the proposed project will have no impact.

b) Under current conditions, the Project site is relatively flat and is located within the Ivy Glen Substation and surrounded by mining operations and residential uses. There are no natural open spaces on the Project site. It is all paved with concrete. Accordingly, the project site will not disturb any scenic resources.

With respect to the visual character of the surrounding area, the proposed wireless communication tower will be disguised as a pine tree (monopine) to blend in with surrounding landscape on the on the project site. Accordingly, the proposed project will not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the project will not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. The project will 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 will 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) 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. The Project site is located within Zone "B" approximately 44.94 miles of the Mt. Palomar Observatory. No new lighting is proposed; therefore no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility may provide a service light to be used at the time of servicing or temporary maintenance to 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. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) No portion of the project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project will not result in the conversion of Farmland to a non-agricultural use, and no impact will occur.

b) No portion of the project site or in the off-site improvement areas are located within an agricultural preserve. Thus, the project will have no impacts to any Riverside County Agricultural Preserves. The project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract. No impact will occur.

c) The Project site and the surrounding area are zoned Specific Plan (SP), Mineral Resources and Related Manufacturing (M-R-A), Mobile home Subdivision and Mobile home Parks (R-T) or Commercial-Office (C-O), none of which qualifies as "agriculturally zoned property." In addition, the proposed Project will only disturb a 300-square-foot lease area of a 2.59-acre parcel which contains the Ivy Glen Substation. Therefore, there will 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 will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 OS-3 "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. Therefore, the project will have not result in the loss of forest land or cause other changes in the existing environment which could result in the conversion of forest land to non-forest use. Thus, no impacts will 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 communication facility, it will not exceed projected growth scenarios, which could impact the air quality. Therefore, because the Project will 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 will be less than significant.

b-c) The proposed Project will 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 will be subject to Title 13, Chapter 10, Section 2485, and 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 will 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 will 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 facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors are the residents located north of the subject site.

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

e) There will be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, mining operations and undeveloped lands, none of which are considered sources of point source emissions. In addition, the project does not qualify as a sensitive receptor. Accordingly, no impact will 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)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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uses. Standard construction requirements will minimize odor impacts from construction. The construction odor emissions will be temporary, short-term, and intermittent in nature and will cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse will be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project will also be required to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations will 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) or any other similar type of plan. Because there are no applicable such plans, the proposed project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plans. As a result, impacts are considered less than significant.

b-c) The proposal will disturb approximately a 300-square-foot lease area for the construction of the tower and associated equipment. Based on previous surface disturbance resulting with the installation of the electrical substation the site is not anticipated to disturb 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). However, portions of the project site appear to support suitable nesting bird habitat. Conditions of approval as they relate to nesting birds will ensure that no disturbance of vegetation or any other potential nesting bird habitat will occur. Therefore, project will have 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 will be no impact.

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

g) The proposed project is not located on a site subject to policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES	Would the project			
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Project Application Materials, Riverside County archaeology resource files, archaeological records, maps, and aerial photographs

Findings of Fact:

a) The project will not impact historical resources, because prior grading of the project site has eliminated any potential for impacts to historical resources. Moreover, the site is vacant of buildings and does not support historical resources of any kind.

b) The project will not cause a substantial adverse change in the significance of a historical resource because there are none present. Therefore, there will be no impacts in this regard.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: none

Monitoring: none

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Based on an analysis of Riverside County archaeology resource files, archaeological records, maps, and aerial photographs by Riverside County staff archaeologist Heather Thomson, it has been determined that the project will not impact archaeological resources since prior grading of the project site has eliminated any potential for these to be present. Therefore, there will be no impacts in this regard.

b) The project will not cause a substantial adverse change in the significance of an archaeological resource because there are none present. Therefore, there will be no impacts in this regard.

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 currently not used for 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. Therefore, there will be no impacts in this regard.

e) Based on Native American consultation; notifications about this project were sent to ten Native American groups who had requested to be noticed pursuant to AB 52. No response was received from Cahuilla, Colorado River Indian Tribes, Gabrieleno, Morongo, Pechanga, Quechan, Ramona or Soboba. Requests for consultation were received from Rincon and Pala, with Pala later deferring to closer tribes. Rincon provided information that there are four place names in the vicinity of the project. Project exhibits were provided to the Tribe on September 06, 2017. No Tribal Cultural Resources

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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were identified by any of the Tribes. As such, there will be no impacts to Tribal Cultural resources because there are none present. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

10. Paleontological Resources

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 will 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 will 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments; County Geologic Report (GEO) No. 2522

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone; however, the site is located within 1/2 mile of the Elsinore Fault. Mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the site will be designed and constructed to resist the effects of seismic ground motions. Impacts in regards to this issue area will be less than significant.

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.

12. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction;" County Geologic Report (GEO) No. 2444 and County GIS Database.

Findings of Fact: 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 the County's GIS Database the project site is located in an area with a Moderate potential for liquefaction. To prevent potential adverse effects of liquefaction hazard, a combination of soil improvements such as the removal of organic material, subgrade preparation and the placement of structural fill and compaction of the subgrade may be required. In addition, compliance with the California Building Code (CBC) will ensure less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zone," and Figure S-4 "Earthquake Induced Slope Instability Map County Geologic Report (GEO) No. 2444

Findings of Fact: According to "Map My County," the Project site is located within 1/2 mile of the Elsinore Fault. 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 will be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts will 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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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 rock fall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope;" County Geologic Report (GEO) No. 2444

Findings of Fact: 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, Palo Verde Area Plan Figure 13, *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 rock falls. Accordingly, the proposed Project will not be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. Thus, impacts are less than significant and no mitigation is required.

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: The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation process. There will be a less than significant impact.

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The Project site is not located in close proximity to any natural enclosed or open bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site will not be subject to inundation by tsunamis or seiches, and will not be affected by volcanoes. There will be less than significant and no mitigation will be required.

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; County Geologic Report (GEO) No. 2444

Findings of Fact:

a-b) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project will 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 will be maintained. Therefore, impacts will be less than significant and no mitigation will be required.

c) The proposed Project is located within a parcel containing the existing Ivy Glen electrical substation. Because no subsurface sewage disposal system exists in the in the immediate vicinity of the proposed lease area, the proposed Project will not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact will occur.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems	<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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where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) Construction activities associated with the Project will temporarily expose underlying soils to water and air, which will increase erosion susceptibility while the soils are exposed. Exposed soils will 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 County Geologic Report (GEO) No. 2444, a combination of soil improvements such as the removal of organic material, subgrade preparation and the placement of structural fill and compaction of the subgrade are required to address potential soil concerns. Therefore, there will be no risk to life or property and no impact will occur.

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 will 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"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The proposed Project is located on a site currently developed with the Ivy Glen Substation. Due to existing conditions and the limited scale of the proposed Project, any potential impact related to erosion that may modify the channel of the stream or lake bed is not expected. Therefore, there will be a less than significant impact.

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 will be a 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
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20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2013 Figure S-8). Proposed grading activities will expose underlying soils at the Project site which will increase wind erosion susceptibility during grading and construction activities. Exposed soils will be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind will be highest during periods of high wind speeds. However, due to the limited scope of the proposed project, any impact will be less than significant during construction. Following construction, wind erosion will be minimal to non-existent, as the entire lease area will be covered with crushed gravel and concrete. Therefore, implementation of the proposed Project will not significantly increase the risk of long-term wind erosion on- or off-site, and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

Findings of Fact:

a) The Project proposes the installation of an unmanned wireless telecommunication facility disguised as a 70-foot-tall pine-tree (monopine) within an approximately 300-square-foot lease area. The installation of the pine-tree (monopine) 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 will be a less than significant impact.

b) In September 2006, Governor Schwarzenegger signed Assembly Bill (AB) 32, the California Climate Solutions Act of 2006. AB 32 requires that statewide greenhouse gas (GHG) emissions be reduced to 1990 levels by the year 2020. To reach that goal, AB 32 directed the California Air Resources Board

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(CARB) to develop and implement regulations to reduce statewide GHG emissions from stationary sources.

Because AB 32 is the primary plan, policy or regulation adopted in California to reduce GHG emissions, the proposed Project will have a significant impact if it does not comply with the regulations developed under AB 32. A numerical threshold for determining the significance of greenhouse gas emissions in the SCAB has not been established by the SCAQMD for projects where it is not the lead agency. Likewise, the County of Riverside has not adopted a threshold of significance for GHG emissions. As such, a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year is utilized by Riverside County and standard practice to determine if a project has the potential to generate substantial GHG emissions. This threshold is a widely accepted screening threshold used by the County and numerous jurisdictions in the SCAB, and is based on SCAQMD's proposed GHG screening thresholds for non-industrial projects. Additionally, the 3,000 MTCO_{2e} threshold is included in Riverside County's Draft Climate Action Plan. If a project will emit less than 3,000 MTCO_{2e} of GHGs per year, the Project is not considered a substantial GHG emitter, and no mitigation or additional analysis required. On the other hand, if a project's GHG emissions will exceed 3,000 MTCO_{2e} per year, the project will be considered a substantial source of GHG emissions and further quantitative analysis is required to analyze the project's GHG impacts. Because of the project's limited scope, there is no potential of exceeding the 3,000 MTCO_{2e} threshold. 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 measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

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

a-b) Construction equipment will 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 will 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 will be no greater risk for improper handling, transportation, or spills associated with the proposed Project than will occur on any other similar construction site. Construction contractors will 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 will be less than significant. Additionally, because the project is simply an unmanned wireless telecommunication facility, there will be no need for routine transport, use or disposal of hazardous materials. The main function of the telecommunication facility will be to provide wireless services for Verizon and will 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 will 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 will generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. There will 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 will not create a significant hazard to the public or the environment. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports					
a)	Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 and Google Earth

Findings of Fact:

a-c). The proposed project site is not located within an Airport Influence Area, there will be no need for review by the Airport Land Use Commission, and there will be no safety hazard for people residing or working in the project area. No impact will occur due to project implementation.

d) The proposed project site is not located within the vicinity of a private airstrip. Corona Airport is located approximately 17 miles north of the project site and Perris Airport is located approximately 20 miles east of the project site. Thus, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: According to County of Riverside General Plan, Temescal Canyon Area Plan, Figure 11, *Temescal Area Plan Wildfire Susceptibility*, the Project site is not located within a wildfire zone. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<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
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)?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) Due to the 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 will result in substantial erosion or siltation on- or off-site. 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. Therefore, there will 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 will 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 will drop to a level which will 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 proposed project site is completely within a flood plain as delineated by the Department of Water Resources. However, the topography of the area and the watercourses that convey storm runoff has been significantly altered due to the surrounding mining operations. While there is still a potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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for sever damage to the facility due to storm runoff, until such time as the reclamation plans for these mining operations are completed and the 'natural' terrain is restored. The County's Flood District considers the current flood hazard to this proposed facility minimal. In addition, no housing is being proposed and due to the limited scope of the proposed projects impacts will be considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Source: Riverside County General Plan Temescal Canyon Area Plan Figure S-10 "Temescal Canyon Area Plan Flood Hazards" Figure S-10 "Dam Failure Inundation Zone,"

Findings of Fact:

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 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 will result in flooding on- or off-site. Therefore, the Project will have less than significant impact.

b) Due to the limited scope of the proposed Project, there will 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) As indicated in the Riverside County General Plan Temescal Canyon Area Plan Figure 10, *Flood Hazards*, the Project site is located not located in a dam inundation zone. However, as stated Section 25.e-f the site is located within a flood plain; but, due to topography changes as a result of the mining operations no residential structures are proposed and the limited scope of the proposed Project, the telecommunication facility will not result in exposing people or structure to flooding hazards due to project implementation. Therefore, less than significant impacts will occur.

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 measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project site is located within the Ivy Glen Substation. Approximately 300 square feet of the proposed lease area will be disturbed. According to the General Plan, the proposed wireless telecommunication facility will be in compliance with the current land use designation of Open Space: Mineral Resources (OS: MR). The proposed project will be compatible with existing single-family residences in the vicinity because the project has been disguised as a pine-tree (monopine). The nearest residential development is located approximately 273 feet from the project site. Given, that the residential area is located at a higher elevation than the project site the visibility will be limited and will not result in a substantial alteration from what is presently existing. 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 will be a less than significant impact.

b) The proposed Project site is located within the City of Corona's sphere of influence. Although, the Project is adjacent to the City of Corona, as demonstrated throughout this EA, the limited scope of the Project, the previous disturbance of the Project site, the compatibility of the proposed use with the existing and planned uses of the site and surrounding area, and the general lack of features onsite that could lead to environmental concerns, there are no components of the Project with a potential to adversely affect land use within any other adjacent cities or counties such that significant environmental impacts will result. The project information was sent to the City of Corona for review and no comments

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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were received. Therefore, the proposed Project will not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries, and no impact will occur.

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:

a) Under existing conditions, the Project site is zoned as "Specific Plan", within the Wildrose Specific Plan No. 176. The project site is located within Planning Area IV-2 which states that the development standards for this Planning Area shall be the same as those standards identified in Article X Section 10.4 of Ordinance No. 348. As proposed the project complies with the development standards stated in Ordinance No. 348 Section 10.4 as well as Article XIXg, Wireless Communication Facilities. Less than significant impacts will occur.

b) The Project site is surrounded by properties with a zoning classification of Specific Plan (SP) to the west, Mineral Resources and Related Manufacturing (M-R-A) to the south, Mobile home Subdivision and Mobile home Parks (R-T) to the north, Commercial-Office (C-O) to the northeast. The Project proposes a wireless telecommunication facility, which will be fully compatible with the zoning designations in the vicinity of the Project site. Therefore, the proposed Project will be consistent with existing surrounding zoning, and impacts will be less than significant requiring no mitigation.

c) Surrounding land uses includes Mining operations to the south and west, residential to the north and vacant land to the east. The wireless telecommunication facility will be fully compatible with the existing uses in the vicinity of the Project site because the proposed project is disguised as a pine-tree (monopine) to minimize visual impacts. In addition the nearest habitable dwelling is approximately 273 feet from the project site. The proposed project will be compatible 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: Community Development: Business Park (CD: BP) to the west and northeast, Community Development: Medium High Density Residential 5-8 du/ac (CD:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MHDR) to the north, Community Development: Light Industrial (CD: LI) to the east and Open Space: Mineral Resources (OS: MR) 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 will be compatible with, or otherwise will not conflict with, these existing or planned land uses. Thus, the Project will not conflict with any proposed land uses in the surrounding area, no impact will occur.

d) The Project site is designated by the Riverside County General Plan for Open Space: Mineral Resources (OS: MR). The proposed wireless telecommunication facility will be fully compatible with the property's General Plan land use designation. The proposed project will be compatible with existing land use designation because the project has been disguised as a pine-tree (monopine), will be further concealed by an 8-foot-high chain-link fence with brown slats, and is located more than 200 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. There will 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 will obstruct access to the communities. Accordingly, the proposed Project will not disrupt or divide the physical arrangement of an established community a no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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-5 "Mineral Resources Area"

Findings of Fact:

a-b) Based on available information, the Project is located adjacent to existing mining operations. The General Plan Figure OS-6, *Mineral Resources Area*, indicates that the Project site is designated within the Mineral Resources Zone 2 (MZ-2) which is defined as an area known or inferred significant mineral resources. However, given that the project site is located within the existing Ivy Glen Substation and disturbance to the site will be minor, the loss of a known mineral resource that will be of value to the region or the residents of the State, or loss of availability of a locally-important mineral resource recovery

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site delineated on a local general plan, specific plan, or other land use plan will not result due to project implementation. Thus, no impact will occur.

c-d) As stated above the project site's land use designation is Open Space: Mineral Resources (O S: MR) and is surrounded by active mining operations. However, the project site is located within an area currently developed with the Ivy Glen Substation and will not result in an incompatible use located adjacent to a State classified or designated area or existing mine. Additionally, implementation of the proposed Project will not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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 the Corona Municipal Airport, which is located approximately 17.7 miles to the northwest 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 will not expose people residing or working in the project area to excessive noise levels. There will be no impact.

b) The nearest private airstrip to the Project site is Skylark Airport, which is located approximately 16.2 miles south of the Project site. However, due to the distance, there will not be a safety hazard for people residing or working in the Project area. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

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

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Safety Element Figure S-22 "Rail Locations", GIS database, On-site Inspection

Findings of Fact: The Burlington Northern and Santa Fe Railway Company main track railroad runs northeast to the northwest through the Temescal Canyon Area Plan. From the project site the railroad is located east and runs parallel with Highway 15. However, because the proposed Project is an unmanned wireless communication facility, there will be no impact resulting from railroad noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The nearest highway is Highway 15, which is located approximately a quarter mile to the east of the Project site. However, the proposed Project is simply a wireless telecommunication facility, which will not be affected by highway noise or pose an impact to Highway 15. Therefore, there will 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 will expose the Project to a significant amount of noise. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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, the impacts are not considered significant. Additionally, the ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network. Therefore, the proposed Project itself will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts will be less than significant.

b) The Project’s only potential to result in a substantial temporary or periodic increase in noise levels will be during short-term construction activities, as long-term operation of the wireless telecommunication facility will not result in the generation of any significant temporary or periodic noise increases. The occasional facility maintenance will 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 will 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 200 feet from the nearest residence. Therefore, project construction vibration-related impacts will be less than significant.

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

Mitigation: No mitigation measures are required.

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

POPULATION AND HOUSING Would the project

35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, the project site is located within the Ivy Glen Substation, and no residential uses exist on-site. The proposed 300-square-foot lease area will not displace any residents or require the need for the construction of replacement housing. No impact will occur.

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

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

f) The proposed Project will develop the site with an unmanned wireless communication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there will 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
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project will primarily be served by the Sycamore Creek Fire Station (Station No. 64), located approximately 3.1 miles north of the Project site at 25310 Campbell Ranch Road, 92883. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned communication facility, implementation of the proposed Project will not result in the need for new or physically altered fire protection facilities, and will not exceed applicable service ratios or response times for fire protection services. 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 Riverside County Sheriff's Department provides community policing to the Project area via the Riverside County Sheriff's Lake Elsinore Station located approximately 12.7 miles south of the Project site at 333 W. Limited Street Lake Elsinore, CA 92530. The proposed Project's demand on sheriff protection services will be little to nonexistent because the proposed Project is simply an unmanned communication facility. Therefore, implementation of the proposed Project will not result in the need for new or physically altered sheriff stations. There will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The Project simply proposes an unmanned telecommunication facility. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

Implementation of the Project will result in the development of an unmanned wireless communication facility. No housing, which could increase the demand for library services, is being proposed. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The Project simply proposes an unmanned wireless communication facility. No housing, which could increase the demand for health services, is being proposed. Additionally, Corona Regional Medical Center is located approximately 14 north of the project site at 800 S. Main Street, Corona, CA 92882 provides inpatient and outpatient services to the project area as well as surrounding communities. Due to the limited scope of the proposed project, there will be a minimal amount of workers during construction. Therefore, there will be sufficient capacity at the Corona Regional Medical Center in case any workers are injured on the project site during construction. Any potential impact to health services will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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"/>

Source: GIS database

Findings of Fact:

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

b) The Project proposes an unmanned wireless communication facility on an approximately 300 square-foot lease area within parcel designated for Mineral Resource uses. As the Project is simply a wireless telecommunication facility, there will not be an increased use of the existing park due to implementation of the proposed Project. Therefore, there will be no impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database and Riverside County General Plan Temescal Canyon Area Plan

Findings of Fact:

According to the Temescal Canyon Area Plan Figure 7, *Trails and Bikeway System*, the Juan Bautista De Anza National Historic Trail is located north of the project site. No other trails are located within the vicinity of the project site. Accordingly, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC	Would the project			
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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,				

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

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility. Any traffic resulting from the proposed Project will be due to occasional maintenance, which will involve one vehicle at a time and minimal equipment. Therefore, there will be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there will be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Any impact will be less than significant.

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The proposed Project is simply an unmanned wireless communication facility on an approximately 300-square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there will be no impact.

i) The proposed Project is simply an unmanned wireless communication 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 will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility that requires no water during operation. Therefore, the proposed Project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. There will 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
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility and will 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 will 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility and will 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 will 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
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48. Utilities

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

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

Source:

Findings of Fact:

a & c) Implementation of the proposed Project will require the construction of electrical and communication facilities. Electrical service will be provided by Southern California Edison and communication systems will 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 will 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 will 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:

The proposed Project is an unmanned wireless communication facility. This use will 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 will 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the proposed Project is not expected to result in conflict with applicable energy conservation plans, and impacts will be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 10), implementation of the proposed project will 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 will 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: As disclosed throughout this environmental assessment, implementation of the proposed project will not result in potentially significant effects or cumulative effects. It is not expected that additional projects of a similar character will be implemented in the vicinity of the project site due to a sufficient service radius expected to result from the subject unmanned wireless communication facility. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this EA.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 will 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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PLOT PLAN: TRANSMITTED Case #: PP25843

Parcel: 290-060-037

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 70foottall tower, twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) tower mounted junction boxes, two (2) parabolic antennas (microwave dishes), two (2) equipment cabinets, and one (1) DC generator, enclosed within a 300-square-foot lease area with 8-foot-high chain-link fence with brown slats.

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

PLOT PLAN:TRANSMITTED Case #: PP25843

Parcel: 290-060-037

10. GENERAL CONDITIONS

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

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.26323 shall be henceforth defined as follows:

APPROVED EXHIBIT A = [Plot Plan] No.25843, Exhibit A, dated 04/15/2015.

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-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.

PLOT PLAN:TRANSMITTED Case #: PP25843

Parcel: 290-060-037

10. GENERAL CONDITIONS

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 any exemptions can be granted.

10.E HEALTH. 3 USE - NO NOISE REPORTS

RECOMMND

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

- 1. Facility-related noise, as projected to any portion of

PLOT PLAN: TRANSMITTED Case #: PP25843

Parcel: 290-060-037

10. GENERAL CONDITIONS

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

any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

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

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

FIRE DEPARTMENT

10.FIRE. 1 USE* - 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.

10.FIRE. 2 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.

PLOT PLAN:TRANSMITTED Case #: PP25843

Parcel: 290-060-037

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25843 is a request to construct an unmanned wireless telecommunications facility with a monopole antenna disguised as a pole with antennas along with the associated equipment. The facility is located in the northeast corner of an approximately 2.6-acre property in the Temescal Canyon area west of Interstate 15 on the south side of Temescal Canyon Road between Maitri Road and Campbell Ranch Road. The proposed facility is to be located within an existing Southern California Edison Company electrical substation. Several mining operations are located in the vicinity including Surface Mining Permit 139.

The site is completely within a flood plain as delineated by the Department of Water Resources (DWR). However, the topography of the area and the watercourses that convey storm runoff has been significantly altered due to the surrounding mining operations. While there is still a potential for severe damage to the facility due to storm runoff, until such time as the reclamation plans for these operations are completed and the 'natural' terrain is restored, the District considers the current flood hazard to this proposed facility minimal and does not object to this request.

PLANNING DEPARTMENT

10.PLANNING. 1 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

PLOT PLAN:TRANSMITTED Case #: PP25843

Parcel: 290-060-037

10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.)

RECOMMND

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 scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the

PLOT PLAN: TRANSMITTED Case #: PP25843

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10. GENERAL CONDITIONS

10. PLANNING. 1 USE - LOW PALEO (cont.) (cont.) RECOMMND

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. 2 USE - GEO02522 ACCEPTED RECOMMND

County Geologic Report GEO No. 2522, submitted for the project Plot Plan No. 25843 (PP25843), was prepared by Geoboden, Inc. The report is titled; "Geotechnical Investigation Report, Proposed Telecommunications Facility, Glen Ivy (Substation), APN: 290-060-037, Corona, California," dated April 13, 2015. In addition, Geoboden submitted the following documents:

"Response to County of Riverside Proposed Telecommunications Facility, Glen Ivy (Substation), APN: 290-060-037, Corona, California," dated November 21, 2016.

This document is hereby incorporated as a part of GEO No. 2522.

GEO No. 2522 concluded:

1. The subject site is not located within an Alquist-Priolo (AP) Special Study Zone and no faults were identified on the site during our site evaluation.

2. It is our opinion the potential for liquefaction will not adversely impact the proposed telecommunication tower and the associated site improvements.

3. It is our opinion that potential for liquefaction and seismic settlement at the site is very low.

4. Total settlement of the shallow footings is anticipated to be less than one inch, and differential settlement is anticipated to be approximately half the total settlement.

5. The onsite near surface soils consist of sand with silt and gravel. Soil expansion is not a design factor for this project.

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - GEO02522 ACCEPTED (cont.)

RECOMMND

GEO No. 2522 recommended:

1.The site should be cleared of any debris, organic matter, abandoned utility, and other unsuitable materials.

2.In general, all fill soils and potentially compressible native soils should be overexcavated to competent native soils exhibiting an in-place relative compaction of at least 85 percent, and replaced with engineered fill.

3.Based on the observations made in the boring and the results of pertinent laboratory tests, anticipate depths of removal of unsuitable soils will be about 3 feet.

4.Based on our investigation, the proposed monopole may be supported on a new typical, large-diameter reinforced concrete drilled pier; Cast-In-Drill-Hole (CIDH) pile.

5.Shallow foundations may be supported on continuous spread footings and isolated spread footings, and should bear entirely upon competent native soils or properly engineered fill.

This update to GEO No. 2522 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2522 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. 3 USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP25843

Parcel: 290-060-037

10. GENERAL CONDITIONS

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. 28 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. 29 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. 30 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant 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 the project.

10.PLANNING. 37 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.

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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, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

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

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

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10. GENERAL CONDITIONS

10.WASTE. 1 USE - HAZARDOUS MATERIALS (cont.) RECOMMND

information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

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

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

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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.

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

PLOT PLAN:TRANSMITTED Case #: PP25843

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE - SUBMIT GRADING PLAN (cont.)

RECOMMND

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.

EPD DEPARTMENT

80.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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 MBTA SURVEY (cont.)

RECOMMND

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.

PLANNING DEPARTMENT

80.PLANNING. 6 USE*- CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT ____.

80.PLANNING. 7 USE*- CONFORM TO FLOOR PLANS

RECOMMND

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

80.PLANNING. 38 USE - FEE BALANCE

RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS

RECOMMND

Provide evidence of legal access.

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80. PRIOR TO BLDG PRMT ISSUANCE

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.

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

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

FIRE DEPARTMENT

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

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

PARKS DEPARTMENT

90.PARKS. 1 USE - HISTORICAL TRAIL MARKER RECOMMND

Prior to building permit final issuance, the applicant shall provide a marker for the historical trail southern emigrant route which runs in front of the property on Temescal Canyon Road.

PLANNING DEPARTMENT

90.PLANNING. 20 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.

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

09/27/17
16:56

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 USE - WRCOG TUMF (cont.) RECOMMND

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.

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

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: August 7, 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
Riv. Co. Information Technology
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. ALUC

March Air Reserve Base
1st District Supervisor
1st District Planning Commissioner
City of Corona

PLOT PLAN NO. 25843 – EA42808 – Applicant: Verizon Wireless – Engineer Representative: Spectrum – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS: MR) (N/A) – Location: southerly of Temescal Canyon Road, westerly of Campbell Ranch Road, and easterly of Maitri Road – 2.59 Acres - Zoning: Wildrose Specific Plan, Planning Area IV-2 (SP176, PA IV-2) - **REQUEST:** Permit the construction of an unmanned wireless telecommunication facility that will include 12 panel antennas, 12 RRUs, and two (2) parabolic antennas mounted to a 75 foot tall monopole as well as two (2) equipment cabinets and one (1) DC generator within an enclosed 300 square foot lease area. APN: 290-060-037

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 August 27, 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 **Mark Corcoran, (951) 955-3025, Contract Planner**, or e-mail at mcorcora@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.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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: _____

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: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Los Angeles SMDA LA dba Verizon Wireless E-Mail: mleffingwell@spectrumse.com

Mailing Address: 15555 Bond Canyon Ave Bldg D, 1st Floor
Irvine CA 92618
City State ZIP

Daytime Phone No: (909) 456-8401 x12 Fax No: () _____

Engineer/Representative's Name: Spectrum/Melissa Leffingwell E-Mail: mleffingwell@spectrumse.com

Mailing Address: 4405 E. Airport Dr #100
Ontario CA 91761
City State ZIP

Daytime Phone No: (909) 456-8401 x12 Fax No: () _____

Property Owner's Name: Edison/Phil Hickerson E-Mail: _____

Mailing Address: 4900 Rivergrade Rd Bldg 2-13 1st Floor
Irwindale CA 91706
City State ZIP

Daytime Phone No: (626) 543-8106 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

Glen Ivy

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.

Melissa Leffingwell
PRINTED NAME OF APPLICANT

Melissa Leffingwell
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.

Brian Ryan
PRINTED NAME OF PROPERTY OWNER(S)

Brian Ryan
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): *292-060-037*

Section: *2* Township: *5 south* Range: *6 west*

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 2.59 AC.

General location (nearby or cross streets): North of —, South of Tennesseal Canyon Rd
East of Glen Ivy Rd, West of 15 Fwy

Thomas Brothers map, edition year, page number, and coordinates: 804, F7

Project Description: (describe the proposed project in detail) Verizon cell site:
Installation of a 75' monopole within a proposed 30'x30'
lease area. A shelter & generator are proposed. The site
will be enclosed with a 6' 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) _____ E.I.R. No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: Geotechnical Reports

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: _____

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards _____

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) _____ 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) Melissa Leppingwell Date _____

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) Melissa Leppingwell Date _____

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 Region¹

Project File No.	
Project Name:	Glen Ivy
Project Location:	unaddressed parcel Corona, CA 92883
Project Description:	75 Monopole w/in a proposed 90'x30' lease area
Applicant Contact Information:	Melissa Leffingwell (949) 436-8401 x12 mleffingwell@spectrumse.com

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area 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 ² 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"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<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 and source control (BMPs) imposed through Conditions of Approval or permit conditions.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Los Angeles SMSA Limited Partnership, a California Limited Partnership doing business as Verizon Wireless (“APPLICANT”), relating to the APPLICANT’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the APPLICANT has a leasehold interest in the certain real property described as APN 290-060-037 (“PROPERTY”); and,

WHEREAS, the PROPERTY is owned by Southern California Edison (“PROPERTY OWNER”); and,

WHEREAS, on June 22, 2015, APPLICANT filed an application for Plot Plan No. 25843 (“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 APPLICANTs are the primary beneficiaries of such approvals, it is appropriate that the APPLICANT 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 APPLICANT 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, APPLICANT acknowledges PROPERTY OWNER’S ownership of the PROPERTY and is willing to indemnify the COUNTY as set forth herein in the event a judicial challenge is commenced against the PROJECT; and,

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

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

1. **Indemnification.** APPLICANT, 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.** APPLICANT 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. APPLICANT shall pay the attorneys' fees and costs of the legal firm retained by APPLICANT to represent the COUNTY in the LITIGATION. Failure by APPLICANT to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of APPLICANT'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, APPLICANT shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). APPLICANT 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, APPLICANT 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 APPLICANT 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

APPLICANT:
Los Angeles SMSA Limited Partnership
dba Verizon Wireless
Attn.: Randi Newton
4405 E. Airport Drive, No. 100
Ontario, CA 91761

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 APPLICANT's obligations under this Agreement, COUNTY shall provide written notification to APPLICANT of such alleged default and APPLICANT shall have ten (10) days after receipt of written notification to cure any such alleged default. If APPLICANT 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 APPLICANT's default of APPLICANT'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, APPLICANT 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 APPLICANT, 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 APPLICANT, the liability of APPLICANT shall be joint and several, and APPLICANT each of them shall be jointly and severally liable for performance of all of the obligations of APPLICANT 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

FORM APPROVED COUNTY COUNSEL
BY: Melissa R. Cushman 5/17/17
MELISSA R. CUSHMAN DATE

By: Juan Perez
Juan Perez **CHARISSA LEACH**
Assoc. Riverside County TLMA Director/Interim Planning Director

Dated: 5/22/17

APPLICANT:
Los Angeles SMSA, a Limited Partnership, a California Limited Partnership

By: AirTouch Cellular, Inc., a California Corporation dba Verizon
Wireless
Its General Partner

By: Steve Lamb
Steve Lamb
Director – Network Field Engineering

Dated: 5/11/17

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 May 11, 2017 before me, Trisha Fatakia, Notary Public,
(insert name and title of the officer)

personally appeared Steve Lamb,
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 Trisha Fatakia (Seal)



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

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

PLOT PLAN NO. 25843 – Intent to Adopt a Negative Declaration – EA42808 – Applicant: Verizon Wireless – Engineer/ Representative: Spectrum Services, Inc. – Owner: Southern California Edison – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Open Space: Mineral Resources (OS-MR) – Location: Southerly of Temescal Canyon Road, westerly of Campbell Ranch Road, and easterly of Maitri Road, within the unincorporated area of Riverside County – Zoning: Wildrose Specific Plan, Planning Area IV-2 (SP 176, PA IV-2) – **REQUEST:** The plot plan proposes to construct a new wireless telecommunication facility disguised as a pine tree (monopine), consisting of a 70 foot tall tower, 12 panel antennas, 12 Remote Radio Units, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, two (2) Global Positioning Satellite antennas enclosed within a 300 sq. ft. lease area.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **NOVEMBER 13, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Ash Syed at (951) 955-6035 or email at asyed@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/18/2017,

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

APN (s) or case numbers PP25843 For

Company or Individual's Name Planning Department,

Distance buffered 800'

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

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

NAME: Vinnie Nguyen

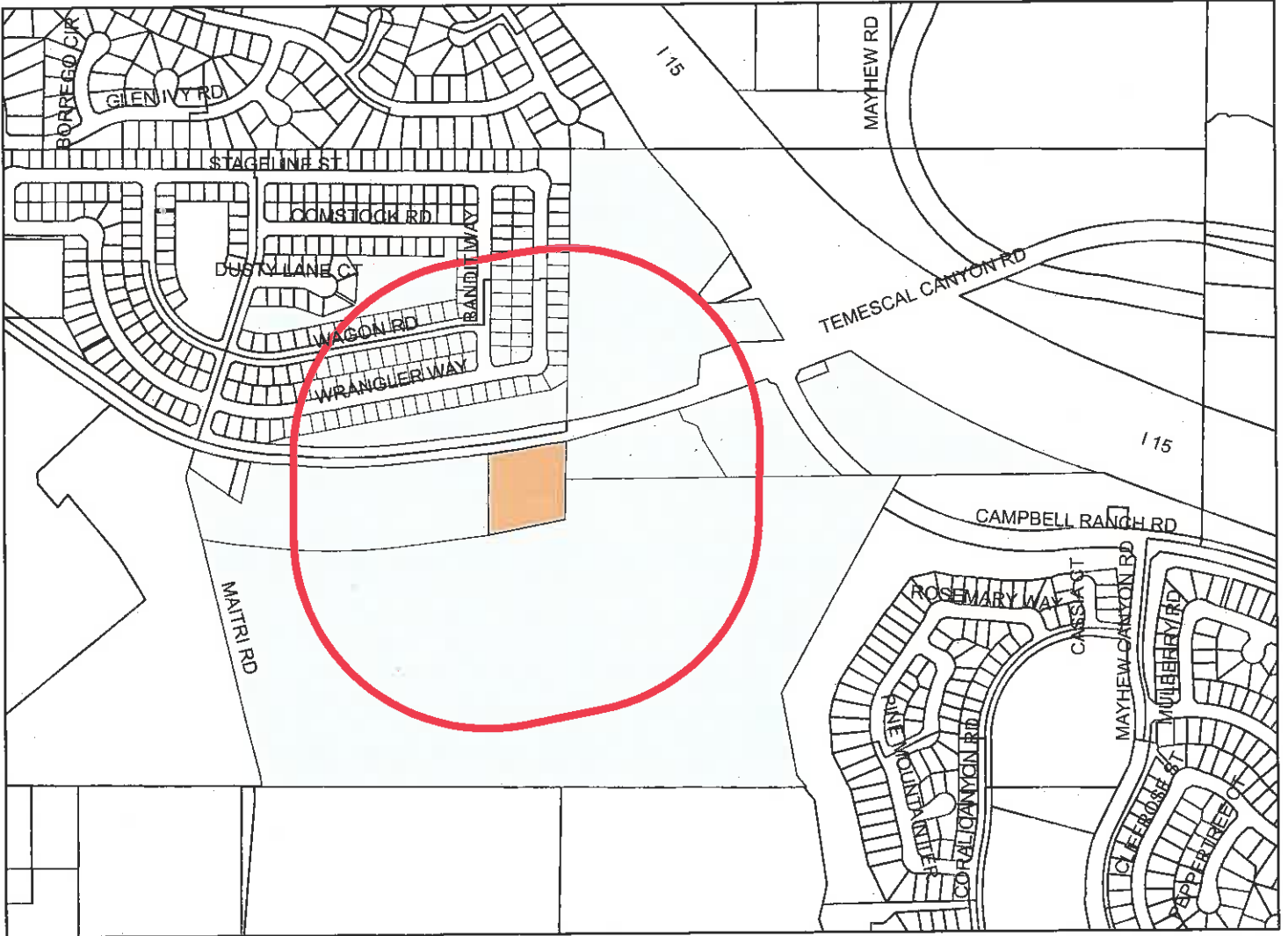
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25843 (800 feet buffer)



Selected Parcels

290-202-024	290-200-018	290-212-023	290-202-007	290-202-014	290-202-015	290-200-030	290-200-025	290-202-018	290-212-027
290-213-013	290-202-021	290-212-021	290-212-022	290-200-032	290-212-049	290-213-014	290-210-001	290-212-016	290-200-014
290-200-028	290-202-013	290-212-024	290-200-011	290-200-021	290-201-001	290-202-017	290-202-028	290-200-008	290-200-031
290-200-035	290-212-018	290-202-011	290-201-007	290-212-015	290-202-026	290-202-006	290-201-005	290-202-012	290-212-025
290-200-017	290-202-010	290-200-009	290-213-002	290-202-020	290-201-008	290-200-024	290-202-009	290-202-027	290-201-002
290-212-017	290-213-012	290-200-006	290-200-013	290-200-029	290-200-022	290-200-020	290-201-003	290-202-022	290-202-029
290-212-026	290-060-072	290-060-079	290-060-080	290-212-028	290-200-012	290-200-023	290-201-012	290-201-010	290-060-071
290-202-023	290-201-009	290-202-025	290-213-001	290-200-034	290-201-011	290-202-031	290-202-008	290-212-019	290-202-019
290-202-030	290-200-016	290-212-020	290-060-037	290-201-006	290-200-010	290-060-024	290-201-004	290-210-003	290-200-019
290-212-029	290-200-007	290-200-015	290-210-002	290-202-016					



670 335 0 670 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: 290060024, APN: 290060024
TEMESCAL OFFICE PARTNERS
C/O RS DEV CO
3151 AIRWAY AVE STE U2
COSTA MESA CA 92626

ASMT: 290200008, APN: 290200008
COLLEEN LEMCKE, ETAL
10297 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290060037, APN: 290060037
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

ASMT: 290200009, APN: 290200009
JOSE AGUAYO
10309 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290060071, APN: 290060071
PHARRIS GROUP
C/O CHRISTINA HOLLIDAY
2050 MAIN ST STE 250
IRVINE CA 92614

ASMT: 290200010, APN: 290200010
SUSAN OVERMILLER
10321 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290060072, APN: 290060072
MINE RECLAMATION, ETAL
C/O PATRICK BROYLES
P O BOX 77850
CORONA CA 92883

ASMT: 290200011, APN: 290200011
LAUREN TOCA, ETAL
10333 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290060080, APN: 290060080
MINE RECLAMATION, ETAL
PO BOX 15450
IRVINE CA 92623

ASMT: 290200012, APN: 290200012
NARLEP SIHOTA
6915 E OVERLOOK TER
ANAHEIM CA 92807

ASMT: 290200006, APN: 290200006
LAZARO VILLASANA
10273 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200013, APN: 290200013
LISA WINCHESTER
10357 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200007, APN: 290200007
YADIRA GUARDADO, ETAL
10285 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200014, APN: 290200014
CECILIA MOGUEL
10369 WRANGLER WAY
CORONA, CA. 92883



ASMT: 290200015, APN: 290200015
ROBBIN TAYLOR, ETAL
10381 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200022, APN: 290200022
LUPE LOPEZ
10465 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200016, APN: 290200016
SHIRLEY HECKERMAN
10393 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200023, APN: 290200023
DILEEP KAMAT, ETAL
2541 W ARDENWOOD CT
TUSTIN CA 92782

ASMT: 290200017, APN: 290200017
ROBIN BECKHAM, ETAL
10405 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200024, APN: 290200024
BLANCA HERNANDEZ, ETAL
10489 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200018, APN: 290200018
ANDREW PACHECO
12584 ATWOOD CT NO 1728
RANCHO CUCAMONGA CA 91739

ASMT: 290200025, APN: 290200025
AUDREY WALKER
10501 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200019, APN: 290200019
TONY GUTIERREZ
10429 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200028, APN: 290200028
CHRISTY UNKENHOLZ, ETAL
9257 NEWBRIDGE DR
RIVERSIDE CA 92508

ASMT: 290200020, APN: 290200020
MARIA AYALA
10441 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200029, APN: 290200029
LOUIS INZAURO
10555 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200021, APN: 290200021
CONNIE ZAVALA
10453 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200030, APN: 290200030
ARTURO HERNANDEZ
10569 WRANGLER WAY
CORONA, CA. 92883



ASMT: 290201012, APN: 290201012
OLEZIA ALKHAZOV
10510 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202012, APN: 290202012
JANNETJE OGG
10411 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290202006, APN: 290202006
TRINA LUCIA, ETAL
10351 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290202013, APN: 290202013
TANYA CUNNINGHAM, ETAL
10421 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290202007, APN: 290202007
ARCADIA MEDINA
10361 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290202014, APN: 290202014
ARLENE KENT
10431 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290202008, APN: 290202008
JULIA BOLEN, ETAL
10371 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290202015, APN: 290202015
VIRGINIA RAMIREZ, ETAL
10441 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290202009, APN: 290202009
KELLI PATTERSON
10381 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290202016, APN: 290202016
H NICOLA, ETAL
10451 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290202010, APN: 290202010
LYNNLE HILDEBRAND, ETAL
10391 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290202017, APN: 290202017
SHELLY OBRIEN, ETAL
10461 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290202011, APN: 290202011
EMMA ALLGAIER, ETAL
10401 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290202018, APN: 290202018
KATHERINE BROWN, ETAL
10471 WAGONROAD WEST
CORONA, CA. 92883



ASMT: 290202019, APN: 290202019
ROY GARGUS
10440 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202026, APN: 290202026
HENRY JEWELL
10356 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202020, APN: 290202020
JOSE GARCIA
10428 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202027, APN: 290202027
KELLY FRANZ
10344 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202021, APN: 290202021
EILEEN BAILEY, ETAL
10416 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202028, APN: 290202028
PATRICIA BOCANEGRA, ETAL
1501 W BAKER AVE
FULLERTON CA 92883

ASMT: 290202022, APN: 290202022
MARILYN THOMAS
10404 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202029, APN: 290202029
MARY ROSAUER
10310 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202023, APN: 290202023
PHYLLIS MATTHEWS
10392 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202030, APN: 290202030
SHARON KELLOGG
10300 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202024, APN: 290202024
ALI ABDULHUSSEIN
10380 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202031, APN: 290202031
RODRIGO VILLARREAL
10290 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202025, APN: 290202025
SANDRA PEDRICK, ETAL
10368 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290210001, APN: 290210001
CASA REAL PROP
1141 POMONA AVE NO D
CORONA CA 92882



ASMT: 290210002, APN: 290210002
WILLIAM ASHTON
P O BOX 777
NORCO CA 92860

ASMT: 290212021, APN: 290212021
BRENTON NAPOLITANO
6618 BERRY AVE
BUENA PARK CA 90620

ASMT: 290210003, APN: 290210003
JUNKO KURANO, ETAL
10625 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290212022, APN: 290212022
CATHERINE STIBICH, ETAL
10440 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290212015, APN: 290212015
MARIA TUN, ETAL
24581 BANDIT WAY
CORONA, CA. 92883

ASMT: 290212023, APN: 290212023
APRIL CARRILLO
10430 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290212016, APN: 290212016
CASA REAL PROP
1141 POMONA RD NO D
CORONA CA 92882

ASMT: 290212024, APN: 290212024
CHRISTINA CASADO
10420 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290212018, APN: 290212018
BARBARA SCHMIDTH, ETAL
24611 BANDIT WAY
CORONA, CA. 92883

ASMT: 290212025, APN: 290212025
JESSICA QUALLS, ETAL
10410 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290212019, APN: 290212019
ROXANE YOUNG
2102 GLENHAVEN DR
CORONA CA 92882

ASMT: 290212026, APN: 290212026
STEPHEN MEDINA, ETAL
10400 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290212020, APN: 290212020
MALAY TANG, ETAL
10460 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290212027, APN: 290212027
BELEN FUENTES
10390 WAGONROAD WEST
CORONA, CA. 92883



ASMT: 290212028, APN: 290212028
SHIELA HESTER, ETAL
10380 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290213014, APN: 290213014
CAROL PROBST
10596 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290212029, APN: 290212029
VERONICA ROJAS
10370 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290212049, APN: 290212049
BUTTERFIELD ESTATES HOMEOWNERS ASSN
C/O HOLLYWOOD HOMES II
3954 HAMPTON DR
POMONA CA 91766

ASMT: 290213001, APN: 290213001
DINA PEREIRA, ETAL
24590 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213002, APN: 290213002
MARIA CRUZ, ETAL
24580 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213012, APN: 290213012
DENA BROWN, ETAL
4075 STRANDBERG ST
CORONA CA 92881

ASMT: 290213013, APN: 290213013
BONNIE ARGEANTON
10610 WRANGLER WAY
CORONA, CA. 92883



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, PE
Assistant TLMA 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.

PP25843/EA42808

Project Title/Case Numbers

Ash Syed (951) 955-6035

County Contact Person

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Los Angeles SMSA LP DBA Verizon 15505 Sand Canyon Avenue, Building D, 1st Floor, Irvine, CA 92618

Project Applicant

Address

24755 Temescal Canyon Road, Corona, CA 92883

Project Location

The plot plan proposes to construct a new wireless communication facility disguised as a pine tree (monopine) consisting of a 70 foot tall monopole, twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) tower mounted junction boxes, two (2) parabolic antennas (microwave dishes); with two (2) equipment cabinets and one (1) DC generator within an enclosed 300 square foot lease area with 8 foot high chain-link fence with brown slats.

Project Description

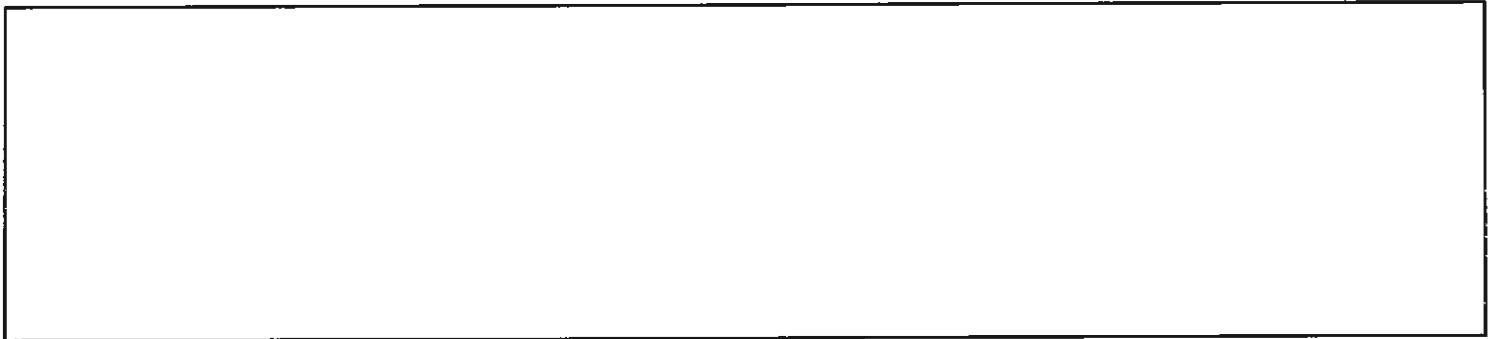
This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on August 24, 2017, and has made the following determinations regarding that project:

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 NOT 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 _____ September 11, 2017
Title *Date*

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1507056

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: LOS ANGELES SMSA LP DAB VERIZON \$50.00
paid by: CK 64894
paid towards: CFG06188 CALIF FISH & GAME: DOC FEE
EA42808
at parcel #:
appl type: CFG3

By _____ Jun 22, 2015 17:02
MGARDNER posting date Jun 22, 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