



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

DECEMBER 5, 2016

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

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

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

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. 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 **ADOPTION OF THE 2017 DIRECTOR'S HEARING CALENDAR**

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

- 2.1 **PLOT PLAN NO. 25878** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (0.5 Acre Minimum) – Location: Southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Proposes to permit the construction of a wireless facility disguised as a palm tree that will include twelve (12) panel antennas, twelve (12) radio repeating units, two (2) surge protector boxes, and one (1) parabolic antenna mounted on a 60 foot tall monopole with two (2) equipment cabinets, one (1) global positioning system antenna and one (1) standby generator within an enclosed 418 sq. ft. lease area. Continued from September 26, 2016 and October 24, 2016. Project Planner: Tim Wheeler at (951) 955-6060 or email twheeler@rctlma.org.

2.2 **PLOT PLAN NO. 14522 REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural: Rural Desert (R:RD) (10 Acre Minimum) – Location: Northerly of I-10 Freeway at Main St. and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Minimum) (W-2-10) – REQUEST: To permit an approximately 2,916 sq. ft. gift shop, 1,060 sq. ft. caretaker unit, and a 35,279 sq. ft. outdoor dinosaur museum which includes outdoor education dinosaur exhibits, and landscaping on a roadside commercial attraction facility. Continued from November 21, 2016. Project Planner: David Alvarez at (951) 955-5719 or email daalvarez@rctlma.org.

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

3.1 **PLOT PLAN NO. 25767** – Intent to Adopt Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Core Development – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan – Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road – 1.15 acres – Zoning: Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1) – **REQUEST:** The plot plan proposes to construct a 50 foot mono-eucalyptus wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) Remote Radio Units with A2 module and one (1) microwave dish. The total lease area for the project site is 935 sq. ft. enclosed by a 6 foot high concrete masonry wall with climbing vines and includes two (2) equipment cabinets and one (1) stand by generator. Two (2) live eucalyptus trees are also proposed to be planted – Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.

3.2 **PLOT PLAN NO. 25847** – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: Spectrum – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) – Location: Southerly of Villa Street, westerly of Electric Avenue, northerly of West Citrus Street, and easterly of East La Cadena Drive – Zoning: One-Family Dwellings (R-1) and General Residential (R-3) – **REQUEST:** The Plot Plan proposes the construction of a disguised wireless communication facility as a pine tree that will include twelve (12) panel antennas, twelve (12) Remote Radio Units, and two (2) parabolic antenna dishes mounted to a 50 foot tall mono-pine as well as two (2) equipment cabinets, and one (1) DC generator within an enclosed 324 sq. ft. lease area by a masonry block wall. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

4.0 PUBLIC COMMENTS:

2017 PLANNING DIRECTOR'S HEARINGS

DRAFT: 12/05/16

JANUARY	
2	Riverside CAC 4080 Lemon St., 1st Floor, 2A
9	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
16	HOLIDAY
23	Riverside CAC 4080 Lemon St., 1st Floor, 2A
30	DARK

FEBRUARY	
6	Riverside CAC 4080 Lemon St., 1st Floor, 2A
13	HOLIDAY
20	HOLIDAY
27	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>

MARCH	
6	Riverside CAC 4080 Lemon St., 1st Floor, 2A
13	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
20	Riverside CAC 4080 Lemon St., 1st Floor, 2A
27	DARK

APRIL	
3	Riverside CAC 4080 Lemon St., 1st Floor, 2A
10	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
17	Riverside CAC 4080 Lemon St., 1st Floor, 2A
24	DARK

MAY	
1	DARK
8	Riverside CAC 4080 Lemon St., 1st Floor, 2A
15	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
22	Riverside CAC 4080 Lemon St., 1st Floor, 2A
29	HOLIDAY

JUNE	
5	Riverside CAC 4080 Lemon St., 1st Floor, 2A
12	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
19	Riverside CAC 4080 Lemon St., 1st Floor, 2A
26	DARK

JULY	
3	DARK
10	Riverside CAC 4080 Lemon St., 1st Floor, 2A
17	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
24	Riverside CAC 4080 Lemon St., 1st Floor, 2A
31	DARK

AUGUST	
7	Riverside CAC 4080 Lemon St., 1st Floor, 2A
14	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
21	Riverside CAC 4080 Lemon St., 1st Floor, 2A
28	DARK

SEPTEMBER	
4	HOLIDAY
11	Riverside CAC 4080 Lemon St., 1st Floor, 2A
18	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
25	Riverside CAC 4080 Lemon St., 1st Floor, 2A


OCTOBER	
2	DARK
9	HOLIDAY
16	Riverside CAC 4080 Lemon St., 1st Floor, 2A
23	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
30	Riverside CAC 4080 Lemon St., 1st Floor, 2A

NOVEMBER	
6	DARK
13	Riverside CAC 4080 Lemon St., 1st Floor, 2A
20	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
27	Riverside CAC 4080 Lemon St., 1st Floor, 2A

DECEMBER	
4	Riverside CAC 4080 Lemon St., 1st Floor, 2A
11	<i>Desert Permit Center</i> <i>77588 El Duna, Palm Desert</i>
18	Riverside CAC 4080 Lemon St., 1st Floor, 2A
25	HOLIDAY

Agenda Item No.: 2.1
Area Plan: Lake Matthews/Woodcrest
Zoning District: Lake Matthews
Supervisory District: First
Project Planner: Tim Wheeler
Directors Hearing: December 5, 2016
Continued from: September 26, 2016 &
October 24, 2016

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


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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

Project located southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street at 13780 El Sobrante Road.

PROJECT CONTINUATION:

Project was continued from the September 26, 2016 hearing date to October 24, 2016 due to the need for additional time on Environmental Assessment report and tribal clarification on their AB52 consultations. Then on October 24, 2016 hearing date, a full 20 day public notification wasn't completed and processed. These items have been addressed and a full 20 day notification has occurred.

SUMMARY OF FINDINGS:

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

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42855**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 25878, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

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

- d. The disguised wireless communication facility is designed and sited so that it is minimally visually intrusive as the project has been designed to be disguised as a palm tree in order for the facility to be concealed within the surrounding setting, to minimize adverse impacts to bio resources, and blend in with the existing use on the property of a palm tree farm.
 - e. A standard condition of approval has been added to ensure that all noise produced by the proposed wireless communication facility will not exceed 45 decibels inside the nearest dwelling, which is approximately 170 feet away, and 60 decibels at the property line.
 - f. No outside lighting is proposed for this project.
 - g. The disguised wireless communication facility's lease area is 418 sq. ft. and is enclosed by a 6 foot high decorative block wall with a 20 foot wide non-exclusive all-weather access easement and parking area. There is an existing 13 foot wide entry gate and a Knox-box is required by the Fire Department for entry access.
 - h. The disguised wireless communication facility will require no further landscaping due to the fact that the existing use on the property is a palm tree farm.
 - i. The disguised wireless communication facility will be supported by two equipment cabinets and one standby generator with a fuel tank. This equipment does not exceed the height of the 6 foot high decorative block wall. The decorative block wall is neutral in color to match the surrounding area.
7. The project site is surrounded by properties which are zoned Light Agriculture, 10-acre minimum (A-1-10).
 8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
 9. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. A fee amount is required to be paid prior to grading permit issuance. If no grading is to occur, then the fee will need to be paid prior to final inspection. Said fee shall be calculated on the approved development project which is anticipated to be 9.55 acres (gross) in accordance with the ordinance. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. The project has been conditioned to reflect the requirements for SKR Ordinance No. 663.
 10. In accordance with AB52, requests for notification were sent to 4 tribes on February 23, 2016 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Requests for consultation were received from Pechanga. The Pechanga Band of Luiseno Indians

requested consultation with Riverside County. The project exhibit and applicable conditions of approval were provided to Pechanga. An email from Pechanga confirming conclusion of consultation was received on September 8, 2016.

11. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU. Comments were received and incorporated into the overall project site as it conforms to both needs of the County of Riverside and City of Riverside Planning guidelines.
12. Environmental Assessment No. 42855 identified the following potentially significant impacts:
 - a. Cultural Resources

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

CONCLUSIONS:

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

INFORMATIONAL ITEMS:

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

- d. A high fire hazard area.
4. The subject site is currently designated as Assessor's Parcel Number 270-160-027.

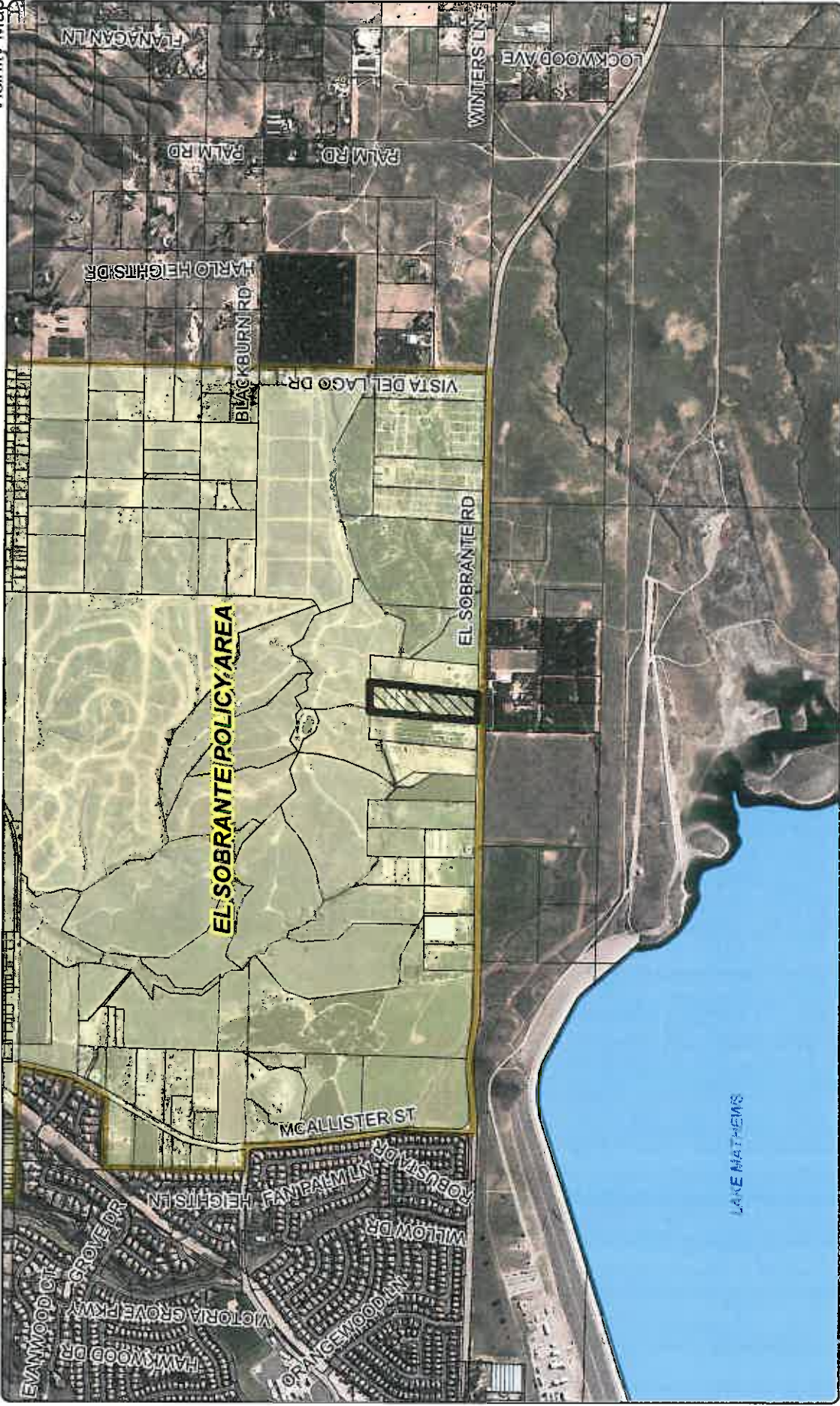
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Date Prepared: 3/16/16
Date Revised: 10/20/16

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PP 25878**

VICINITY/POLICY AREAS

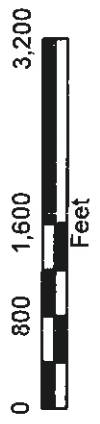
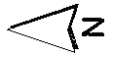
Supervisor: Jeffries
District 1

Date Drawn: 03/18/2016
Vicinity Map



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. Planning use land use designations for unincorporated Riverside County are shown on this map. For more information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-0200 (Western County) or in Perris at (760) 953-4977 (Eastern County) or Website: <http://planning.cotriverside.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25878

LAND USE

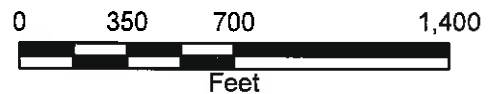
Supervisor: Jeffries
District 1

Date Drawn: 03/18/2016
Exhibit 1



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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

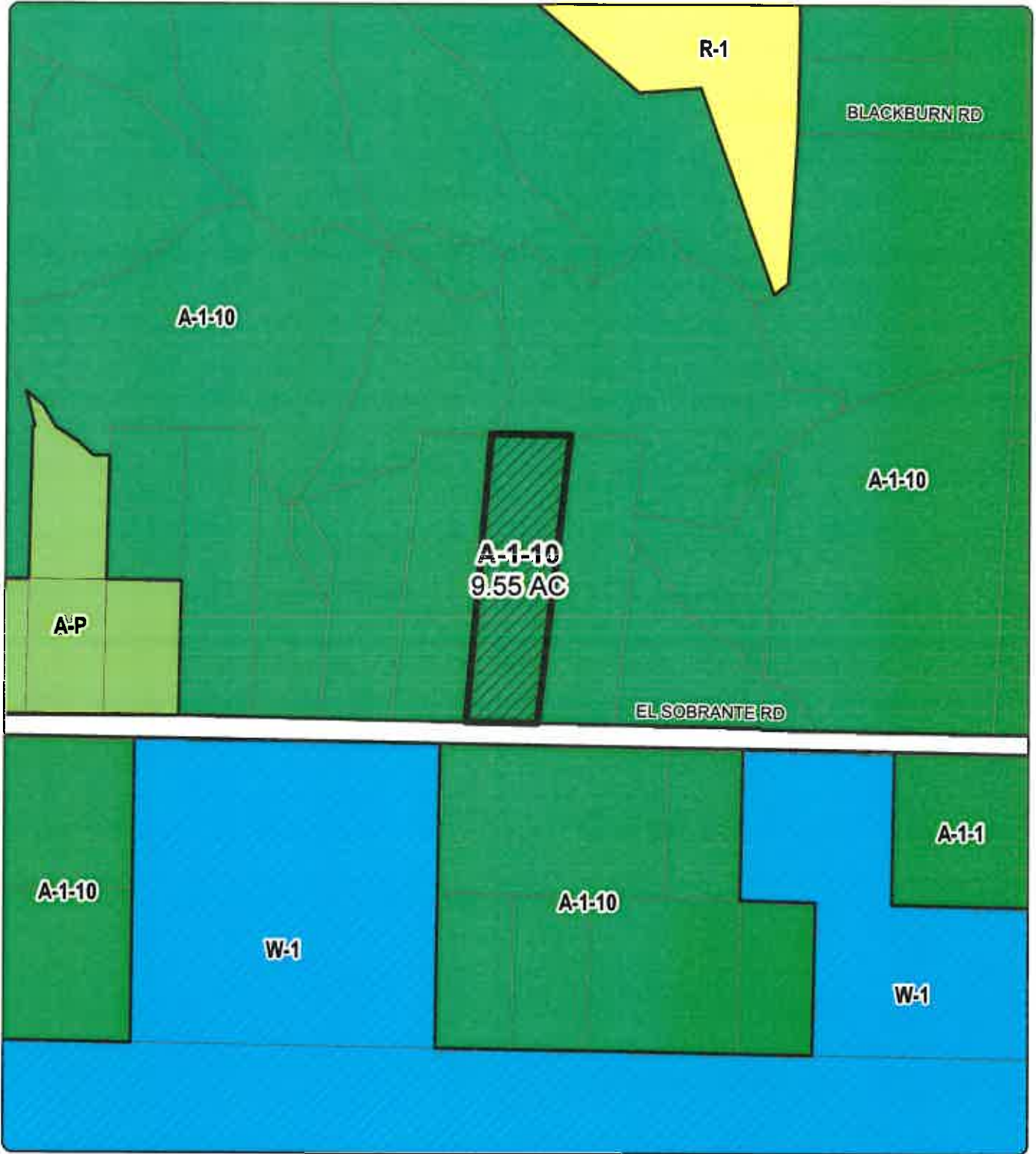
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25878

EXISTING ZONING

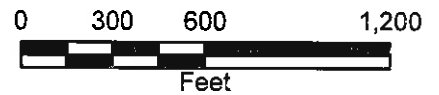
Supervisor: Jeffries
District 1

Date Drawn: 03/18/2016
Exhibit 2



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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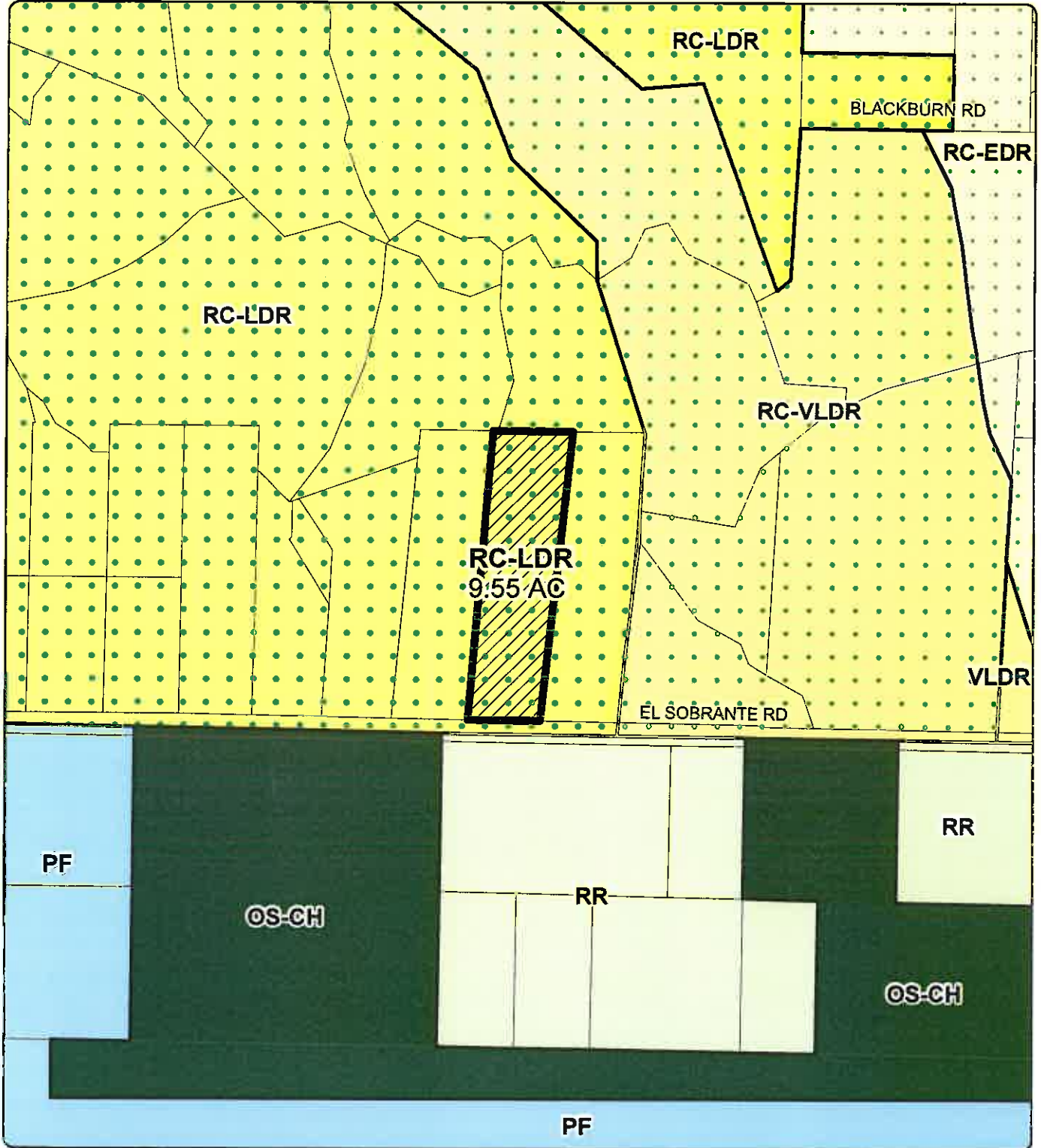
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25878

Supervisor: Jeffries
District 1

EXISTING GENERAL PLAN

Date Drawn: 03/18/2016
Exhibit 5



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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

REV	DATE	DESCRIPTION	BY
1	08/15/18	90% ZONING	LDK
2	09/04/18	90% ZONING	LDK
3	10/07/18	90% ZONING	LDK
4	12/20/18	CITY COMMENT'S	LDK
5	01/04/19	CITY COMMENT'S	LDK

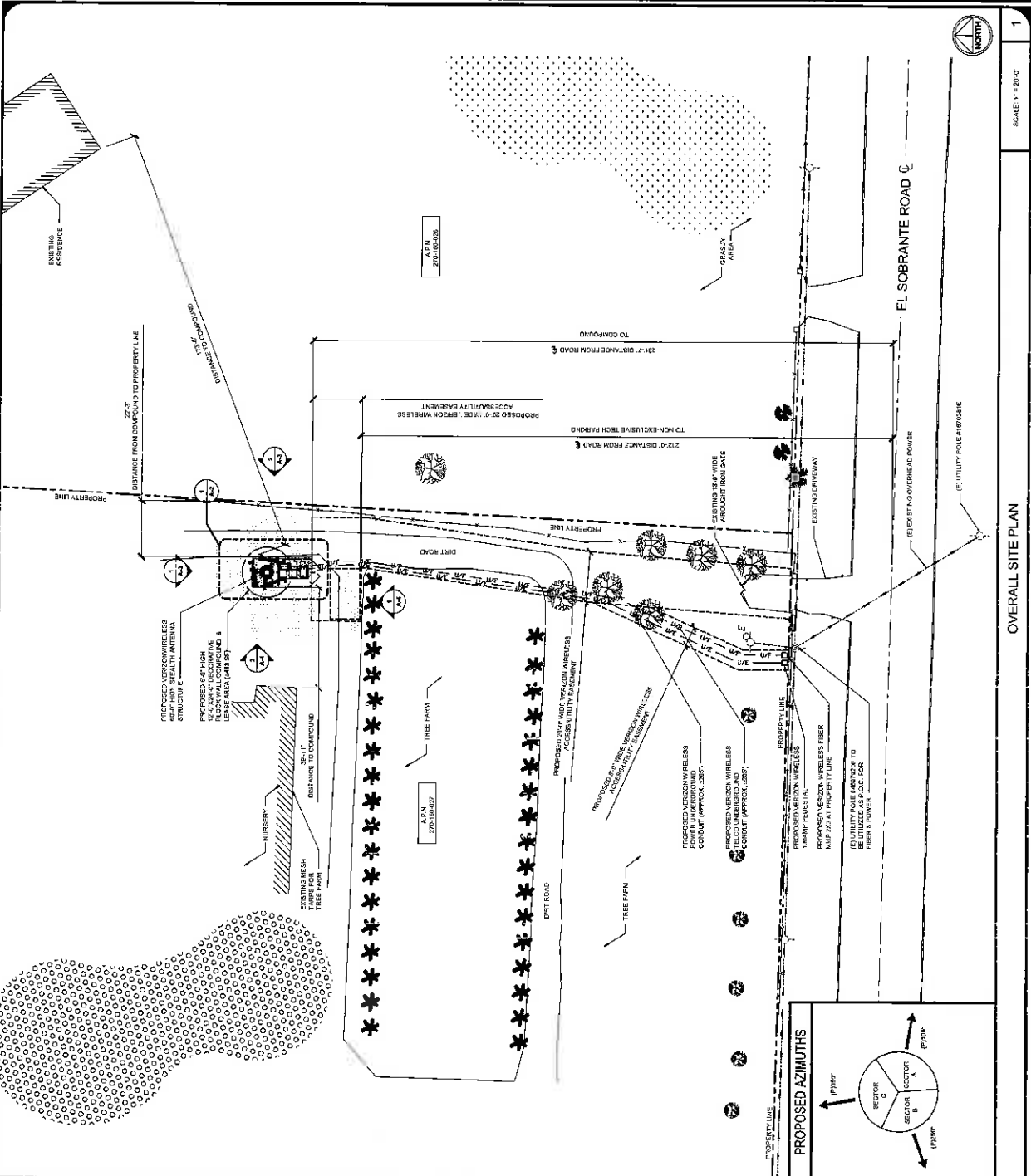
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W-T COMMUNICATIONS DESIGN GROUP, LLC
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618
 (949) 451-2121
 WWW.WTDESIGNGROUP.COM

Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

ROBUSTA
 13780 EL SOBRANTE ROAD
 RIVERSIDE, CA 92503

SHEET TITLE:
OVERALL SITE PLAN

A-1

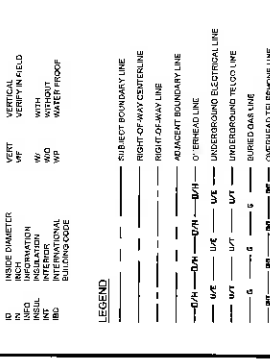


ABBREVIATIONS:

ARC	ARC CONDITIONING	LBS	LEADS
APX	APPROXIMATE	MAX	MAXIMUM
BLDG	BUILDING	MCH	MISCELLANEOUS
BK	BULKHEAD	MFR	MANUFACTURER
CLD	CETILING	MNT	MANHOLE
CON	CONCRETE	MIS	MISCELLANEOUS
CNT	CONTRIBUTION	NA	NOT APPLICABLE
CNT	CONTRIBUTION	NTS	NOT TO SCALE
DIA	DIAMETER	OC	ON CENTER
DN	DOWN	OD	OUTSIDE DIAMETER
DRG	DRAWING	PROJ	PROJECT
DET	DETAIL	PROP	PROPOSED
DW3	DRAWING	PT	PROPOSED PAVEMENT
EACH	EACH	ROOM	ROOM
ELEC	ELECTRICAL	R/O	ROUGH OPENING
EQUIP	EQUIPMENT	RTR	RADIOTELEPHONE
EXT	EXTENSIVE	SM	SMALL
FIN	FINISH	SPEC	SPECIFICATION
FL	FLOOR	ST	STAINLESS STEEL
FL	FLOOR	STND	STANDARD
FT	FOOT	STR	STRUCTURAL
GAL	GALLON	STR	STANDARD
GND	GROUND	TBRU	TERRAZZO
GRND	GROUND	TMA	TOWER MOUNT
HT	HIGH TENSION	TMR	TYPICAL
HT	HIGH TENSION	UNO	UNDESIGNATED
HT	HIGH TENSION	VERT	VERTICAL
HT	HIGH TENSION	W	WATER
HT	HIGH TENSION	W/O	WITHOUT
HT	HIGH TENSION	WP	WATER PROOF

LEGEND:

	SUB-RECT BOUNDARY LINE		TRANSFORMER
	RIGHT-OF-WAY CENTERLINE		LIGHT STANDARD
	RIGHT-OF-WAY LINE		GAS VALVE
	ADJACENT BOUNDARY LINE		WATER METER
	0' BENCHMARK		POWER VALVE
	UNDERGROUND ELECTRICAL LINE		CATCH BASIN (TYPE I)
	UNDERGROUND TELEPHONE LINE		CATCH BASIN (TYPE II)
	BURIED GAS LINE		UTILITY POLE
	BURIED OVERHEAD TELEPHONE LINE		UTILITY POLE
	BURIED WATER LINE		UTILITY POLE
	BURIED SANITARY SEWER		UTILITY POLE
	BURIED STORM DRAIN		UTILITY POLE
	CHIMNEY		UTILITY POLE
	CHIMNEY		UTILITY POLE
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	CHIMNEY		UTILITY POLE
	CHIMNEY		UTILITY POLE



NOTE: OWNER TO VERIFY ALL UTILITIES PER ALL CITY RECORDS AND FIELD SURVEY. UTILITIES TO BE MAINTAINED AT ALL TIMES AND TO BE REPAIRED IMMEDIATELY AFTER EVERY TWO (2) YEARS. REFER TO THE EXISTING UTILITY RECORDS FOR THE LOCATION OF ALL UTILITIES. REFER TO THE EXISTING UTILITY RECORDS FOR THE LOCATION OF ALL UTILITIES. REFER TO THE EXISTING UTILITY RECORDS FOR THE LOCATION OF ALL UTILITIES. REFER TO THE EXISTING UTILITY RECORDS FOR THE LOCATION OF ALL UTILITIES.

ABBREVIATIONS & SYMBOLS

THIS SOURCE OF WORK DOES NOT INCLUDE A STRUCTURAL DRAWING. AS FOR ALL PROPERTY LINES AND ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN VERIFIED BY SURVEY. THE ANTENNAS WILL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RIVERSIDE, CALIFORNIA, AND THE QUANTITY TO ADEQUATELY SUPPORT THESE ANTENNAS PRIOR TO ANY ANTENNA INSTALLATION. A STRUCTURAL ANTENNA MOUNTING SYSTEMS AND HARDWARE SHALL BE PROVIDED.

REV.	DATE	DESCRIPTION	BY
1	08/15/16	PRE-DRAWING	COL
2	08/24/16	DEVELOPMENT	COL
3	08/24/16	DEVELOPMENT	COL
4	08/24/16	CITY COMMENTS	COL
5	08/24/16	CITY COMMENTS	COL
6	08/24/16	CITY COMMENTS	COL
7	08/24/16	CITY COMMENTS	COL
8	08/24/16	CITY COMMENTS	COL
9	08/24/16	CITY COMMENTS	COL
10	08/24/16	CITY COMMENTS	COL

W.T.
 WAT COMMUNICATION
 DESIGN GROUP, LLC
 3901 LAUREL WAY SUITE 200
 RIVERSIDE, CA 92503
 TEL: (951) 514-1100 FAX: (951) 514-1103
 WWW.WATDESIGN.COM

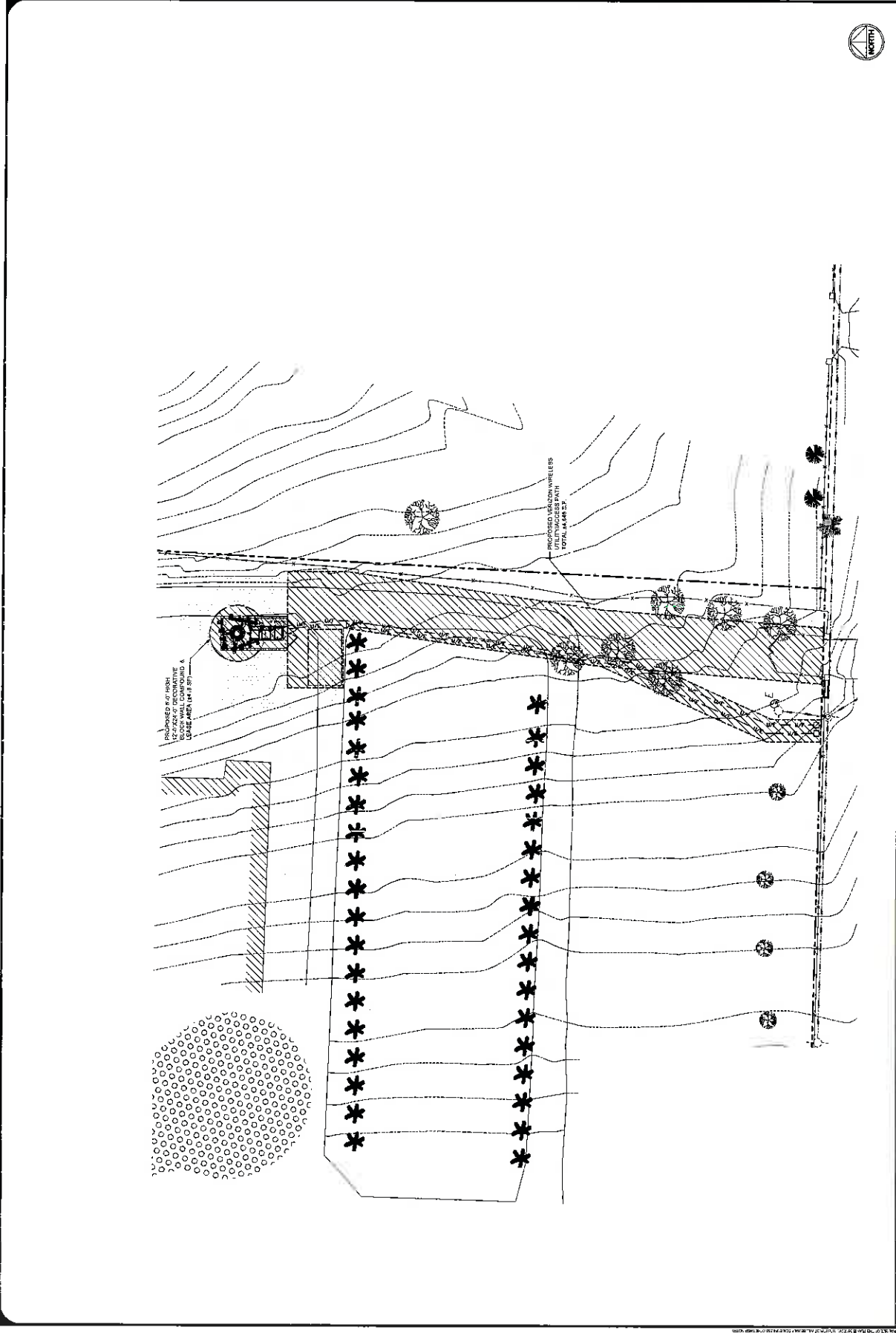
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Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

ROBUSTA
 13780 EL SOBRANTE ROAD
 RIVERSIDE, CA 92503

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

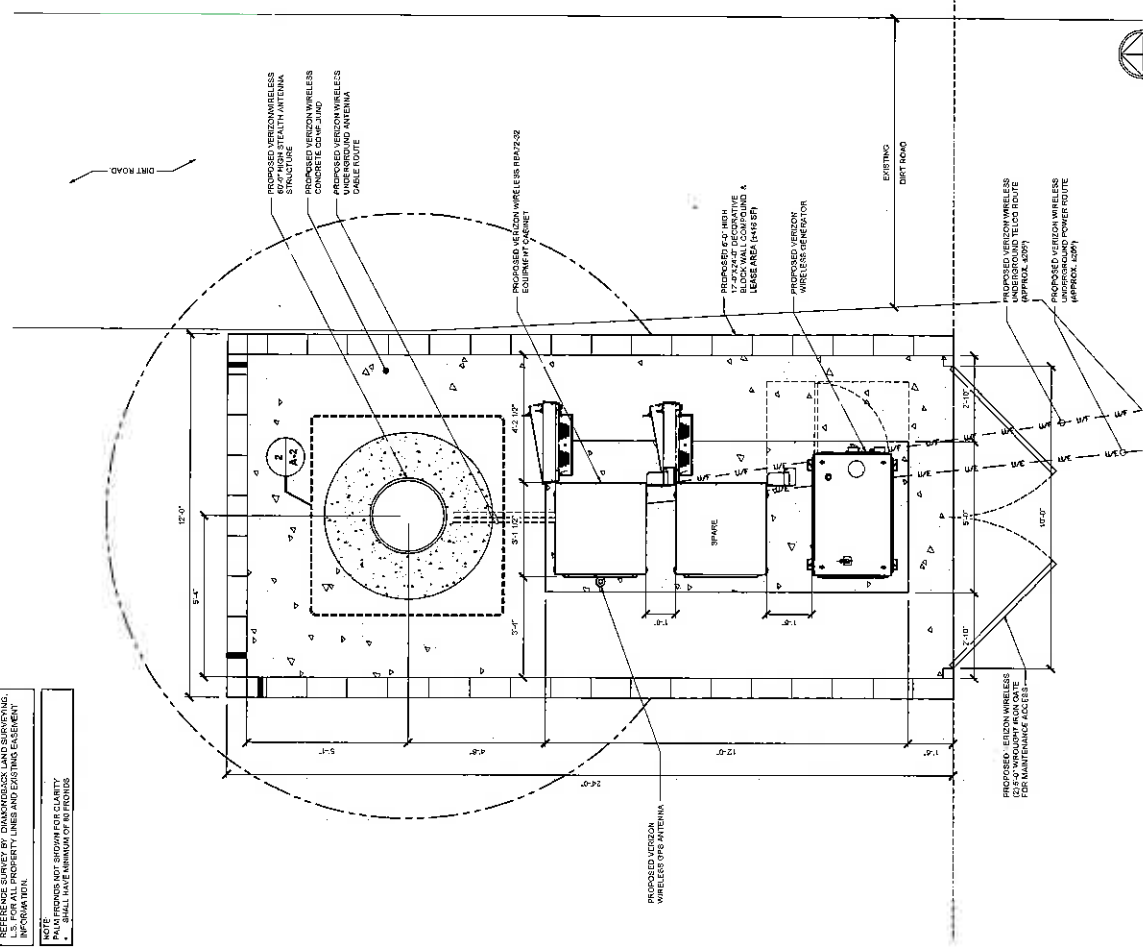
A-1.1



OVERALL ACCESS & LEASE PLAN

NOTE: THESE SURVEY BY DIMENSIONS, LAND SURVEYING U.S. FOR ALL PROPERTY LINES AND EXISTING EASEMENT INFORMATION.

NOTE: PALM FRONTS NOT SHOWN FOR CLARITY SHALL BE EXISTING OR EXTERIOR.



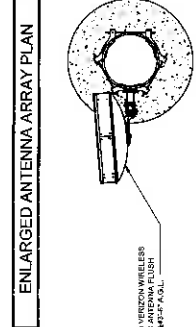
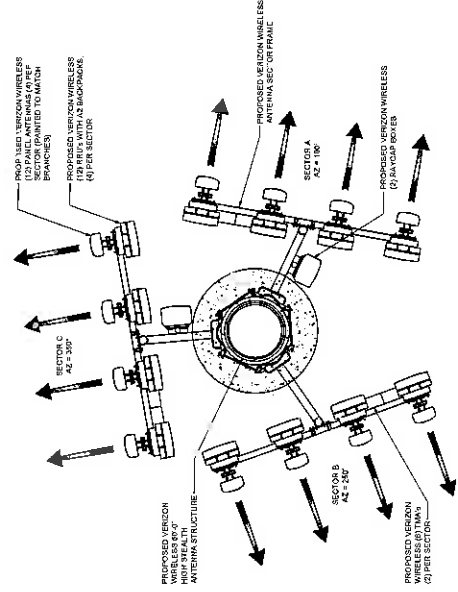
ENLARGED SITE PLAN

1

NOTE: TOPIC OF WORK DOES NOT INCLUDE A STRUCTURAL DRAWING ON THIS PLAN. IT HAS NOT BEEN EVALUATED TO VERIFY ACCURATELY REPRESENT THESE ANTENNAS PRIOR TO ANY ANTENNA INSTALLATION. A STRUCTURAL EVALUATION OF THE ANTENNA INSTALLATION, INCLUDING THE MOUNTING SYSTEMS AND HARDWARE, SHALL BE RETURNED.

NOTE: ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO THE EXISTING MONUMENT SHALL BE PAINTED TO MATCH THE EXISTING MONUMENT.

NOTE: PALM FRONTS NOT SHOWN FOR CLARITY SHALL HAVE A MINIMUM OF 8" FRONTS.



CABLE/ANTENNA SCHEDULE

ANTENNA	ANTENNA	# OF ANT	CABLE SIZE
VERIZON	12P-10	4	100' 1/2"
VERIZON	6P-7	4	50' 0"
VERIZON	12P-10	4	50' 0"
VERIZON	6P-7	4	50' 0"
VERIZON	12P-10	1	43'-0"
VERIZON	6P-7	1	30'
VERIZON	12P-10	1	30'
VERIZON	6P-7	1	30'

NOTE: CONSTRUCTION IMMAGES TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING. FABRICATION OR INSTALLATION OF CABLES CHECK BY DATA SHEET.

ENLARGED ANTENNA PLAN & CABLE/ANTENNA SCHEDULE

2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	08/26/15	DATE ZONING	DL
2	08/26/15	DATE ZONING	DL
3	10/19/15	DATE ZONING	DL
4	12/18/15	CITY COMMENTS	DL
5	1/19/16	CITY COMMENTS	JAC

WFT
 WFT COMMUNICATION
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618
 TEL: 949.440.1111
 FAX: 949.440.1112
 WWW.WFTCOMM.COM

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Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

ROBUSTA
 13780 EL SOBRANTE ROAD
 RIVERSIDE, CA 92503

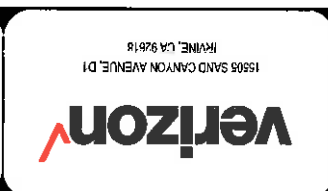
SHEET TITLE:
 ENLARGED SITE PLAN
 & ANTENNA PLAN

A-2

REV	DATE	DESCRIPTION	BY
1	08/31/18	007-ZONING	COL
2	08/29/18	TOP-ZONING	COL
3	10/20/18	006-ZONING	COL
4	12/06/18	CITY COMMENTS	COL
5	12/14/18	CITY COMMENTS	COL

W.T.
 W.T. COMMUNICATION DESIGN GROUP, LLC
 15505 SAND CANYON AVENUE, D1
 RIVIERA, CA 92503
 PH: (949) 451-1188
 WWW.WTDESIGN.COM

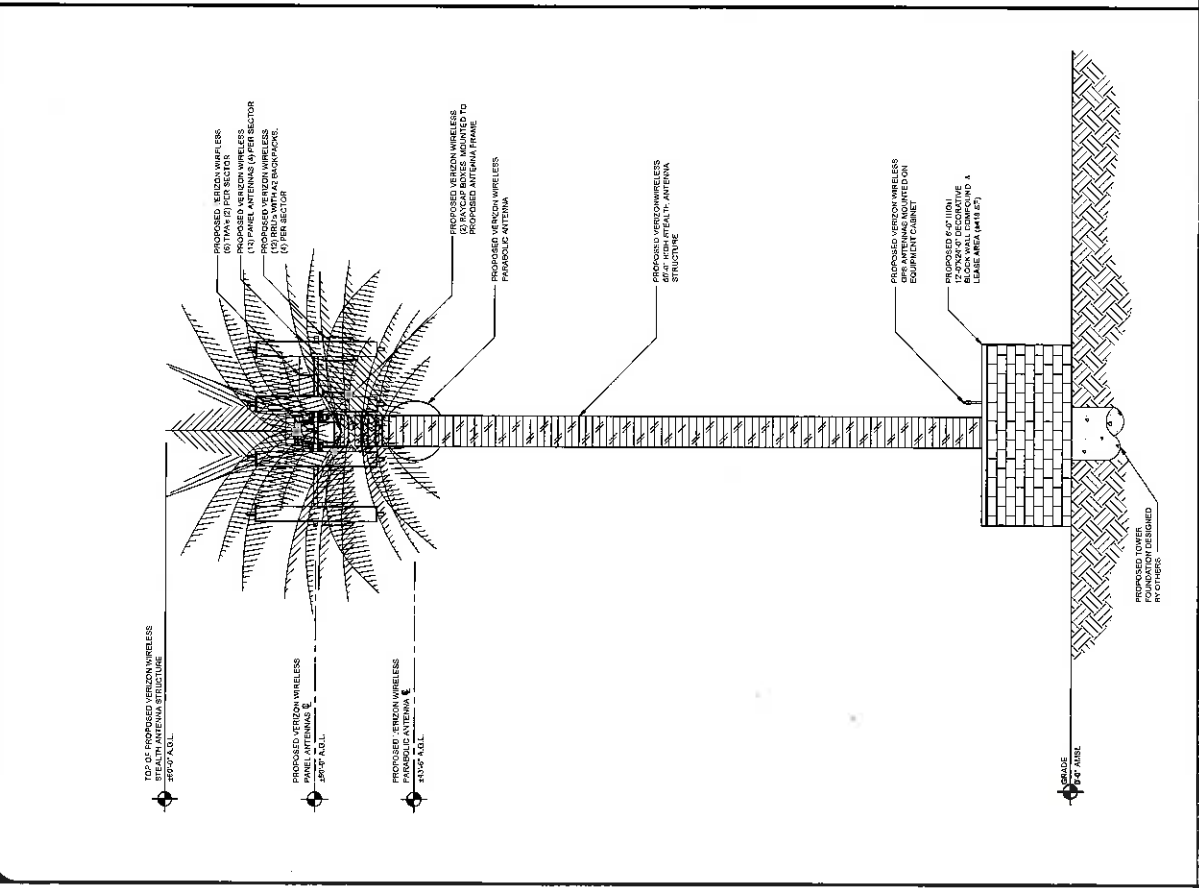
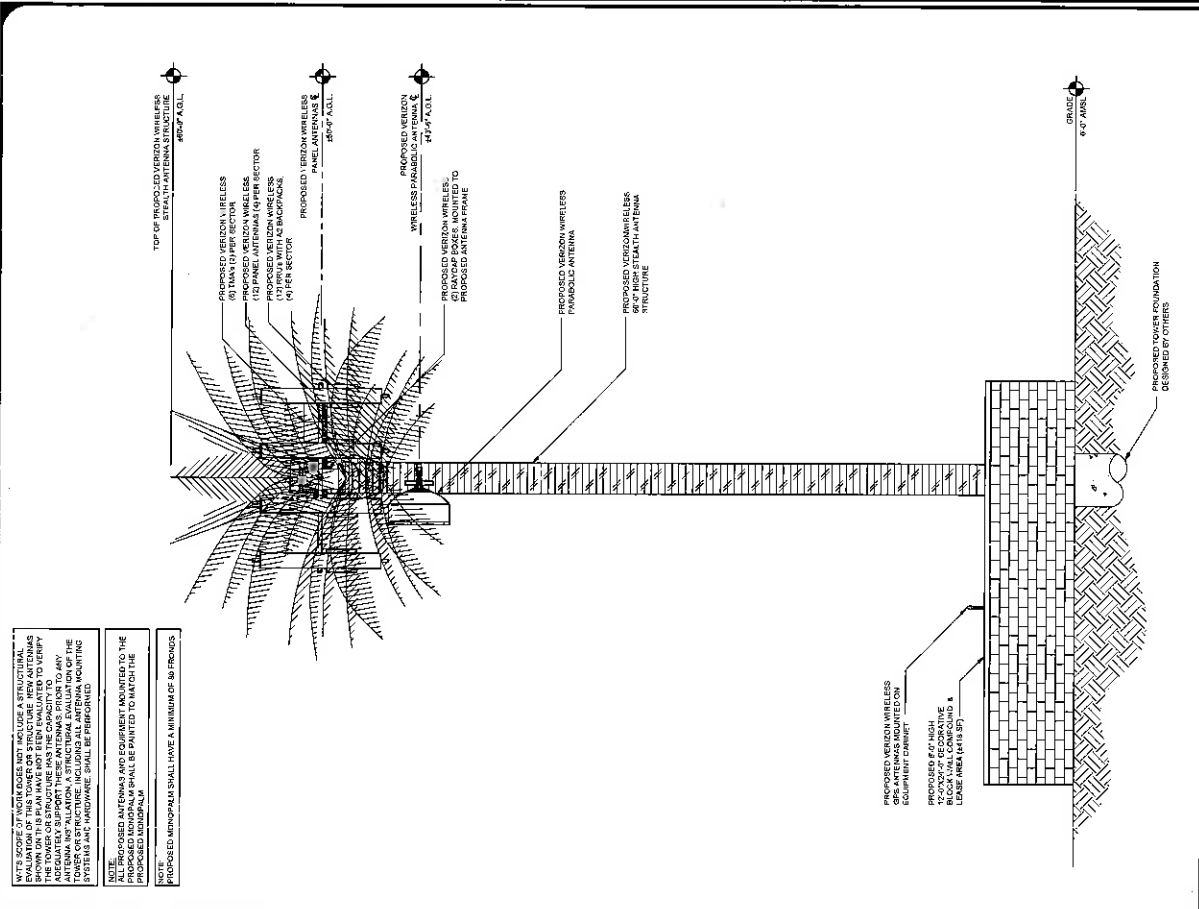
PROPRIETARY INFORMATION
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ROBUSTA
 13780 EL SOBRANTE ROAD
 RIVERSIDE, CA 92503

SHEET TITLE:
ELEVATIONS

A-3



W.T.'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL ANALYSIS OF THE PROPOSED TOWER OR STRUCTURE. THE TOWER OR STRUCTURE HAS THE CAPACITY TO CARRY THE ANTENNAS AND EQUIPMENT. A STRUCTURAL EVALUATION OF THE ANTENNAS AND EQUIPMENT MOUNTING SYSTEMS AND HARDWARE SHALL BE PERFORMED BY OTHERS.

ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO THE PROPOSED NONPALM SHALL BE PAINTED TO MATCH THE PROPOSED NONPALM.

PROPOSED NONPALM SHALL HAVE A MINIMUM OF 40 STROGS.

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

VICINITY MAP PHOTOSIMULATION VIEWPOINTS



ROBUSTA
13780 EL SOBRANTE ROAD
RIVERSIDE, CA 92503
RIVERSIDE COUNTY

LEGEND	
[Symbol]	EXISTING ROAD
[Symbol]	PROPOSED ROAD
[Symbol]	EXISTING UTILITIES
[Symbol]	PROPOSED UTILITIES
[Symbol]	EXISTING POWER LINES
[Symbol]	PROPOSED POWER LINES
[Symbol]	EXISTING WATER LINES
[Symbol]	PROPOSED WATER LINES
[Symbol]	EXISTING SANITARY LINES
[Symbol]	PROPOSED SANITARY LINES
[Symbol]	EXISTING GAS LINES
[Symbol]	PROPOSED GAS LINES
[Symbol]	EXISTING TELEPHONE LINES
[Symbol]	PROPOSED TELEPHONE LINES
[Symbol]	EXISTING FIBER OPTIC LINES
[Symbol]	PROPOSED FIBER OPTIC LINES

SIS
WIRELESS
A NOKIA COMPANY
5015 SHREVEHAM PLACE, SUITE 100
SAN DIEGO, CA 92122
OFFICE: (619) 766-3196



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

PHOTOSIMULATION VIEW 1



NEW

EXISTING

NEW VERIZON WIRELESS 80'-0" HIGH STEALTH STRUCTURE

NEW VERIZON WIRELESS (12) PANEL ANTENNAS WITH 11 ROWS AS NOTED BY ANTENNA MONOPOLAR FREQUENCY

NEW VERIZON WIRELESS FABRIBLOCK ANTENNA FLUSH MOUNTED

NEW VERIZON WIRELESS EQUIPMENT AREA SITE NOTE

NOTE
NEW VERIZON WIRELESS (2) EQUIPMENT CABINETS, GENERATOR, GPS ANTENNA, AND 60'-0" HIGH STEALTH ANTENNA STRUCTURE WITHIN NEW 12'-0" X 24'-0" 6'-0" HIGH DECORATIVE BLOCK WALL COMPOUND & LEASE AREA

ROBUSTA

13780 EL SOBRANTE ROAD
RIVERSIDE, CA 92503
RIVERSIDE COUNTY



PHOTOSIMULATION VIEW 2

SD
WIRELESS
A NOKIA COMPANY
9018 SHOREHAM PLACE, SUITE 300
SAN DIEGO, CA 92122
OFFICE: (619) 766-0186





Session: Car_C_Riverside_20150701
 User: cherrit
 Wed Sep 2 07:50:36 2015
 Default Square
 Datum: NAD83
 Center Lat: 33-51-15.80 N
 Center Lon: 117-25-23.31 W



- Sectors**
- major_highway
 - secondary_highway
 - arterial_road
 - collector_road
 - bita
- LTE RSRP**
- 7CL
- Clr: RSRP (dBm)
- >= -75
 - >= -85
 - >= -95
 - >= -100

Scale: 1:18000

verizonwireless

GeoPlan v6.7

Proprietary and Confidential

Before



After



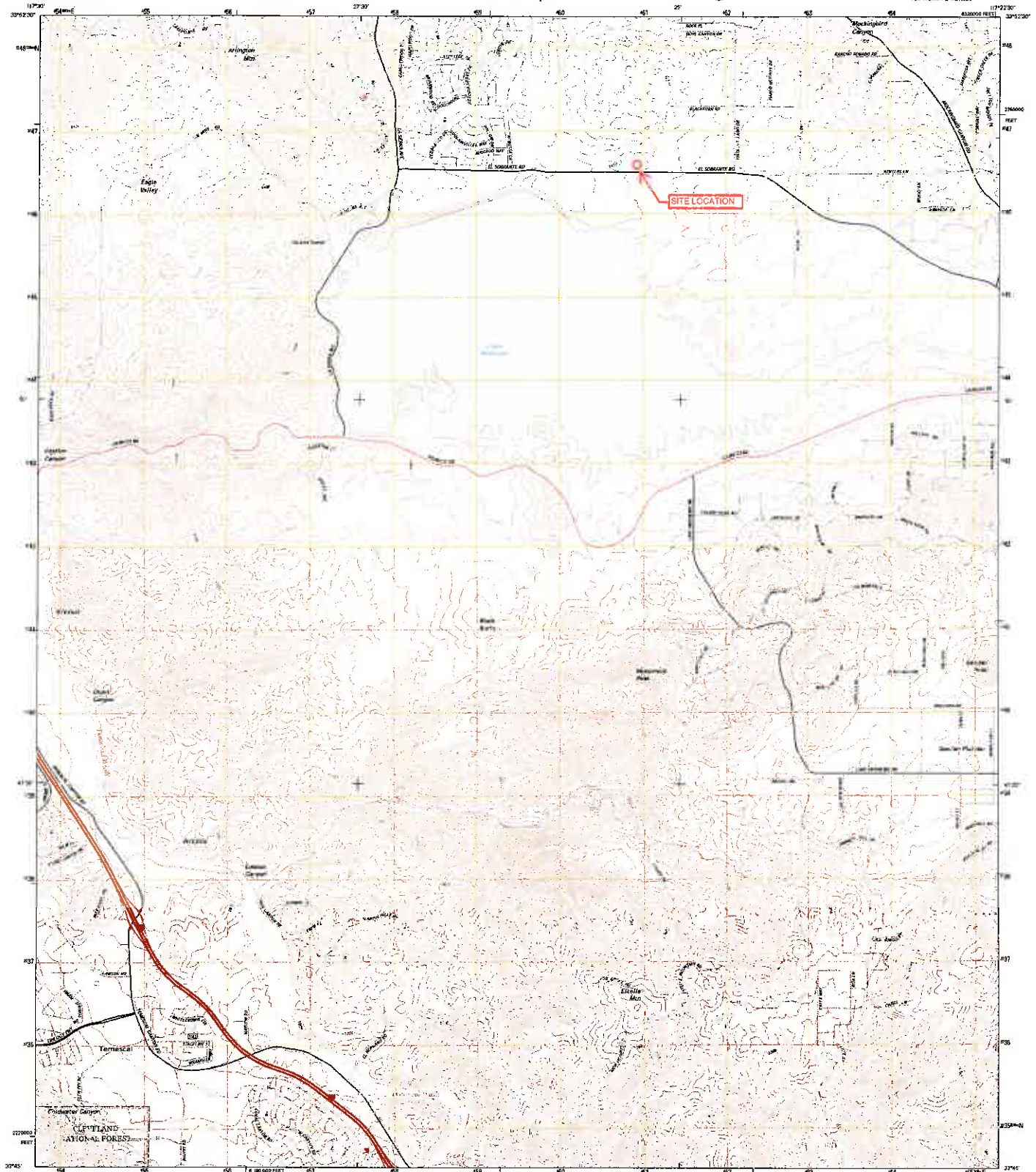
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U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

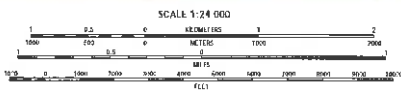
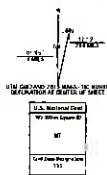


LAKE MATHEWS QUADRANGLE
CALIFORNIA-RIVERSIDE CO.,
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
North Coordinate System of 1983 (NAD83), Projection and
1:50,000 scale. Derived from National Wetlands Inventory, June 1985
NAD83, and the National Wetlands Inventory of 1985 (NW85).
This map is not a legal document. Discrepancies between
information presented herein and other official government
information may exist. Users are cautioned to verify
information with the appropriate authority.

Inventory: NW85, April 1985
Data: NW85, April 1985
Scale: 1:50,000
Projection: UTM
Datum: NAD83
Units: Meters
Contour Interval: 20 Feet
Vertical Datum: Mean Sea Level (MSL)
Horizontal Datum: NAD83



ROAD CLASSIFICATION

Capeway	Local Connector
Secondary way	Local Road
Ramp	Arterial
Expressway	US Route
Primary Road	State Route
	Highway
	Other Road

Check with local agency for current road construction restrictions.

1	2	3
4	5	6
7	8	9

LAKE MATHEWS, CA
2015



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP25878/EA42855

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

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

COMPLETED/REVIEWED BY:

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

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

ADOPTED BY: Planning Director

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

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

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

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA42855 ZCFG6240

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

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

I. PROJECT INFORMATION

Project Description:

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

- A. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- B. Total Project Area:** 418 square-foot lease area within a 9.55-acre parcel.
- C. Assessor's Parcel No(s):** 270-160-027

Street References:

- D. Section, Township & Range Description or reference/attach a Legal Description:**
Township 3 South Range 5 West Section 32
- E. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located within a parcel that contains a single-family home with light agricultural uses. Topography of the site is generally flat with an elevation range from 1,356-1,432 above mean sea levels (amsl). The site is surrounded by scattered single-family development, light agricultural uses, vacant land and Lake Mathews located approximately a half mile from the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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

2. **Circulation:** The proposed Project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, the proposed Project an unmanned wireless communication facility that requires occasional maintenance personnel to access the site. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The proposed Project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed Project is not located within a fault zone, flood zone, dam inundation zone, and liquefaction or subsidence potential areas. The Project site is located in a moderate fire area. Sufficient provisions of emergency response services and safety measures are included to the Project through the Project design and payment of development impact fees. The proposed Project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the Project. The Project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The Project meets all other applicable Noise Element Policies.
6. **Housing:** The Project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this Project.
7. **Air Quality:** The proposed Project has been conditioned to control any fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality element policies
8. **Healthy Communities:** The proposed project consists of an unmanned wireless communication facility. The project meets all applicable Healthy Community policies.

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

C. Foundation Component(s): Rural Community

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

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

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

G. Adjacent and Surrounding:

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

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

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

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

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

H. Adopted Specific Plan Information

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

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

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

J. Proposed Zoning, if any: N/A

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

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input 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 checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. 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.

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

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

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


Signature

August 31, 2016

Date

Tim Wheeler
Printed Name

For Steven Weiss, AICP, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 the facility. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels. There is no light source shown on the plans submitted, but lighting within the equipment cabinet itself. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

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

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

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

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there would be no impact.

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

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

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

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

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

Findings of Fact:

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

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

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

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

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

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors would be the residents located to the east, west and south of the subject site.

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or

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

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

Findings of Fact:

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

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Source: Project Application Materials

Findings of Fact:

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

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

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

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

Mitigation:

MM 1

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

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

MM 2

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

MM 3

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

MM 4

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

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

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

Mitigation: Less than significant with mitigation incorporated.

Monitoring: Archaeological and Tribal Monitoring will be required.

10. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" and GIS Database.

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source: On-site inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Furthermore, and as shown on County of Riverside General Plan, Lake Mathews/Woodcrest Area Plan Figure 14, *Slope Instability*, the Project site is not located in an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and rockfalls. Accordingly, the proposed Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. Thus, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

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

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

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

Monitoring: No monitoring is required.

18. Soils

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

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

Findings of Fact:

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, GIS Database.

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Riverside County Draft Climate Action Plan, February 2015 and Project Application Materials.

Findings of Fact:

a) The Project proposes the installation of an unmanned wireless telecommunication facility disguised as a 60-foot-tall mono-palm within an approximately 418-square-foot lease area. The installation of the mono-palm will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, there would be a less than significant impact.

b) The Riverside County's Draft Climate Action Plan has a project threshold of less than 3,000 MTCO2e of GHGs per year. The proposed project is not considered a substantial GHG emitter, and no mitigation or additional analysis will be required.. Therefore, the project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

d) Emit hazardous emissions or handle hazardous or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

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

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

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

Findings of Fact:

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

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

c) The proposed Project is simply an unmanned wireless telecommunication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

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

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

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors) due to the minor disturbance of the 418 sq. ft. lease area of the project site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Due to the limited scope of the proposed Project there would not be a substantial alteration to the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The pad site/lease area for the project is 418 sq. ft. and approximately 870 feet away from the blue0line stream at the rear of the parcel. Therefore, the Project will have less than significant impact.

b) Due to the limited scope of the proposed Project, there would not be changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the Project will have less than significant impact.

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

d) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not cause changes in the amount of surface water in any water body. Therefore, the Project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning

a) Be consistent with the site’s existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

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

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

Mitigation: No mitigation is required.

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

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

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

Findings of Fact:

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

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

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

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

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

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

Mitigation: No mitigation is required.

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

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

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

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

Mitigation: No mitigation is required.

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

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Riverside Unified School District. The proposed project is simply a disguised wireless communication facility and will not physically alter existing facilities or result in the construction of new or physically altered facilities. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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39. Libraries

Source: Riverside County General Plan

Findings of Fact: The proposed project is simply a disguised wireless communication facility and will not create an incremental demand for library services. The proposed project will not require the provision of new or altered government facilities at this time. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact: The proposed project is simply a disguised wireless communication facility and will not cause an impact on health services. Additionally, the proposed project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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?

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)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

d) Alter waterborne, rail or air traffic?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
incompatible uses (e.g. farm equipment)?				
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

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

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

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

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

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

i) The proposed Project is simply an unmanned wireless telecommunication facility. Therefore, the proposed Project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Sewer

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

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

<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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commitments?

Source: Department of Environmental Health Review

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<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 telecommunication facility and would not require solid waste services. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities

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

a) Electricity?	<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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

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

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

Findings of Fact:

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

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

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

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

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact:

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

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

Source: Staff review, Project Application Materials

Findings of Fact:

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

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

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

Findings of Fact:

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

VII. AUTHORITIES CITED

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

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PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 4 USE - PROJECT DESCRIPTION

RECOMMND

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

10. EVERY. 5 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding,

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

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

whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 6 USE - DEFINITIONS RECOMMND

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

APPROVED EXHIBIT A = Plot Plan No. 25878, Exhibit A, dated December 5, 2016.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and

11/29/16
16:07

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN: TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

10.BS GRADE. 5

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO WASTEWATER PLUMBING

RECOMMND

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

10.E HEALTH. 2 USE - EMERGENCY GENERATOR

RECOMMND

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

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether

PLOT PLAN: TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - EMERGENCY GENERATOR (cont.) RECOMMND

any exemptions can be granted.

10.E HEALTH. 3 USE - NOISE STUDY RECOMMND

Noise Consultant: Helix Environmental Planning
7578 El Cajon Blvd
La Mesa, CA 91942

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

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

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

FIRE DEPARTMENT

10.FIRE. 1 USE - #25-GATE ENTRANCES RECOMMND

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

10.FIRE. 2 USE - FIRE CONDITIONS RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

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

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

3.Display Address- Display street numbers in a prominent location on the address side of the wall. Numbers and letters shall be a minimum of 12" in height. All addressing must be legible, of a contrasting color with the background and adequately illuminated to be visible from the street at all hours. All lettering shall be to Architectural Standards.

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT RECOMMND

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

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

PLANNING DEPARTMENT

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

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

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

Riverside County ordinances and State and Federal codes.

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The monopalm/antenna array located within the property shall not exceed a height of 60 feet.

10.PLANNING. 6 USE - CO-LOCATION RECOMMND

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

PLOT PLAN: TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

10. PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

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

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

The balance of the subject property, APN 270-160-027 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

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

The equipment shelter color shall be light tan or natural earthtones, which will blend with the surrounding setting.

For monopoles, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10. PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10. PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

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

business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

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

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

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

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

10.PLANNING. 19 USE - LOE PALEO RECOMMND

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

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

PLOT PLAN: TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

10. PLANNING. 19

USE - LOE PALEO (cont.)

RECOMMND

activities may be diverted to other areas of the site.

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

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

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

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

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

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

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

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

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

10.PLANNING. 21 USE - UNANTICIPATED RESOURCES RECOMMND

UNANTICIPATED RESOURCES:

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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

10.PLANNING. 21

USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

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

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

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

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

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

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

PLOT PLAN: TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

TRANS DEPARTMENT

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

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 4 USE - LC RECLAIMED WATER RECOMMND

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

10.TRANS. 5 USE - LC VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10.TRANS. 6 USE - LC LANDSCAPE SPECIES RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

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

plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

EPD DEPARTMENT

60.EPD. 1 - MBTA 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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

60.EPD. 2 - FIELD VERIFICATION

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - ARCHAEOLOGICAL MONITOR

RECOMMND

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

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

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

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

60.PLANNING. 5 USE - NATIVE MONITOR

RECOMMND

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

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

NOTE:

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

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

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

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

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

11/29/16
16:07

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN

RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

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

RECOMMND

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

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO GRADING VERIFICATION

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1

PPA - MBTA SURVEY

RECOMMND

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

80.EPD. 2

PPA - FIELD VERIFICATION

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated 12/05/16.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

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

80.PLANNING. 4 USE - PALM FRONDS RECOMMND

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

80.PLANNING. 5 USE - INDEMNIFICATION AGRMT RECOMMND

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

TRANS DEPARTMENT

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

Provide evidence of legal access.

80.TRANS. 6 USE - UTILITY PLAN CELL TOWER RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - UTILITY PLAN CELL TOWER (cont.) RECOMMND

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.

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.

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

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

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

90.PLANNING. 3 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25878 has been calculated to be 0.12 acres.

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

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

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

90. PRIOR TO BLDG FINAL INSPECTION

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

that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT RECOMMND

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

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

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

90.PLANNING. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall ensure that the palm fronds are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas and painted to match the color of the palm fronds in accordance with the APPROVED EXHIBIT A, dated 12/05/16.

TRANS DEPARTMENT

90.TRANS. 3 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

11/29/16
16:07

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

USE-UTILITY INSTALL CELL TOWER

RECOMMND

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

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

WASTE DEPARTMENT

90.WASTE. 1

USE - WASTE REPORTING FORM

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

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

DATE: February 11, 2016

TO

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

Riverside County Information Technology
Riverside City Sphere of Influence
1st District Supervisor
1st District Commissioner

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

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the **Amended** map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This project has been placed on the **Comment portion of the LDC Agenda scheduled on February 25, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: October 21, 2015

TO:

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

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

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

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

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

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC comment on November 5, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

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

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

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

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

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Community & Economic Development
Department
Planning Division

City of Arts & Innovation

November 10, 2015

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

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

Dear Mr. Evans:

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

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

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

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

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

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

Sincerely,



Jay Eastman, AICP
Principal Planner

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

JE:or



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

February 23, 2016

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

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

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

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

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

APN: 270-160-027

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 23, 2016

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

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

Dear Mr. Haute:

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

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

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

APN: 270-160-027

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 23, 2016

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

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

Dear Mr. Ontiveros:

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

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

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

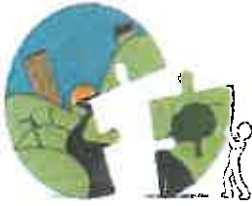
APN: 270-160-027

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in purple ink that reads "Heather Thomson". The signature is written in a cursive, flowing style.

Heather Thomson, Archaeologist
email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 23, 2016

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

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

Dear Ms. Hoover:

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

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

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

APN: 270-160-027

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map



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: Article XIXg

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

CASE NUMBER: PP25878 DATE SUBMITTED: _____

APPLICATION INFORMATION

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

Mailing Address: 5865 Avenida Encinas, Suite 142 B

Street
Carlsbad, CA 92008

City State ZIP

Daytime Phone No: (858) 200-6541 Fax No: (_____) _____

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

Mailing Address: 8560 S. Eastern Ave

Street
Las Vegas, NV 89123

City State ZIP

Daytime Phone No: (702) 998-1000 Fax No: (_____) _____

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

Mailing Address: 5159 E. Crescent Drive

Street
Anaheim, CA 92807

City State ZIP

Daytime Phone No: (_____) _____ Fax No: (_____) _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Dail Richard (as agent for verizon)

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Dail Richard (authorized rep)

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 270-160-027

Section: 32

Township: 3S

Range: 5W

APPLICATION FOR LAND USE PROJECT

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

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

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

Project Description: (describe the proposed project in detail)

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

Related cases filed in conjunction with this application:

N/A

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

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

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

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

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

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

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

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

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

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

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

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

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

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

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

Santa Ana River Santa Margarita River Whitewater River

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

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

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

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

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)



Date 8-25-15

Applicant (2)

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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


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

Yes No

APPLICATION FOR LAND USE PROJECT

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

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

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

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

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

PLOT PLAN NO. 25878 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (0.5 Acre Minimum) – Location: Southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Proposes to permit the construction of a wireless facility disguised as a palm tree that will include twelve (12) panel antennas, twelve (12) radio repeating units, two (2) surge protector boxes, and one (1) parabolic antenna mounted on a 60 foot tall monopole with two (2) equipment cabinets, one (1) global positioning system antenna and one (1) standby generator within an enclosed 418 sq. ft. lease area. Continued from September 26, 2016 and October 24, 2016. Project Planner: Tim Wheeler at (951) 955-6060 or email twheeler@rctlma.org.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
DECEMBER 5, 2016
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

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

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

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

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25878 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

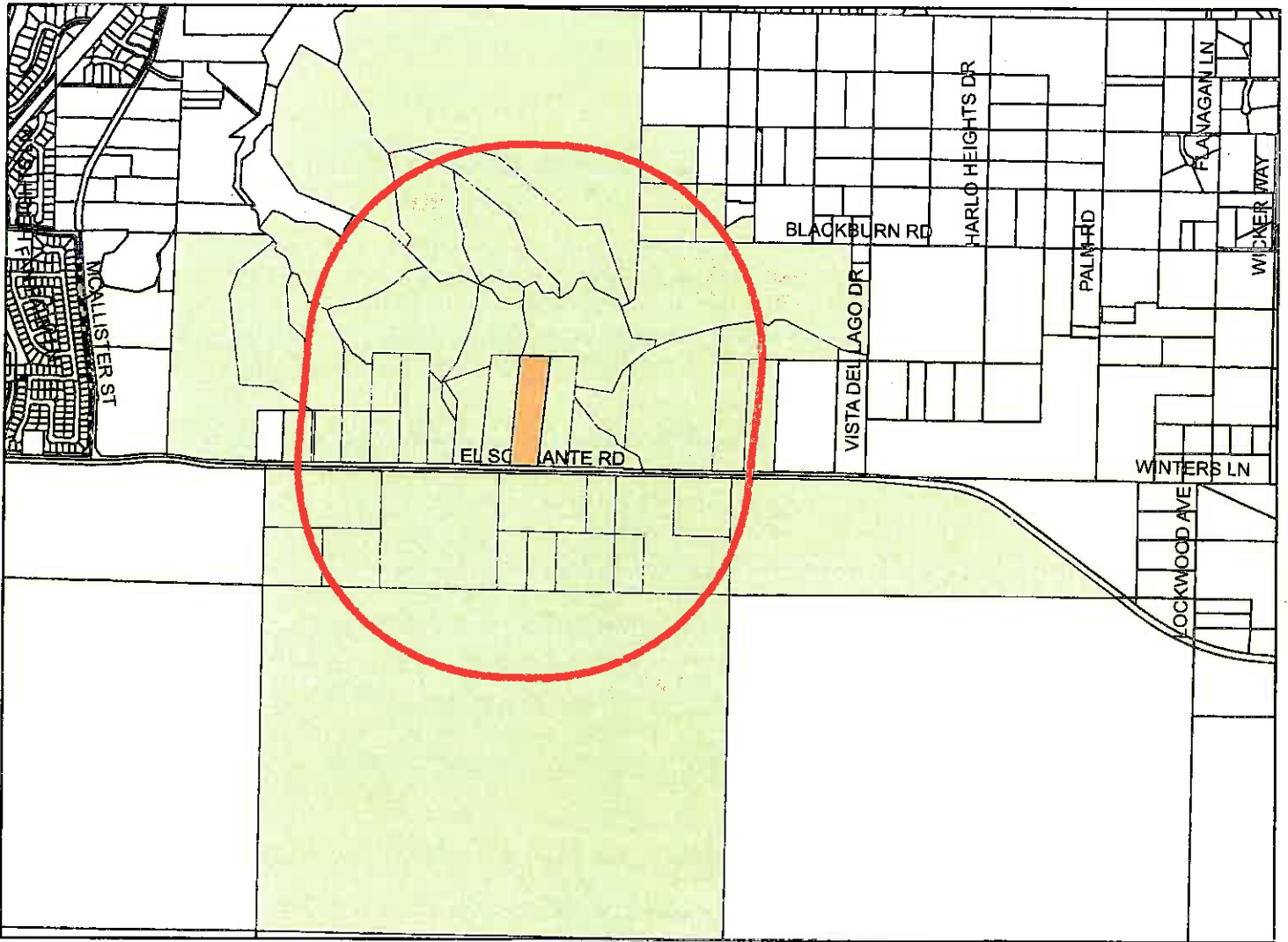
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25878 (2400 feet buffer)



Selected Parcels

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



Applicant:

Verizon Wireless
5865 Avenida Encinas 142B
Carlsbad, CA 92008

Non-County:**Applicant:**

Verizon Wireless
5865 Avenida Encinas 142B
Carlsbad, CA 92008

City of Riverside
3900 Main St.
Riverside, CA 92522

Owner:

Javier and Ofelia Reyes
5159 Crescent Dr
Anaheim, CA 92807

Owner:

Javier and Ofelia Reyes
5159 Crescent Dr
Anaheim, CA 92807

Engineer:

WT Engineering
8560 Eastern Ave
Las Vegas, NV 89123

Engineer:

WT Engineering
8560 Eastern Ave
Las Vegas, NV 89123



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

PP25878/EA42855
Project Title/Case Numbers

Tim Wheeler
County Contact Person

(951) 955-6060
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Verizon Wireless c/o Courtney Standridge
Project Applicant

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

13780 El Sobrante Rd. Riverside, CA 92503
Project Location

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

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

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

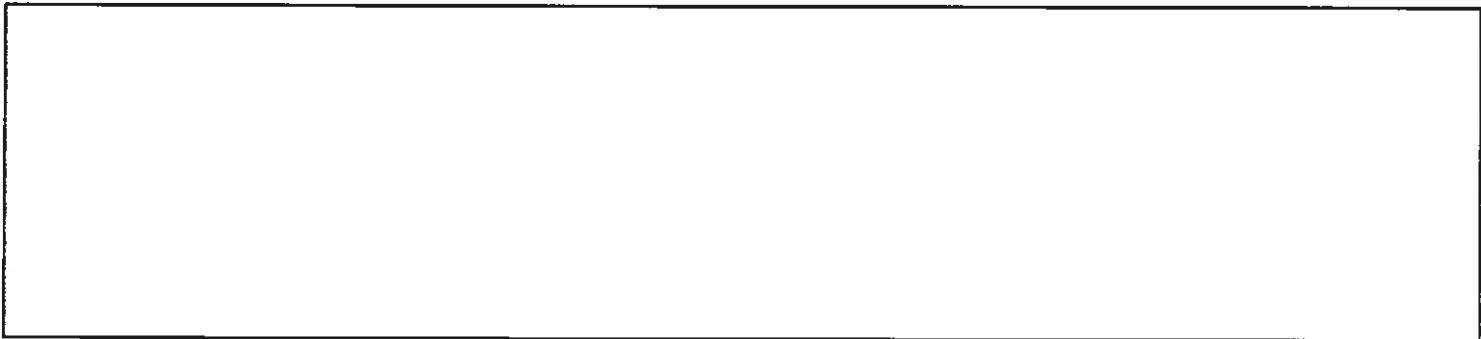
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1600790

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

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

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

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

By _____ Jan 25, 2016 16:48
MGARDNER posting date Jan 25, 2016

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1600789

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

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

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

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


By _____ Jan 25, 2016 16:48
MGARDNER posting date Jan 25, 2016

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

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

Agenda Item No.: 2 : 2
Area Plan: The Pass
Zoning District: Cabazon
Supervisory District: Fifth
Project Planner: Dave Alvarez
Director's Hearing: December 5, 2016
Continued From: November 21, 2016

PLOT PLAN NO. 14522
REVISED PERMIT NO.1
Environmental Assessment No. 42502
Appellant: World's Biggest Cabazon
Dinosaurs
Applicant: World's Biggest Cabazon
Dinosaurs
Engineer/Representative: Trip Hord


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN 14522 Revised Permit No. 1 proposes to permit an approximately 2,916 square foot gift shop, a 1,060 square foot caretaker unit, and a 34,279 square foot area of outdoor dinosaur exhibits and landscaping on an existing roadside commercial attraction facility.

The project site is located along the northwest corner of Seminole Drive and Deep Creek Road.

BACKGROUND:

Previous Entitlements:

Plot Plan 14522 (PP14522) was presented during the March 11, 1996 Director's Hearing and was continued onto the March 25, 1996 agenda. The project proposed to develop a commercial center with five (5) fast food restaurants, one sit down restaurant, a 60 room motel and a museum and gift shop. At the time of the entitlement process for PP14522, the project site contained an existing restaurant and two (2) dinosaur exhibits, one with a gift shop that was to remain onsite. During the entitlement process for Plot Plan 14522 was conditioned that the entitlement should be considered used within two (2) years of the approval date; otherwise it shall become null and void and of no effect whatsoever. The Condition of Approval identified that the term "used" was referred to as the beginning of substantial construction contemplated by the approval within the two (2) year period. Although structures such as the motel are not complete as to date, the applicant began the earthmoving activities and as a result, is entitled to the structures that were previously approved under Plot Plan 14522 (PP14522).

Project Timeline:

The application for Plot Plan 14522 Revised Permit No. 1 was submitted to the Riverside County Planning Department on March 26, 2012. Due to a lack of activity of addressing all required Land Development Committee (LDC) corrections, staff scheduled the project for the June 23, 2014 Director's Hearing and recommended for project denial. The basis for project denial was staff had not received the necessary plans, permits, or materials to support the application and complete the land development review process. More specifically, Planning staff requested a Lot Line Adjustment (LLA) to relocate a lot line from under the existing gift shop and the Building and Safety Department had required approved building permits for all buildings and structures onsite or at a minimum submit buildings plans for all buildings and structures for review and approval. Plot Plan 14522 Revised Permit No. 1 was denied at the June 23, 2014 Director's Hearing.

On July 2, 2014, the applicant, the World's Biggest Cabazon Dinosaurs, filed an appeal with the County appealing the Planning Director's denial of Plot Plan 14522 Revised Permit No. 1. Since the appeal of staff's recommendation for denial, this item has been continued onto the August 20, 2014, September 17, 2014, March 18, 2015, May 20, 2015, July 15, 2015, and August 19, 2015, Planning Commission Agendas in order for Planning and Building and Safety staff to continue working with the applicant and resolve the outstanding issues. During the August 19, 2015 Planning Commission agenda, it had been determined that with exception to minor corrections, the applicant had addressed all remaining corrections required by Riverside County staff.

At the conclusion of the August 19, 2015 Public Hearing, the Planning Commission supported staff's recommendation to uphold the Applicant's appeal of the Planning Director's Denial of Plot Plan No. 14522 Revised Permit No. 1 and direct staff to process the Plot Plan application in accordance with Ordinance No. 348 and prepare the appropriate environmental review under the California Environmental Quality Act (CEQA). In accordance with Section 18.30 of Riverside County Ordinance No. 348, County Counsel recommended that Plot Plan 14522 Revised Permit No. 1 be presented and recommended for final approval at Director's Hearing rather than Planning Commission. Section 18.30 of Riverside County Ordinance No. 348 requires that a Plot Plan application be processed and a recommendation be given at Director's Hearing. If the recommendation is appealed by the project applicant or general public, then Section 18.30 requires that the project be presented at Planning Commission and potentially the Board of Supervisors to address the appeal. If the issue resulting in project appeal has been resolved, the Plot Plan application shall return to Director's Hearing for final recommendation.

ISSUES OF POTENTIAL CONCERN:

Zoning Classification Consistency

The project scope for Plot Plan 14522 Revised Permit No. 1 is for the permitting of an existing gift shop, caretaker unit, and approximately 34,279 square foot area of outdoor dinosaur exhibits and landscaping. As outlined in the Scenic Highway Commercial (C-P-S) zoning classification, a proposed gift shop is a permitted use in the Scenic Highway Commercial (C-P-S) zoning classification through the approval of a Plot Plan application. The Scenic Highway Commercial (C-P-S) zoning classification does not specifically identify the permitting process, whether through the approval of a Plot Plan or Conditional Use Permit application, for the outdoor exhibits. In addition, the C-P-S classification allows for the establishment of a caretaker unit through the approval of a Plot Plan application provided that the unit is a mobile home and licensed pursuant to State law. The caretaker unit established would be for a caretaker or watchmen and their family provided that no rent is paid and where a permitted and existing commercial use is established. No more than one mobile home shall be allowed for a parcel of land or a shopping center complex.

Addressed in Section 9.50(e) of Riverside County Ordinance No. 348, any use that is not specifically listed through the approval of a Plot Plan (PP) application or a Conditional Use Permit (CUP) may be considered a permitted use provided that the Planning Director finds the use to be substantially the same character and intensity as uses listed in the Scenic Highway Commercial (C-P-S) zoning classification. The outdoor exhibit area and caretaker unit are applicable to the same intensity and character criteria requirement. More specifically:

- Similar uses outlined in the C-P-S zoning classification which are similar to the outdoor exhibit area consist of a dance hall and theater. The existing outdoor exhibit area is a commercial attraction in which people congregate to socialize and obtain information provided by the displayed exhibits. In comparison, both a dance hall and theater are uses where people congregate to be either entertained or educated on a given subject.
- As previously addressed, the establishment of a care taker unit is a permitted use through the approval of a Plot Plan application. The caretaker unit will be utilized by the watchmen of an existing commercial facility and will be a mobile home unit. The project scope proposes to permit an existing caretaker unit that is approximately 1,060 square feet. Although the caretaker unit is a permanent structure, the existing unit matches the character and intensity for the mobile home caretaker unit. More specifically, the caretaker unit will be utilized to service the existing commercial facility.

Outstanding Code Enforcement Cases:

Code Violation Cases: The project site has outstanding Code Enforcement Violation cases which consist of accumulated rubbish (CV05-3618), land use without Planning Department approval (CV08-4980, CV08-4982, CV08-4983, and CV08-4985), construction without required permits (CV06-4143, CV08-4984 and CV08-4986), and grading without required permits (CV08-5344).

Through the approval of the Plot Plan application, the outstanding Code Enforcement violation cases for land use without Planning Department approval and construction without permits will be resolved.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR), Rural: Rural Desert (R:RD), Areas subject to Indian Jurisdiction (IND) |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S), Controlled Development Areas-10 acre minimum(W-2-10), Rural Residential (R-R) |
| 5. Existing Land Use (Ex. #1): | Gift store and outdoor dinosaur exhibits, |
| 6. Surrounding Land Use (Ex. #1): | Gas station, vacant land |
| 8. Project Data: | Total Site Acreages: 54.7 acres
Total Project Acreage: 0.9 acres
Total Building Area: Approximately 5,000 sq.ft. |
| 9. Environmental Concerns: | See attached environmental assessment. |

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42502**, 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 14522 REVISED PERMIT NO. 1, 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, which is incorporated herein by reference.

1. The project site land use is designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the Pass Area Plan.
2. The proposed addition of a gift shop and caretaker unit onto an existing commercial facility is consistent with the Commercial Retail (CR) land use designation. More specifically, the proposed addition is for an existing tourist roadside commercial facility which is located adjacent to the Interstate 10 Highway and features a museum, outdoor dinosaur exhibits, picnic areas, and recreational facilities for children. The Commercial Retail (CR) land use designation allows for the development of local and regional service uses, as well as tourist-oriented commercial uses and in result, the project site is consistent with the Commercial Retail (CR) land use designation.
3. The project site is surrounded by properties which are designated Rural: Rural Desert (R:RD) (10 Acre Minimum) to the north and west, Indian Jurisdiction (IND) to the east, and the Interstate 10 Highway to the south.
4. The proposed project is consistent with the Cabazon Policy Area of the Pass Area Plan. The Cabazon Policy Area provides land use guidance for approximately 7,490 acres of unincorporated land on both side of Interstate 10, excluding the Morongo Indian Reservation. Goals/Policies for the Cabazon Policy Area consist of:

PAP 5.1: A General Plan Amendment is required in order to develop land within this Community Overlay at the Community intensity level. However, any general plan amendment within this area involving a change from a lower intensity foundation category to the Community Development foundation component is hereby exempted from the five-year limit on frequency of foundation category amendments.

The project site is not located within a Community Overlay and in result, is not required to amend the current land use designation of Community Development: Commercial Retail (CD:CR).

PAP 5.2: Provide bank stabilization and protection for the San Gorgonio River within the Cabazon Policy Area.

As indicated through Map My County (GIS Database), the existing project site is not located within close vicinity of the San Gorgonio River. In result, the project

will not be required to provide bank stabilization and protection for the San Gorgonio River.

PAP 5.3: Allow uses that can be periodically flooded in areas within the 100-year flood zone. Such uses might include agriculture, golf courses, recreational uses, utilities, surface mining operations, parking, landscaping, and compatible resource development.

The project site is located within a 100-year flood plain as indicated on the project specific Flood Hazard Report. The existing structures have been placed on elevated pads in order to reduce the impact of excessive flooding within the area. The project site is an existing roadside commercial facility and will have only one (1) residential unit on the site/This project may be slightly impacted by excessive flooding within the area.

PAP 5.4: Require building pads to be raised, at a minimum, to the elevation of the 100-year flood zone, for any habitable structures within the 100-year flood zone.

The project site is located within a 100-year flood zone and the existing structures have been placed on elevated pads in order to reduce potential damage from excessive flooding.

PAP 5.5: Refer to the Floodplain and Riparian Areas section of the General Plan Multipurpose Open Space Element and the Flood and Inundation Hazards section of the General Plan Safety Element for other applicable policies.

The project site is consistent with the Multipurpose Open Space Element and the Flood and Inundation Hazards section of the General Plan Safety Element.

PAP 5.6: Allow land uses that serve travelers, such as service stations, markets, and restaurants to develop immediately adjacent to the future relocated interchange of Interstate 10 and Apache Trail, subject to proper design that assures safe vehicular movement, quality appearance, and appropriate buffering of adjacent residential uses.

The existing use, existing gas station and convenience store, is located along Interstate 10 and located approximately 1.1 miles to the northwest of Apache Trail. The existing facility has been designed to assure safe vehicular movement, quality appearance through the incorporation of landscaping, and it not located within close vicinity of existing single family residence.

5. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
6. The proposed use, addition of a gift shop is a permitted use subject to the approval of a plot plan in the C-P-S zone, in accordance with Ordinance No. 348. The caretaker unit and outdoor exhibit are consistent with the same intensity and character classification criteria as outlined in the C-P-S zoning classification.

7. The proposed project, as designed and conditioned, complies with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone. More specifically, neither of the existing structures (caretaker unit or gift shop) exceeds the fifty (50) foot height limitations from the C-P-S zone. In addition, the structures do not exceed 35 feet in height and in result do not have a minimum yard requirement.
8. The project will have approximately fourteen (14) general parking spaces and one (1) handicapped space to serve the existing gift shop, outdoor exhibit area, and caretaker unit. In order to determine that the proposed fifteen (15) parking spaces would be adequate to service the three proposed uses, a parking analysis was conducted on July 4th, 2013. The analysis was utilized to determine the peak trips taken to the commercial roadside facility during a summer holiday. During the parking analysis, a total of six (6) passenger cars parked in the designated parking spaces. Staff has determined that the proposed fourteen (14) general parking spaces and one (1) handicapped space will be adequate to serve the permitted uses. In addition, there is an abundance of existing parking spaces which can adequately service the existing roadside commercial facility.
9. The project site is surrounded by properties which are designated in the Pass Area Plan as Rural: Rural Desert (R:RD) to the west and Areas subject to Indian Jurisdiction to the east.
10. The project site is surrounded by properties which have a zoning classification of Controlled Development Areas-10 Arce Minimum (W-2-10) to the west and Rural Residential (R-R) to the east.
11. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and as such, is not required to dedicate a portion of the project site for dedication purposes. However, the property is within the CVMSHCP fee area.

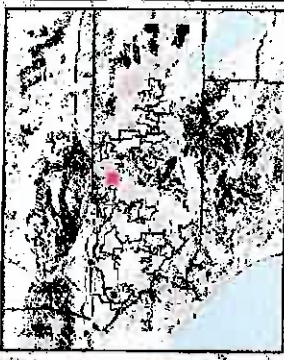
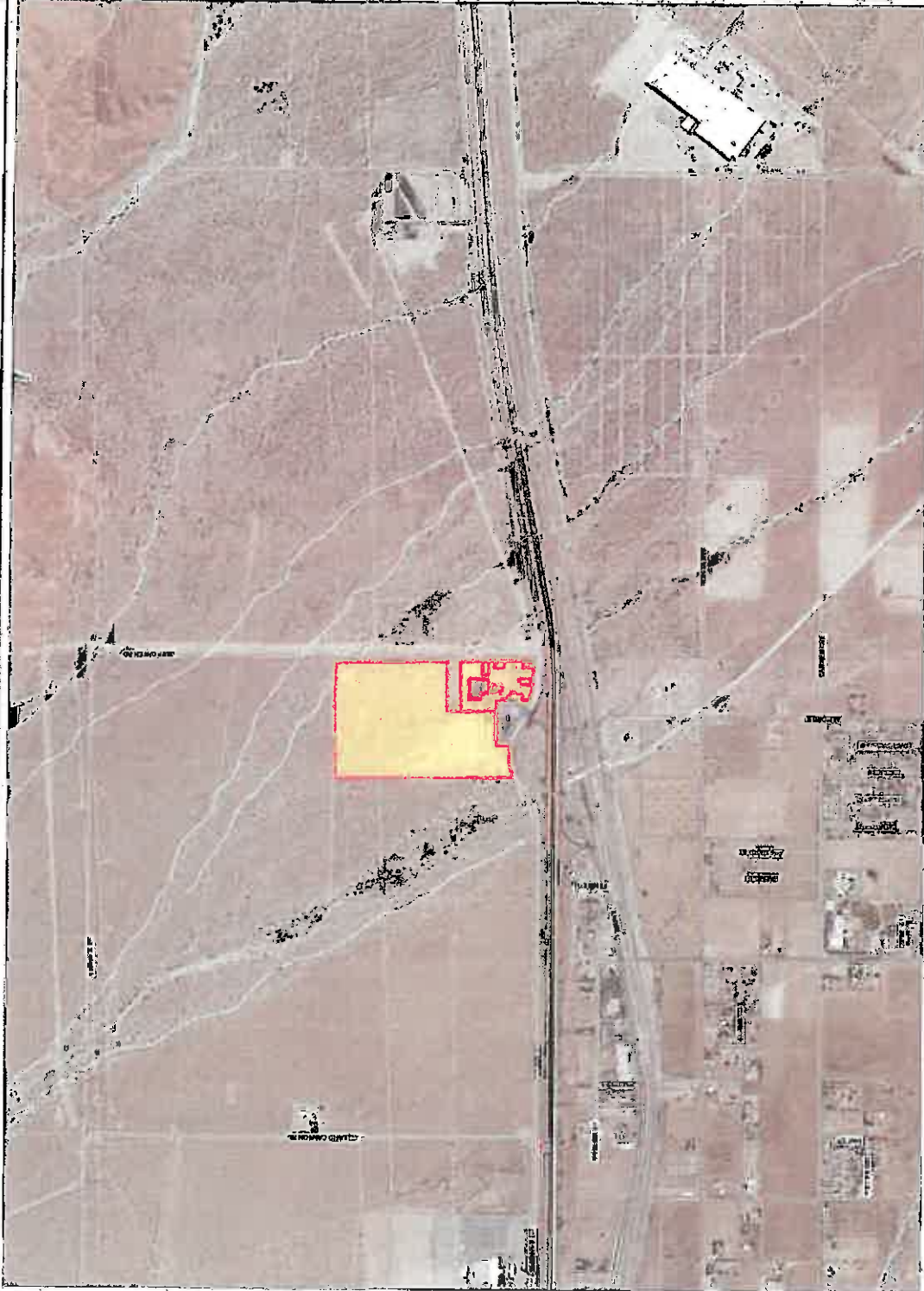
CONCLUSIONS:

1. The proposed additional uses are uses allowed within the Community Development: Commercial Retail Land Use Designation.
2. The project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

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 city of sphere of influence;
 - b. A Historic Preservation district;
 - c. Tribal land;
 - d. A Specific plan;
 - e. The Coachella Valley MSHCP Conservation area;
 - f. An Agriculture preserve;
 - g. Airport Influence area;
 - h. A Fault zone; or
 - i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Banning Unified School District;
 - b. Cabazon Policy Area;
 - c. A 100-year flood plain area;
 - d. A Low Paleontological Sensitivity area;
 - e. Mt. Palomar Observatory Area Ordinance No. 655;
 - f. A High Fire area; and
 - g. West Desert Municipal Advisory Committee.
4. The subject site is currently designated as Assessor's Parcel Numbers 519-180-021, 519-190-029, 519-190-036, 519-190-037.

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Aerial
 - Collector
 - Residential
 - 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 other third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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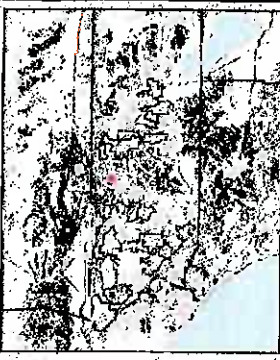
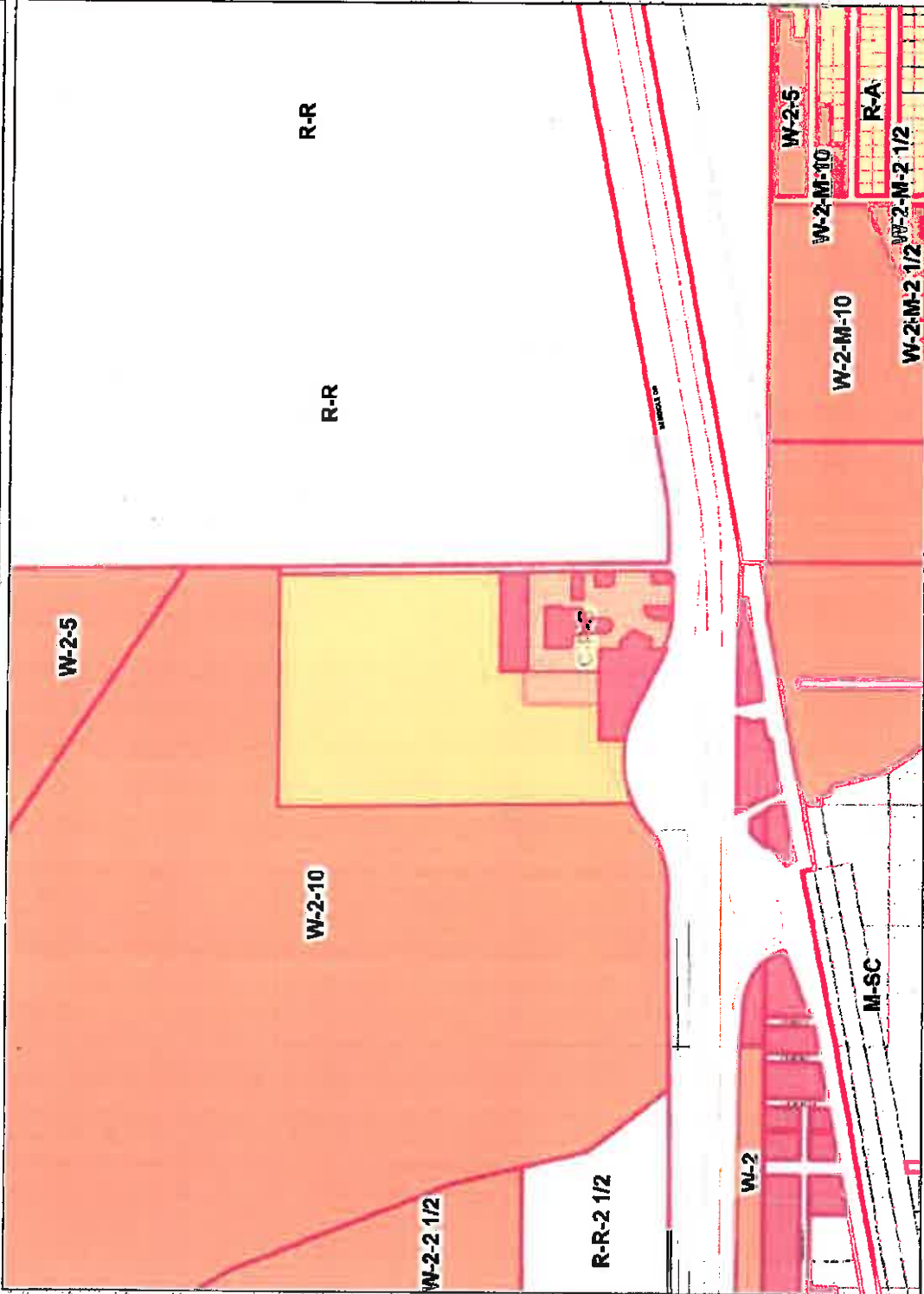
© Riverside County TLMA GIS



0 2,026 4,053 Feet



Zoning Classification



- Legend**
- Display Parcels
 - Zoning**
 - all other values-
 - A-1
 - A-1-1
 - A-1-1 1/2
 - A-1-1/2
 - A-1-10
 - A-1-15
 - A-1-2
 - A-1-2 1/2
 - A-1-2 1/4
 - A-1-20
 - A-1-30000
 - A-1-4
 - A-1-40
 - A-1-5
 - A-2
 - A-2-1
 - A-2-10
 - A-2-2
 - A-2-2 1/2
 - A-2-20
 - A-2-5
 - A-D
 - A-P
 - A-P-10

Notes

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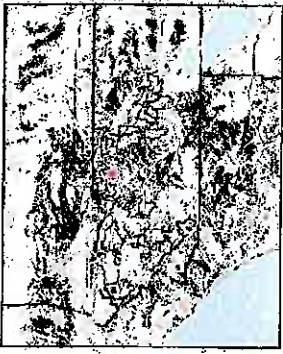
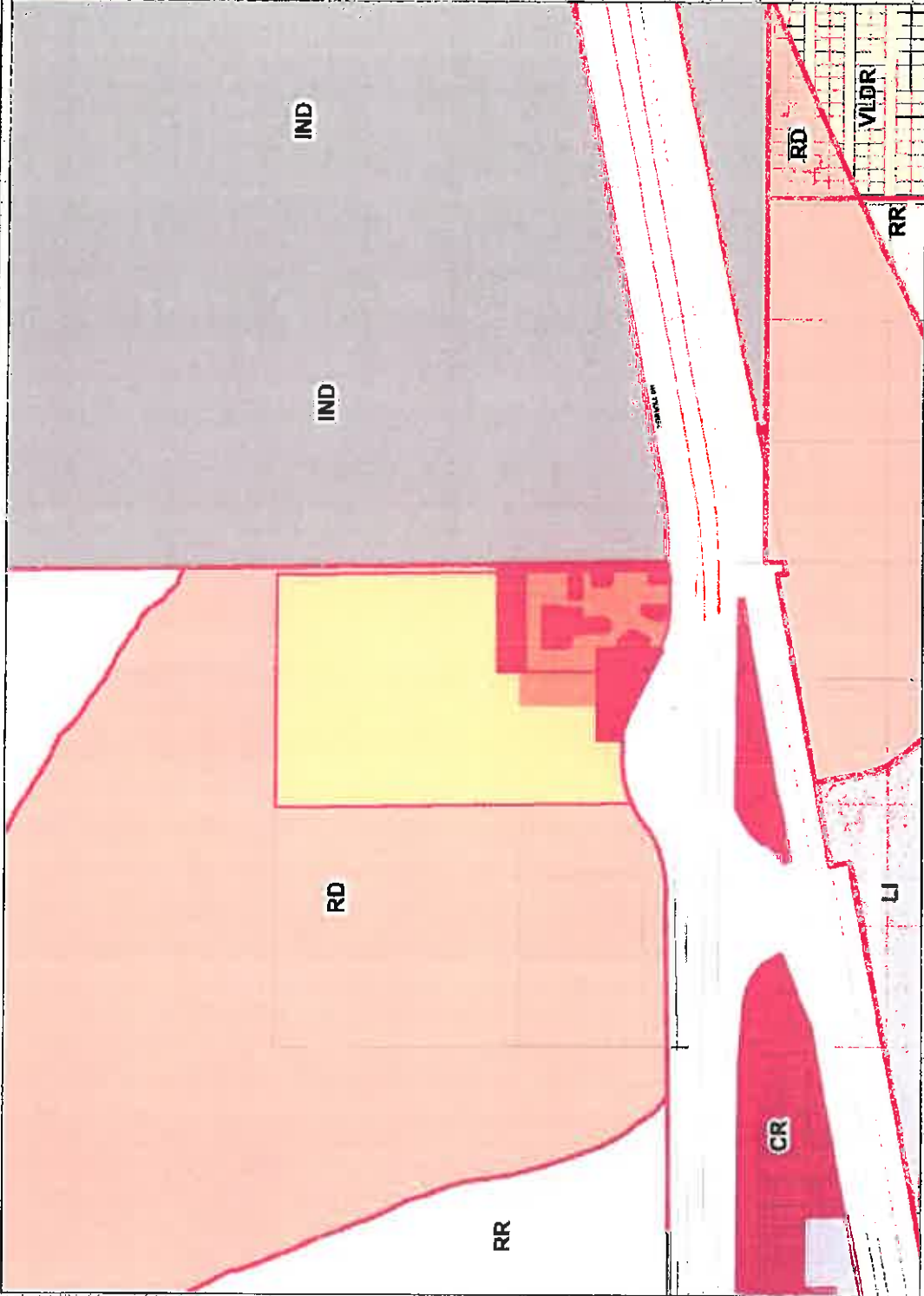
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0 1,013 2,026 Feet

General Plan Land Use



Legend

Display Parcels

Landuse

<all other values>

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

Notes

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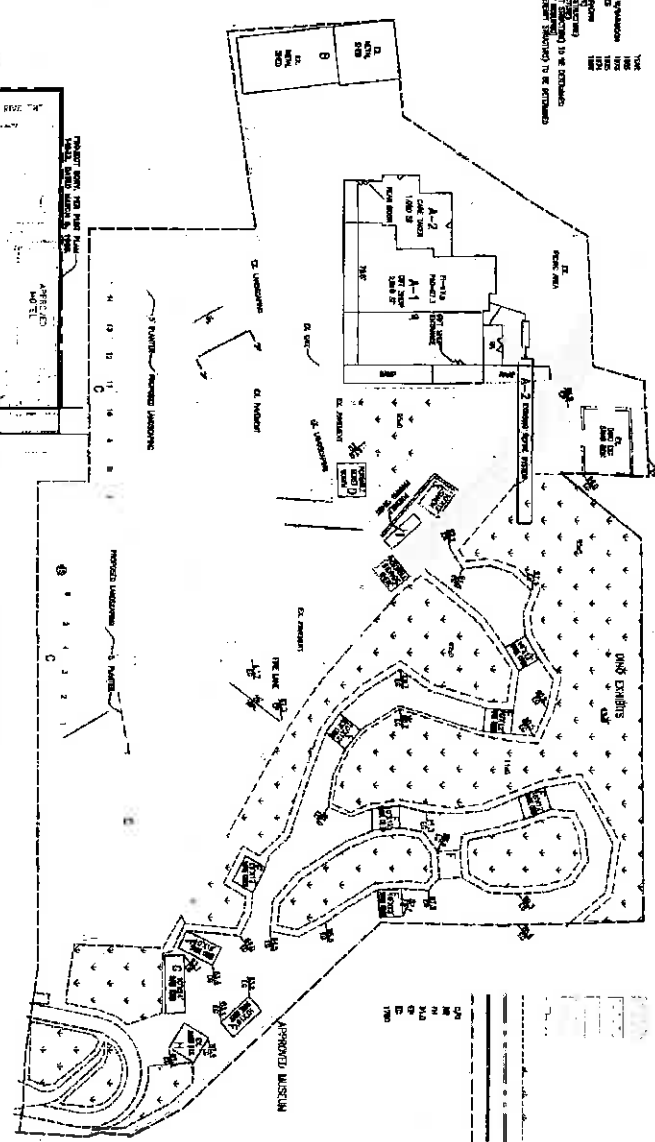
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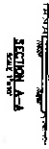
CABAZON DINOSAURS MUSEUM AND GIFT STORE - PLOT PLAN 1452281

LEGEND

NO.	SYMBOL	DESCRIPTION
1	(Symbol)	EXISTING BUILDING
2	(Symbol)	PROPOSED BUILDING
3	(Symbol)	PROPOSED DRIVEWAY
4	(Symbol)	PROPOSED WALKWAY
5	(Symbol)	PROPOSED PARKING SPACE
6	(Symbol)	PROPOSED LANDSCAPING
7	(Symbol)	PROPOSED LIGHT FIXTURE
8	(Symbol)	PROPOSED SIGNAGE
9	(Symbol)	PROPOSED FENCE
10	(Symbol)	PROPOSED UTILITY



PROPOSED PROJECT
 ART STAGE AND JUNGLE WALK-DRIVE
 ALL STRUCTURES AND POSSIBLE UNITS ARE EXISTING



PROJECT INFORMATION

APPLICANT: CABAZON DINOSAURS MUSEUM AND GIFT STORE, INC.
 PROJECT NO: 1452281
 PREPARED BY: BENCHAMARK CONSULTING GROUP, INC.
 DATE: 08/14/13

PROPOSED NEW USES

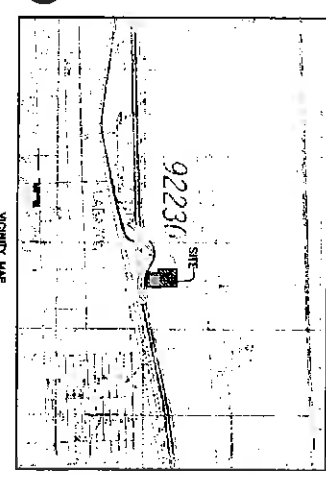
SUMMARY OF PROPOSED LAND USES IN THE SITE:
 1. PROPOSED DINOSAUR MUSEUM
 2. PROPOSED GIFT STORE
 3. PROPOSED PARKING LOT
 4. PROPOSED WALKWAY
 5. PROPOSED LANDSCAPING

EXISTING UTILITIES

1. ALL UTILITIES ARE TO BE MAINTAINED AS SHOWN.
 2. ALL UTILITIES ARE TO BE DEEPER THAN THE PROPOSED FOUNDATION FOOTINGS.
 3. ALL UTILITIES ARE TO BE DEEPER THAN THE PROPOSED DRIVEWAYS.

STREET IMPROVEMENTS

1. ALL STREET IMPROVEMENTS ARE TO BE MAINTAINED AS SHOWN.
 2. ALL STREET IMPROVEMENTS ARE TO BE DEEPER THAN THE PROPOSED FOUNDATION FOOTINGS.
 3. ALL STREET IMPROVEMENTS ARE TO BE DEEPER THAN THE PROPOSED DRIVEWAYS.

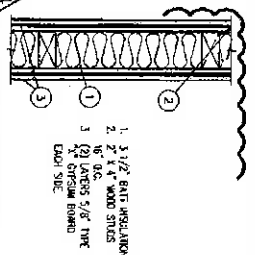


UNDERGROUND SERVICES ALERT
 SCALE: TOLL FREE
 1-800-227-2600
 FOR PRELIMINARY INFORMATION VISIT WWW.811.ORG

APPROVED NO. 1
 COUNTY OF RIVERSIDE
 PLOT PLAN NO. 1452281
 PROPOSED GIFT STORE AND DINO BUILDING

NO.	REVISION	DATE
1	ISSUE FOR PERMITTING	08/14/13

SCALE: AS SHOWN
 DATE: AUG. 2013



KEYNOTES

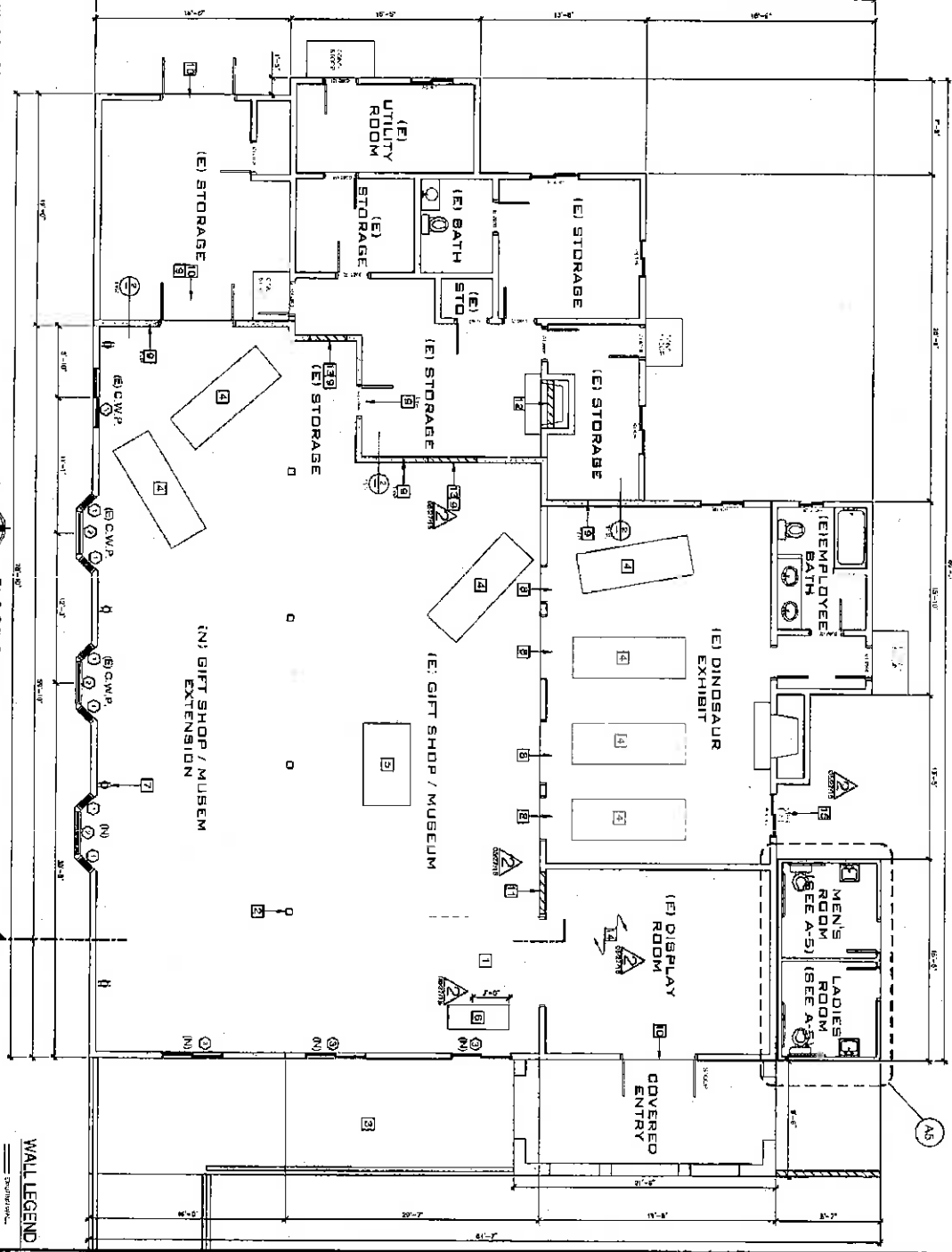
1. 1/2" BATT INSULATION
2. 2" X 4" WOOD STUDS
3. 2" X 2" LATH
4. 5/8" Gypsum BOARD
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FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE TO BE FINISHED WITH GYPSUM BOARD UNLESS OTHERWISE NOTED.
3. ALL FLOORS ARE TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE NOTED.
4. ALL CEILING ARE TO BE FINISHED WITH GYPSUM BOARD UNLESS OTHERWISE NOTED.
5. ALL DOORS ARE TO BE FINISHED WITH GYPSUM BOARD UNLESS OTHERWISE NOTED.
6. ALL WINDOWS ARE TO BE FINISHED WITH GYPSUM BOARD UNLESS OTHERWISE NOTED.
7. ALL ROOF ARE TO BE FINISHED WITH GYPSUM BOARD UNLESS OTHERWISE NOTED.
8. ALL MECHANICAL ARE TO BE FINISHED WITH GYPSUM BOARD UNLESS OTHERWISE NOTED.
9. ALL ELECTRICAL ARE TO BE FINISHED WITH GYPSUM BOARD UNLESS OTHERWISE NOTED.
10. ALL PLUMBING ARE TO BE FINISHED WITH GYPSUM BOARD UNLESS OTHERWISE NOTED.
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15. ALL NOTES ARE TO BE FINISHED WITH GYPSUM BOARD UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS ARE TO BE FINISHED WITH GYPSUM BOARD UNLESS OTHERWISE NOTED.
17. ALL FINISH ARE TO BE FINISHED WITH GYPSUM BOARD UNLESS OTHERWISE NOTED.
18. ALL MATERIALS ARE TO BE FINISHED WITH GYPSUM BOARD UNLESS OTHERWISE NOTED.
19. ALL WORK IS TO BE FINISHED WITH GYPSUM BOARD UNLESS OTHERWISE NOTED.
20. ALL NOTES ARE TO BE FINISHED WITH GYPSUM BOARD UNLESS OTHERWISE NOTED.

WINDOW SCHEDULE

NO.	SIZE	INDENT	TYPE	GLAZING	M.A.	AF	MAX. WIND SPEED	MAX. WIND PRESSURE	NOTES
1	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
2	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
3	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
4	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
5	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
6	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
7	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
8	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
9	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
10	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
11	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
12	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
13	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
14	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
15	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
16	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
17	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
18	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
19	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1
20	3'-0" X 6'-0"	0"	DOUBLE GLAZED	LOW E	15'	15'	10'	15'	SEE A-1



WALL LEGEND

SYMBOL	DESCRIPTION
(Symbol)	CONCRETE
(Symbol)	BRICK
(Symbol)	CMU
(Symbol)	INSULATION
(Symbol)	GLAZING
(Symbol)	DOOR
(Symbol)	WINDOW
(Symbol)	MECHANICAL
(Symbol)	ELECTRICAL
(Symbol)	PLUMBING
(Symbol)	FINISH

PROJECT INFO

PROJECT NO.	AS SHOWN
DATE	
OWNER	
DESIGNER	
CONTRACT NO.	
SHEET NO.	

**WORLD'S BIGGEST
DINOSAUR
AS-BUILT STRUCTURE**

M&G
DESIGN | DRAFTING

11006 Derrywood Dr.
Newport News, VA 23606
757-251-1310
www.mgdesign.com

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
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5			
6			
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8			
9			
10			

DESIGNER
M&G DESIGN | DRAFTING

DRAWN BY
M&G DESIGN | DRAFTING

CHECKED BY
M&G DESIGN | DRAFTING

DATE
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SCALE
M&G DESIGN | DRAFTING

PROJECT NO.
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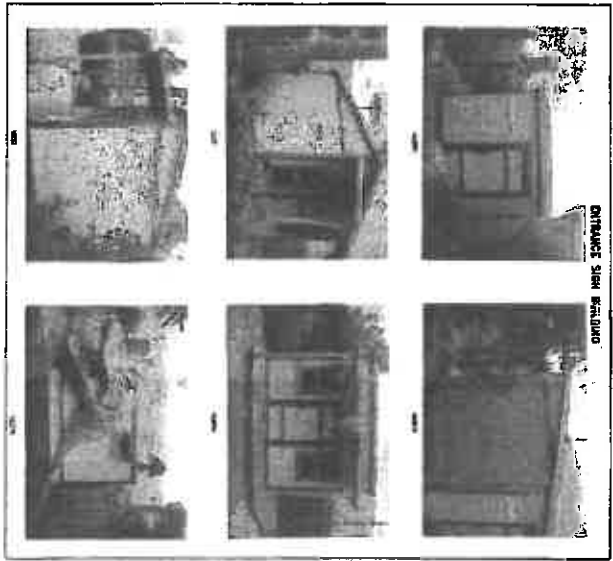
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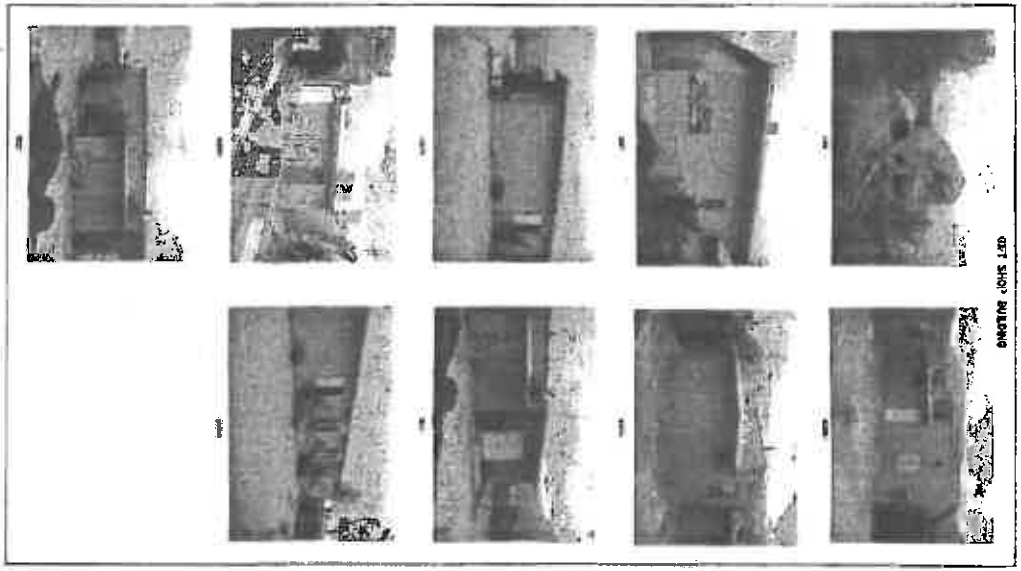
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**CABAZON DINOSAURS MUSEUM AND GIFT STORE - PLOT PLAN 14522R1
BUILDING ELEVATION EXHIBIT**



ENTRANCE SIGN BUILDING



GIFT SHOP BUILDING

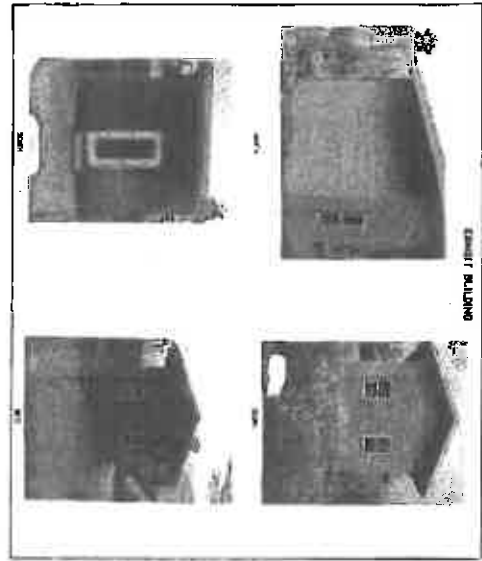
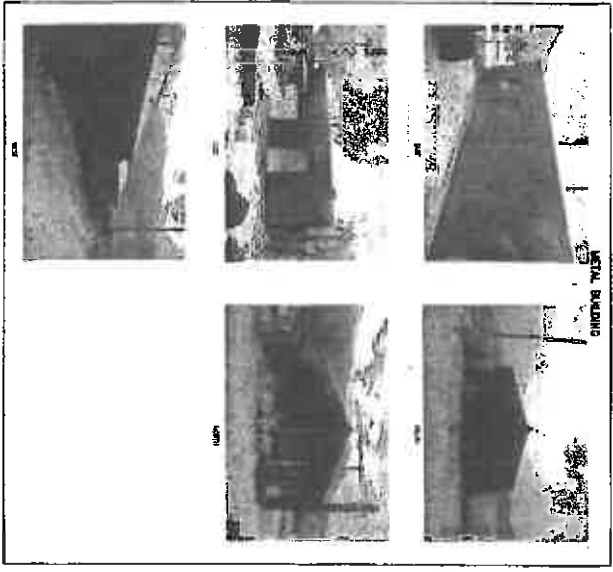
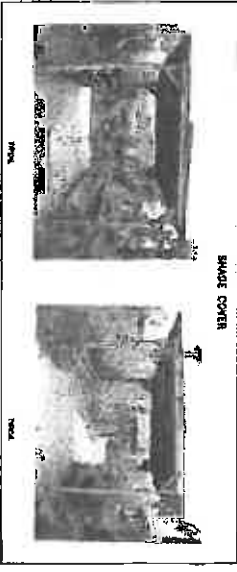


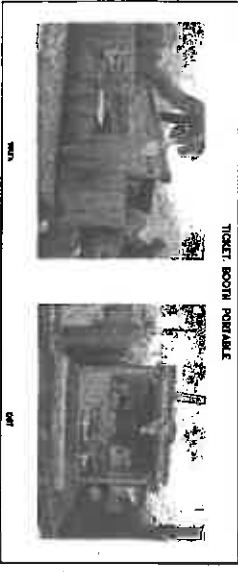
EXHIBIT BUILDING




METAL BUILDING



SHADE COVER



TICKET BOOTH PORTABLE


 Registered Structural Engineer
 License No. 1-280
 227-2600
 1000 N. 10th St., Suite 100
 Phoenix, AZ 85006

RECOMMENDED FOR SEAL
 PROJECT NO. _____
 SHEET NO. _____
 DATE _____
 DRAWN BY _____
 CHECKED BY _____
 APPROVED BY _____
 DATE _____

SEAL
 REGISTERED PROFESSIONAL ENGINEER
 License No. 1-280
 227-2600
 1000 N. 10th St., Suite 100
 Phoenix, AZ 85006

PREPARED BY
 BENCHMARK ASSOCIATES, INC.
 1111 W. Camelback Rd., Suite 100
 Phoenix, AZ 85006
 DATE: APR. 2012

COUNTY OF MARICOPA
 PLOT PLAN NO. 14522R1
 BUILDING ELEVATION EXHIBIT
 APPROVED GIFT SHOP AND SIGN WALK
 FOR CABAZON DINOSAURS MUSEUM
 W.D. 2445

SHEET NO. _____
 OF 1 SHEETS
 PLOT NO. _____

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

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

PLOT PLAN NO. 14522 REVISED PERMIT NO. 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) – REQUEST: To permit an approximately 2,916 sq. ft. gift shop, 1,060 sq. ft. caretaker unit, and a 35,279 sq. ft. outdoor dinosaur museum which includes outdoor education dinosaur exhibits, and landscaping on a roadside commercial attraction facility.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
NOVEMBER 21, 2016
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, David Alvarez, at 951-955-5719 or email daalvarez@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42502
Project Case Type (s) and Number(s): Plot Plan 14522 Revision Number 1
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Dave Alvarez
Telephone Number: 951-955-5719
Applicant's Name: World's Biggest Dinosaurs
Applicant's Address: PO Box No. 330, Cabazon, CA 92230

I. PROJECT INFORMATION

A. Project Description:

Plot Plan 14522 Revision Permit No. 1 proposes to add an approximately 2,916 square-foot gift shop, a 1,060 square-foot caretaker unit, and a 34,279 square-foot area of outdoor dinosaur exhibits and landscaping.

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

C. Total Project Area: 54.7 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 54.7	Lots:	Sq. Ft. of Bldg. Area: 3,976	Est. No. of Employees: 5
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 519-180-021, 519-190-029, 519-190-036, 519-190-037.

E. Street References: Northwest corner of Seminole Drive and Deep Creek Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
T.3.S.R.2E.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site currently contains an existing gift shop and dinosaur exhibits.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The current land use designation of the project site is Community Development: Commercial Retail (CD:CR) and Rural: Rural Desert (R:RD). The project is consistent with the Commercial Retail (CR) and Rural Desert (RD) land use designations and other applicable land use policies within the General Plan.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
 4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets 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 proposed project (existing non-residential) meets all applicable Housing Element Policies.
 7. **Air Quality:** The proposed project meets all applicable Air Quality element policies.
 8. **Healthy Communities:** The proposed project meets all applicable policies of the Healthy Communities element.
- B. General Plan Area Plan(s):** The Pass
- C. Foundation Component(s):** Community Development and Rural
- D. Land Use Designation(s):** Commercial Retail and Rural Desert
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** Cabazon Policy Area
- G. Adjacent and Surrounding:**
1. **Area Plan(s):** The Pass
 2. **Foundation Component(s):** Community Development and Rural
 3. **Land Use Designation(s):** Commercial Retail and Rural Desert
 4. **Overlay(s), if any:** N/A
 5. **Policy Area(s), if any:** Cabazon Policy Area
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** N/A
 2. **Specific Plan Planning Area, and Policies, if any:** N/A
- I. Existing Zoning:** Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 acre minimum)(W-2-10)
- J. Proposed Zoning, if any:** N/A

K. Adjacent and Surrounding Zoning: Rural Residential (RR), Scenic Highway Commercial (C-P-S) and Controlled Development Areas-10 acre minimum (W-2-10)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input 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 checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. 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.
<input type="checkbox"/> 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

Dave Alvarez, Contract Planner
Printed Name

Nov. 7, 2016
Date

For Steve Weiss, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). As indicated on Figure 9 "Scenic Highways" of the Pass Area Plan, the project site is located directly north of Interstate 10 (I-10) which is designated as a state eligible scenic highway. The project has implemented landscaping along the frontage of the existing commercial roadside business. The landscaping will act as a buffer between the highway and commercial business. In addition, although the dinosaur exhibits can be seen from the freeway, these sculptures are existing and were permitted under the previous entitlement, Plot Plan No. 14522. The proposed use under Plot Plan No. 14522 Revision Number 1 is for the existing caretaker unit, gift shop, and outdoor exhibits. These structures are not abutting the main road and as previously addressed, landscaping has been placed along the main road which will buffer the existing commercial facility from the 10 freeway. The project will have a less than significant impact.

b). The existing project will not 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. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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). The proposed project is located approximately 39.18 miles from the Mount Palomar Observatory and within Zone B of Ordinance No. 655. The project is required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining into adjacent properties and streets. Project impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b). The proposed project may result in a new source of light which would accompany any new commercial development; however, the new source of light is not anticipated to be significant. The proposed project would not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. Therefore, the impact is less than significant.

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 type="checkbox"/>	<input checked="" 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). As indicated through MapMyCounty (GIS Database), the project site is located on land that is designated as grazing land and urban-built up land. In result, the project will not involve in the conversion of prime farmland, unique farmland, or farmland of statewide importance. The project will have no impact.

b). The project site is surrounded by properties which have a zoning classification of Scenic Highway Commercial (C-P-S), Controlled Development Areas-10 Acre Minimum (W-2-10), and Rural Residential (R-R). The project is not located within close vicinity to properties which have an agriculture zoning classification and the project is not located within an agricultural preserve. The project will have no impact.

c). As previously addressed (see item b) the project site is not located within close vicinity to properties which have a zoning classification of agriculture. The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The project will have no impact.

d). The project is not located adjacent to existing farmland and will not result in the conversion of farmland, to a non-agriculture use. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and 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). The County has no designation 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)). Therefore, the project site will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b). As outlined in the Pass Area Plan Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c). The County of Riverside has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 1/4 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). Appending G of the current State CEQA Guidelines indicates that a project has a significant effect on air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. The project does not violate any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. In result,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project will be consistent with the SCAQMD plan; as a result, this project is consistent with the implementation of the adopted SCAQMD Air Quality Management Plan and SCAG's Regional Comprehensive Plan and Guide. The impact will be less than significant.

b-c). The project will not violate any air quality standards or contribute substantially to an existing or project air quality violation nor 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. The impact will be less than significant.

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 Carbon Monoxide sources, toxic air contaminants or odors are of particular concern. High levels of Carbon Monoxide 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 project site is a gas station and vacant desert. Although the project scope includes a caretaker unit (residential dwelling), the project is not expected to have a significant impact.

e). The proposed use is not a sensitive receptor and the project site is not located in the vicinity of a substantial point source of emissions. The criteria will have no impact.

f). During construction, the proposed project includes operations that will have diesel odors associated with equipment and materials. None of these odors are permanent, nor are they normally considered so offensive as to cause sensitive receptors to complain. Diesel fuel odors from construction equipment and new asphalt paving fall into this category. Both based on the short-term of the emissions and the characteristics of these emissions, no significant odor impacts are forecast to result from implementing the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

1. Wildlife & Vegetation

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local

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

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

Findings of Fact:

a). The proposed project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) however, the border of the CVMSHCP, is located directly to the north of the project site. If the footprint of the existing commercial roadside facility were to expand to the north, then further review would be required by the Environmental Programs Division of the County of Riverside. Since this project only proposes to legalize and bring an existing gift shop, caretaker unit, and outdoor exhibits up to current Building Code standards, further review will not be required. This project will not conflict with the provisions of an adopted Habitat Conservation Community Plan, or other approved local, regional, or state conservation plan. The impact will be less than significant.

b-c). The project site is an existing roadside commercial facility and the scope of work is to bring the existing caretaker unit, gift shop, and outdoor exhibits up to current Building Code standards. The project will not involve in the expansion of the commercial facility footprint which could affect the habitat of certain species. In result, the project will not have a substantial adverse effect, either directly or through habitat modifications on any endangered species or any species identified as a candidate, sensitive, or species status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. The impact will be less than significant.

d). The project site is not located within close vicinity of a major body of water and the scope of work will take place within the existing footprint of the commercial facility. The project will not affect 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. The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e). The project site does not contain any riparian habitat and in result, the project will not have a substantial 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. and Wildlife service.

f). The existing commercial site does not contain nor is located within close vicinity to any existing wetland. In result, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act . The project will have no impact.

g). The project will not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

2. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b). The project site is fully disturbed with an existing facility that includes a gift shop and dinosaur exhibits. The project does not propose the disturbance of a historic site and will not cause a substantial adverse change in the significance of a historical resource. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: Project Application Materials

Findings of Fact:

- a-c). The project will not alter or destroy, cause a substantial change in the significance of a historical resource, nor disturb human remains. Nonetheless, the project will be required to adhere to Planning COA 10.PLANNING.4 and 10.PLANNING.5. Through the incorporation of mitigation measures, the impact will be less than significant.
- d). The project will not restrict any religious or sacred uses within the project site. No impact will occur.
- e). The project will not cause substantial adverse change in the significant of a tribal cultural resource as defined in Public Resources Code 21074. No impacts will occur.

Mitigation:

CUL 3: If human remains are found on this site:

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

State Health and Safety Code Section 7050.5 if in the event 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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours).

Furthermore, if during ground disturbance activities, cultural resources are discovered that were not assessed by previous archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, Department of Building and Safety Grading Division, and Planning Department (Project Archaeologist)

4. Paleontological Resources

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Figure OS-8 *Paleontological Sensitivity*, the project site is located in an area of high paleontological sensitivity. Should fossil remains be encountered during site development, the project shall comply with measures listed in Conditions of Approval 10.PLANNING. Through the incorporation of the mitigation measures, the impact will be less than significant.

Mitigation:

CUL 1: Prior to the issuance of grading permits:

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

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

- Description of the proposed site and planned grading operations.
- Description of the level of monitoring required for all earth-moving activities in the project area.
- Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. Per the County of Riverside "Saber Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting, and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery, and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP (COA: 10.PLANNING.2).

CUL 2: Prior to grading final, the applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories (10.PLANNING.3).

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, Department of Building and Safety Grading Division, and Planning Department (Project Paleontologist)

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b). The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest fault is the San Andreas fault located approximately 0.5 miles from the site. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Nonetheless, California Building Code (CBC) requirements pertaining to the existing structures will minimize the potential for structural failure or loss of life during earthquakes. This will ensure that the project will adhere to CBC requirements upon Building Department inspection and review, and will be constructed pursuant to applicable seismic design criteria for the region. Therefore, impacts to this regards are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

6. **Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a). According to RCLIS (GIS database), there is a moderate potential for the site to be affected by seismically induced liquefaction however, the impact is considered less than significant.

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

Monitoring: No monitoring measures are required.

7. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

There are no known active or potentially active faults that traverse the project site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California, with the closest fault located 0.5 miles to the north. Due to the proximity of existing earthquake faults, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

The project site is relatively flat and not vulnerable to landslides. There are no surrounding mountains or slopes that could cause slope instability. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. 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"

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

a). The project site is located in an area of susceptibility for subsidence. Therefore, with project adherence to California Building Code (CBC) requirements, impacts with regard to ground subsidence will be reduced to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Other Geologic Hazards

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

Findings of Fact:

a). The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Slopes

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-b) The project will not change topography as the project site is relatively flat. No impact will occur.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impact will occur.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

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.

12. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a). The proposed project will not result in substantial soil erosion or the less of topsoil. The project will have no impact.

b). The project site does not soil which is designated as expansive soil, as defined in Section 1802.32 of the California Building Code (2007), and the project will not create substantial risks to life or property. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. 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-b). The project scope involves the permitting of an existing gift shop and caretaker unit on an existing roadside commercial attraction facility. Construction activities will be minimal and will consist of bringing the existing structures to compliance with California Building Code (CBC). In addition the project site is not located adjacent to an existing water body. The project activities will not change the deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake or result in any increase in water erosion either on or off site. The impact will be less than significant.

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.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a). The project site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. CBC requirements are applicable to all development in the state including the project's proposed renovation of existing structures, and therefore are not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

15. Greenhouse Gas Emissions

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source:

Findings of Fact:

a-b). The minor alterations and permitting of the gift shop, caretaker unit, and outdoor exhibits will not generate a significant amount of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. In addition, the project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions for greenhouse gases. The impact from the scope of work will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) The project scope involves the permitting of a 2,916 square foot gift shop, a 1,060 square foot caretaker unit, and 34,279 square foot area of dinosaur exhibits, and landscaping. The project is not anticipated to 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. Therefore, the impact is considered less than significant.

c). The project has been reviewed by the Riverside County Fire Department for emergency access and it has been determined that the project will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d). The project site is located approximately 1.3 miles to the north of an existing public school and in result, the project will not emit hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The impact will be less than significant.

e). The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.2 and in result, would not create a significant hazard to the public or the environment. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Airports

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

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

Findings of Fact:

a-d). As indicated on Figure S-19 "Airport Locations" of the Riverside County General Plan, the project site is not located within the influence area of an Airport Master Plan and in result, will not require review from the Airport Land Use Commission (ALUC). In addition the project site is not located within close vicinity to a public airport or private airstrip. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Hazardous Fire Area

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

Findings of Fact:

The project site is located within an area that has a high potential for wildland fires as indicated on Figure S-11 "Wildfire Susceptibility" of the Riverside County General Plan. The proposed project will not 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 because standard conditions of approval have been added to the project that will assure adequate infrastructure exists on site to address fire suppression needs. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
19. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). Through the utilization of MapMyCounty (GIS Database), it has been determined that the project site is not located within close proximity to a major waterbody. In addition the project site is not intersected by a stream or river. In result, the project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-or off-site. The project will have no impact.

b). As outlined on the Riverside County Flood Control District Flood Hazard Report, the scope of the project is not large enough to require the preparation and submittal of a Water Quality Management Plan. In result, the project will not violate any water quality standards or waste discharge requirements. The project applicant shall be required to adhere to the National Pollutant Discharge Elimination Systems (N.P.D.E.S) requirements. The impact will be less than significant.

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

d). The minor reconstruction and permitting of an existing gift shop, caretaker unit, and outdoor dinosaur exhibits for an existing commercial roadside attraction will not create or contribute water runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The impact is considered less than significant.

e). As indicated on the Flood Control District Flood Hazard Report, the project site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 060245 0845G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Although the project proposes to permit an existing single family residential unit (caretaker), the existing structure is located on an existing elevated pad which offers some protection but is not recognized to offer complete flood protection from severe flows and some damage may occur in a large storm event. The impact is considered less than significant.

f). As previously addressed in finding 25e, the project site is located within the limits of an existing flood plain. The existing structures of the project site have been placed on elevated pads and in result, the structures will not impede or redirect water flows. The impact will be considered less than significant.

g). The proposed structures onto the existing commercial facility will not substantially degrade water quality. The impact is considered less than significant.

h). The permitting of an existing caretaker unit, gift shop, and outdoor exhibits onto an existing commercial facility will not result in the addition of new or retrofitted stormwater Treatment Control Best Management Practices (BMPS). The existing facility has been designed and conditioned to not substantially degrade or impact water quality. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a). The existing facility is not intersected by a stream or river and in result, the project will not substantially alter the existing drainage pattern on the site or area, including 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 flood on- or off-site. The project will have no impact.

b). The project will not change in absorption rates or the rate and amount of surface runoff. The project will have no impact.

c). The project site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 060245 0845G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This flood plain is from flows coming out of Millard Canyon. It is estimated that the 15.2 square mile drainage area from Millard Canyon will produce a 100-year peak discharge of 11,000 cfs. While the site is located on an elevated pad, this floodproofing measure is not recognized to offer complete flood protection from these flows and some damage may occur in a large storm event. All structures are existing and no grading or additional construction is proposed. This project does not create additional impervious surfaces which would qualify as 'Significant Redevelopment' so no preliminary project-specific Water Quality Management Plan (WQMP) will be required. It should be noted that if any future development on the site results in a loss of pervious surface, a WQMP may be required. The project will have a less than significant impact.

d). As indicated on RCLIS (GIS database) the project site is not located within close vicinity to an existing water body and in result, will not change in the amount of surface water in any waterbody. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

21. Land Use

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a). The proposed project will not result in a substantial alteration of the present or planned use of the project area. The project site currently has a land use designation of Community Development: Commercial Retail (CD:CR) and Rural: Rural Desert (R:RD). The portion of the project site that is currently developed with the existing commercial facility has a designation of Commercial Retail (CR). As outlined in the Riverside County General Plan, the Commercial Retail land use designation is intended for local and regional retail and service uses. With offering a roadside attraction and services (materials from existing gift shop) the project complies with the intent of the Commercial Retail land use designation. The impact will be less than significant.

b). The proposed project will not affect land uses within a City Sphere of Influence and/or within adjacent city or county boundaries. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. 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). The existing commercial and outdoor entertainment facility has a zoning classification of Scenic Highway Commercial (C-P-S). The Scenic Highway Commercial (C-P-S) zoning classification allows for the establishment of gift shops and a caretaker unit for existing commercial developments. The project is consistent with zoning classification.

b). The project is surrounded by properties which have a zoning classification of Rural Residential (RR) to the east, Controlled Development Areas (W-2) to the west, and Manufacturing-Service Commercial (M-SC) and Controlled Development Area with Mobile homes to the south. The project will be consistent with surrounding zoning classifications. The impact will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-e). The project site is surrounded primarily by vacant desert to the north, east, and west, and Interstate 10 (I-10) to the south. Due to the project site being surrounded by vacant property, the existing facility will be compatible with existing and planned land uses, consistent with the land use designations and policies of the General Plan, and will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

23. Mineral Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

b). The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

c). The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d). The project will not expose people or property to hazards from proposed, existing, or abandoned quarries or mines.

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

Monitoring: No monitoring measures are required.

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

24. 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-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a). The project site is not located within close vicinity of an existing public airport or private airstrip which could expose people residing or working in the area to excessive noise levels. The closest public airport is Banning Municipal Airport which is located approximately 6.6 miles to the west of the project site. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Railroad Noise

NA A B C D

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

Findings of Fact:

As indicated on Riverside County General Plan Figure C-1 "Circulation Plan", the project site is not located within close vicinity to an existing railway and in result, persons working within the facility will not be affected by noise generated by a neighboring railroad.

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

Monitoring: No monitoring measures are required.

26. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a). According to RCLIS (GIS Database), the project is located directly to the north of interstate 10 (I-10). Due to the close proximity of the I-10 highway, the project site may be affected by noise from the neighboring freeway. However, the existing structures are setback far enough from the highway that the impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

a). An excess of noise may be generated during the process of bringing the existing unpermitted structures up to current California Building Code. The noise will only be temporary and as previously addressed, the project site is not located within close vicinity to single family residential dwellings. Located to the north, east, and west is vacant desert and to the south is the Interstate 10 freeway. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local

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

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

Findings of Fact:

- a). The proposed use will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The impact will be less than significant.
- b). During the construction phase of the project, ambient noise levels in the project vicinity may increase above levels existing without the project. However, all noise generated during project construction and operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.
- c). The project will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- d). Persons might be exposed to ground-borne vibration or ground-borne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

29. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

a-c). The project site contains an existing commercial roadside attraction facility. The proposed permitting of the existing structures will not displace a substantial number of existing housing, create a demand for additional housing, nor displace a substantial number of people which would result in the construction of replacement housing elsewhere. The project will have no impact.

d-f). The project site is not located within a County Redevelopment Project Area and will not cumulatively exceed official regional or local population projections or induce substantial population growth in the area. As previously addressed, the project scope involves the permitting of an existing gift shop, care taker unit, dinosaur exhibits, and landscaping. The project will not involve the displacement or construction of housing or residents within the surrounding community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

30. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will not 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. Within project vicinity, the closest Riverside County Fire station is 1.3 miles to the southwest of the project site and is located at 50382 Irene Avenue, Cabazon, 92230. The project shall be required to comply with County Ordinance No. 659 to mitigate the potential effects on Fire Services (90.PLANNING.32). The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Sheriff Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

The proposed project will not impact or require the development of new governmental facilities. Within the vicinity of the existing project site, the closest Riverside County Sherriff's station is located approximately 0.8 miles to the southwest of the project site and is located at 50290 Main Street, Cabazon. The project shall be required to comply with County Ordinance No. 659 to mitigate the potential effects on Sheriff Services (90.PLANNING.32). This is not considered mitigation under CEQA. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Schools

Source: Banning Unified School District correspondence, GIS database

Findings of Fact:

The proposed project will not impact or require a significant incremental demand for educational facilities. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to educational facilities (COA 90.PLANNING.32). This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.32) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Health Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

a). The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

35. 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?

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?

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)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

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

c). The project is located within the Coachella Valley Parks and Recreation District and is located within County Service Area (CSA) No. 85. Although the project is located within the Coachella Valley Parks and Recreation District, it will not be required to pay Quimby Fees being that the proposed use is designated as a commercial rather than residential use. Outlined in Section 10.35 of Riverside County Ordinance No. 460, proposed commercial uses are exempt from paying Quimby Fees. The project will have no impact.

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

Monitoring: No monitoring measures are required.

36. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The project does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

37. Circulation

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

- a). The proposed project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.
- b). The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.
- c). The proposed project is located 6.7 miles to the northeast of an existing public airport and is not located within close vicinity of an existing private airstrip. In result, the project will not 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. The project will have no impact.
- d). The proposed project will generate minimal traffic and is not located within close vicinity of an existing waterbody, rail line, or airport. The project will have no impact.
- e). The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project will have no impact.
- f). The project will not cause an effect upon, or a need for new or altered maintenance of roads?
- g). The project could cause an effect upon circulation during the project's construction phase; however, this impact will be temporary in nature. The impact is considered less than significant.
- h). The overall layout of the proposed project will allow for adequate access for the project site and neighboring uses. The project will have no impact.
- i). The 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 or such facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The project does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant impact.

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

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

39. Water

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

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 project site is currently receiving potable water service from the Cabazon Water District (CWD). The project will not result in the construction of new water treatment facilities and has sufficient water supplies to serve the project site. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. 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?

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?

Source: Department of Environmental Health Review

Findings of Fact:

a). The existing commercial facility is serviced by an existing septic system and the Department of Environmental Health and not required for the expansion or construction of new wastewater treatment facilities, including septic systems, or expansions of existing facilities. The impact will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact
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b). The project site is currently being serviced by an existing septic tank system rather than sewer system. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

41. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b). The project does comply with federal, state, and local statutes and regulations related to solid waste including the CIWMP (County Integrated Waste Management Plan). The project will have less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. 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"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Storm water drainage?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Street lighting?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Maintenance of public facilities, including roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Other governmental services?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-g). The expansion onto the existing facility will not significantly impact existing utilities. The project will not result in the construction of new facilities or the expansion of existing facilities. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. Energy Conservation

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

Source:

Findings of Fact:

a). The project will not conflict with any adopted energy conservation plans. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

45. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

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:

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 #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted under PP14522R1 is for an approximately 2,916 square foot gift shop, a 1,060 square foot caretaker unit, and a 34,279 square foot area of outdoor dinosaur exhibits and landscaping on an existing roadside commercial attraction facility.

Structures which were permitted under the original entitlement (PP14522) and are still valid include:

- LOT A: 3,500 square foot restaurant with drivethru
- LOT B: 2,500 square foot restaurant with drivethru
- LOT C: 5,200 square foot restaurant
- LOT D: 2,400 square foot restaurant with drivethru
- LOT E: 3,600 square foot restaurant with drivethru
- LOT F: 25,000 square foot museum and gift shop
- LOT G: 2,400 square foot restaurant with drivethru
- LOT H: 12,000 square foot 60 room motel

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.

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

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

RECOMMND

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

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 14522 Revision Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 14522R1 , Exhibit A, dated 10/26/15.

APPROVED EXHIBIT B = Plot Plan No. 14522R1, Exhibit B, dated 10/26/15.

APPROVED EXHIBIT C = Plot Plan No. 14522R1, Exhibit C, dated 10/26/15.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO

RECOMMND

Plot Plan No. 14522 Revised Permit No.1 proposes to permit a 34,279 square-foot outdoor dinosaur museum which includes outdoor education dinosaur exhibits, a 2,916 square-foot gift shop and a 1,060 square-foot caretaker unit. No grading is proposed as part of this proposal. The Grading Division does not object to this proposal with the included conditions of approval.

PLOT PLAN: TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

PLOT PLAN: TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

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

shall be in place at the end of each working day.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 CWD POTABLE WATER SERVICE RECOMMND

Plot Plan#14522 R1 is currently receiving potable water service from Cabazon Water District (CWD). It is the responsibility of the property owner to ensure that all requirements to continue receiving potable water service are met with CWD as well as all other applicable agencies.

10.E HEALTH. 2 PP#14522 R1 - COMMENTS RECOMMND

Plot Plan#14522 R1 is proposing to permit an existing 34,279 square foot outdoor dinosaur museum which includes a gift shop, 1,060 square foot caretaker unit and restroom facilities. No modifications are proposed for this or any other existing building. All buildings were either constructed with permits from the Building and Safety (B&S) Department or constructed prior to the existence of B&S.

10.E HEALTH. 3 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

(Reference: September 27, 2012 letter c/o Steve Hinde, CIH)

A noise study is not required based on the submitted

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

10.E HEALTH. 3 INDUSTRIAL HYGIENE - COMMENTS (cont.) RECOMMND

diagram, the surrounding zoning around the existing outdoor Dinosaur museum. However, the facility would need to still follow:

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

For any questions, please contact Industrial Hygiene at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-RAPID HAZMAT BOX INEFFECT

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 2 USE-#25-GATE ENTRANCES INEFFECT

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 14522, Revised Permit No. 1, is a proposal to permit an existing commercial facility/roadside attraction consisting of 2 large dinosaur sculptures and several additional buildings, on an approximately 11.9-acre site. The site is located in the Cabazon area on the north side of Interstate 10 east of Main Street. No additional construction or improvements are proposed with this

11/07/16
13:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN: TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

submittal.

The site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 060245 0845G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This flood plain is from flows coming out of Millard Canyon. It is estimated that the 15.2 square mile drainage area from Millard Canyon will produce a 100-year peak discharge of 11,000 cfs. While the site is located on an elevated pad, this floodproofing measure is not recognized to offer complete flood protection from these flows and some damage may occur in a large storm event. All structures are existing and no grading or additional construction is proposed. This project does not create additional impervious surfaces which would qualify as 'Significant Redevelopment' so no preliminary project-specific Water Quality Management Plan (WQMP) will be required. It should be noted that if any future development on the site results in a loss of pervious surface, a WQMP may be required.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 2 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact

11/07/16
13:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN: TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

10. PLANNING. 2

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

1. Description of the proposed site and planned grading operations.

2. Description of the level of monitoring required for all earth-moving activities in the project area.

3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

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

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

10.PLANNING. 3 USE - PALEO MONITORING REPORT RECOMMND

"PRIOR TO GRADING FINAL:

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

PLOT PLAN: TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - PALEO MONITORING REPORT (cont.) RECOMMND

Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

10.PLANNING. 4 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

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

10.PLANNING. 5 USE-INADVERTENT ARCHAEO FINDS RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

PLOT PLAN: TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

10. PLANNING. 5

USE-INADVERTENT ARCHAEO FINDS (cont.)

RECOMMND

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

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

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

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

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

10. PLANNING. 6

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

PLOT PLAN: TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND
amended by these conditions of approval.

10.PLANNING. 7 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. 8 USE - LIGHTING HOODED/DIRECTED RECOMMND
Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 11 USE- HOURS OF OPERATION RECOMMND
Use of the facilities approved under this Plot Plan permit shall be limited to the hours of 10:00 a.m. to 6:00 p.m., Monday through Friday and 9:00 a.m. to 7:00 p.m. Saturday and Sunday in order to reduce conflict with adjacent zones and/or land uses.

10.PLANNING. 12 USE- BASIS FOR PARKING RECOMMND
Parking for this project was determined through the submittal of a parking plan as permitted in Section 18.12 of Riverside County No. 348.

10.PLANNING. 14 USE - NO OUTDOOR ADVERTISING RECOMMND
No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 19 USE - NO OFF-ROAD USES ALLOWED RECOMMND
Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

10.PLANNING. 19 USE - NO OFF-ROAD USES ALLOWED (cont.) RECOMMND
riding, scrambling, racing and riding exhibitions.

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 22 USE - AGRICULTURE CODES RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 26 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.

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

10.PLANNING. 27 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. 33 USE - C/W DESIGN GUIDELINES RECOMMND

The project shall conform to the Countywide Design Standards and Guidelines, adopted January 13, 2004.

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.

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

20. PRIOR TO A CERTAIN DATE

BS PLNCK DEPARTMENT

20.BS PLNCK. 1 USE-BUILD & SAFETY PLANCK

RECOMMND

Due to ongoing public safety concerns and building code violations the applicant shall obtain all required permits for all the current building plans in Building Department plancheck within 30 days of the date of approval for the revised curent Planning case (PP14522R1) approval.

All work performed in connection with said building permits shall recieve the final approved inspections within 180 days of permit issuance.

PLANNING DEPARTMENT

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE

RECOMMND

This permit shall be considered used as of the day of the effective date. WITHIN THIRTY (30) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the thirtieth day which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN 180 DAYS OF THE DATE OF APPROVAL OF THIS PERMIT. A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE- MITIGATION MONITORING

RECOMMND

WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No. 42502.

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK

RECOMMND

WITHIN THIRTY (30) DAYS FROM THE DATE OF APPROVAL OF THE PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

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.

PLANNING DEPARTMENT

60.PLANNING. 5 USE- MITIGATION MONITORING

RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42502 which must be

PLOT PLAN: TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE- MITIGATION MONITORING (cont.) RECOMMND

satisfied prior to the issuance of a grading permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading or building permits for Plot Plan No. 14522R1, whichever comes first, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

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

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

60.PLANNING. 12 USE - SECTION 404 PERMIT RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE*--#51-WATER CERTIFICATION

INEFFECT

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering A MINIMUM OF 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 4 USE - BLOWSAND & DUST CONTROL

RECOMMND

The permit holder shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans.

These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site;

and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - BLOWSAND & DUST CONTROL (cont.) RECOMMND

directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

80.PLANNING. 5 USE - LIGHTING PLANS RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

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 B.

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

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 10 USE- MAXIMUM DWELLING UNITS RECOMMND

A maximum of one (1) dwelling unit is allowed under this permit.

80.PLANNING. 12 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

11/07/16
13:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

PLOT PLAN: TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 USE - REC & PARK DIST MITIG.

RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 385 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING. 15 USE- MITIGATION MONITORING

RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42502 which must be satisfied prior to the issuance of a building permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING. 17 USE- HEIGHT LIMITATIONS

RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 24 USE- SCHOOL MITIGATION

RECOMMND

Impacts to the Cabazon Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 25 USE- FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 14522R1, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay

11/07/16
13:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 20

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 USE- FEE STATUS (cont.)

RECOMMND

the outstanding balance.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - BUSINESS REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project 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.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

INEFFECT

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

INEFFECT

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#83-AUTO/MAN FIRE ALARM INEFFECT

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 4 USE-#27-EXTINGUISHERS INEFFECT

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

90.FIRE. 5 FINAL INSPECTION INEFFECT

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 1 USE- MITIGATION MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42502. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 2 USE- HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE- HEIGHT LIMITATIONS (cont.) RECOMMND

further verify compliance with this condition of approval.

90.PLANNING. 3 USE - MINIMUM FLOOR AREA RECOMMND

11 dwelling units shall have a minimum floor living area of not less than 50 square feet. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition.

90.PLANNING. 4 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 6 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of fourteen (14) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with [asphaltic concrete or concrete] [decomposed granite] to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE- ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

11/07/16
13:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 23

PLOT PLAN: TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE- ACCESSIBLE PARKING (cont.) RECOMMND

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

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 21 USE - EXISTING STRUCTURES RECOMMND

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

90.PLANNING. 24 USE- WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 26 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other

11/07/16
13:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - CONDITION COMPLIANCE (cont.) RECOMMND

preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 27 USE - PARKING DUST TREATMENT RECOMMND

The parking and driveway areas shall be improved with a base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

90.PLANNING. 31 USE- FEE STATUS RECOMMND

Prior to final building inspection for Plot Plan No. 14522R1, the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

90.PLANNING. 32 USE - ORD NO. 659 (DIF) RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 14522R1, includes a 2,916 square foot gift shop, a 1,060 square caretaker unit, and a 34,279 square foot area of outdoor dinosaur exhibits and landscaping, has been calculated to be 0.12 net acres. The structures previously entitled under PP14522R1 shall be required to adhere to the DIF

11/07/16
13:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 25

PLOT PLAN: TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

requirement as outlined in the COA for PP14522R1 and in result, the structures entitled under PP14522R1 shall not be included as part of the DIF requirement of PP14522R1.

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

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.



Established in 1918 as a public agency
Coachella Valley Water District

Directors:
Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesey - Div. 5
Franz W. De Klotz - Div. 1

Officers:
Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

Redwine and Shemil, Attorneys

October 2, 2012

File: 1150.011
0163.1

Paul Rull
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Rull:

Subject: Plot Plan 14522 Revised Permit No. 1

This is in response to your request for comments dated September 27, for the above referenced project. This project is located near Cabazon and outside of the Coachella Valley Water District's jurisdiction. We have no comments.

If you have any questions, please contact Joe Cook, domestic water engineer, extension 2292.

Yours very truly,

Mark L. Johnson
Director of Engineering

JC:ch\sw\12\Oct\plot plan 14522



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Plot Plan 14522 R-1 DATE SUBMITTED: March 26, 2012

APPLICATION INFORMATION

Applicant's Name: World's Biggest (Cabazon) Dinosaurs E-Mail: info@cabazondinosaurs.com

Mailing Address: P.O. Box 330
Cabazon CA 92230
City State ZIP

Daytime Phone No: (951) 922-0076 Fax No: ()

Engineer/Representative's Name: Trip Hord E-Mail:

Mailing Address: 5028 La Mar Drive ambrosehord@gmail.com
Riverside CA 92507
City State ZIP

Daytime Phone No: (951) 684-9615 Fax No: ()

Property Owner's Name: MKA Cabazon Partnership E-Mail:

Mailing Address: 2651 Irvine Avenue, Suite 141
Costa Mesa CA 92627
City State ZIP

Daytime Phone No: (949) 631-4337 Fax No: ()

If the property is owned by more than one person, attach a separate page that reference 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.

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax: (760) 863-7555

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

Way Id's Biggs + Dinosaur
PRINTED NAME OF APPLICANT

[Signature]
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.

AKA Palazzo Family
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Palazzo Family Partnership #1
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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): 519-180-021, 519-190-029, 519-190-036, 519-190-037

Section: 9 Township: 3 S Range: 2 E

Approximate Gross Acreage: Gift Store & Dinosaur Museum encompass under 1 acre

General location (nearby or cross streets): North of 10 Freeway at Main Street, South of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

_____ East of _____ West of Deep Creek Road

Thomas Brothers map, edition year, page number, and coordinates: 1996, 723, E3

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Plot Plan for Gift Store & (exterior) Dinosaur Museum (Uses as approved in conjunction with PP 14522 - Project Site/CPS Zoning)

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s). World's Biggest Dinosaurs (Cabazon Dinosaur) (Parcel Map, Zone Change, etc.)

E.A. No. (if known) PP 14522 - SC 5-18-1998 E.I.R. No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide a copy: PP 14522 - SC 5-18-1998

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

Is sewer service available at the site? Yes No

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

Will the proposal 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: as-is

Estimated amount of fill = cubic yards None

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Import None Export None Neither None

What is the anticipated source/destination of the import/export?
None

What is the anticipated route of travel for transport of the soil material?
None

How many anticipated truckloads? None truck loads.

What is the square footage of usable pad area? (area excluding all slopes) None sq. ft.

Is the development proposal located within 8 1/2 miles of March Air Reserve Base? Yes No

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

Does the development project area exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www.san-jacinto.com/arcgis/arcswelcome.html>) for watershed location)?

- Santa Ana River
- Santa Margarita River
- San Jacinto River
- Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

California Public Safety Code 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 is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) [Signature] Date 3/22/12
Owner/Representative (2) [Signature] Date 3/22/12

PLOT PLAN APPLICATION 14522 R-1

PROPERTY OWNER:

CABAZON FAMILY PARTNERSHIP #1, LP
2651 IRVINE AVENUE, SUITE 141
COSTA MESA, CA 92627
(949) 631-4337

ASMT: 519180018, APN: 519180018
USA BIA
C/O PACIFIC REG OFFICE
2800 COTTAGE WAY
SACRAMENTO CA 95825

ASMT: 519190026, APN: 519190026
T COMMUNICATIONS CALIF INC, ETAL
340 MT KEMBLE AVE
MORRISTOWN NJ 7960

ASMT: 519190001, APN: 519190001
MAY NINO, ETAL
10501 BEAUMONT AVE
CHERRY VALLEY CA 92223

ASMT: 519190030, APN: 519190030
DINOSAUR PARK
27 LA PLAZA
PALM SPRINGS CA 92262

ASMT: 519190002, APN: 519190002
BETTY HENDRIX, ETAL
C/O CABAZON LAND INV NO 63
P O BOX 6062
ATASCADERO CA 93423

ASMT: 519190031, APN: 519190031
SUN INV, ETAL
7101 PLAYA VISTA NO 316
PLAYA VISTA CA 90066

ASMT: 519190003, APN: 519190003
BETTY HENDRIX, ETAL
P O BOX 1020
SANTA MARGARITA CA 93453

ASMT: 519190032, APN: 519190032
KENNY WU
2290 HUNTINGTON DR NO 100
SAN MARINO CA 91108

ASMT: 519190013, APN: 519190013
WANDA BURK, ETAL
P O BOX 519
TEMPLE CITY CA 91780

ASMT: 519190034, APN: 519190034
MKA CABAZON PARTNERSHIP
2651 IRVINE AVE 141
COSTA MESA CA 92627

ASMT: 519190018, APN: 519190018
SAN DIEGO OIL CO
P O BOX 939051
SAN DIEGO CA 92193

ASMT: 519190035, APN: 519190035
B DEV CO, ETAL
C/O MICHAEL MAGNUSSON
13215 E PENN ST NO 205
WHITTIER CA 90602

ASMT: 519190025, APN: 519190025
TELEGRAPH CO, ETAL
140 NEW MONTGOMERY ST
SAN FRANCISCO CA 94105

ASMT: 519190036, APN: 519190036
CABAZON FAMILY PARTNERSHIP NO 1
C/O GARY KANTER
2651 IRVINE AVE STE 141
COSTA MESA CA 92627

ASMT: 519190042, APN: 519190042
DESERT VIEW FINANCIAL
160 GREENTREE DR STE 101
DOVER DE 19904

ASMT: 526070001, APN: 526070001
MORONGO BAND OF MISSION INDIANS
12700 PUMARRA RD
BANNING CA 92220

ASMT: 519190046, APN: 519190046
CABA 7 IRREVOCABLE TRUST
721 S HARBOR BLV
FULLERTON CA 92832

ASMT: 526070002, APN: 526070002
DAVID MILLER, ETAL
C/O DAVID MILLER
14089 ALMOND ST
CABAZON, CA. 92230

ASMT: 523140011, APN: 523140011
USA INDIAN RES 523
UNKNOWN

ASMT: 526070003, APN: 526070003
MONICA VARELA
637 MICHIGAN AVE
BEAUMONT CA 92223

ASMT: 525020002, APN: 525020002
RITA ESPOSITO, ETAL
3960 S HIGUERA ST NO 158
SAN LUIS OBISPO. CA 93401

ASMT: 526070004, APN: 526070004
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 525020004, APN: 525020004
NEIL DILELLO
5342 RUNNING FAWN CT
RANCHO CUCAMONGA CA 91737

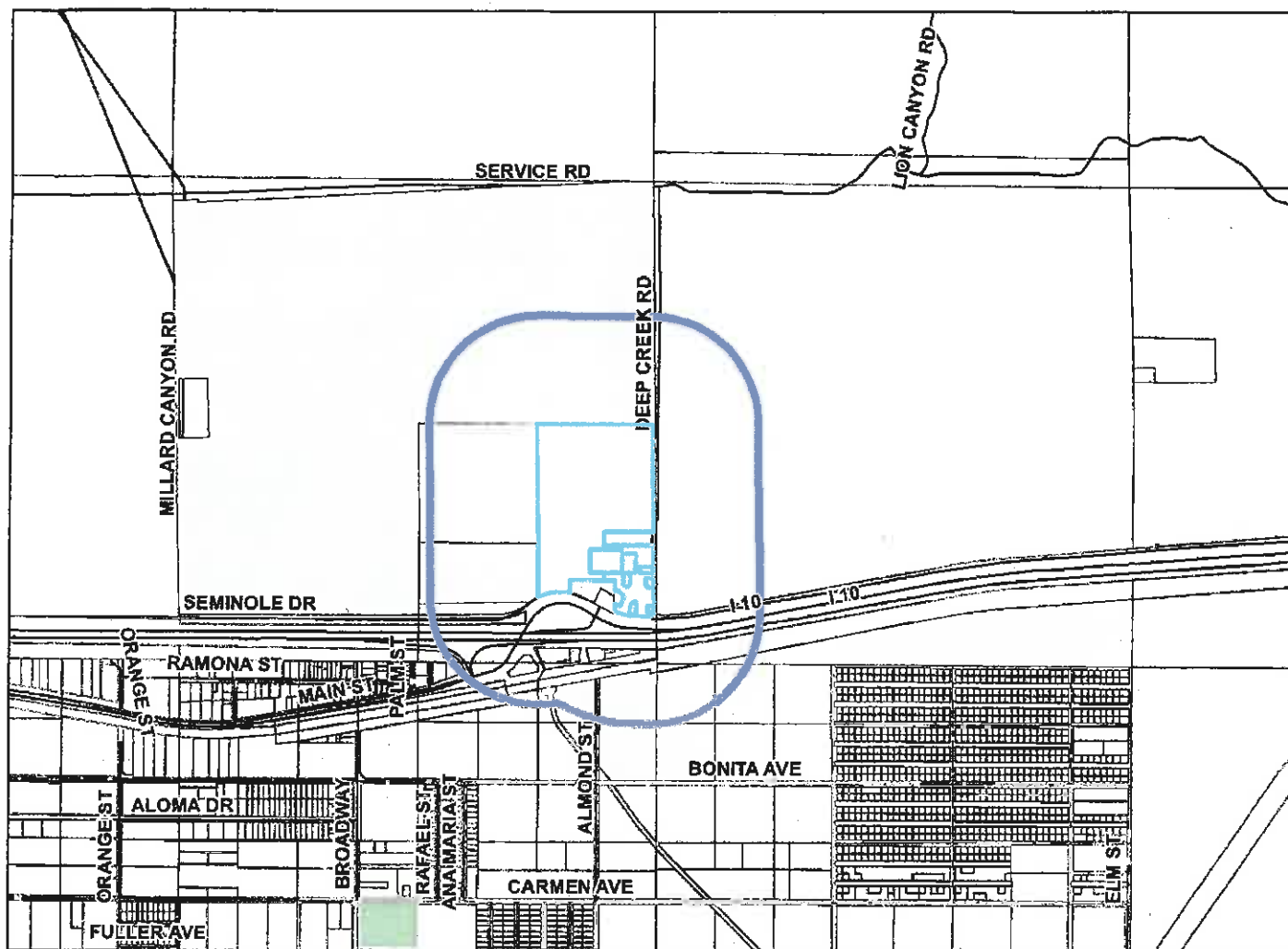
ASMT: 526070006, APN: 526070006
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

ASMT: 526060004, APN: 526060004
NEAL T BAKER ENTERPRISES INC
1875 BUSINESS CENTER DR
SAN BERNARDINO CA 92408

ASMT: 526090003, APN: 526090003
ANNETTE RIVAS
79321 PORT ROYAL
BERMUDA DUNES CA 92203

ASMT: 526060008, APN: 526060008
ELENOR SANTIAGO
6240 TOPAZ ST
RANCHO CUCAMONGA CA 91701

PP14522R1



Selected Parcels

526-090-003 519-190-026 519-190-046 519-190-036 519-190-042 519-190-030 526-060-008 525-020-002 519-190-035 519-190-013
 519-190-031 519-190-032 519-190-034 526-070-002 526-070-003 526-070-001 519-190-001 526-060-004 525-020-004 519-190-025
 519-190-002 519-190-003 526-070-004 519-190-018 526-070-006 519-180-018 523-140-011



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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP14522R1

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

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

COMPLETED/REVIEWED BY:

By: Dave Alvarez Title: Project Planner Date: 10/27/2015

Applicant/Project Sponsor: World's Biggest Dinosaurs Date Submitted: 3/26/2012

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Peter Lange at 951-955-1417.

Please charge deposit fee case#: ZEA42502 ZCFG 5876

FOR COUNTY CLERK'S USE ONLY

* VOID * COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R1202453

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

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

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

Received from: WORLD'S BIGGEST DINOSAURS \$64.00
paid by: CK 1856
CA FISH AND GAME FEE FOR EA42502
paid towards: CFG05876 CALIF FISH & GAME: DOC FEE
at parcel: 50770 SEMINOLE DR CABA
appl type: CFG3


By _____ Mar 26, 2012 16:25
GLKING posting date Mar 26, 2012

Account Code	Description	Amount
--------------	-------------	--------

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

Agenda Item No.: 3.41
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisory District: First
Project Planner: Tim Wheeler
Directors Hearing: December 5, 2016
Continued From: October 24, 2016

PLOT PLAN NO. 25767
Environmental Assessment: 42774
Applicant: Verizon Wireless
Engineer/Representative: Core Development
c/o Maree Hoeger


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Plot Plan No. 25767 proposes, for Verizon Wireless, a disguised wireless communication facility comprised of the following: a 50-foot mono-eucalyptus tower with twelve (12) panel antennas, two (2) power/fiber demarcation boxes, twelve (12) Remote Radio Units with A2 module and one (1) microwave dish. The total lease area for the project site is 935 sq. ft. enclosed by a 6-foot-high concrete masonry wall with climbing vines and includes two (2) equipment cabinets and one (1) stand-by generator. Two (2) live eucalyptus trees are also proposed to be planted. The project site is within a lot where there is a single family residence and detached structure.

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

ISSUE OF CONCERN:

Previously the project was noticed and published as a Categorical Environmental Exemption. The County subsequently prepared and re-noticed the project as a Negative Declaration (ND) since the proposed communication facility has the potential to collocate by adding antenna arrays for future carriers, as the project is analyzed in its entirety.

Public notices were sent to property owners regarding this public hearing. To date Staff has received phone calls and emails from adjacent property owners.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Open Space-Conservation (OS-C) and Rural Community-Very Low Density Residential (RC-VLDR) |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC: VLDR) to the north, south, east, and west, and Open Space-Conservation (OS-C) to the east and west. |
| 3. Existing Zoning: | Residential Agriculture-5-acre minimum (R-A-5) and Watercourse, Watershed & Conservation (W-1). |
| 4. Surrounding Zoning: | Watercourse, Watershed, & Conservation (W-1) and Residential Agriculture-1 acre minimum (R-A- |

- 1) to the north, Residential Agriculture-5 acre minimum (R-A-5) to the south, Residential Agriculture-5-acre minimum (R-A-5) and Watercourse, Watershed, & Conservation (W-1) to the east, and Residential Agriculture-5 acre minimum (R-A-5) to the west.
5. Existing Land Use: An existing single family residential dwelling, a detached garage, and a sand volleyball court on the western portion of the project site.
6. Surrounding Land Use: Single Family Residential to the north, south, east, and west.
7. Project Data: Lease Area: 930 sq. ft.
Total Acreage of Project Site: 1.75 acres
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42774 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. 25767, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan, which allows for development of single family detached residences on large parcels, encourages animal-keeping uses, agriculture uses, and small scale commercial uses may also be permitted within this land use designation. The remainder of the project site, including the entirety of the lease area, is designated Open Space Conservation (OS: C). The Open Space-Conservation land use designation is applied to lands containing natural hazards, cultural resources, other natural and scenic resources, and habitat lands not located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Ancillary structures may be permitted provided that they further the intent of this designation and do not substantially alter the character of the area. As a wireless communications tower disguised as a eucalyptus tree with two live eucalyptus trees planted adjacent to it, the project consists of an ancillary structure that will provide telecommunications service to the area without altering the character of the area, and it is therefore consistent with its General Plan Land Use Designation.
2. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) to the north, south, east, and west, and Open Space-Conservation (OS-C) to the east and west.
3. The zoning classification for the subject site is Residential Agriculture-5 acre minimum (R-A-5) and Watercourse, Watershed & Conservation (W-1). The project is located in the (W-1) section of

the subject property. The proposed use, a disguised wireless communication facility, is a permitted use in that zoning classification, subject to approval of a plot plan and consistency with Ordinance No. 348, Article XIXg.

4. The subject property consists of an existing single family residence, a detached garage, and a sand volleyball court.
5. This disguised wireless communication facility project has met the requirements for approval per Ordinance No. 348 Section 19.404C; has meet the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 based on the following:
 - a. The disguised wireless communication facility is located on a parcel zoned R-A-5 and W-1, but the entirety of the lease area falls within W-1. The W-1 zoning classification is non-residential, in which wireless disguised wireless communication facilities may be up to 70 feet tall. The proposed disguised monoecalyptus is 50 feet in height and does not exceed the maximum height for the non-residential zoning classification
 - b. All fully executed lease agreement has been received for the proposed disguised wireless communication facility.
 - c. The disguised wireless communication facility is setback approximately 141 feet from nearest habitable dwelling. The disguised wireless communication facility needs to be setback a distance equal to 125% of the height of the facility. With the height of the facility being 50 feet, the distance would need to be equal to 62.5 feet from a habitual dwelling. The monoecalyptus exceeds the required setback distance. Under current law, future collocations would be allowed to make the tower up to 20 percent taller. This would result in the tower being up to 60 feet tall, which still falls within the range of the setback limitation.
 - d. The disguised wireless communication facility is designed and sited so that it is minimally visually intrusive as the project has been designed to be disguised as a eucalyptus tree in order for the facility to blend in with the surrounding setting. Two (2) additional eucalyptus trees will be planted within the lease area for additional blending into the surrounding scenery.
 - e. The disguised wireless communication facility proposes three (3) shielded security lights attached below the 6-foot-high masonry block wall. Said lighting is shielded to the greatest extent possible so as not to allow for light spillage or create a nuisance for the surrounding property owners or wildlife attractant.
 - f. The disguised wireless communication facility proposes an all-weather access surface, non-exclusive parking area and fire turnabout, that meets imposed loads of fire apparatus (of 70,000 lbs. min.). A 22-foot-wide manual access gate with knox-box rapid entry system will also be installed.
 - g. A 6-foot-high masonry block wall with climbing vines is required under the Conditions of Approval to surround the 930 sq. ft. lease area for the monoecalyptus, equipment cabinets, and back-up generator.
 - h. The disguised wireless communication facility will be supported by two equipment cabinets and a back-up generator.

- i. The disguised wireless communication facility's area of disturbance is minimized due to the fact that the lease area is a flat open area and once constructed the lease area will be screened and landscaped.
 - j. The disguised wireless communication facility is sited amongst other eucalyptus and other tress so as to blend in to the surrounding area. It is outside of and away from the blue-line stream and biological resources that run through the rear of the subject property.
 - k. A standard condition of approval has been added to ensure that all noise produced by the proposed wireless communication facility will not exceed 45 decibels inside the nearest dwelling, which is approximately 141 feet away, and 60 decibels at the property line.
6. This project is not located within a Criteria Area of the WRCMSHCP.
 7. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The City of Riverside was noticed of the proposed project for comments on June 18, 2015. No comments from the City of Riverside were received.
 8. In compliance with AB52, formal notification about the proposed project was sent to Pechanga Cultural Resources Department, Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians on February 1, 2016. Consultations were requested by the tribes and all were concluded by July 12, 2016.
 9. The project site is within the Stephen's Kangaroo Rat Fee area (SKR) per Riverside County Ordinance No. 663. A fee amount is required to be paid prior to grading permit issuance. If no grading is to occur, then the fee will need to be paid prior to final inspection. Said fee shall be calculated on the approved development project which is anticipated to be 1.75 acres (gross) in accordance with the ordinance. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. The project has been conditioned to reflect the requirements for SKR Ordinance No. 663.
 10. The proposed disguised wireless communication facility is within a Fire Hazard Classification of moderate and CAL FIRE state responsibility area. The project has been conditioned by the Riverside County Fire Department.
 11. The proposed disguised wireless communication facility is within a Flood Plain Review Area and has been conditioned by the Riverside Flood Control.
 12. The project is located in an Airport Influence Area for the March Air Reserve Base (Zone E) and cleared with Airport Land Use Commission (ALUC). The review from the Airport Land Use Commission found the project consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Results are not inconsistent with the Airport Master Plan.
 13. Environmental Assessment No. 42774 did not identify any potentially significant impacts.

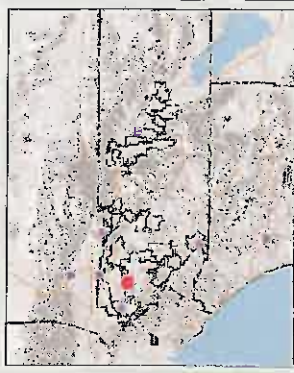
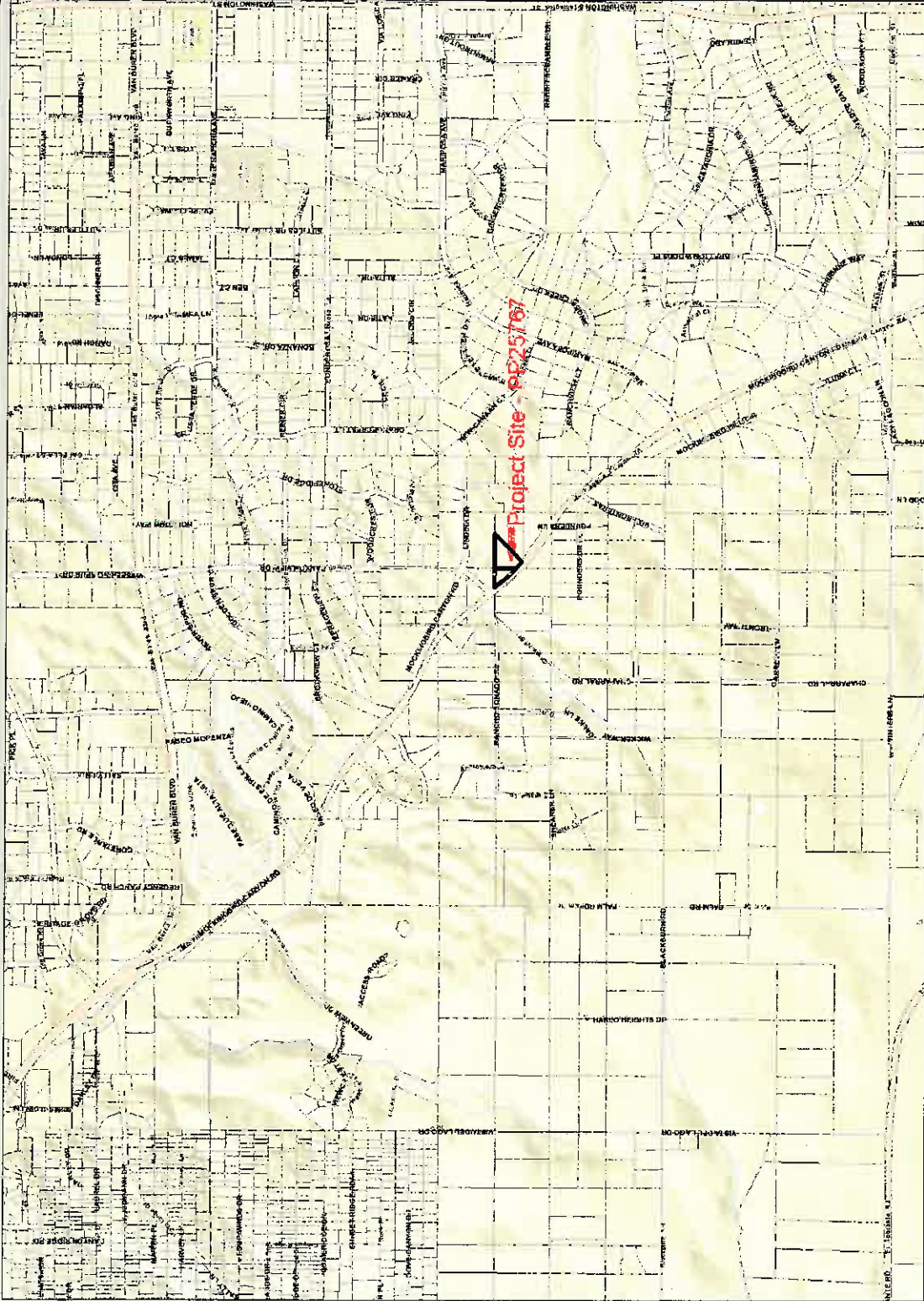
CONCLUSIONS:

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

INFORMATIONAL ITEMS:

1. As of this writing, staff has received phone calls and emails in support and opposition from the adjacent neighborhood. At the October 24, 2016 Director's Hearing, neighbors came to speak in opposition to the project. Additional members from the neighborhood are expected to be in attendance at the next hearing. No letter from the City of Riverside has been received.
2. The project site is not located within:
 - a. The Western Riverside County Multi-Species Habitat Conversation Plan; or
 - b. A half mile of a Fault; or,
 - c. Ordinance 655 for Lighting in regards to Mt. Palomar; or
 - d. A County Service Area.
3. The project site is located within:
 - a. The Sphere of influence for the City of Riverside; and
 - b. The Flood Plain review area; and
 - c. An area of low liquefaction potential; and
 - d. The moderate fire hazard are for Fire responsibility area; and
 - e. The Airport Influence Area of March Air Reserve Base; and
 - f. The Stephen's Kangaroo Rat area
4. The subject site is currently designated as Assessor's Parcel Numbers 273-230-020 and 273-230-030.

PP25767 Vicinity Map



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

Notes

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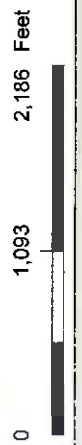
PP25767 Land Use Map



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

Notes

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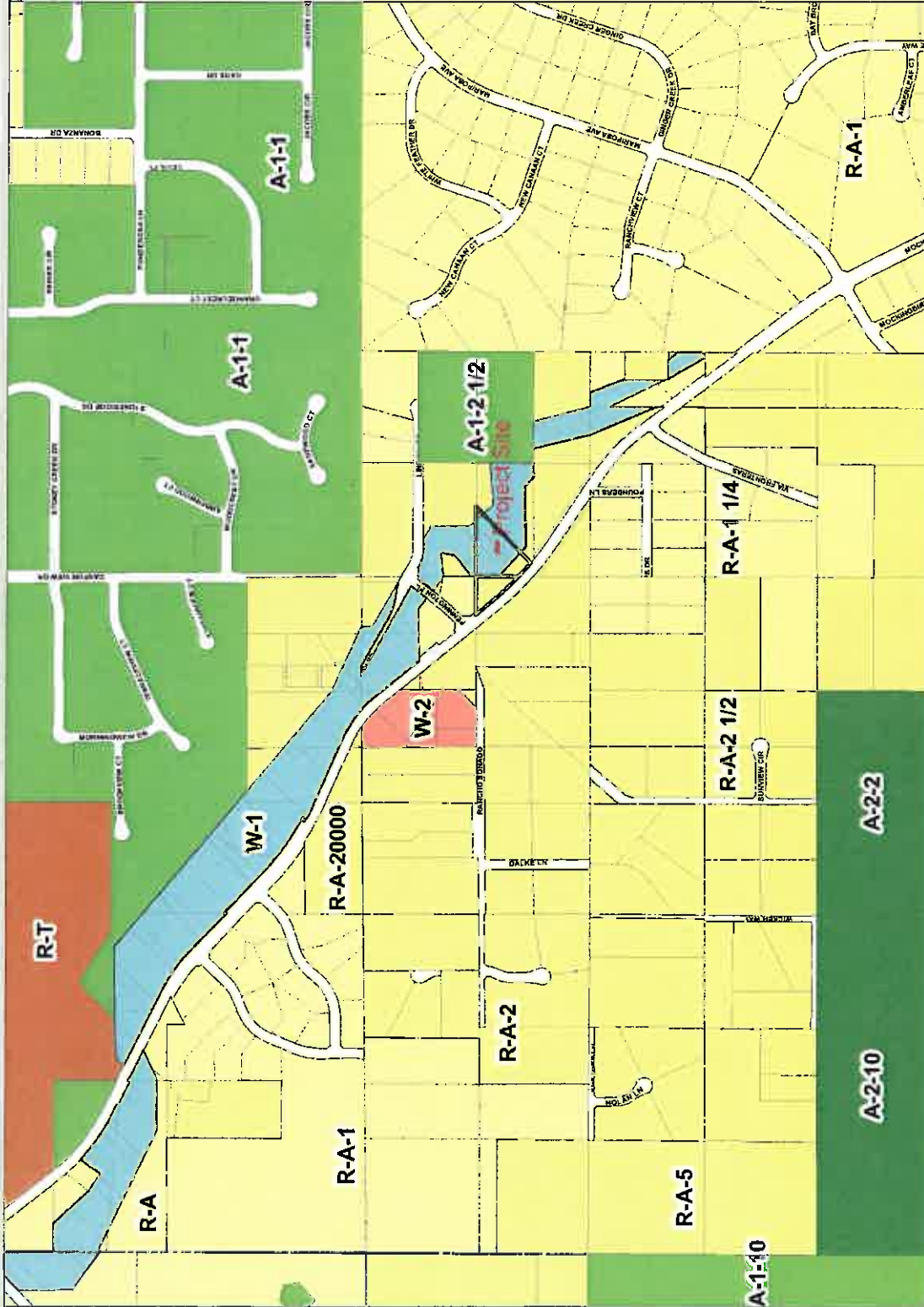


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PP25767

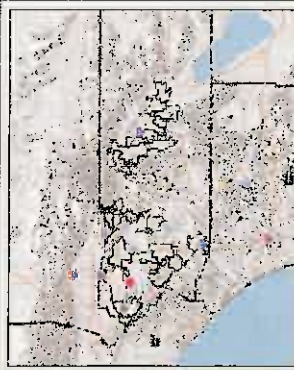
Existing Zoning Map



Legend

Zoning

[Red Box]	<all other values>
[Light Green Box]	A-1
[Light Green Box]	A-1-1
[Light Green Box]	A-1-1 1/2
[Light Green Box]	A-1-1/2
[Light Green Box]	A-1-10
[Light Green Box]	A-1-15
[Light Green Box]	A-1-2
[Light Green Box]	A-1-2 1/2
[Light Green Box]	A-1-2 1/4
[Light Green Box]	A-1-20
[Light Green Box]	A-1-30000
[Light Green Box]	A-1-4
[Light Green Box]	A-1-40
[Light Green Box]	A-1-5
[Light Green Box]	A-2
[Light Green Box]	A-2-1
[Light Green Box]	A-2-10
[Light Green Box]	A-2-2
[Light Green Box]	A-2-2 1/2
[Light Green Box]	A-2-20
[Light Green Box]	A-2-5
[Light Green Box]	A-3
[Light Green Box]	A-P
[Light Green Box]	A-P-10
[Light Green Box]	A-P-2 1/2



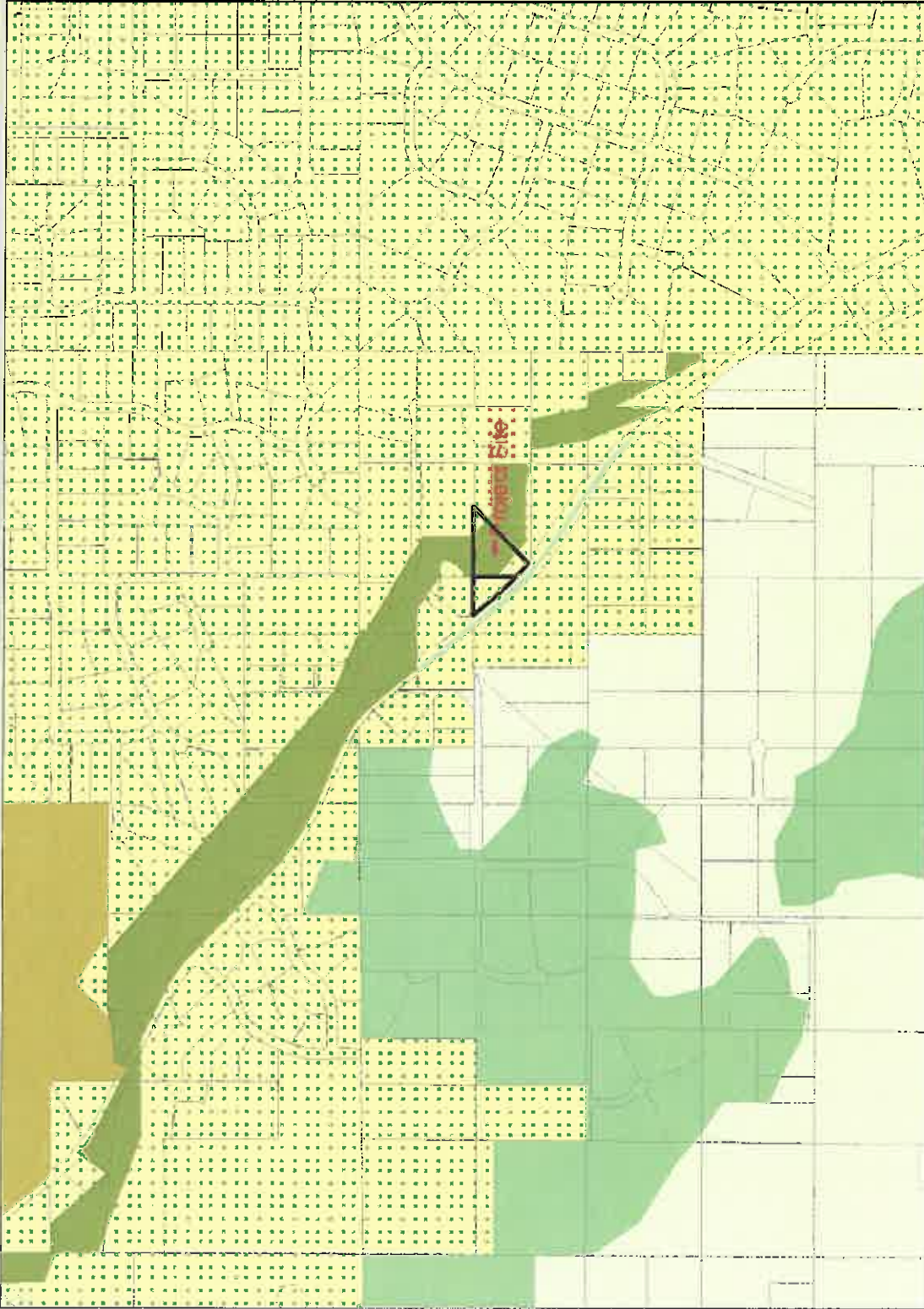
Notes

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0 1,093 2,186 Feet

PP25767

Existing General Plan Map



Legend

Landuse

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

Notes

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0 1,093

2,186 Feet



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CASE: PP25767
 EXHIBIT A: VZW monoecalyp...
 DATE: 12/5/16
 PLANNER: T.WHEELER



verizon

LINDINA

MTX 41 / BSC 13
 MCE

17110 MOCKINGBIRD CANYON ROAD
 RIVERSIDE, CA 92504

NCD PROJECT

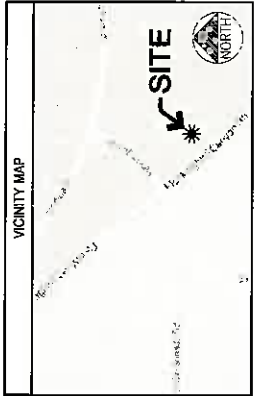
GENERAL LEGEND:
 50'-0"

PROJECT TEAM	
SITE ACQUISITION:	PLANNING:
CORE DEVELOPMENT SERVICES 3300 E BIRCH STREET #250 BREA, CA 92821 CONTACT: RAMON SALAZAR PHONE: 949.251.5020	CORE DEVELOPMENT SERVICES 3300 E BIRCH STREET #250 BREA, CA 92821 CONTACT: MARIE HORNER PHONE: 949.251.5020
ARCHITECT:	SURVEYOR:
CALVIA SURVEYING, INC. 17555 WILSON AVENUE STE 205 BREA, CA 92821 CONTACT: STEVEN M. RAMON PHONE: 714.728.9404	CALVIA SURVEYING, INC. 17555 WILSON AVENUE STE 205 BREA, CA 92821 CONTACT: RAMON GONZALEZ PHONE: 949.251.5020
UTILITY COORDINATOR:	PROFESSIONAL ENGINEER:
N/A	CORE DEVELOPMENT SERVICES 3300 E BIRCH STREET #250 BREA, CA 92821 CONTACT: JESSICA YI HANG PHONE: 949.251.5020

PROJECT DESCRIPTION

VERIZON WIRELESS IS SUBMITTING AN APPLICATION FOR A BUILDING PERMIT AND ALL OTHER RELATED APPROVALS FOR THE INSTALLATION OF:

- 30'-0" X 31'-2" (915 SQ. FT.) NEW LEASE AREA
- 50'-0" DIAMETER TOWER WITH CLIMBING WINES AS AN ANTI-DRAFFT MEASURE
- (2) 100' EUCALYPTUS TREES
- (1) 100' SWAMP-BY-LAZERBOROUGH
- (1) 50'-0" DIAMETER TOWER
- (1) MICROWAVE DISH
- (1) 50'-0" DIAMETER TOWER
- (1) 100' SWAMP-BY-LAZERBOROUGH
- (1) 100' SWAMP-BY-LAZERBOROUGH
- (12) PANEL ANTENNAS
- (12) RRMS 12 W/ 42 MODULES



DRIVING DIRECTIONS

FROM VERIZON WIRELESS OFFICE:

- 1548 SOUTHWEST ON SWO CANYON AVE
- TURN RIGHT ONTO BARBARA FRY
- TURN RIGHT ONTO JEFFREY RD
- TAKE THE CALIFORNIA 15 N EXIT
- MERGE ONTO CA-95 N
- MERGE ONTO CA-55 N
- TURN LEFT ONTO VAN BUREN BLVD/ARLINGTON
- TAKE THE 1ST RIGHT ONTO VAN BUREN BOULEVARD
- TURN RIGHT ONTO VAN BUREN BOULEVARD
- DESTINATION WILL BE ON THE LEFT

TO: 17110 MOCKINGBIRD CANYON ROAD RIVERSIDE, CA 92504

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE	DATE:
RE: VENDOR:		
AAE VENDOR:		
AAE COORDINATOR:		
UTILITY VENDOR:		
RF:	DESIGN BASED ON RFD	05-01-14
RE:		
CE:		
EE:		
TRANSPORTE:		

PROJECT SUMMARY

APPLICANT/LESSEE:
 verizon
 CORE DEVELOPMENT SERVICES
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92614
 PHONE: 949.266.7000

PROPERTY OWNER:
 JOSE SANCHEZ
 15505 SAND CANYON ROAD
 RIVERSIDE, CA 92504
 CONTACT: JOSE SANCHEZ
 PHONE: 951.703.9342

ASSESSOR'S PARCEL NUMBERS:
 APN: 273-030-020 & 273-030-030

CONSTRUCTION INFORMATION:
 AREA OF CONSTRUCTION: 30'-0" X 31'-2" (915 SQ. FT.)
 OCCUPANCY: TELECOMMUNICATION FACILITY
 CURRENT ZONING: P-M-4-S, W-1
 ADA COMPLIANCE: YES

GENERAL CONTRACTOR NOTES
DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL PERMITS AND EXISTING DIMENSIONS AND ANY/OVER ENGINEERS IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK, OR BE RESPONSIBLE FOR SAME.

CODE COMPLIANCE

- 2013 CALIF. ADMINISTRATIVE CODE
- 2013 CALIFORNIA ENERGY CODES
- 2013 CALIFORNIA FIRE CODES
- 2013 CALIFORNIA MECHANICAL CODES
- 2013 CALIFORNIA PLUMBING CODES
- 2013 CALIFORNIA FIRE CODES

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	B
T-2	GENERAL NOTES AND SPECIFICATIONS	B
T-3	BATTERY SPECIFICATIONS	B
T-4	BATTERY SPECIFICATIONS	B
C-1	TOPOGRAPHIC SURVEY	B
A-1	SITE PLAN	B
A-2	ELEVATED SITE PLAN, DIMENSION PLAN AND ANTENNA PLAN	B
A-3	ELEVATIONS	B
A-4	DETAILS	B
A-5	DETAILS	B
A-6	DETAILS	B
A-7	DETAILS	B
A-8	GENERATOR SPECIFICATIONS	B
E-1	ELECTRICAL NOTES AND SPECIFICATIONS	B
E-2	ELECTRICAL SITE PLAN	B
E-3	SINGLE LINE DIAGRAM	B
E-4	GROUNDING PLANS	B
E-5	ELECTRICAL DETAILS	B
E-6	SIZE POWER DESIGN	B
L-1	SITE PLAN	B
L-2	IRRIGATION PLAN	B
L-3	IRRIGATION DETAILS	B
L-4	PLANTING PLAN	B
S-1	STRUCTURAL NOTES	B
S-2	CMU WALL PLAN & DETAILS	B
S-3	CMU WALL DETAILS	B
MP-1	50'-FT EUCALYPTUS TREE MONOPOLE	B
MP-2	50'-FT EUCALYPTUS TREE MONOPOLE	B
MP-3	50'-FT EUCALYPTUS TREE MONOPOLE	B
	CONSTRUCTION DRAWINGS	



ISSUE STATUS

REV.	DATE	DESCRIPTION
A	09/27/16	80% CONSTRUCTION
B	09/28/16	100% CONSTRUCTION

core

15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618
 949.266.7000

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CORE DEVELOPMENT SERVICES AND IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CORE DEVELOPMENT SERVICES.

LINDINA
 17110 MOCKINGBIRD
 CANYON ROAD
 RIVERSIDE, CA 92504
 RIVERSIDE COUNTY

TITLE SHEET
 SHEET TITLE

T-1

REV	DATE/REV	DESCRIPTION
1	07/21/14	FINAL
2	08/27/13	REVISION
3	07/17/13	CLIENT COMMENTS
4	07/19/13	UNLID TITLE REPORT
5	08/15/13	LEASE AND ASSOCIATED ROUTE
6	07/15/13	PERMITTED LEASE AREA
7	08/21/13	ENGINEER'S / CONSULTANT

CAL VADA SURVEYING, INC.
 17300 S. GARDEN AVENUE
 SUITE 100
 RIVERSIDE, CA 92504
 TEL: 951-505-9000
 FAX: 951-505-9001
 WWW.CALVADA.COM

REGISTERED PROFESSIONAL SURVEYOR
 NO. 15687
 EXPIRES 12/31/16
 CALIFORNIA

verizon
 15500 SAN CAYTON AVENUE
 SUITE 200
 RIVERSIDE, CA 92504
 TEL: 951-505-9000
 FAX: 951-505-9001

ASE DEVELOPMENT

ASE SERVICES
 2700 Main Street
 Riverside, CA 92504
 TEL: 951-505-9000
 FAX: 951-505-9001

SITE DEVELOPMENT

DEVELOPMENT SERVICES
 2208 Main Street
 Riverside, CA 92504
 TEL: 951-505-9000
 FAX: 951-505-9001

SITE INFORMATION
LINDINA
 17110 MCCOMB RD
 RIVERSIDE, CA 92504
 RIVERSIDE COUNTY
 SHEET #1111

TOPOGRAPHIC SURVEY

DRAWING INFORMATION
 DRAWN BY: CHECKED BY: ISSUE DATE:
 HP RS 08/27/14
 \$ SET NUMBER
C-1
 SHEET 1 OF 1

Assessor's Parcel Nos.
 702-038-0000-0000

Easements

1- LOCATIONS AND TYPES OF EASEMENTS SHOWN ON THIS MAP ARE BASED ON THE CURRENT RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND ARE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS THAT MAY AFFECT THE PROPERTY.

2- LOCATIONS AND TYPES OF EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS THAT MAY AFFECT THE PROPERTY.

3- LOCATIONS AND TYPES OF EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS THAT MAY AFFECT THE PROPERTY.

Access/Utility Route & Lease Area
 AS SHOWN



Title Report
 CONDUCTED FOR THE CLIENT BY THE COMPANY
 DATE: 08/27/14

Legal Description

PARCEL 1, BEING THAT PORTION OF THE COUNTY OF RIVERSIDE, CALIFORNIA, DESCRIBED AS FOLLOWS:
 ALL THAT 1/4 SECTION 36, T33S, R13E, S8B, 1/4M, AS SHOWN ON THE MAPS RECORDED IN THE COUNTY OF RIVERSIDE, CALIFORNIA, UNDER RECORD NO. 2007-000-0000, 2007-000-0001, 2007-000-0002, 2007-000-0003, 2007-000-0004, 2007-000-0005, 2007-000-0006, 2007-000-0007, 2007-000-0008, 2007-000-0009, 2007-000-0010, 2007-000-0011, 2007-000-0012, 2007-000-0013, 2007-000-0014, 2007-000-0015, 2007-000-0016, 2007-000-0017, 2007-000-0018, 2007-000-0019, 2007-000-0020, 2007-000-0021, 2007-000-0022, 2007-000-0023, 2007-000-0024, 2007-000-0025, 2007-000-0026, 2007-000-0027, 2007-000-0028, 2007-000-0029, 2007-000-0030, 2007-000-0031, 2007-000-0032, 2007-000-0033, 2007-000-0034, 2007-000-0035, 2007-000-0036, 2007-000-0037, 2007-000-0038, 2007-000-0039, 2007-000-0040, 2007-000-0041, 2007-000-0042, 2007-000-0043, 2007-000-0044, 2007-000-0045, 2007-000-0046, 2007-000-0047, 2007-000-0048, 2007-000-0049, 2007-000-0050, 2007-000-0051, 2007-000-0052, 2007-000-0053, 2007-000-0054, 2007-000-0055, 2007-000-0056, 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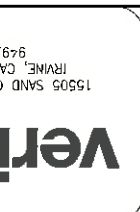
REV.	DATE	DESCRIPTION	BY
1	08/22/16	50% CONSTRUCTION	ESJ
2	09/26/16	100% CONSTRUCTION	CAF

ISSUE STATUS

NOTE:
 1. MANUAL OPENING GATES SHALL NOT BE LOCKED UNLESS THEY ARE CAPABLE OF BEING OPENED BY MEANS OF FORCIBLE ENTRY TOOLS OR WHEN A KEY BOX CONTAINING THE KEYS TO THE LOCK IS INSTALLED AT THE GATE LOCATION.

PROJECT AREA: 1033.50 SQ. FT.
 VERIZON WIRELESS ACCESS: 9005 SQ. FT.
 TECHNICIAN PARKING: 152 SQ. FT.
 EQUIPMENT LEASE AREA: 930 SQ. FT.
 ZONING CLASSIFICATION: R-A-5, W-1

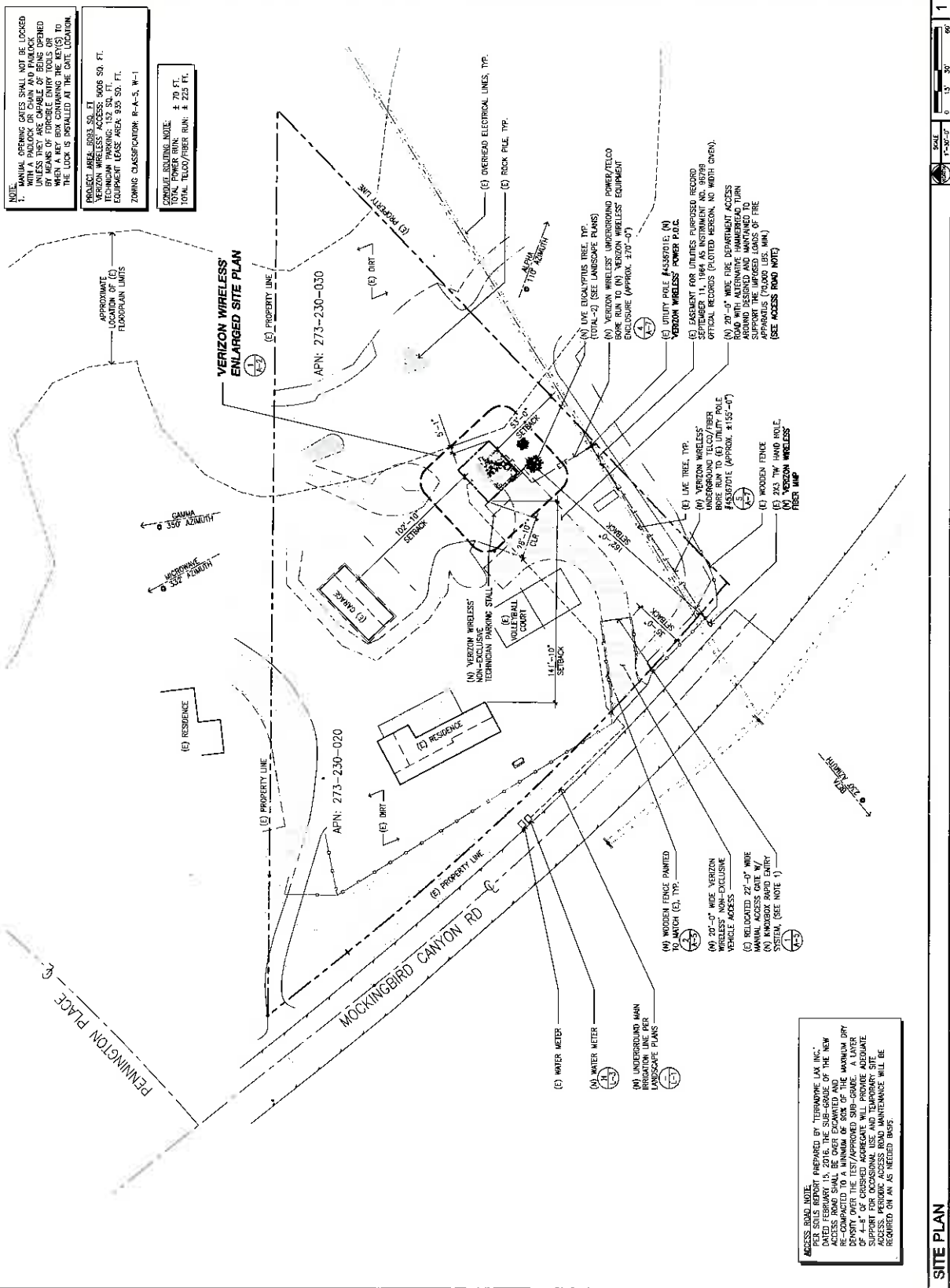
CONDUIT BUILDING NOTE:
 TOTAL POWER RISK: ± 70 FT.
 TOTAL TELCO/FIBER RISK: ± 225 FT.



15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618
 949.286.7000

LINDINA
 17110 MOCKINGBIRD
 CANYON ROAD
 RIVERSIDE, CA 92504
 RIVERSIDE COUNTY

SHEET TITLE:
SITE PLAN
A-1



ACCESS ROAD NOTE:
 PER SALS REPORT PREPARED BY TERRANDRE LAX INC. DATED FEBRUARY 15, 2016, THE SUB-GRADE OF THE NEW ACCESS ROAD SHALL BE RECONSTRUCTED TO A MINIMUM OF 20% OF THE MAXIMUM DRY DENSITY OVER THE TEST/APPROVED SUB-GRADE. A LAYER OF 4-8" OF CRUSHED AGGREGATE WILL PROVIDE ADEQUATE ACCESS. PERIODIC ACCESS ROAD MAINTENANCE WILL BE REQUIRED ON AN AS NEEDED BASIS.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	06/27/16	90% CONSTRUCTION	ESJ
2	07/26/16	100% CONSTRUCTION	CPJ

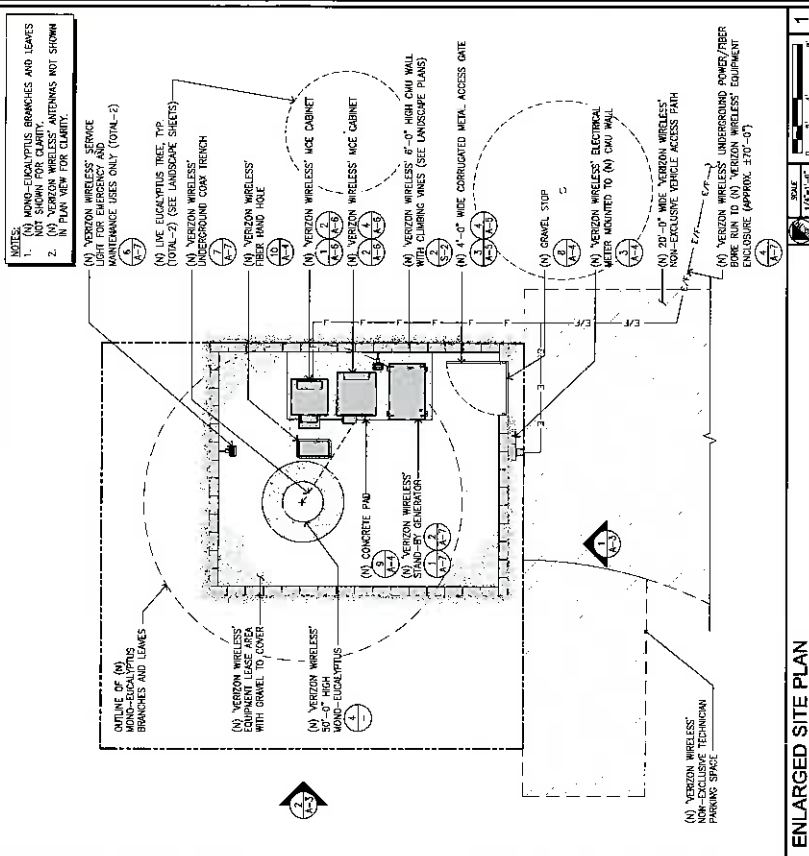


PROPRIETARY INFORMATION
IT IS SOLEMENLY DECLARED THAT THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND NOT SUBJECT TO THE PROVISIONS OF THE FEDERAL INFORMATION SECURITY ACT (5 U.S.C. 552).

Verizon
15905 SAND CANYON AVENUE, D1
RIVN, CALIFORNIA 92518
949.286.7000

LINDINA
17110 MOCKINGBIRD
CANYON ROAD
RIVERSIDE, CA 92504
RIVERSIDE COUNTY

A-2
SHEET TITLE: PLAN, DIMENSION PLAN & ANTENNA PLAN

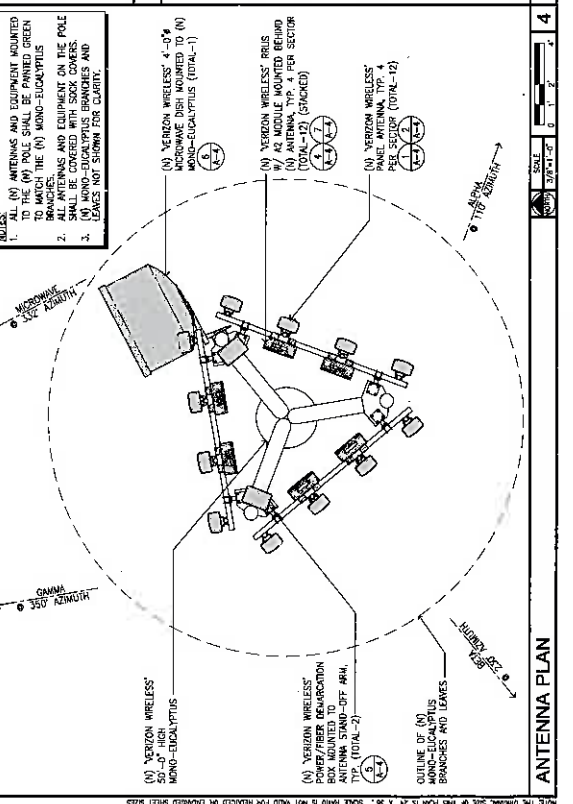
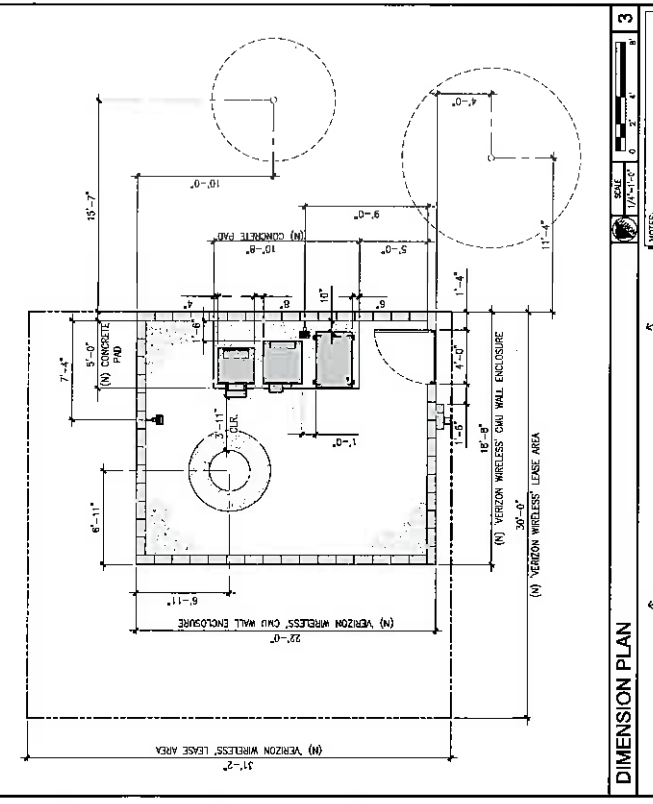


NEW TRANSMISSION LINES

TYPE	QUANTITY	USE IN
CONC	12	1500'-L"
RHTBLZ	2	1500'-L"

NEW ANTENNA AND RISEL CONSTRUCTION

POS.	TECHNOLOGY	ANTENNA	ANTENNA WAVE	FEED #	OF RISEL	RISEL MODEL
A1	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A2	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A3	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A4	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A5	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A6	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A7	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A8	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A9	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A10	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A11	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A12	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A13	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A14	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A15	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A16	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A17	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A18	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A19	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42
A20	LT	41'-0"	CONCRETE	2	2	RISEL 12 W/42



RF CONFIGURATION

3

4

REV	DATE	DESCRIPTION	BY
1	08/22/16	60% CONSTRUCTION	ESJ
2	09/29/16	100% CONSTRUCTION	CAF

ISSUE STATUS

NOTES:

- ALL (N) ANTENNAS AND EQUIPMENT MOUNTED TO THE (N) POLE SHALL BE PAINTED GREEN TO MATCH THE (N) MONO-EUCALYPTUS BRANCHES.
- ALL ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE COVERED WITH SOAK COVERS.

OVERALL HEIGHT:
50'-0"

GENERAL NOTES:

- ALL (N) ANTENNAS AND EQUIPMENT MOUNTED TO THE (N) POLE SHALL BE PAINTED GREEN TO MATCH THE (N) MONO-EUCALYPTUS BRANCHES.
- ALL ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE COVERED WITH SOAK COVERS.

core
DEVELOPMENT SERVICES
A/E SERVICES
130 E. 9th Street, #200
PUEBLO, CO 81002
(719) 544-1100
www.corecs.com

PROPRIETARY INFORMATION
THIS DOCUMENT CONTAINS THE TRADE SECRETS AND PROPRIETARY INFORMATION OF CORE CS. IT IS TO BE KEPT CONFIDENTIAL AND NOT TO BE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF CORE CS.

15505 SAND CANYON AVENUE, D1
RYMVE, CALIFORNIA 92618
949.286.7000

Verizon

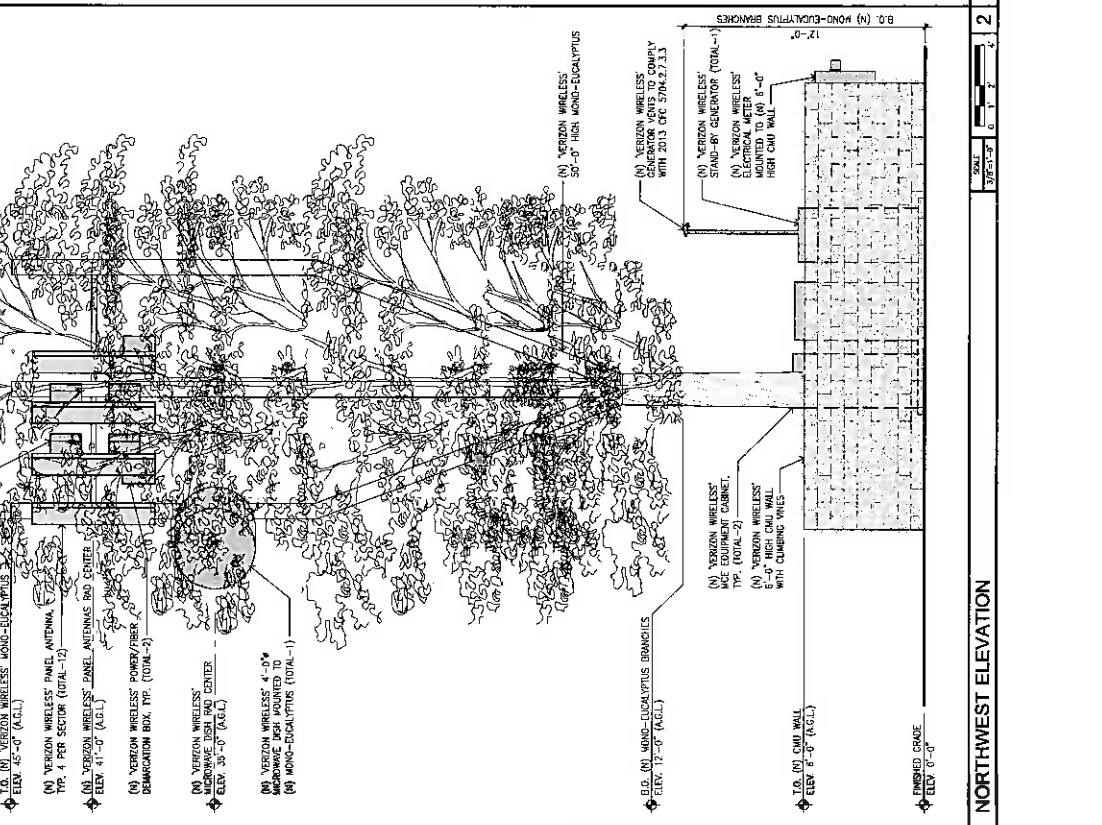
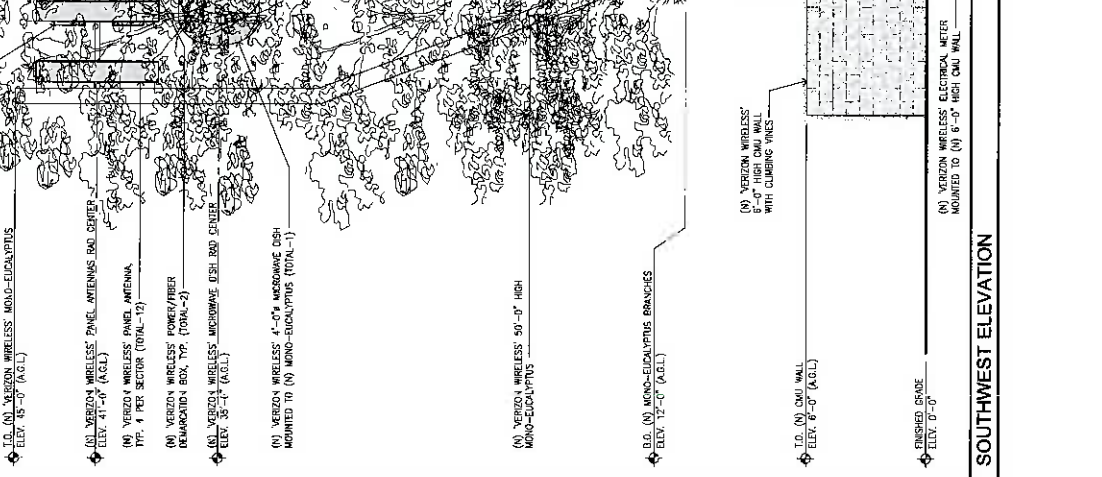
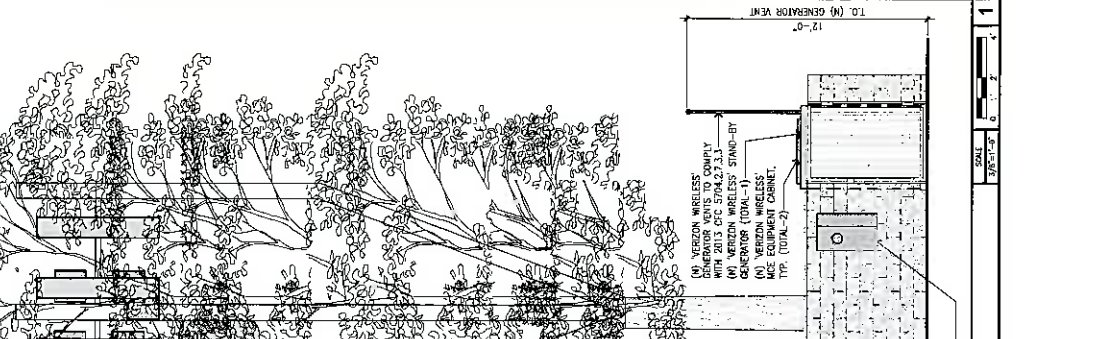
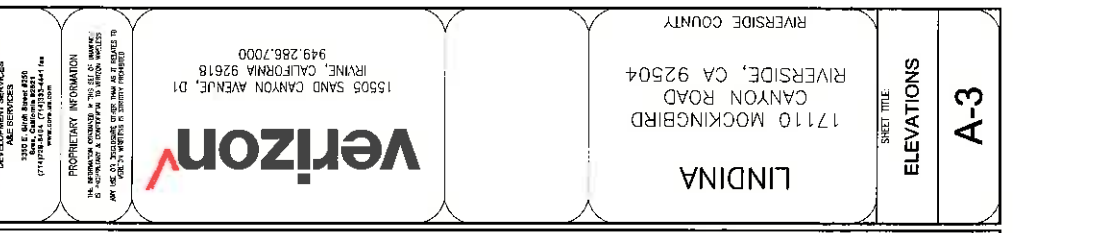
LINDINA
17110 MOCKINGBIRD
CANYON ROAD
RIVERSIDE, CA 92504
RIVERSIDE COUNTY

ELEVATIONS

A-3

SOUTHWEST ELEVATION

NORTHWEST ELEVATION



SCALE	SECTION	1	2
1/8" = 1'-0"	SECTION	1	2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	01/26/15	30% CONSTRUCTION	AMJ
2	09/10/15	100% CONSTRUCTION	AMJ
3	09/19/15	REVISED 100% CD	DVE

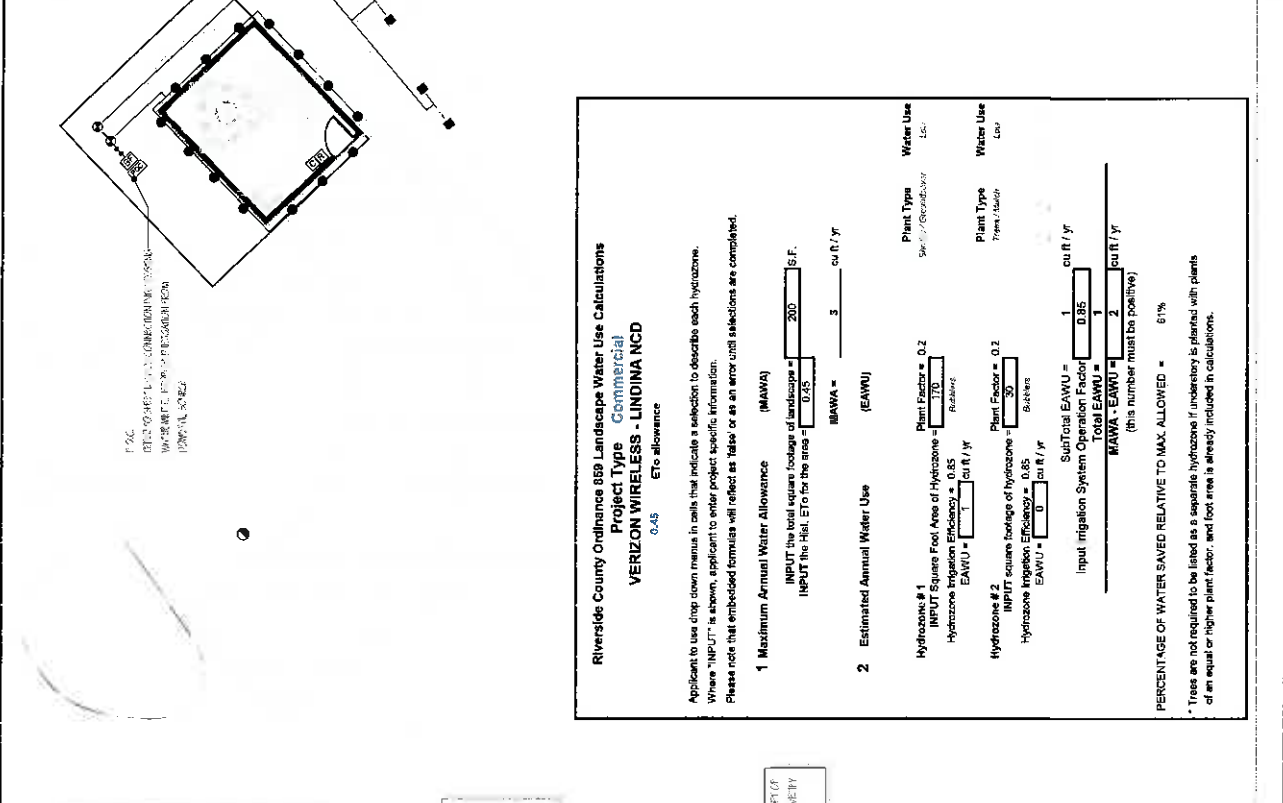
15505 SAND CANYON AVENUE, D1
RIVERSIDE, CALIFORNIA 92518
949.286.7000

LINDINA
17110 MOCKENBIRD
CANYON ROAD
RIVERSIDE, CA 92504
RIVERSIDE COUNTY

PROJECT: IRRIGATION PLAN
SHEET: ILL
L-2

core
DEVELOPMENT SERVICES
A/E SERVICES
17417 HIGHWAY 78
RIVERSIDE, CALIFORNIA 92504
(951) 514-1100

9865 El Camino Real
Suite 105-03
San Diego, CA 92126
Tel: 760-272-5700
Fax: 760-464-3987



IRRIGATION LEGEND

Symbol	Component No.	Name	Description	Size	Part No.
■	1	RAINBIRD	ROOT WATERING SYSTEM	2.0	A, SHEET L-3
■	2	RAINBIRD	1" FULL CIRCLE DOBBLER	3.0	B, SHEET L-3
■	3	RAINBIRD	1" FULL CIRCLE DOBBLER	3.0	C, SHEET L-3
■	4	RAINBIRD	1" FULL CIRCLE DOBBLER	3.0	D, SHEET L-3
■	5	RAINBIRD	1" FULL CIRCLE DOBBLER	3.0	E, SHEET L-3
■	6	RAINBIRD	1" FULL CIRCLE DOBBLER	3.0	F, SHEET L-3
■	7	RAINBIRD	1" FULL CIRCLE DOBBLER	3.0	G, SHEET L-3

Schedule 40 PVC Main Line Pipe @ 24" Min. Depth (1"-1/4" Diameter Unless Otherwise Indicated)

Schedule 40 PVC Pipe @ 18" Min. Depth (3/4" Diameter Unless Otherwise Indicated)

Schedule 40 PVC Scheduling (2 1/2" Diameter Unless Otherwise Indicated)

Minimum Flow (GPM) Through Valve

Minimum Flow (GPM) Through Valve

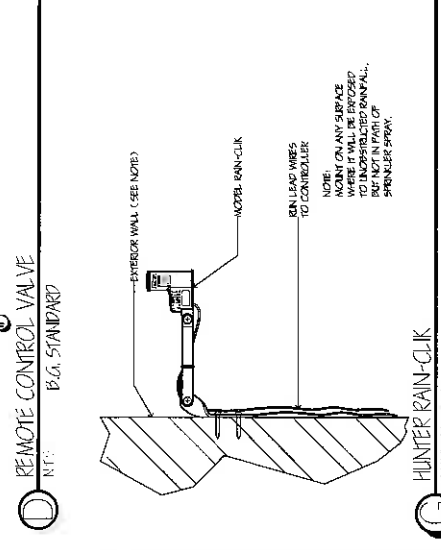
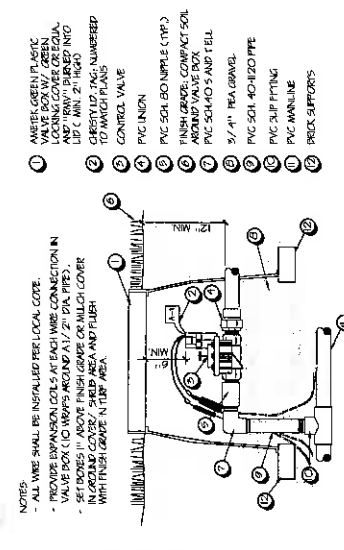
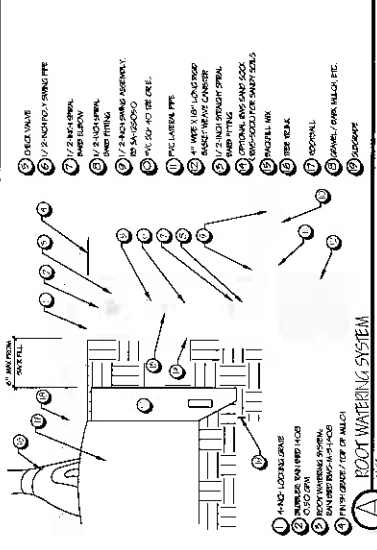
Notes:
Backflow Device, install new backflow device only if one does not exist or existing device does not meet current City standards.
Controller Device, install new controller only if one does not exist or existing controller does not meet current City standards.

PERFORMANCE:

1. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT RUNOFF.
2. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT RUNOFF.
3. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT RUNOFF.
4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT RUNOFF.
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8. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT RUNOFF.
9. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT RUNOFF.
10. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT RUNOFF.

SCAPE CONTRACTOR NOTES:

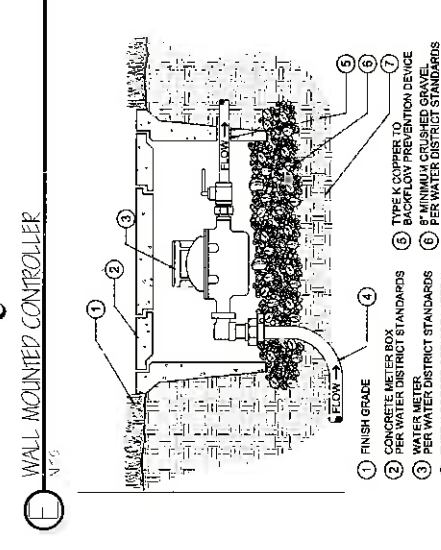
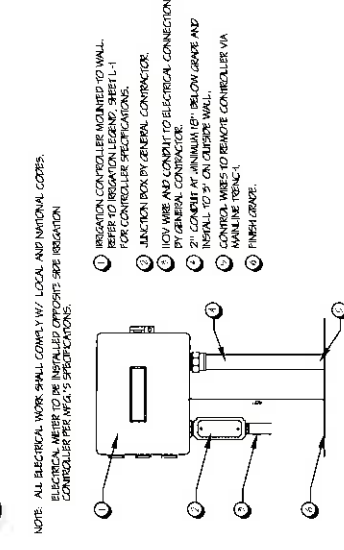
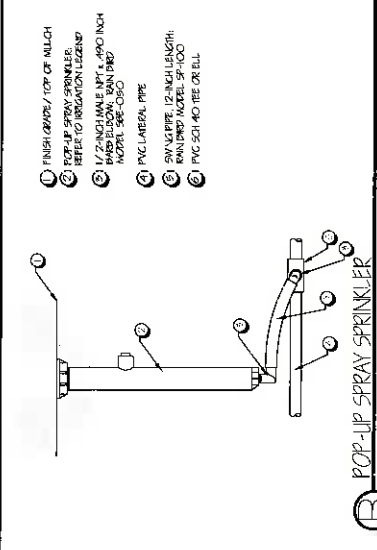
1. LANDSCAPE CONTRACTOR SHALL VERIFY THE SIZE OF THE CONTROLLER AND THE SIZE OF THE BACKFLOW DEVICE.
2. LANDSCAPE CONTRACTOR SHALL VERIFY THE SIZE OF THE CONTROLLER AND THE SIZE OF THE BACKFLOW DEVICE.
3. LANDSCAPE CONTRACTOR SHALL VERIFY THE SIZE OF THE CONTROLLER AND THE SIZE OF THE BACKFLOW DEVICE.
4. LANDSCAPE CONTRACTOR SHALL VERIFY THE SIZE OF THE CONTROLLER AND THE SIZE OF THE BACKFLOW DEVICE.
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8. LANDSCAPE CONTRACTOR SHALL VERIFY THE SIZE OF THE CONTROLLER AND THE SIZE OF THE BACKFLOW DEVICE.
9. LANDSCAPE CONTRACTOR SHALL VERIFY THE SIZE OF THE CONTROLLER AND THE SIZE OF THE BACKFLOW DEVICE.
10. LANDSCAPE CONTRACTOR SHALL VERIFY THE SIZE OF THE CONTROLLER AND THE SIZE OF THE BACKFLOW DEVICE.



ROOT WATERING SYSTEM
REMOTE CONTROL VALVE
HUNTER RAIN-CLICK

NOTE:
 - ALL WBS SHALL BE INSTALLED PER LOCAL CODE.
 - PROVIDE EXPANDED GELLS AT EACH WIRE CONNECTION IN VALVE BOX TO WEAP'S AROUND ALL 1/2" DIA. PIPES.
 - SET BOXES 1" ABOVE FINISH GRADE OR MILLTOP COVER IN GRASSY COVER / SHEEP AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.

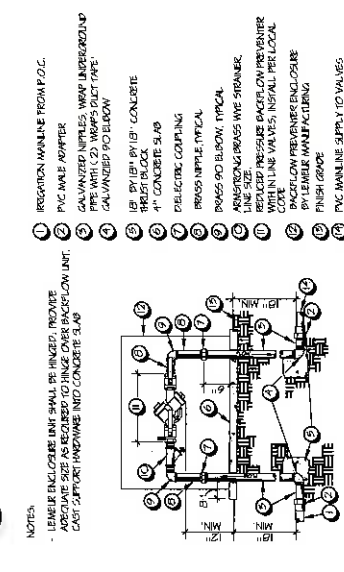
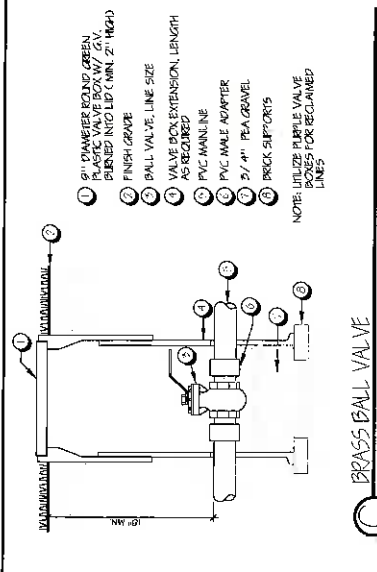
NOTE:
 - MONITOR ON ANY SURFACE TO UNCOVERED RAINFALL. RWF NOT IN PART OF SPRINKLER SPRAY.



POP-UP SPRAY SPRINKLER
WALL MOUNTED CONTROLLER
REDUCED PRESSURE BACKFLOW PREVENTER

NOTE:
 - ALL ELECTRICAL WORK SHALL COMPLY W/ LOCAL AND NATIONAL CODES.
 - PROVIDE EXPANDED GELLS AT EACH WIRE CONNECTION IN CONTROLLER PER WBS SPECIFICATIONS.

NOTE:
 - LEAKAGE ENCLAVES SHALL BE RINGED, PROVIDED ABSOLUTE SIZE AS REQUIRED TO RING OVER BACKFLOW INT. CAST SUPPORT HARDWARE INTO CONCRETE SLAB.



BRASS BALL VALVE
REDUCED PRESSURE BACKFLOW PREVENTER

NOTE:
 - LEAKAGE ENCLAVES SHALL BE RINGED, PROVIDED ABSOLUTE SIZE AS REQUIRED TO RING OVER BACKFLOW INT. CAST SUPPORT HARDWARE INTO CONCRETE SLAB.

NOTE:
 - MONITOR ON ANY SURFACE TO UNCOVERED RAINFALL. RWF NOT IN PART OF SPRINKLER SPRAY.

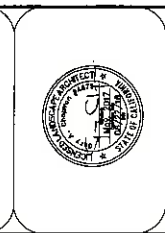
ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	01/28/16	80% CONSTRUCTION SET	JMM
2	06/10/16	100% CONSTRUCTION SET	JMM
3	08/15/16	REVISED 100% CD	CDP

OTB
 DEVELOPMENT SERVICES
 ARE SERVICES
 279 SOUTH 8000
 WEST VALLEY AVENUE
 WEST VALLEY, CA 92690
 (714) 944-1144

PROFESSIONAL INFORMATION
 THE INFORMATION CONTAINED IN THE SET OF DRAWINGS IS PREPARED BY OTB AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO WARRANTIES OR REPRESENTATIONS ARE MADE BY OTB FOR ANY OTHER PROJECTS OR SITES.

Verizon
 15505 SAND CANYON AVENUE, D1
 RIVERSIDE, CALIFORNIA 92504
 949.286.7000



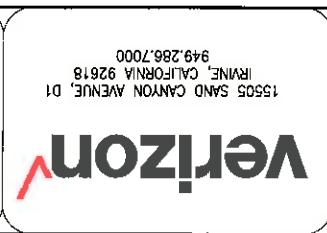
LINDINA
 17110 MOCKINGB RD
 CANYON ROAD
 RIVERSIDE, CA 92504
 RIVERSIDE COUNTY

SCALE: 3" = 1'-0"
 RRIGATION DETAILS
 L-3

CS DG
 CS Design Group, Inc.
 8888 El Camino Real
 Suite 105-102
 San Diego, CA 92129
 (619) 574-3337
 (619) 754-44-3887

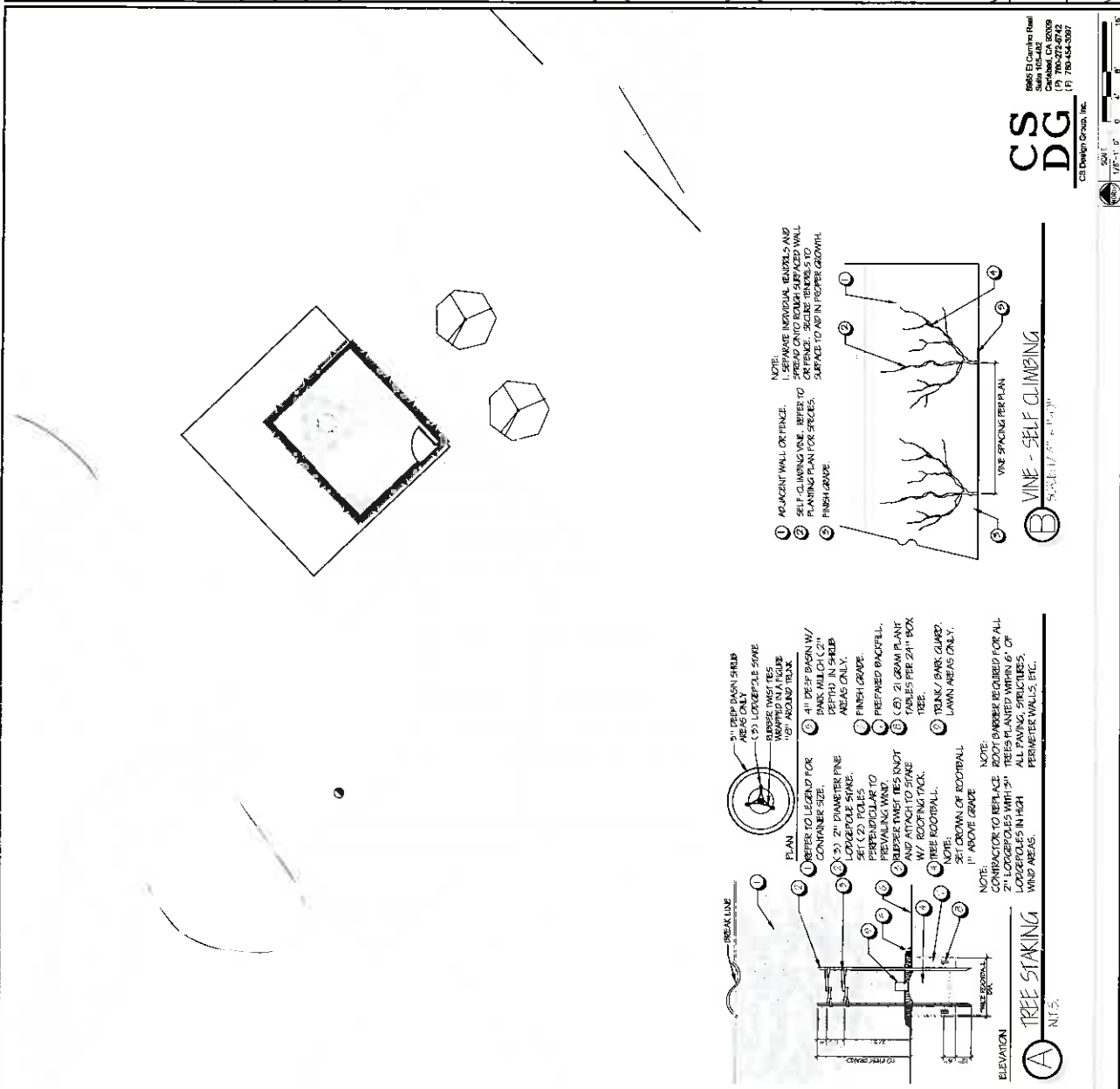
REV.	DATE	DESCRIPTION	BY
1	01/28/16	80% CONSTRUCTION PERMITS	RL
2	06/16/16	100% CONSTRUCTION PERMITS	JMM
3	09/16/16	REVISED 100% CD, CAP	RL

VERIZON
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618
 949.286.7000



LINDA NA
 17110 MOCKINGB RD
 CANYON RD, CA 92504
 RIVERSIDE COUNTY

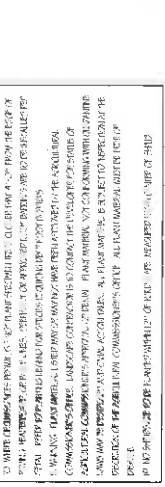
PROJECT TITLE:
PLANTING PLAN
 L-4



PLANT MATERIAL KEY			
SYMBOL	RECTANGULAR NAME	COMMON NAME	SIZE
	EMERGED TREES	Lemon Scented Gum	36" Box 2
	EMERGED SHRUBS	Yellow Trumpet Vine	15 Gal

ALLOWANCE
 CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL IS AS SHOWN ON THIS PLAN. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL IS AS SHOWN ON THIS PLAN. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL IS AS SHOWN ON THIS PLAN.

PLANTING NOTES
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES.
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES.
 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES.



PLANTING NOTES
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES.
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES.
 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES.



LINDINA

17110 MOCKINGBIRD CANYON ROAD RIVERSIDE CA 92504



VIEW 1



CASE PP25767 AMDR2
EXHIBIT Photosm (Sh)
DATE 6/23/2018
PLANNER T Wheeler
Safety
Committed
Paid

LOOKING NORTHEAST FROM MOCKINGBIRD CANYON ROAD

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



LINDINA

17110 MOCKINGBIRD CANYON ROAD RIVERSIDE CA 92504



LOOKING NORTH FROM MOCKINGBIRD CANYON ROAD

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



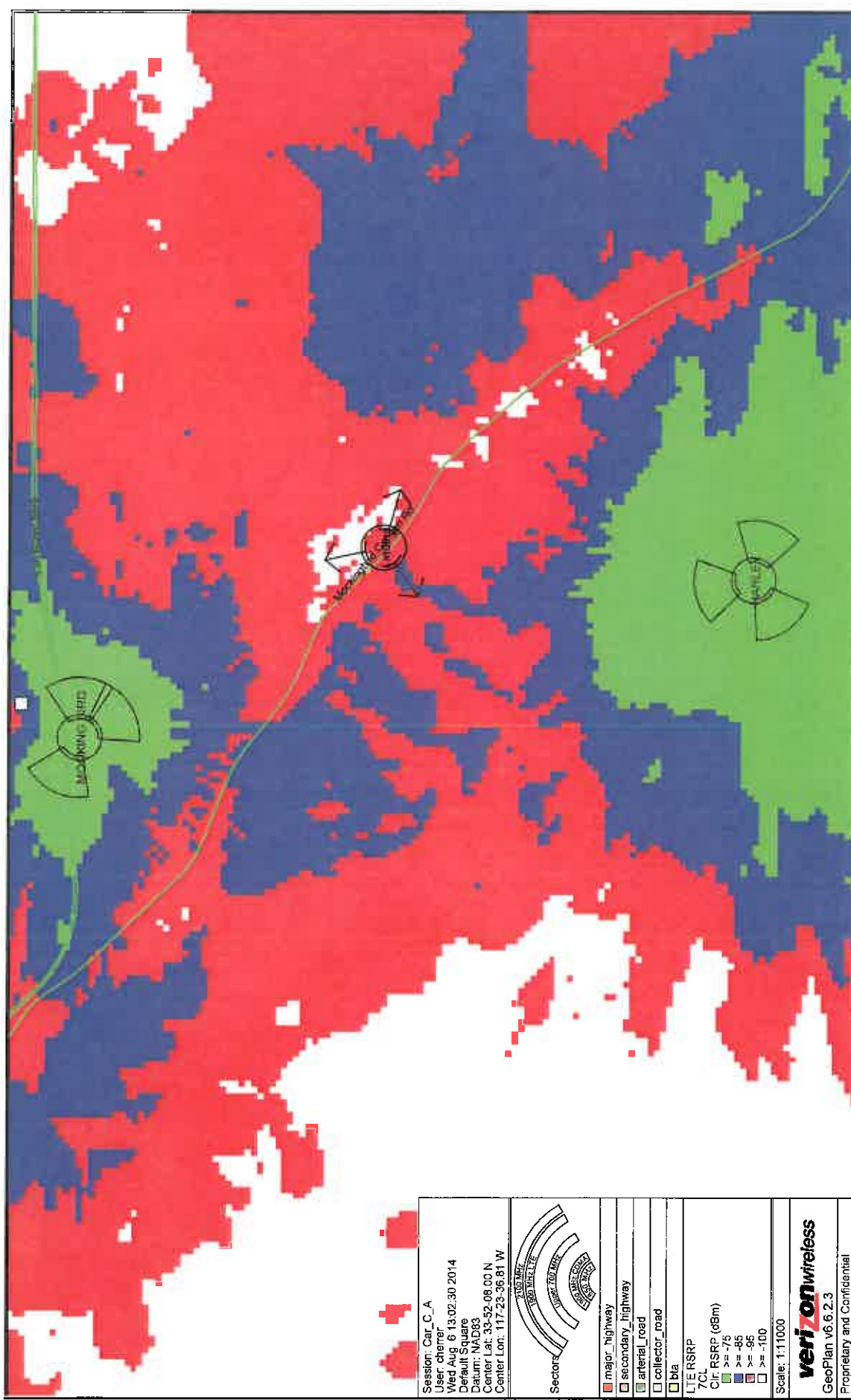
LINDINA

17110 MOCKINGBIRD CANYON ROAD RIVERSIDE CA 92504



PROPOSED LOOKING SOUTHWEST FROM LINDINA DRIVE

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



Session: Car_C_A
 User: cherner
 Wed Aug 6 13:02:30 2014
 Derault Square
 Datum: NAD83
 Center Lat: 33-52-08.00 N
 Center Lon: 117-23-36.81 W

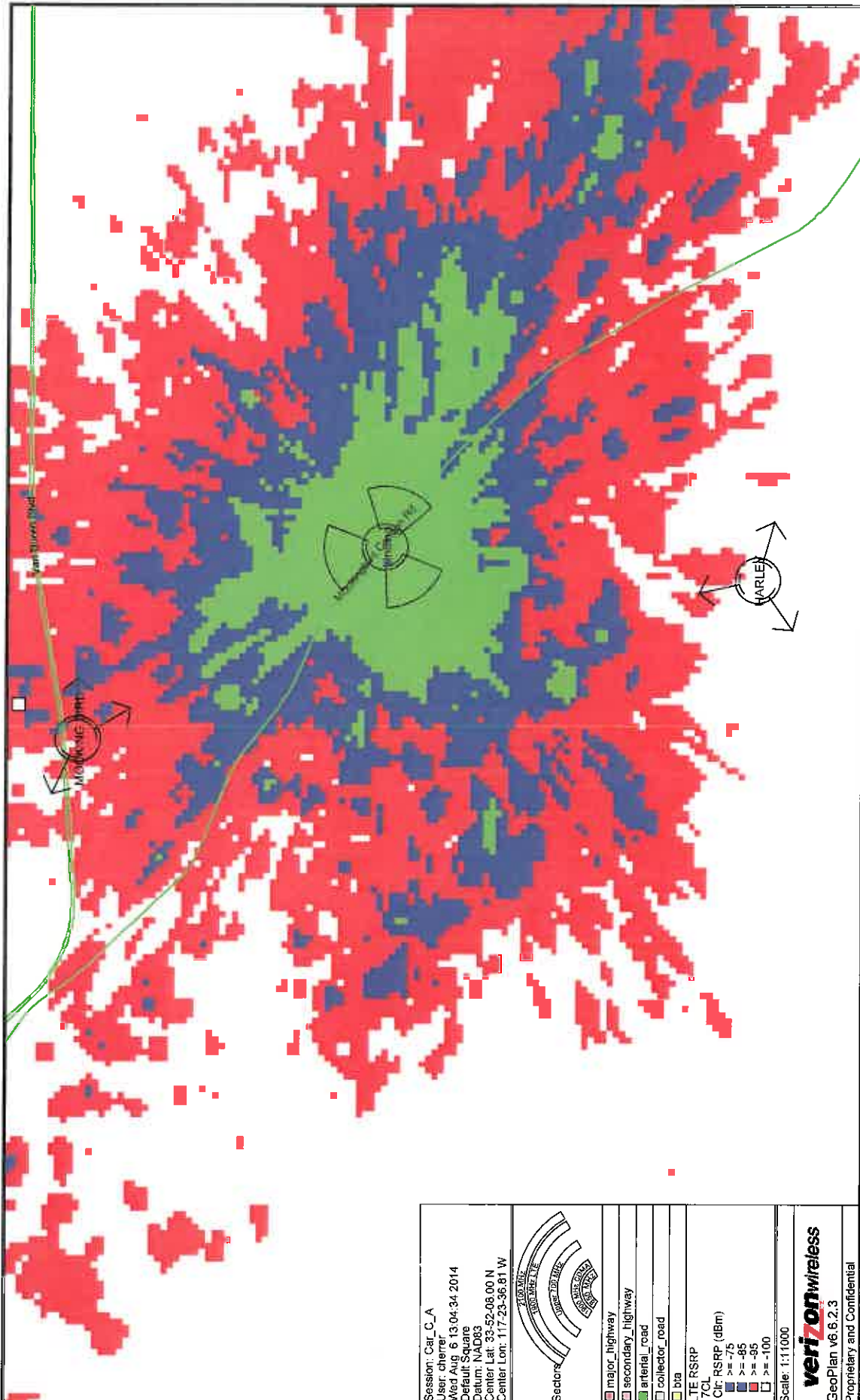


- Sectors:
- major_highway
 - secondary_highway
 - arterial_road
 - collector_road
 - bldg

LTE RSRP
 7CL
 C/F RSRP (dBm)
 >= -75
 >= -85
 >= -95
 >= -100

Scale: 1:11000

verizonwireless
 GeoPlan v6.6.2.3
 Proprietary and Confidential



Session: Car_C_A
 User: cherner
 Wed Aug 16 13:04:34 2014
 Default Square
 Datum: NAD83
 Center Lat: 33.520800 N
 Center Lon: 117.233681 W

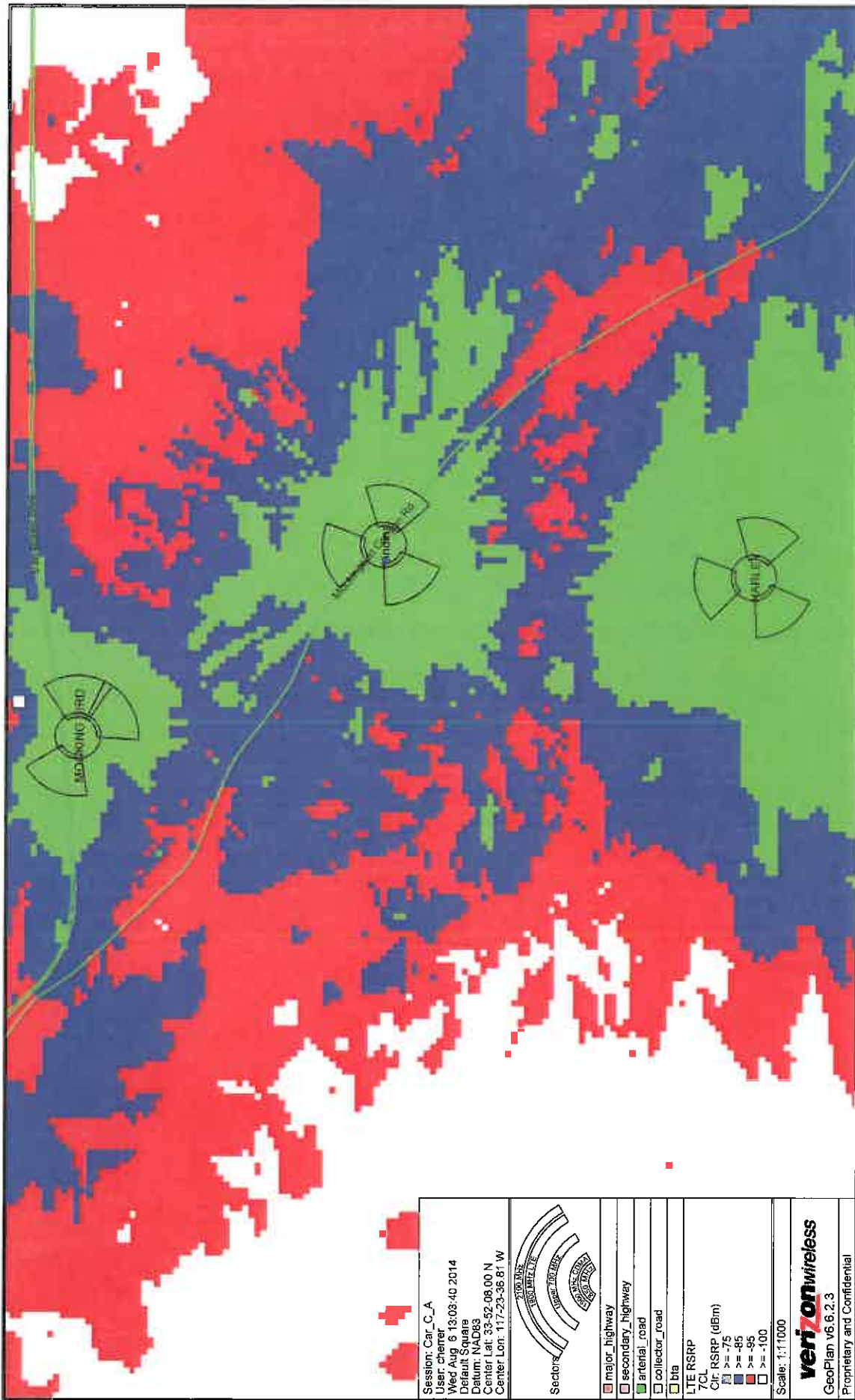
Sectors
 120.00 MHz
 120.00 MHz E1E
 120.00 MHz E1E

- major_highway
- secondary_highway
- arterial_road
- collector_road
- bita

LTE RSRP
 70L
 Ctr: RSRP (dBm)
 >=-75
 >=-85
 >=-95
 >=-100

Scale: 1:11000

verizonwireless
 GeoPlan v6.6.2.3
 Proprietary and Confidential



Session: Car_C_A
 User: chenerf
 Wed Aug 6 13:03:40 2014
 Default Sqaurs
 Datum: NAD83
 Center Lat: 35-52-08.00 N
 Center Lon: 117-23-36.81 W



- Sectors
- major_highway
 - secondary_highway
 - arterial_road
 - collector_road
 - bta
- LTE RSRP
- 7C
- Color RSRP (dBm)
- >= -85
 - >= -90
 - >= -100

Scale: 1:11000
verizonwireless
 GeoPlan v6.6.2.3
 Proprietary and Confidential



February 08, 2016

RE: Verizon Wireless Lindina Site Located at: 17110 Mockingbird Canyon Rd, Riverside, CA 92504

To Whom It May Concern,

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, will be compliant with FCC Guidelines.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <http://www.fcc.gov/oet/rfsafety/rf-faqs.html>

Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines. Policy questions should be directed to VZWRFCCompliance@verizonwireless.com. Contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Steve Lamb	WestSoCalNetworkCompliance@VerizonWireless.com	949-243-4849

Sincerely,

Jeddy Lin
Manager-RF System Design
Verizon Wireless

Band	Block	Call Sign	Tx	Rx	ERP (Watts)
700	C-upper	WQJQ694	746-757 MHz	776-787 MHz	79.7
PCS	E	WPWH653	1965-1970 MHz	1885-1890 MHz	308.25
PCS	F	KNLF889	1970-1975 MHz	1890-1895 MHz	308.25
AWS	A2	WQSH611	2115-2120 MHz	1715-1720 MHz	174.77
AWS	B	WQGB222	2120-2130 MHz	1720-1730 MHz	174.77
AWS	C	WQTX808	2130-2135 MHz	1730-1735 MHz	174.77



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

NEGATIVE DECLARATION

Project/Case Number: PP25767/EA42774

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: Tim Wheeler Title: Project Planner Date: November 14, 2016

Applicant/Project Sponsor: Core Development for Verizon Date Submitted: February 26, 2015

ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: December 5, 2016

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 Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA42774 ZCFG6158

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42774
Project Case Type (s) and Number(s): Plot Plan No. 25767
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: 951-955-6060
Applicant's Name: Verizon Wireless
Applicant's Address: 15505 Sand Canyon Avenue, Irvine CA 92618

I. PROJECT INFORMATION

- A. Project Description:** Plot Plan No. 25767 proposes, for Verizon Wireless, a disguised wireless communication facility comprised of the following: a 50-foot mono-eucalyptus tower with twelve (12) panel antennas, two (2) power/fiber demarcation boxes, twelve (12) Remote Radio Units with A2 module and one (1) microwave dish. The total lease area for the project site is 935 sq. ft. enclosed by a 6-foot-high concrete masonry wall with climbing vines and includes two (2) equipment cabinets and one (1) stand-by generator. Two (2) live eucalyptus trees are also proposed to be planted. The project site is within a lot where there is a single family residence and detached structure.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 2.9 acres (entire site), 935 square-feet (project site area)
- D. Assessor's Parcel No.:** 273-230-030
- E. Street References:** Southeast of Rancho Sonado Road and slightly east of Mockingbird Canyon Road
- F. Section, Township, & Range Description or reference/attach a Legal Description:**
T3SR5W SEC 34
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The leased area for the proposed cell site is currently vacant. The subject property consists of a single family dwelling and a detached garage. Located to the immediate north, south, east and west of the subject property are residential dwellings and detached structures.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Open Space-Conservation (OS-C) and Rural Community-Very Low Density Residential (RC-VLDR) (1 acre minimum) land use designations. The Open Space-Conservation land use designation is applied to lands containing natural hazards, cultural resources, other natural and scenic resources, and habitat lands not located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Ancillary structures may be permitted provided that they further the intent of this designation and do not substantially alter the character of the

area. As a wireless communication tower disguised as a eucalyptus tree with two live eucalyptus trees planted adjacent to it, the project consists of an ancillary structure that will provide telecommunications service to the area without altering the character of the area, and it is therefore consistent with its General Plan Land Use Designation.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The project is located within an existing flood zone. The site is located along the outer edge of the flood zone. The projects flood hazard report states that the site is upstream of the Flood District's own and maintained Mockingbird Canyon slope protection facility (project number 2-0-00180). The location of the lease area and improvements are just outside the FEMA flood plain. The project would then be considered free from ordinary storm flood hazard.
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 unmanned wireless communication facilities 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): Lake Mathews/Woodcrest

C. Foundation Component(s): Open Space and Rural Community

D. Land Use Designation(s): Conservation and Very Low Density Residential

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lake Mathews/Winchester

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

3. **Land Use Designation(s):** Very Low Density Residential and Conservation

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

I. Existing Zoning: Residential Agriculture-5 acre minimum (R-A-5) and Watercourse, Watershed, and Conservation Areas (W-1).

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Residential Agriculture-1 acre minimum (R-A-1), Residential Agriculture-5 acre minimum (R-A-5) and Watercourse, Watershed, and Conservation Areas (W-1) to the north, Residential Agriculture-5 acre minimum (R-A-5) and Watercourse, Watershed, and Conservation Area (W-1) to the east, and Residential Agriculture-5 acre minimum (R-A-5) to the south and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input 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.

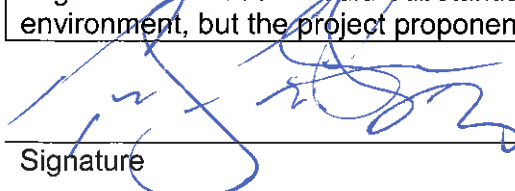
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed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

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

December 5, 2016

Date

Tim Wheeler
Printed Name

For Steve Weiss, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). The project will not have a substantial negative affect upon a scenic highway corridor. As outlined in Figure No. 9 "Scenic Highways" of the Lake Mathews/Woodcrest Area Plan, the project site is located adjacent to Mockingbird Canyon Road which the southern portion of the road is designated as a scenic highway. The section of Mockingbird Canyon Road that the project site is located is not within the scenic highway corridor. In addition, the project will be designed to be camouflaged from the road. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a). As indicated through the utilization of GIS, the proposed project is not located within Zone A or B of the Mount Palomar Observatory and as such, will not interfere with the nighttime use of the Mt. Palomar Observatory. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communication facility will include a single service light to be used at the time of maintaining the facility. The service light will not create a significant source of light or glare in the area as it is shielded down into the lease area to the greatest extent possible so as not to allow for light spillage or create a nuisance that would expose residential properties to unacceptable light levels. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

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

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?

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-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a). As outlined on Riverside County General Plan Figure OS-2 "Agricultural Resources", the project site is located on land that is designated as Other Lands. Accordingly, the project will not involve the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project will have no impact.

b). The current Zoning Classification of the project site is Residential Agriculture-5 acre minimum (R-A-5,) and Watercourse, Watershed, and Conservation Areas (W-1). Although the current zoning designation allows for agricultural uses, the project will not affect agricultural zoning or uses or impact any land subject to a Williamson contract. Outlined in Riverside County Ordinance No. 348, wireless cellular facilities are permitted within these Zoning Classifications only if the facility is disguised. Disguised facility designs consist of monoecalyptus, monopine, or ball field light poles.

In addition, the closest agriculture preserve located within vicinity of the project site is the El Sobrante Agriculture preserve which is located approximately half a mile to the southwest of the project site as indicated through GIS and, at this distance, will not be affected.

For these reasons, the impact will be less than significant.

c). The proposed project is located within 300 feet of agriculturally zoned property. More specifically, property located approximately 265 feet to the east of the project site has a zoning designation of Light Agriculture-2 1/2 acre minimum (A-1-2-1/2). Although the project site is located within less than 300 feet of agriculturally zoned property, the impact will be less than significant because, currently, the agriculturally zoned property is not being utilized for agriculture production but rather the site has four (4) single family residential dwellings, as indicated through GIS.

d). As previously addressed, the project site is not surrounded by properties which at this time are utilized for agriculture production or would result in the conversion of farmland. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

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

a). The proposed project will not result in long-term pollutant emissions that are more than the CEQA significance emissions thresholds established by the SCAQMD. This application is for the construction and operation of an unmanned telecommunication facility. The use itself does not further contribute to negative air quality as it does not emit pollutants under normal operations. This project will not result in an increase in the frequency or severity of any air quality standards violation, nor will it cause a new air quality standard violation. As a result, there will be no impact.

b-c). This project includes the construction and operation of an unmanned wireless telecommunication tower. Once in operation, the tower itself and accompanying equipment do not negatively contribute to the air quality in the area, nor violate any air quality standards.

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. This project is a disguised unmanned wireless communication facility. It is a stationary structure that will not emit point source emissions. The project does consist of a back-up generator for emergency purposes and is not in operation on a regular basis. Due to the very limited potential use of the back-up generator, impacts are considered less than significant.

e). The proposed project is an unmanned wireless telecommunications facility, which is not a sensitive receptor and which will not include any sensitive receptors. Therefore, this project will not establish a new sensitive receptor near any existing substantial point source emitter. As a result, no impact will occur.

f). This project of a disguised wireless communications facility does not generate objectionable odors. As a result, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). As indicated through GIS, the proposed project is not located within a Criteria Area or Cell Group of the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP). No other habitat conservation plans, natural conservation community plans, or other approved conservation plans exist on the project site, either. Accordingly, the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The impact will be less than significant.

b). The project site is not located within a WRCMSHCP Criteria Area or cell. This project includes the construction of an unmanned wireless telecommunication facility, utilizing a 935 square foot development footprint. As a result, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species. The impact will be less than significant.

c). The project site is not located within a WRCMSHCP Criteria Area or cell. This project includes the construction of an unmanned wireless telecommunication facility, utilizing a 935 square foot development footprint. As a result, the project will not 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. Therefore, the impact is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d). This project includes the construction of an unmanned wireless telecommunication facility, utilizing a 935 square foot development footprint. As a result, the site will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impeded the use of native wildlife nursery site. The impact will be less than significant.

e-f). The project site does not contain riverine/riparian areas or vernal pools. The impact will be less than significant.

g). The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The impact will be less than significant.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic resources located on the site or in near proximity to the site. The project site includes an existing single family home and detached garage. This project includes the construction of an unmanned wireless telecommunication facility, utilizing a 935 square foot development footprint. There will be no impacts to any historical resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: Project Application Materials / Tribal Council Review

Findings of Fact:

a-b) The Project site is located on a parcel which has previously been disturbed by construction and includes a single family home and detached garage. Furthermore, this project includes the construction of an unmanned wireless telecommunication facility, utilizing a 935 square foot development footprint. There are no known archaeological sites on the project site, nor in the immediate surroundings. As a result, this project is not expected to alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource. There would be a less than significant impact.

c) Because the Project site has previously been disturbed by construction and includes a single family home and accessory garage structure, there is little possibility that ground disturbing activities will expose any human remains. However, this project is still subject to State Health and Safety Code Section 7050.5, which states how human remains should be handled if discovered during any kind of ground disturbance activity. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) There are no known tribal cultural resources onsite, nor any existing religious or sacred uses within the potential impact area. As a result, there is no impact.

e) Pursuant to AB 52, formal requests for Tribal consultation were sent to Pechanga, Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians on February 1, 2016. Pechanga has requested that a Tribal consultation monitor be onsite during all grading operation. No further consultation requests were made and the consultation period was closed on July 12, 2016. This request to observe during the ground disturbance process is considered a standard operating procedure and not mitigation, as defined by CEQA. As a result, impacts are less than significant.

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?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) Pursuant the County of Riverside's GIS mapping system, the project site has been mapped as having a low potential for paleontological resources. However, during the ground disturbance process,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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should a paleontological resource be discovered, grading activities will be stopped in order to determine an appropriate course of action. As a result, impacts will be less than significant.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

<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

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. The potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur. Additionally, through mandatory compliance with Section 1613 of the 2013 California Building Code ("CBC"), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions. Impacts will be less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) Based on the site topography and areas located immediately offsite, the site does not appear to be susceptible to earthquake-induced land sliding or rock falls due to the lack of slopes and nearly flat gradient in the area within or surrounding the project site. The near surface alluvial fan deposits at the site are relatively unconsolidated, however, due to the lack of relatively shallow groundwater and the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lack of active surface faulting at the site, the potential for liquefaction to affect the subject site during a large earthquake is low. Therefore, the impact is less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a). The project site is relatively flat with moderate slopes in the surrounding area. The County Geologist has reviewed a report provided by Terradyne LAX, Inc., and is titled; "Geotechnical Investigation Report, Verizon - LINDINAMTX41/BSC 13, 50-ft Cell Tower at 17110 Mockingbird Canyon Rd, Riverside, CA," dated February 15, 2016 (from GEO02483). The site includes sufficiently stable soil that can support a wireless communications tower. Furthermore, there is no risk of a landslide impacting the site. Therefore, 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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15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a). Pursuant to the GIS tool "Map My County," the Project site is mapped as being susceptible to subsidence. However, per review by the County's Geologist of a report provided by Terradyne LAX, Inc., and is titled; "Geotechnical Investigation Report, Verizon - LINDINAMTX41/BSC 13, 50-ft Cell Tower at 17110 Mockingbird Canyon Rd, Riverside, CA," dated February 15, 2016 (from GEO02483). It was determined that the site is not located in a zone susceptible to subsidence. Therefore, impacts related to subsidence will be less than significant impacts.

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?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a). There are no other known geologic hazards on the site or within the immediate surroundings. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riv. Co. 800-Scale Slope Maps, 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) Under existing conditions, the project site is relatively flat. Implementation of the proposed project would require limited grading of the site to accommodate the proposed development. Due to the limited scale of the proposed project, the site's existing topographic conditions would be maintained. Therefore, impacts would be less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

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

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

Findings of Fact:

a) Construction activities associated with the project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited development footprint of 935 square feet, potential impacts resulting from erosion, will be less than significant.

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

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

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

Monitoring: No monitoring is required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

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

Findings of Fact:

a) The proposed project is located on disturbed land. Due to existing conditions and the limited scale of the proposed project, any potential impact related to erosion is expected to be less than significant. The blue-line stream located at the rear of the property is approximately 110 feet away from the project site on the parcel. Therefore, the proposed project would not result in a change deposition, siltation, or erosion that may modify the channel of the stream. Additionally, there would be no impact to rivers or lakes.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

a). The site is located in an area of moderate susceptibility for wind erosion. However, erosion control measures and dust control measures are listed in COAs 10.BSGRADE.7 (Erosion Control Protect) and 10.BSGRADE.8 (Dust Control). These are standard Conditions of Approval and are not considered mitigation pursuant to CEQA. As a result, compliance with Conditions of Approval will ensure the potential impacts remain 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.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Application materials

Findings of Fact:

a) The Project proposes the installation of an unmanned wireless telecommunication facility disguised as a 50-foot-tall mono-eucalyptus within an approximately 935-square-foot lease area. The installation of the mono-eucalyptus will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, there would be a less than significant impact.

b) The Riverside County's Draft Climate Action Plan has a project threshold of less than 3,000 MTCO_{2e} of GHGs per year. The proposed project is not considered a substantial GHG emitter as the scope of the project includes the construction and operation of an unmanned wireless telecommunication tower. Therefore, the project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
emergency evacuation plan?				
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a). The proposed project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. The project proposes the construction of a disguised cellular wireless facility; the project will not introduce activities that will cause substantial hazard to the public.

b). The project will not 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 because as mentioned in section 22a, the project does not engage in activities with risk of upset. Impacts will be less than significant.

c). The project includes adequate access for emergency response vehicles and personnel; therefore, the project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No impact will occur.

d).The proposed project is not located within one quarter mile of an existing or proposed school. The nearest school to the project site is Woodcrest Elementary and is located over approximately 1.25 miles from the project site. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

e). The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project result in a safety hazard for people residing or working in the project area?

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?

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

Findings of Fact:

a-d). As indicated per "Map My County" for Airport Influence area and Compatibility zones, the project site is located within the influence area of March Air Reserve Base. The airport compatibility zone as determined by the influence area of the March Air Reserve base is Zone E. A review from the Airport Land Use Commission ("ALUC") finds the project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and no modification or restrictions to the project are required. As a result, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a). Outlined in Riverside County General Plan Figure S-11 "Wildfire Susceptibility", the project is not located within an area that is susceptible to wildfires. In addition, the proposed project is for an unmanned telecommunications facility and will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
discharge requirements?				
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted storm water 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 checked="" type="checkbox"/>	<input 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 be no alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The blue-line stream on the subject property is approximately 110 feet from the project site and the 935 square-foot wireless telecommunication pad will not impact any onsite existing drainage. As a result, impacts are considered to be less than significant.

b) Due to the character and limited scope of the proposed project, implementation will not violate any water quality standards or waste discharge requirements. The blue-line stream on the subject property is approximately 110 feet away from the development area and will not be impacted by the project which includes a 935 square-foot equipment pad in support of a wireless telecommunication tower. As a result, impacts are less than significant..

c) The proposed project is simply an unmanned wireless telecommunication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Due to the limited amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.

e-f) The project site is inside a 100-year flood zone and the location of the lease area and improvements are just outside of the FEMA floodplain. This project does not include the construction of housing. Due to the character and limited scope of the proposed project, it is unlikely that flood flows would be impeded or redirected. Therefore, there would be a less than significant impact.

g-h) The project will not substantially degrade water quality or include new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors) due to the minor disturbance of the 935 sq. ft. lease area of the project site. Therefore, there is less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a). According to RCLIS (GIS Database), project site has an existing blue-line stream that runs through the northeastern portion of the project site. Development will occur along the central and southern portion of the project site and in result, will not affect the existing blue-line stream. The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b). The project will not change the absorption rates or the rate and amount of surface runoff. The project will have no impact.

c). As indicated on the project specific Flood Hazard Report, the northeast corner of the project site is located within the 100-year Zone A flood plain limits. There is a drainage area of approximately 20 acres from the hills to the south that is tributary to the site location. New construction is required to comply with Section 1B of Ordinance No. 467 by elevating the pad area of any proposed structure a minimum of one foot above the adjacent ground, measures at the upstream edge of the proposed structures. There is no equipment structure proposed for this project. The project would then be considered free from ordinary flood hazard.

The proposed project is for the construction of an unmanned wireless cellular tower and in result, the project will not involve 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.

d). The project site is not located within close vicinity of a natural waterbody. Lake Mathews is over approximately 2.5 miles away from the subject property. In result, the project will not change in the amount of surface water in any water body. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" 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 use is in compliance with the current land use of Open Space-Conservation (OS: C) and Rural Community: Very Low Density Residential (RC: VLDR) of the Lake Mathews Area Plan. In addition, the land use designation will not be amended as part of the project scope and the current land use designation of Rural Community: Very Low Density Residential (RC: VLDR) and Open Space-Conservation (OC: C) are consistent with the surrounding land use designations of Rural Community: Very Low Density Residential (RC: VLDR) and Open Space-Conservation (OS: C) to the north, south, east, and west of the project site. The project will have no impact.

b). The project site is located within the City of Riverside Sphere of Influence. The proposed project was transmitted to the City of Riverside for their review and comment on June 18, 2015. County staff received no comments from the City regarding the project. The proposed project will not affect land uses within a city sphere of influence and/or within adjacent city or county boundaries, as wireless

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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telecommunication towers are allowed within the surrounding areas. As a result, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). The project is consistent with the site's existing zoning classification. Outlined in section 19.404 of Riverside County Ordinance No. 348, a disguised wireless communication facility may be located in the Residential Agriculture (R-A) and Watercourse, Watershed, and Conservation Areas (W-1) zoning classification subject to the approval of a plot plan application. A disguised wireless communication facility is designed to be minimally visually intrusive and can include, but is not limited to, disguised palm tree (monopalm), disguised pine or eucalyptus trees (mono-pine/eucalyptus), disguised ball field light poles, or disused water towers. The project is required to adhere to the development standards of wireless facilities as outlined in section 19.410 (Development Standards) of the Riverside County Ordinance No. 348. As demonstrated in the project's staff report, all of those standards are met. Accordingly, the impact will be less than significant.

b). The zoning of the project site, Residential Agricultural- 5 Acre Minimum (R-A-5) and Watercourse, Watershed, & Conservation Areas (W-1), will not be altered as part of the project scope. The surrounding zoning classifications consist of Residential Agricultural- 5 Acre Minimum (R-A-5) and Watercourse, Watershed, & Conservation Areas (W-1). The project will have no impact.

c). In accordance with the development standards of section 19.410 of the Riverside County Ordinance No. 348, the wireless communication facility will be designed to be minimally visually intrusive. The surrounding land uses consist of single family residential dwellings to the north, south, east, and west of the project site. Through project design, the impact of the disguised wireless facility will be less than significant with regards to surrounding residential land uses.

d). The proposed project is consistent with the current land use designations and policies of the Riverside County General Plan. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e). The project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). The project scope includes a wireless telecommunication tower and accompanying 935 square foot equipment enclosure. The small footprint of the site and scope of the project does not create any substantial physical barrier that would disrupt the community. The impact will be less than significant.

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?

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?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

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

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

Findings of Fact:

a). Outlined in Riverside County General Plan Figure OS-5 "Mineral Resources Area", the proposed project is located within the MRZ-3 zone, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. Therefore, the impact is less than significant.

b). The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, as the project scope includes the construction of a 935 square foot equipment enclosure and wireless telecommunication tower. Therefore, the impact is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c). The project site is not located adjacent to a State classified or designated surface mine. As a result, there is no incompatibility and there will be no impact.

d). The project site is not located adjacent any existing or abandoned quarries or mines. There will be no exposure to this kind of hazard. As a result, there will be no impacts.

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-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a). As outlined by Riverside County General Plan Figure S-10 "Airport Locations," County of Riverside Airport Facilities Map", the proposed project is located within the March Air Reserve Base Influence area and inside its compatibility Zone E. ALUC review and approval dated 10/24/16 finds the project consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.. There will be no impacts from airport noise to an unmanned wireless telecommunication tower. There will be no impacts.

b). The project site is not located within close vicinity of a private airstrip and will not result in exposing people, working or living, to excessive noise levels. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

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

Findings of Fact:

As indicated on Riverside County General Plan Figure C-1 "Circulation Plan", the project is not located within close vicinity of an active railroad and will not be affected by noise generated by an existing rail system. The project will have no impact.

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 project is not located within close vicinity of a highway. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
existing without the project?				
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). Although the project will increase the ambient noise level in the immediate vicinity during construction, a general ambient noise level increase after project completion will be negligible, as the use includes an unmanned wireless telecommunication tower, which is approximately 141 feet away from the nearest residence. The tower and accompanying equipment do not generate a sustained noise. As a result, the impacts are considered less than significant.

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

c-d). The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose people to or generation of excessive ground-borne vibration or ground-borne noise levels. The equipment enclosure includes an emergency backup generator, which would be operated only in times of power outages or maintenance checks. The generator is not used as part of the regular telecommunication tower operations. As a result, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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). The proposed project is a 50-foot-high disguised wireless communication facility inside a 935 square foot lease area. The proposed project site is located approximately 140 feet from a single family residential dwelling and is surrounded by large lots with single family dwellings to the west, east, and north. Although the project is located within close proximity to existing single family dwellings, the project will not displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.

b). The proposed project is a 50-foot-high disguised wireless communication facility inside a 935 square foot lease area. This type of development does not create a demand for additional housing. The project will have no impact.

c). The proposed project is a 50-foot-high disguised wireless communication facility inside a 935 square foot lease area. Due to the small development footprint and project scope, the project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

d). The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

e). The proposed project is a 50-foot-high disguised wireless communication facility inside a 935 square foot lease area. The project will not result in an increase in population. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project area is serviced by the Riverside County Fire Department. Any potential effects will be reduced by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. (COA 90.PLANNING.4). This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The proposed project would not have an incremental effect on the level of school services provided in the vicinity of the project area. The project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. (COA 90.PLANNING.4). This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. This project shall comply with County Ordinance No. 659 to prevent any potential effects to library services. (COA 90.PLANNING.4), which shall be calculated at the time of construction. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

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

Mitigation: No monitoring 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?

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project proposes a 50-foot-high disguised wireless communication facility inside a 935-square-foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) This project includes the construction of a wireless telecommunication tower in conjunction with a 953 square-foot accompanying equipment enclosure. The project does not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within a County Service Area or Recreation and Parks Area. This project is a commercial in nature and is not required to pay Quimby fees. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				
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) The project includes an unmanned wireless telecommunication tower and a 935 square-foot accompanying equipment enclosure. The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project includes an unmanned wireless telecommunication tower and a 935 square-foot accompanying equipment enclosure. New traffic generated from this use will be negligible. The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

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

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

g) The project includes an unmanned wireless telecommunication tower and a 935 square-foot accompanying equipment enclosure. The project will generate minimal traffic to the area during construction and upon operation. Impacts are considered less than significant.

h) The project includes an unmanned wireless telecommunication tower and a 935 square-foot accompanying equipment enclosure. The project will not interfere with any access points nor prevent emergency access to nearby uses. The project will have no impact.

i) The project includes an unmanned wireless telecommunication tower and a 935 square-foot accompanying equipment enclosure. New traffic generated from this use will be negligible. The project site will not conflict with any adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

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

Monitoring: No monitoring is required.

44. Bike Trails

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

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

Findings of Fact:

a-b) This project includes unmanned wireless telecommunications facility and a 935 square-foot accompanying equipment enclosure. The proposed project will not require any expansion to water treatment system. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Sewer

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project

<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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that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) This project includes unmanned wireless telecommunications facility and a 935 square-foot accompanying equipment enclosure. The proposed project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. The project will have 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"/>
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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"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) This project includes unmanned wireless telecommunications facility and a 935 square-foot accompanying equipment enclosure. Other than initial construction debris, no waste will be generated as a result of this use, during operations. Furthermore, the proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g). This project includes unmanned wireless telecommunications facility and a 935 square-foot accompanying equipment enclosure. No other utility services will be impacted as a result of this use. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

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

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) This project includes unmanned wireless telecommunication facility and a 935 square-foot accompanying equipment enclosure. Due to the small scale of this project no adopted energy conservation plans will be violated. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

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: Not applicable

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,

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

Plot Plan No. 25767 proposes, for Verizon Wireless, a disguised wireless communication facility comprised of the following: a 50-foot mono-eucalyptus tower with twelve (12) panel antennas, two (2) power/fiber demarcation boxes, twelve (12) Remote Radio Units with A2 module and one (1) microwave dish. The total lease area for the project site is 935 sq. ft. enclosed by a 6-foot-high concrete masonry wall with climbing vines and includes two (2) equipment cabinets and one (1) stand-by generator. Two (2) live eucalyptus trees are also proposed to be planted. The project site is within a lot where there is a single family residence and detached structure.

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,

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

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

whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25767 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25767 , Exhibit A, dated 12/05/16.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE-NO WASTEWATER PLUMBING RECOMMND

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

10.E HEALTH. 2 USE - EMERGENCY GENERATOR RECOMMND

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

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - EMERGENCY GENERATOR (cont.)

RECOMMND

appropriate NFPA ratings.

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

10.E HEALTH. 3 USE - NO NOISE REPORTS

RECOMMND

Based upon the information provided, and that the closest residence currently is located north/northwest of the garage, a noise study is not required. However, the project shall be required to comply with the following:

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

For any questions, please contact the Department of

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

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

Environmental Health, Office of Industrial Hygiene at (951)
955-8982.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 2 USE-#25-GATE ENTRANCES RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan (PP) 25767 is a proposal for a wireless telecommunications facility in the Mockingbird Canyon area. The site is located on the north side of Mockingbird Canyon Road approximately 500 feet south of Pennington Place. The site is just upstream from the District's own and maintained Mockingbird Canyon slope protection facility (project number 2-0-00180).

The northeast corner of the parcel is located within the 100-year Zone A flood plain limits as delineated on Panel Number 06065C-1385G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The location of the lease area and improvements are just outside of the FEMA floodplain.

There is a drainage area of approximately 20 acres from the hills to south that is tributary to the site location. New construction shall comply with Section 1B of Ordinance 457 by elevating the finished floor a minimum of one foot above the adjacent ground, measured at the upstream edge of the

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

proposed structures. The project would then be considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The monopole/antenna array located within the property shall not exceed a height of 50 feet.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - CO-LOCATION RECOMMND

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

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

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

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

The balance of the subject property, APN 273-230-020 & 273-230-030 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

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

For monoecalyptus or monopines, the color of the monopole (trunk) shall be dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.PLANNING. 12 USE - SITE MAINTENANCE CT (cont.) RECOMMND

prevention purposes.

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

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

The branches for the monoecalyptus shall start at 12 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas and microwave dishes shall have "socks" colored to match.

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

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

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

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

10.PLANNING. 18 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.PLANNING. 18

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 19

USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.PLANNING. 19

USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

resource.

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

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

10.PLANNING. 20

USE - LOW PALEO

RECOMMND

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

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.PLANNING. 20

USE - LOW PALEO (cont.)

RECOMMND

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

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

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

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and 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.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - GEO02483 APPROVED

RECOMMND

County Geologic Report GEO No. 2483, submitted for the project PP25767, APN 273-230-030, was prepared by Terradyne LAX, Inc., and is titled; "Geotechnical Investigation Report, Verizon - LINDINAMTX41/BSC 13, 50-ft Cell Tower at 17110 Mockingbird Canyon Rd, Riverside, CA," dated February 15, 2016. In addition, the applicant has submitted the following report:

"Response to Review Comments, County Geologic Report dated April 7, 2016, File GEO 02483, PP 25767, APN 273-230-030," letter dated April 26, 2016.

This document is herein incorporated in GEO02483.

GEO02483 concluded:

1.The subject property does not lie within a mapped State of California Earthquake Fault Zone, or within a Riverside County Mapped Fault Zone.

2.Based on the site topography and areas located immediately offsite, the site does not appear to be susceptible to earthquake-induced landsliding or rockfalls due to the lack of slopes and nearly flat gradient in the area within or surrounding the project site.

3.The near surface alluvial fan deposits at the site are relatively unconsolidated, however, due to the lack of relatively shallow groundwater and the lack of active surface faulting at the site it is our opinion that the potential for liquefaction to affect the subject site during a large earthquake is low.

4.The site is not located in a zone susceptible to subsidence.

5.The site is not located within a Flood Hazard Zone and is located within a zone of moderate wind erosion susceptibility.

GEO02483 recommended:

1.The proposed monopole tower may be supported on a straight shaft drilled caisson, 48 inch diameter, founded at a minimum depth of 15 feet below existing grade, primarily deriving support through skin friction.

2.The upper 5-ft of subgrade soils found to be very loose and requires ground improvements prior to the drilling of the caisson and any load carrying improvements.

3.Alternatively, the tower may also be supported on mat foundation system.

4.The upper 5-ft of all subgrades should be over excavated and re compacted to 90% before placing the foundation or any load carrying improvements including equipment cabinets and foundation excavation for CMU walls.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - GEO02483 APPROVED (cont.)

RECOMMND

GEO No. 2483 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2483 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 22 USE - PDA05001 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 05001 submitted for this project (PP25767) was prepared by Jennifer Sanka of L & L Environmental and is entitled: "Phase I Cultural Resources Assessment for the Lindina Drive Project (Verizon Wireless Site Lindina), +/- 0.17 acres in the Lake Mathews/Woodcrest Area, Riverside County, California", dated May 26, 2016.

PDA05001concludes: no known historical or archaeological resources are located within the project area. There is a low probability that prehistoric or historic age cultural resources may be encountered during project-related disturbance.

PDA05001 recommends: the project area appears to have a low sensitivity for prehistoric and historic cultural resources and mitigation monitoring is not recommended during project implementation.

These documents are herein incorporated as a part of the record for project.

TRANS DEPARTMENT

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

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

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

unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - LC RECLAIMED WATER RECOMMND

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

10.TRANS. 4 USE - LC VIABLE LANDSCAPING RECOMMND

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

10.TRANS. 5 USE - LC LANDSCAPE SPECIES RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed n accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE - BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - NESTING BIRD SURVEY (cont.)

RECOMMND

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.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.
- c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
- d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - NPDES COMPLIANCE (2)

RECOMMND

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

60.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.75 gross acre in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 4 USE - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING. 5 USE - NATIVE MONITOR REQ.

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Pechanga Native American Monitor. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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

NOTE:

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

2)The Native American monitor shall keep a daily log of all activities observed related to the project. The daily monitoring logs shall be submitted to the County Archaeologist on a weekly basis.

3)Native American monitoring does not replace any required Archaeological monitoring, but rather serves as a supplement for coordination and advisory purposes for that groups' interests only.

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

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

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN

RECOMMND

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PHASE IV REPORT

RECOMMND

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

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - EXISTING GRDG TO CODE

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department to bring existing grading to code.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS

RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated 12/05/16.

80.PLANNING. 2 USE - LIGHTING PLANS CT

RECOMMND

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

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

RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monoecalyptus are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 12 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 12/05/16.

80.PLANNING. 5 USE - INDEMNIFICATION AGRMT

RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS

RECOMMND

Provide evidence of legal access.

80.TRANS. 2 USE - UTILITY PLAN CELL TOWER

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - UTILITY PLAN CELL TOWER (cont.) RECOMMND

applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 3 USE - RELOCATE GATE RECOMMND

Existing gate shall be relocated 35' radial from the future curb line (67' from the existing centerline) prior to issuance of a building permit for monopine wireless communication facilities and equipment shelter.

NOTE: Refer to County Standard No.94, Ordinance 461 for the location of the curb line.

80.TRANS. 4 USE - LC LANDSCAPE SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

80.TRANS. 7 USE - LC LANDSCAPE INSPTN DPST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Transportation Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Transportation Department shall clear this condition upon determination of compliance.

WASTE DEPARTMENT

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

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

80. PRIOR TO BLDG PRMT ISSUANCE

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

and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Precise grade inspection of entire permit area.
- b.Precise Grade Inspection
- c.Inspection of completed onsite storm drain facilities
- d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE - #27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating as required by the California Fire Code and Title 19, CCR

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 3 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.75 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - SKR FEE CONDITION (cont.) RECOMMND

shall be required.

90.PLANNING. 4 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25767 has been calculated to be 0.02 acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 5 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for [Plot Plan] [Conditional Use Permit] No. 25767 is calculated to be 0.02 acres. In the event

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 7 USE - SITE INSPECTION

RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25767 have been met; specifically that the branches for proposed monoecalyptus are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 12 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 12/05/16.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 USE-UTILITY INSTALL CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 3 USE - LNDSCPE INSPCTN RQRMNTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

WASTE DEPARTMENT

90.WASTE. 1

USE - WASTE REPORTING FORM

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

LAND DEVELOPMENT COMMITTEE
THIRD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 23, 2016

TO

P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Airport Land Use Commission

March Air Reserve Base
1st District Supervisor
1st District Planning

PLOT PLAN NO. 25767, AMENDED NO. 2 – EA42774 – Applicant: Verizon Wireless – Engineer/Representative: Core Development – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) - Location: Southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- 1.15 acres - Zoning: Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural - 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1) - **REQUEST: The plot plan proposes to construct a 50 foot mono-eucalyptus wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter with a 6 foot high CMU block wall. Two (2) live eucalyptus trees are also proposed to be planted. APN- 273-230-020 and 273-230-030 – Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org. **BBID: 971-878-479 UPROJ CASE: PP25767****

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on June 30, 2016**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact, , at or email at / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: January 26, 2016

TO:

Riv. Co. Biologist
Riv. Co. Geologist
Riv. Co. Archaeologist

Riv. Co. Landscape Review
IT Department
Riv. Co. Fire Department

1st District Supervisor
1st District Planning Commissioner

PLOT PLAN NO. 25767, AMENDED NO. 1 – EA42774 – Applicant: Verizon Wireless – Engineer/Representative: Core Development – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) - Location: Southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- 1.15 acres - Zoning: Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural - 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1) - **REQUEST:** The plot plan proposes to construct a 50 foot mono-eucalyptus wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter with a 6 foot high CMU block wall. Two (2) live eucalyptus trees are also proposed to be planted. APN- 273-230-020 and 273-230-030 – **NOTE: The design and location of the proposed wireless facility has changed. Please review and update conditions accordingly. BBID: 971-878-479**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for an LDC meeting on February 11, 2016. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Tim Wheeler, (951) 955-6060, Contract Planner**, or e-mail at TWheeler@rctlma.org/ MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: June 8, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section

Riv. Co. Information Technology
1st District Supervisor
1st District Planning Commissioner
City of Riverside

PLOT PLAN APPLICATION NO. 25767 – EA42774 – Applicant: Verizon Wireless – Engineer/Representative: Core Development, Elaine Yang – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR)- Location: Southeast of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- 933.75 square feet- Zoning: Residential Agriculture-1 acre minimum (R-A-1), Residential Agriculture- 5 acre minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1)- **REQUEST:** A plot plan application to construct a 50 foot monopine wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter-APN- 273-230-020 and 273-230-030.

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on June 18, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go to the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Peter Lange, (951) 955-1417, Project Planner**, or e-mail at plange@rctlma.org / 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.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



CHAIR
Simon Housman
Rancho Mirage

October 24, 2016

VICE CHAIRMAN
Rod Ballance
Riverside

Mr. Tim Wheeler, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(VIA HAND DELIVERY)

COMMISSIONERS

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

John Lyon
Riverside

Glen Holmes
Hemet

File No.: ZAP1221MA16
Related File No.: PP25767 (Plot Plan)
APN: 273-230-030

Steve Manos
Lake Elsinore

Russell Betts
Desert Hot Springs

Dear Mr. Wheeler:

STAFF

Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PP25767 (Plot Plan), a proposal to construct a 50 foot high wireless monopine facility with a 410 square foot development footprint on 1.75 acres (Assessor's Parcel Number 273-230-030) located at 17110 Mockingbird Canyon Road, southerly of Lindina Drive, westerly of Via Fronteras, and easterly of Pennington Place in the unincorporated community of Woodcrest.

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (March AIA). Within Compatibility Zone E of the March AIA, non-residential intensity is not restricted.

www.rcaluc.org

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (1488 feet AMSL). The existing site elevation is approximately 1,216 feet AMSL. The proposed monopine structure is 50 feet in height, for an approximate total maximum elevation of 1,266 feet AMSL. The top point elevation of this structure, then, would be more than 250 feet lower than the elevation of that runway. Furthermore, the site is not located within 20,000 feet of runways of any other airports. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons is not required.

As ALUC Director, I hereby find the above-referenced Plot Plan **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

AIRPORT LAND USE COMMISSION


CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants of any home(s) thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be used in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

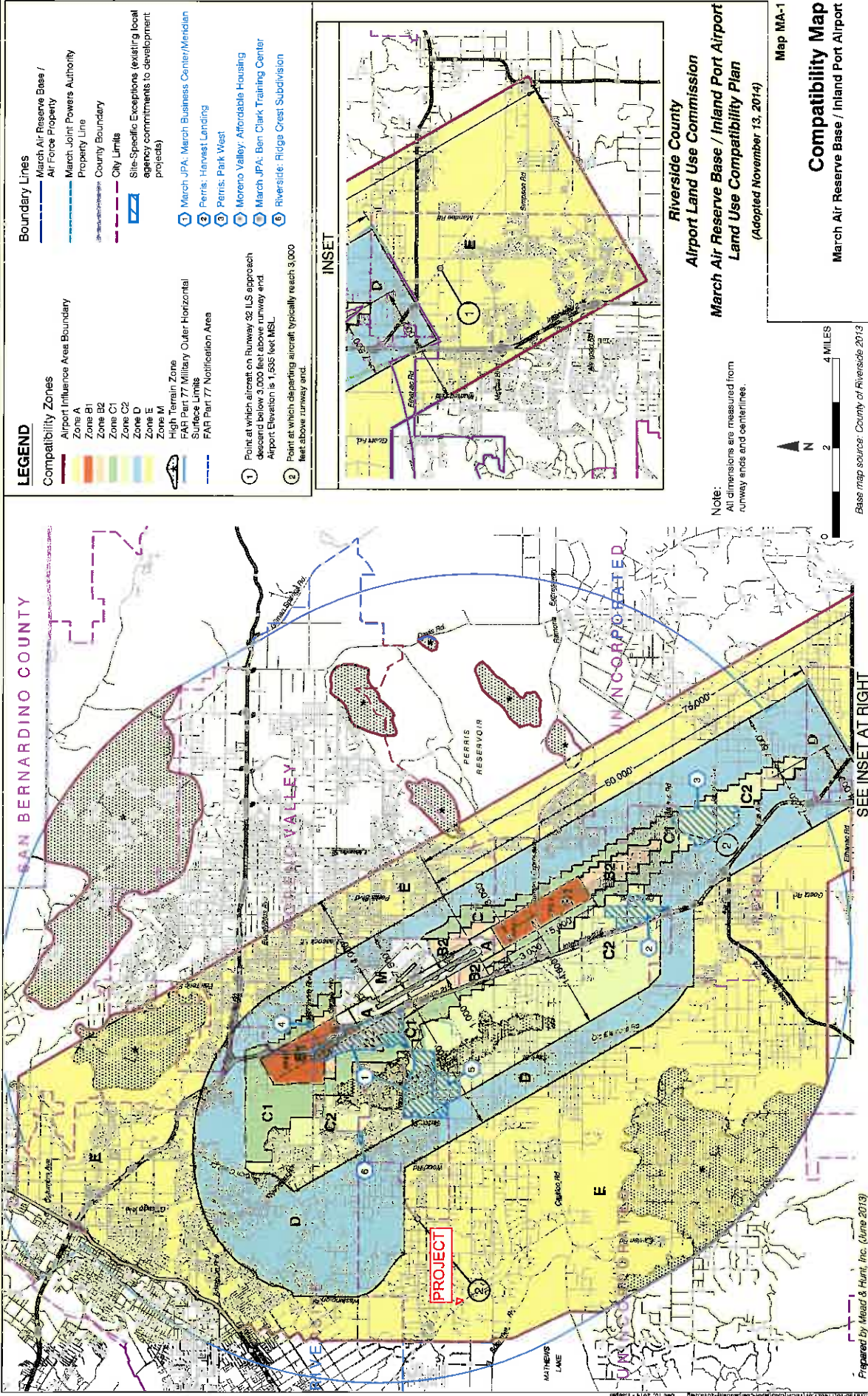
Attachments: Notice of Airport in Vicinity

cc: Verizon Wireless (applicant)
Core Development Services, Maree Hoeger (representative/payee)
Jose and Griselda Sanchez (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1221MA16\ZAP1221MA16.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - FAR Part 77 Military Outer Horizontal Surface Limits
 - FAR Part 77 Notification Area

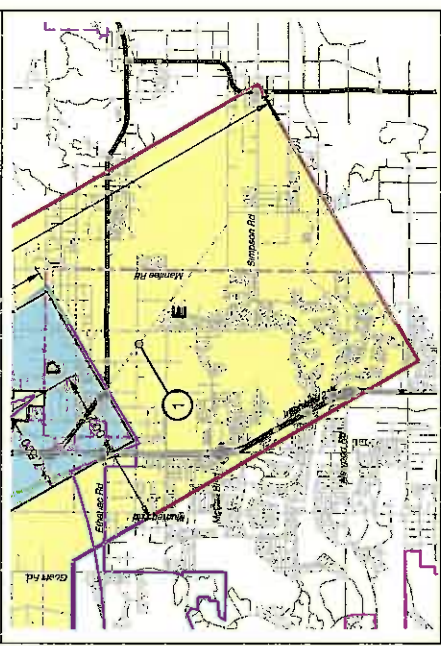
Boundary Lines

- March Air Reserve Bases / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

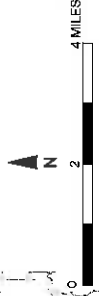
- ① March JPA, March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision

- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



Note: All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

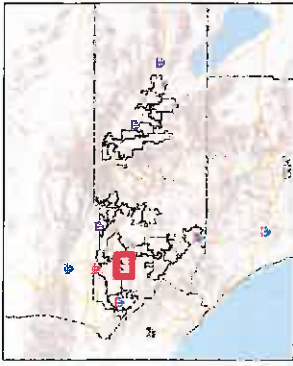
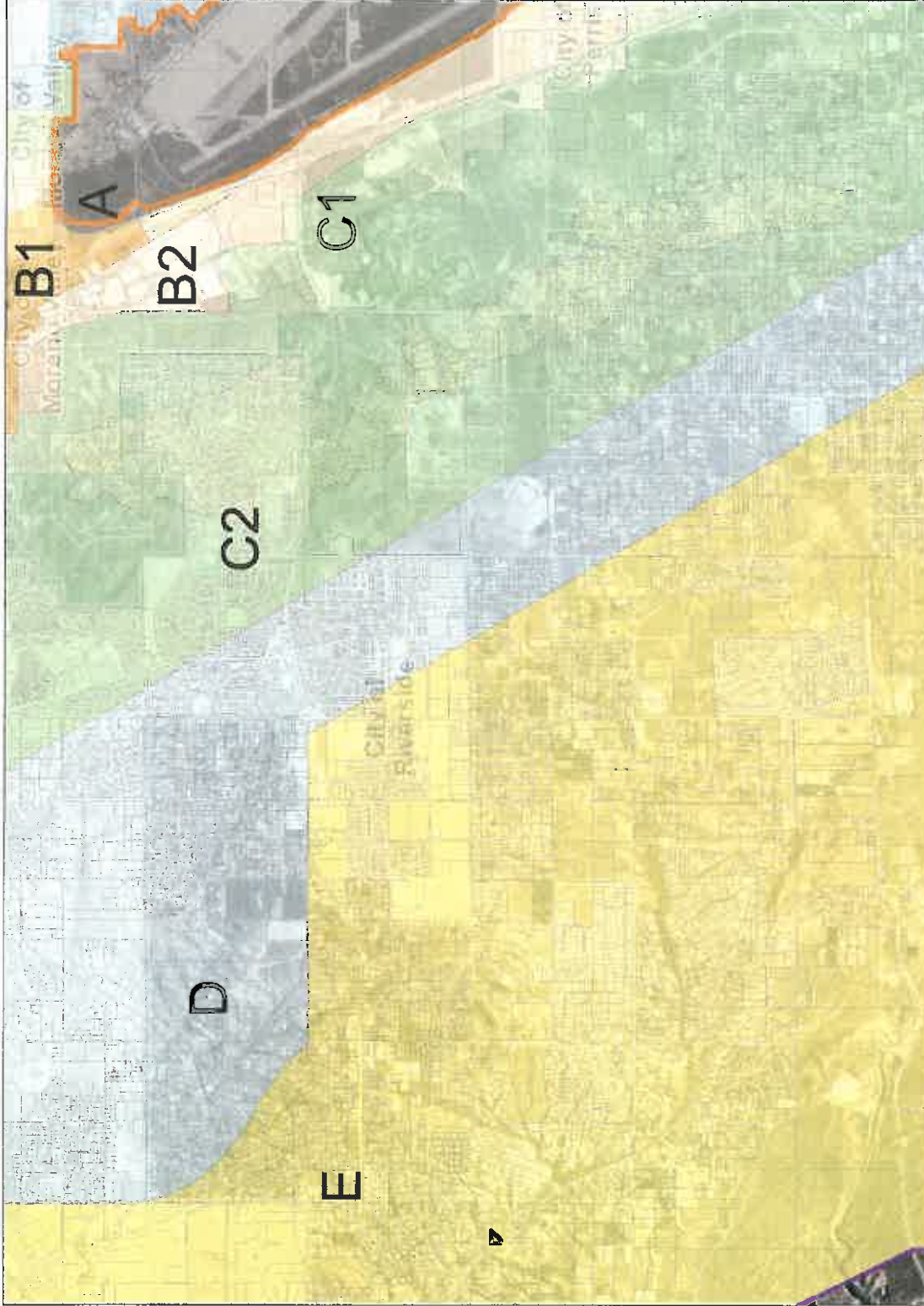
Prepared by Mead & Hunt, Inc. (June 2013)

Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

My Map



Legend

- Airports
- AIA

Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

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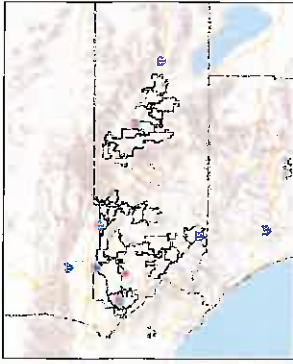
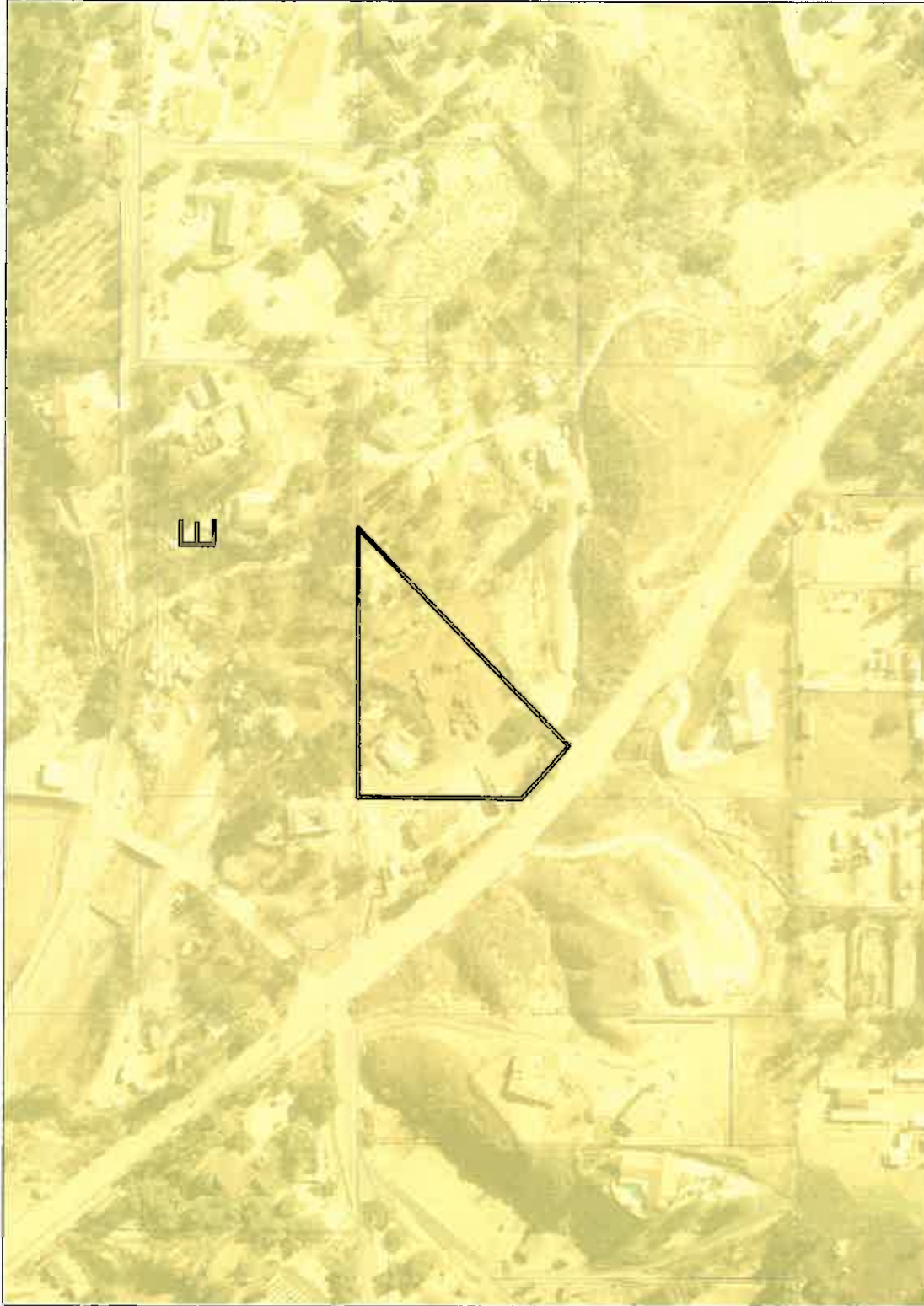
0 6,133 12,266 Feet



REPORT PRINTED ON... 10/21/2016 10:21:51 AM

© Riverside County RCIT GIS

My Map



Legend

- Display Parcels
- Airports
- AIA
- Airport Compatibility
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6

Notes

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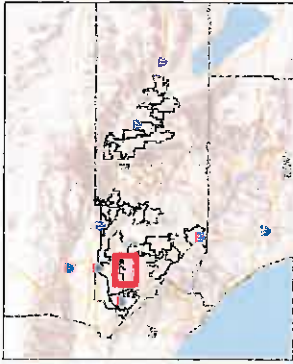
0 285 570 Feet



REPORT PRINTED ON... 10/21/2016 10:19:57 AM

© Riverside County RCIT GIS

My Map



- Legend**
- City Boundaries
 - Cities
 - highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
 - majorroads
 - counties
 - cities

Notes

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0 8,177

16,355 Feet



REPORT PRINTED ON... 10/21/2016 10:25:09 AM

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My Map



Legend

- City Boundaries
- Cities
- roads
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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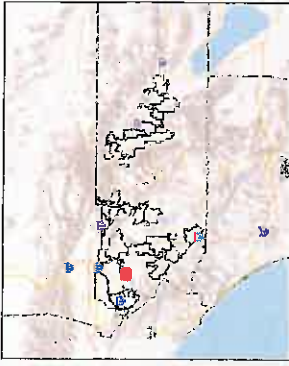
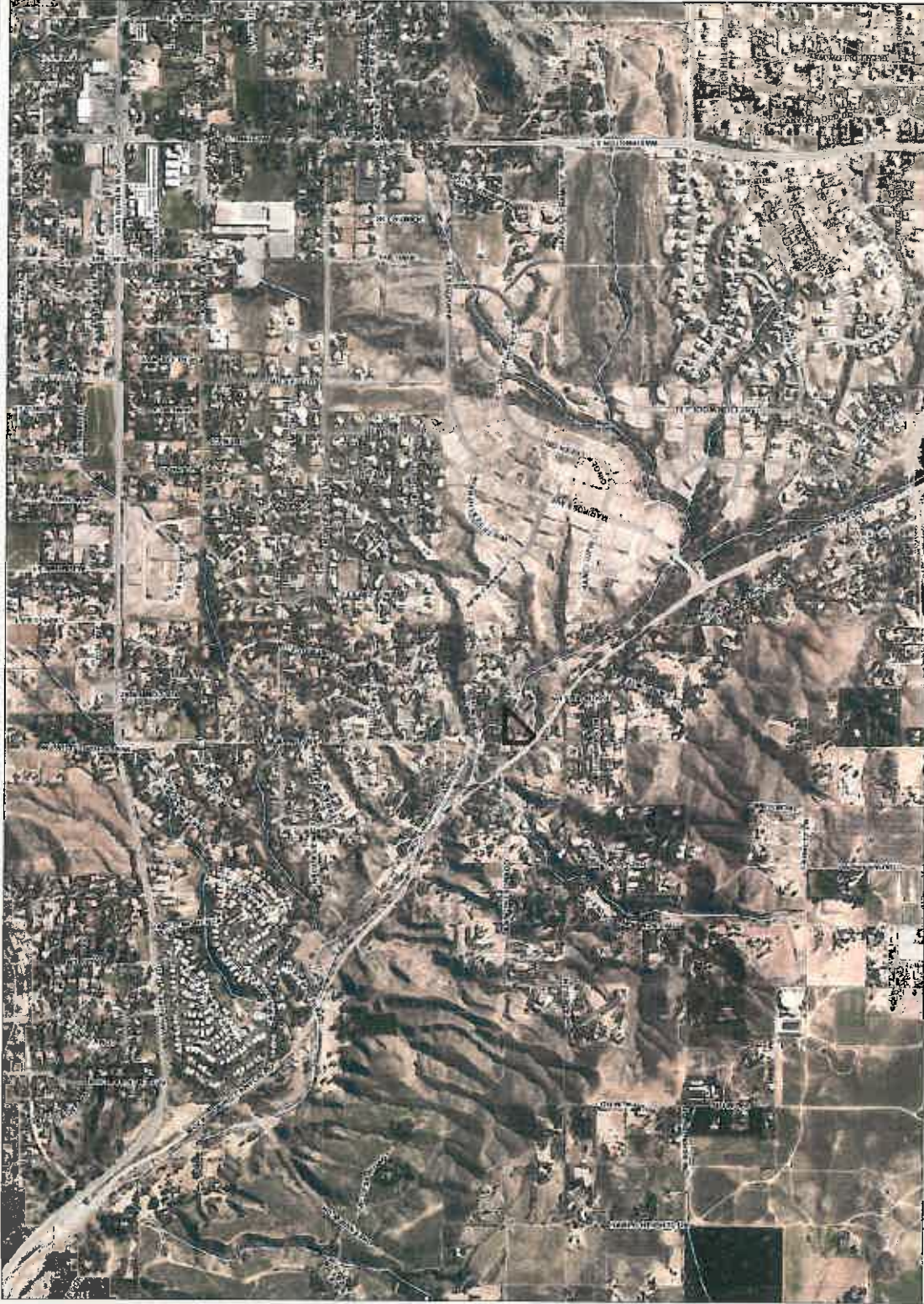
0 4,089 8,177 Feet



REPORT PRINTED ON... 10/21/2016 10:25:38 AM

© Riverside County RCIT GIS

My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography/lines
- waterbodies
 - Lakes
 - Rivers

Notes

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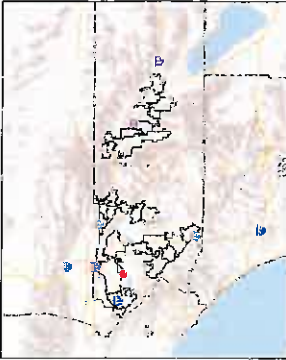
0 2,044 4,089 Feet



REPORT PRINTED ON... 10/21/2016 10:26:07 AM

© Riverside County RCIT GIS

My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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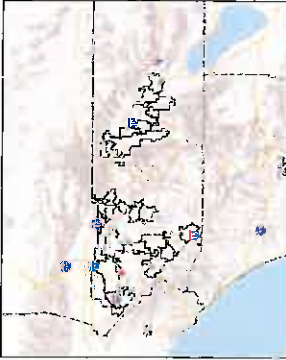
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REPORT PRINTED ON... 10/21/2016 10:26:39 AM

© Riverside County RCIT GIS

My Map



Legend

- Display Parcels
- City Boundaries
- Cities

Notes

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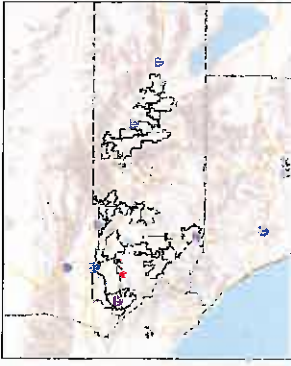
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REPORT PRINTED ON... 10/21/2016 10:20:25 AM

© Riverside County RCIT GIS

My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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0 128

256 Feet



REPORT PRINTED ON... 10/21/2016 10:27:07 AM

© Riverside County RCIT GIS

REV	DATE/APP	DESCRIPTION
0	02/19/15	ISSUED FOR USER PERMITS
1	02/19/15	ISSUED FOR USER PERMITS

ENGINEER / CONSULTANT

verizon
 1500 S. MAIN STREET, SUITE 100
 RIVERSIDE, CA 92507
 (951) 514-3000

COBE
 DEVELOPMENT SERVICES
 1200 S. MAIN STREET, SUITE 100
 RIVERSIDE, CA 92507
 (951) 514-3000

COBE
 DEVELOPMENT SERVICES
 1200 S. MAIN STREET, SUITE 100
 RIVERSIDE, CA 92507
 (951) 514-3000

LINDINA
 17110 MOCKINGBIRD CANYON ROAD
 RIVERSIDE, CA 92504
 RIVERSIDE COUNTY

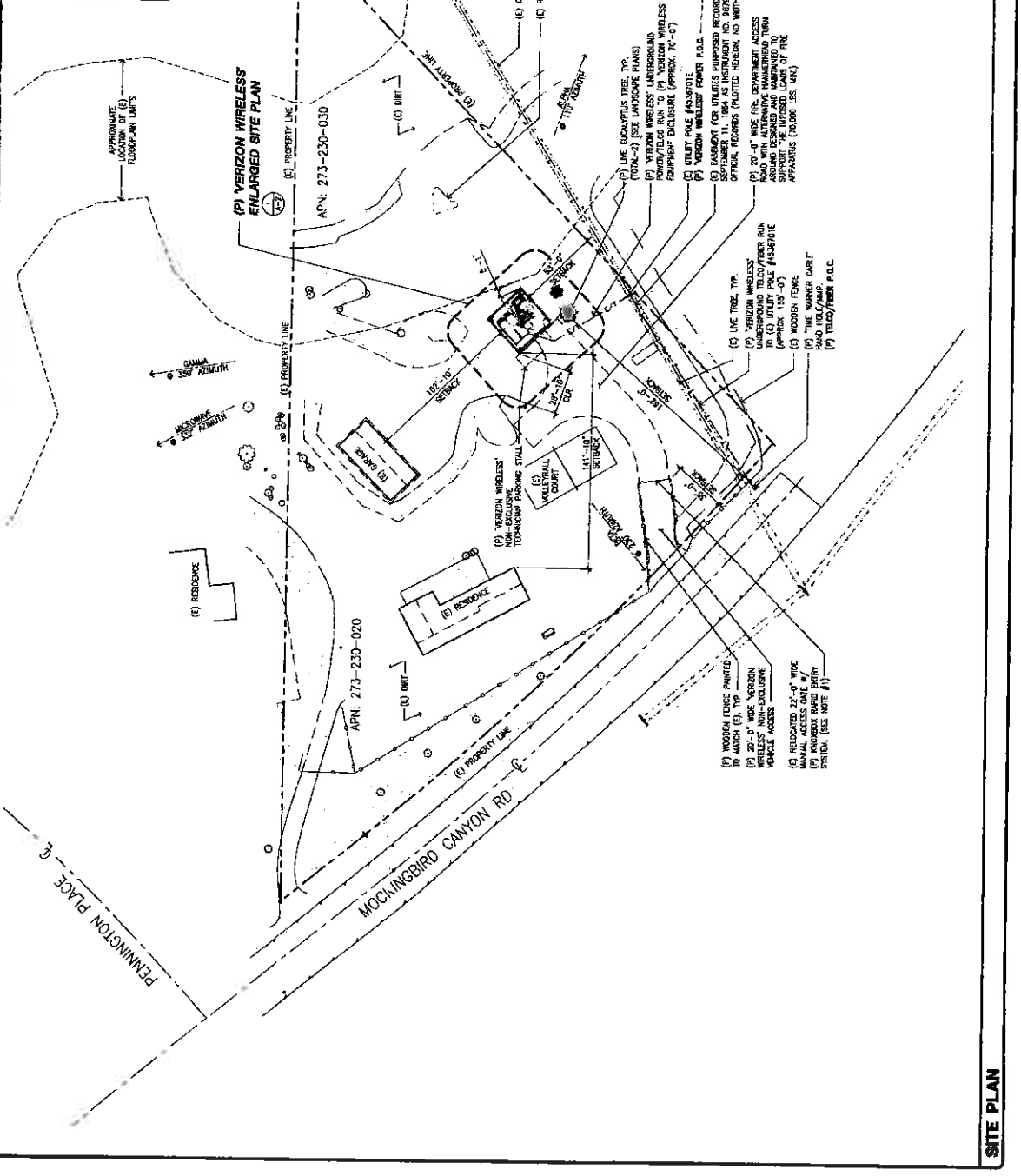
SITE PLAN

DRAWING INFORMATION	ISSUE DATE
ISSUED BY	02/19/15
ISSUED BY	02/19/15
ISSUED BY	02/19/15

A-1

NOTE: MANUAL OPENING GATES SHALL NOT BE LOCKED WITH A PADLOCK OR CHAIN AND PADLOCK. THE GATES SHALL BE KEPT OPEN AT ALL TIMES UNLESS OTHERWISE NOTED ON THE DRAWING. WHEN A KEY BOX CONTAINING THE KEYS TO THE LOCK IS INSTALLED AT THE GATE LOCATION, THE LOCK SHALL BE KEPT OPEN AT ALL TIMES.

APPROXIMATE LOCATION OF (E) PROPERTY LINE
 APPROXIMATE LOCATION OF (E) PROPERTY LINE
 APPROXIMATE LOCATION OF (E) PROPERTY LINE



SITE PLAN

NO.	DATE/REV	DESCRIPTION
0	02/12/18	ISSUED FOR PERMITS
1	03/01/18	REVISED PER PLANNING COMMENTS

ENGINEER / CONSULTANT

SITE BUILDER

verizon
 1545 BIRCH STREET, SUITE 200
 WILSON, CA 94094
 (415) 253-7000

CORE
 DEVELOPMENT SERVICES
 2300 S. BERRY AVENUE, SUITE 100
 SAN JOSE, CA 95128
 (415) 737-1234

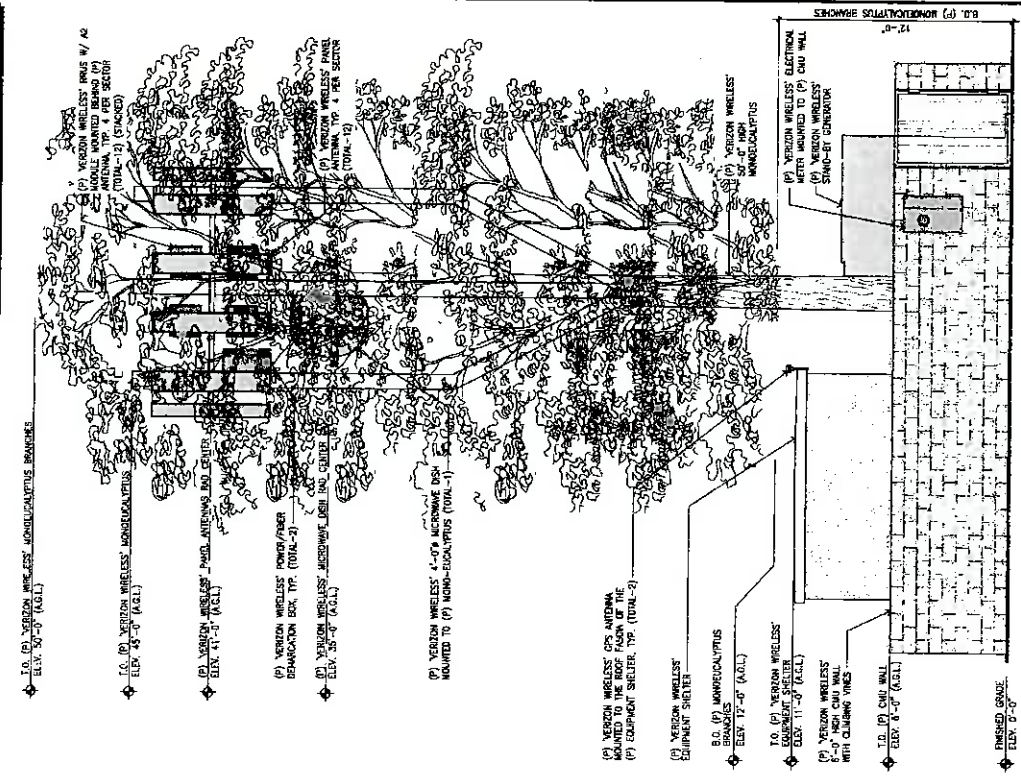
SITE INFORMATION
LINDINA
 17110 ROCKINGBIRD CANYON ROAD
 REDWOOD CITY, CA 94064
 REDWOOD COUNTY

ELEVATIONS

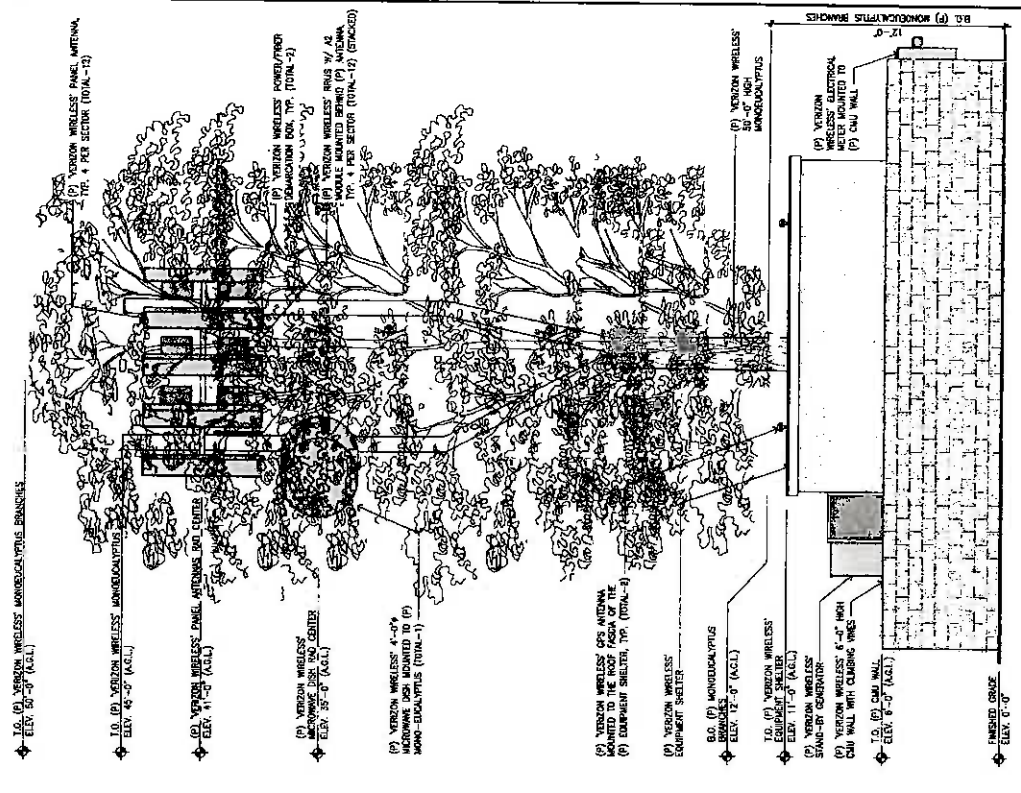
DRAWING INFORMATION
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 DATE: 02/12/18

SHEET NUMBER
A-3

NOTES:
 1. ALL (P) ANTENNAS AND EQUIPMENT MOUNTED TO THE (P) POLE SHALL BE PAINTED GREEN TO MATCH THE (P) MONOCALYPTUS BRANCHES.
 2. ALL ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE COVERED WITH SOCK COVERS.



NOTES:
 1. ALL (P) ANTENNAS AND EQUIPMENT MOUNTED TO THE (P) POLE SHALL BE PAINTED GREEN TO MATCH THE (P) MONOCALYPTUS BRANCHES.
 2. ALL ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE COVERED WITH SOCK COVERS.



1
 SOUTH WEST ELEVATION

2
 NORTH WEST ELEVATION



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 28, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25767)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

PLOT PLAN APPLICATION NO. 25767 – EA42774 – Applicant: Verizon Wireless – Engineer/Representative: Core Development, Elaine Yang – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR)- Location: Southeast of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- 933.75 square feet- Zoning: Residential Agriculture-1 acre minimum (R-A-1), Residential Agriculture- 5 acre minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1)- **REQUEST: A plot plan application to construct a 50 foot monopine wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter-APN- 273-230-020 and 273-230-030.**

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in black ink that reads "Heather Thomson". The signature is written in a cursive, flowing style.

Heather Thomson, Archaeologist
email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 28, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25767)

Dear Ms. Hoover:

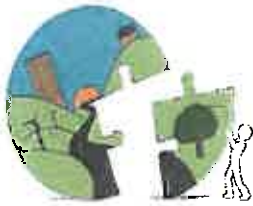
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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 28, 2016

Morongo Cultural Heritage Program
Attn: Ray Haute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25767)

Dear Mr. Haute:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

PLOT PLAN APPLICATION NO. 25767 – EA42774 – Applicant: Verizon Wireless – Engineer/Representative: Core Development, Elaine Yang – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR)- Location: Southeast of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- 933.75 square feet- Zoning: Residential Agriculture-1 acre minimum (R-A-1), Residential Agriculture- 5 acre minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1)- REQUEST: A plot plan application to construct a 50 foot monopine wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter-APN- 273-230-020 and 273-230-030.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map



Steven Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

May 2, 2016

Pages 3 (including this cover)

Terradyne LAX, Inc.
Fax: (949) 231-1700
Attn: A. Wahab Noori

RE: Conditions of Approval
County Geologic Report No. 2483
"Geotechnical Investigation Report, Verizon - LINDINAMTX41/BSC 13, 50-ft Cell
Tower at 17110 Mockingbird Canyon Rd, Riverside, CA," dated February 15,
2016.

Please see the attached conditions of approval pertaining to the subject report.

Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steven Weiss, Planning Director

Daniel P. Walsh, CEG No. 2413
Associate Engineering Geologist, TLMA-Planning

Attachments: Conditions of Approval

cc: Planner: Tim Wheeler, Riverside Office Hand Deliver
Eng./Rep.: Core Development Services, Attn: Maree Hoeger
(mhoeger@core.us.com)

File: GEO02483, PP25767, APN 273-230-030

B:\Geology\CGR\GEO02300-2499\geo2483_COA.doc

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: N/A

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Section 19.400

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 25767 DATE SUBMITTED: 2/26/15

APPLICATION INFORMATION

Applicant's Name: Verizon Wireless E-Mail: _____

Mailing Address: 15505 Sand Canyon Avenue Bldg D, First Floor
Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 286.7000 Fax No: _____

Engineer/Representative's Name: Elaine Yang/Core Development E-Mail: eyang@core.us.com

Mailing Address: 2749 Saturn Street
Brea CA 92821
City State ZIP

Daytime Phone No: (714) 308.0054 Fax No: (714) 333.4441

Property Owner's Name: Jose Sanchez E-Mail: _____

Mailing Address: 17110 Mockingbird Canyon Road
Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 703-9342 Fax No: _____

Riverside Office · 4080 Lemon Street, 12th Floor
 P.O. Box 1409, Riverside, California 92502-1409
 (951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
 Palm Desert, California 92211
 (760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

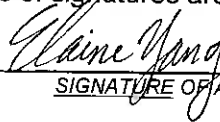
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Elaine Yang

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

See attached letter of authorization

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 273-230-020 & 273-230-030

Section: 3A

Township: 35

Range: 5W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 933.75 sq ft

General location (nearby or cross streets): North of Pounders Drive, South of Lindina Drive, East of Mariposa Avenue, West of Canyon View Drive

Thomas Brothers map, edition year, page number, and coordinates: Google Maps

Project Description: (describe the proposed project in detail)

Verizon Wireless is proposing an application for the installation of (12) panel antennas, (2) fiber demarcation boxes, (12) RRU's with A2 module and (1) microwave dish on a proposed 50' high monopine. Verizon will also install (1) equipment shelter and (1) stand by generator with in a proposed 8' CMU wall enclosure and (2) GPS antenna mounted to the proposed shelter.

Related cases filed in conjunction with this application:

None

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A E.I.R. No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: N/A

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 0

Does the project need to import or export dirt? Yes No

Import 0 Export 0 Neither 0

What is the anticipated source/destination of the import/export? N/A

What is the anticipated route of travel for transport of the soil material? N/A

How many anticipated truckloads? 0 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 1,020 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River

Santa Margarita River

Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1) Verizon Wireless/ Representative Elaine Yang *Elaine Yang* Date 2.24.15

Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Elaine Yang *Elaine Yang* Date 2.22.15
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹

Project File No.	
Project Name:	Lindina
Project Location:	17110 Mockingbird Canyon, Riverside CA 92504
Project Description:	unmanned wireless telecommunications tower/ see attached project description
Applicant Contact Information:	Verizon Wireless / Representative Core Development/ Attn: Elaine Yang

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region

Project File No.	
Project Name:	Lindina
Project Location:	17110 Mockingbird Canyon, Riverside CA 92504
Project Description:	unmanned wireless telecommunications tower/ see attached project description
Applicant Contact Information:	Verizon Wireless / Representative Core Development/ Attn: Elaine Yang

Proposed Project Consists of, or includes:

	YES	NO
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydromodification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs). 1 All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of	<input type="checkbox"/>	<input checked="" type="checkbox"/>

APPLICATION FOR LAND USE PROJECT

flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
Impervious parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>¹Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Copermittees.</p> <p>The Basin Plan for the San Diego Basin WQMPSSMP (also referred to as a WQMP). www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf. The most recent CWA Section 303(d) list can be found at: http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml.</p>		
<p>DETERMINATION: Circle appropriate determination.</p>		
<p>If any question answered "YES" SSMP (also referred to as a WQMP).</p>		
<p>If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>		

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region

Project File No.	
Project Name:	Lindina
Project Location:	17110 Mockingbird Canyon, Riverside CA 92504
Project Description:	unmanned wireless telecommunications tower/ see attached project description
Applicant Contact Information:	Verizon Wireless / Representative Core Development/ Attn: Elaine Yang

Proposed Project Consists of New Construction on a Previously Disturbed and Undisturbed Parcel includes:	YES	NO
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.



February 19, 2014

RE: Core Development Services ("CORE") as representative for Verizon Wireless

To Whom It May Concern:

Core Development Services ("CORE") and its employees are authorized representatives of Verizon Wireless and have been contracted to perform cellular site development (i.e. real estate leasing, land use entitlements, materials procurement, architectural engineering, equipment installation, design, and construction, etc.) on behalf of Verizon Wireless, in connection with their telecommunications facility.

As an authorized representative of Verizon Wireless, CORE may submit/order (i.e. land use applications and permits, utilities, real estate leasing, etc.) on behalf of Verizon Wireless.

Sincerely,

A handwritten signature in black ink, appearing to read "Jane Collier Norine".

Jane Collier Norine
Verizon Wireless

Manager- Southern California Network Real Estate
15505 Sand Canyon Ave, Building D1
Irvine, CA 92618
Jane.Collier@VerizonWireless.com
Desk Phone: 949.286.8712

PERMIT APPLICATION AND ENTRY AND TESTING AUTHORIZATION

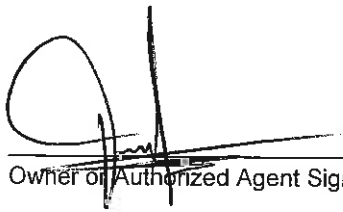
At no expense to owner, owner or authorized agent of owner ("Owner"), authorizes Los Angeles SMSA, dba Verizon Wireless ("Applicant"), to apply for and obtain any and all necessary entitlements including, but not limited to, building and zoning permits associated with the application by Applicant to use the Property Location noted below ("Property") as a Telecommunications Site ("Site"). Owner of the Property also authorizes Applicant to review and copy any Planning or Building Department records in regard to the Property. It is understood that any applications may be denied, modified, or approved with conditions and that such conditions or modifications must be complied with prior to issuance of zoning, use, or building permits.

Applicant: Core Communications Group
Representing Los Angeles SMSA, dba Verizon Wireless
15505 Sand Canyon Ave
Irvine, CA 92618
Representative: Elaine Yang

Owner: Jose Sanchez
17110 Mockingbird Canyon Road
Riverside, CA 92504

Assessor's Parcel No.: 273-230-020
Project Name: Lindina
Property Location: 17110 Mockingbird Canyon Road
Riverside, CA 92504

Date: 2/26/15



Owner or Authorized Agent Signature

owner

Title

[Signatures must be notarized]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

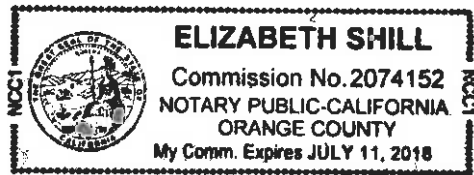
On 2/26/2015 before me, Elizabeth M. Shill, a notary public
(here insert name and title of the officer)
personally appeared Jose Sanchez

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elizabeth M. Shill



(Seal)


PERMIT APPLICATION AND ENTRY AND TESTING AUTHORIZATION

At no expense to owner, owner or authorized agent of owner ("Owner"), authorizes Los Angeles SMSA, dba Verizon Wireless ("Applicant"), to apply for and obtain any and all necessary entitlements including, but not limited to, building and zoning permits associated with the application by Applicant to use the Property Location noted below ("Property") as a Telecommunications Site ("Site"). Owner of the Property also authorizes Applicant to review and copy any Planning or Building Department records in regard to the Property. It is understood that any applications may be denied, modified, or approved with conditions and that such conditions or modifications must be complied with prior to issuance of zoning, use, or building permits.

Applicant: Core Communications Group
Representing Los Angeles SMSA, dba Verizon Wireless
15505 Sand Canyon Ave
Irvine, CA 92618
Representative: Elaine Yang

Owner: Griselda Sanchez
17110 Mockingbird Canyon Road
Riverside, CA 92504

Assessor's Parcel No.: 273-230-020
Project Name: Lindina
Property Location: 17110 Mockingbird Canyon Road
Riverside, CA 92504

Date: 2/26/15 

Owner or Authorized Agent Signature
owner

Title

[Signatures must be notarized]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On 2/26/15 before me, Elizabeth Shill Notary Public
(here insert name and title of the officer)

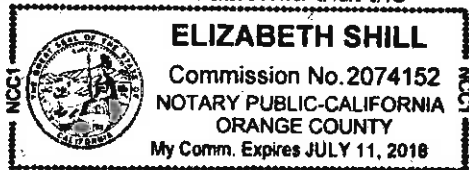
personally appeared Angela Sanchez

~~who~~ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *E Shill*



(Seal)

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 25767 – Exempt from CEQA – Applicant: Verizon Wireless – Engineer/Representative: Core Development – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan – Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road – 1.15 acres – Zoning: Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1) – **REQUEST:** The plot plan proposes to construct a 50 foot mono-eucalyptus wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter with a 6 foot high CMU block wall. Two (2) live eucalyptus trees are also proposed to be planted. Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **October 24, 2016**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Tim Wheeler, Project Planner at 951-955-6060 or e-mail twheeler@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/6/2016.

The attached property owners list was prepared by Riverside County GIS.

APN (s) or case numbers PP 25767 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

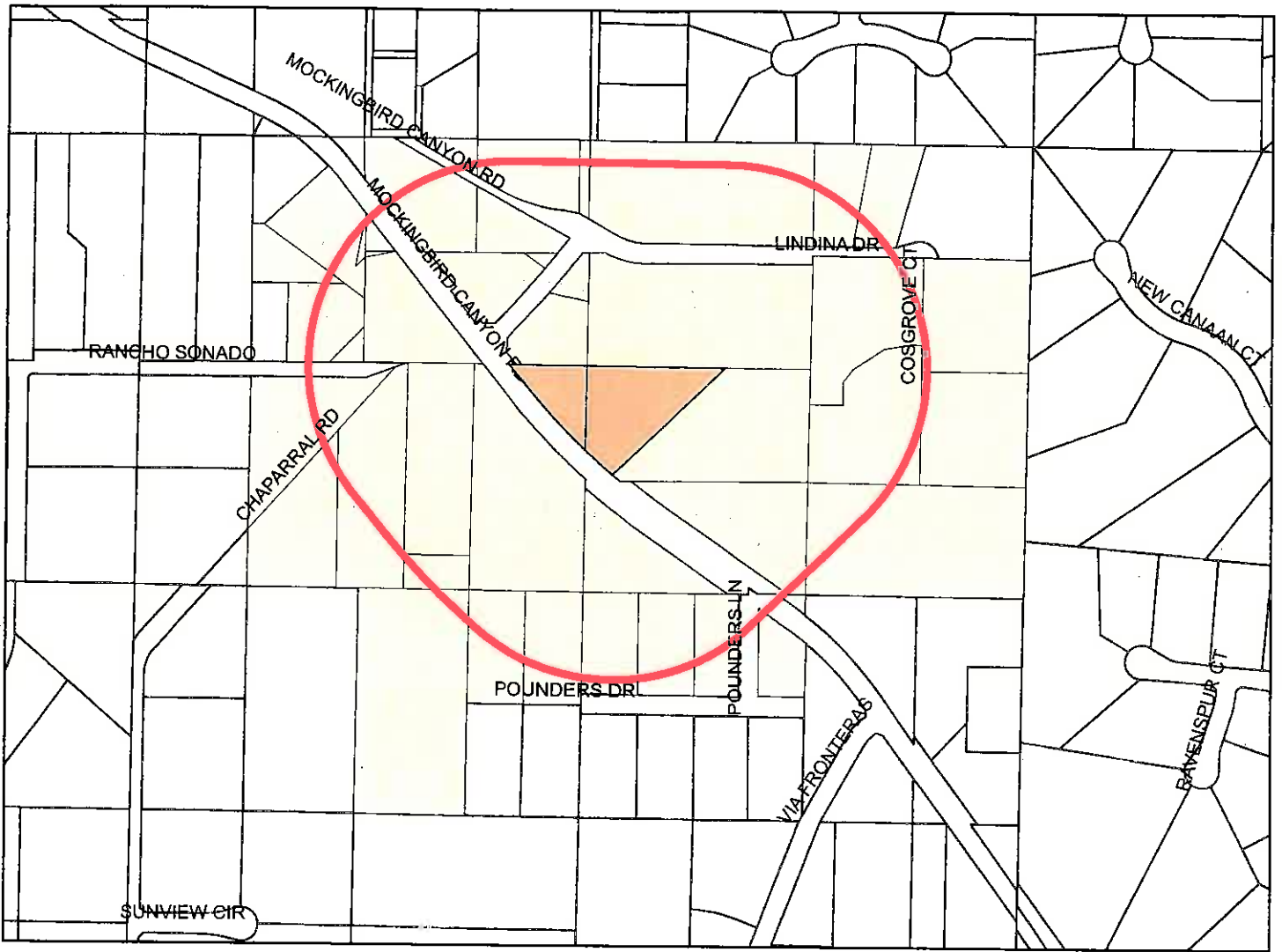
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

PP25767 (600 feet buffer)



Selected Parcels

273-230-060	273-240-056	273-230-029	273-240-051	273-230-066	273-230-034	273-230-047	273-230-023	273-230-031	273-230-022
273-240-008	273-240-003	273-230-072	273-230-049	273-230-059	273-230-005	273-230-048	273-230-033	273-230-020	273-230-030
273-230-008	273-230-009	273-230-021	273-230-065	273-230-069	273-230-070	273-240-060	273-240-055	273-230-016	273-230-028
273-240-059	273-230-052	273-230-054	273-230-063	273-230-064	273-230-045	273-240-050	273-230-067	273-230-068	273-230-007
273-230-010	273-230-011	273-230-032	273-230-073	273-230-062					



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 273230005, APN: 273230005
JAMIE JOHNSON
17045 MOCKINGBIRD CANYON
RIVERSIDE CA 92504

ASMT: 273230022, APN: 273230022
EVELYN BARTH
P O BOX 7654
RIVERSIDE CA 92513

ASMT: 273230007, APN: 273230007
SUZANNE KORNMAIER
17061 MOCKINGBIRD CANYON RD
RIVERSIDE, CA. 92504

ASMT: 273230023, APN: 273230023
DENISE WASSON
6605 DORINDA DR
RIVERSIDE CA 92503

ASMT: 273230008, APN: 273230008
KAREN KARAPETIAN
22577 SILVER DOLLAR ST
CORONA CA 92883

ASMT: 273230028, APN: 273230028
EDITH COOK, ETAL
17123 MOCKINGBIRD CYN RD
RIVERSIDE CA 92504

ASMT: 273230009, APN: 273230009
KELLY NOBLE
17047 MOCKINGBIRD CANYON RD
RIVERSIDE, CA. 92504

ASMT: 273230029, APN: 273230029
BARBARA MYERS
17140 MOCKINGBIRD CANYON RD
RIVERSIDE, CA. 92504

ASMT: 273230011, APN: 273230011
KATHLEEN GARNER, ETAL
17039 MOCKINGBIRD CANYON RD
RIVERSIDE, CA. 92504

ASMT: 273230030, APN: 273230030
GRISELDA SANCHEZ, ETAL
17110 MOCKINGBIRD CYN RD
RIVERSIDE CA 92504

ASMT: 273230020, APN: 273230020
GRISELDA SANCHEZ, ETAL
17110 MOCKINGBIRD CANYON RD
RIVERSIDE, CA. 92504

ASMT: 273230031, APN: 273230031
ENRIQUE GUZMAN
17037 MOCKINGBIRD CANYON RD
RIVERSIDE, CA. 92504

ASMT: 273230021, APN: 273230021
MARIA MAGANA, ETAL
17113 MOCKINGBIRD CANYON RD
RIVERSIDE, CA. 92504

ASMT: 273230032, APN: 273230032
KATHLEEN GARNER, ETAL
17039 MOCKINGBIRD CYN RD
RIVERSIDE CA 92504

ASMT: 273230033, APN: 273230033
JOSE FLORES
17050 MOCKINGBIRD CANYON RD
RIVERSIDE, CA. 92504

ASMT: 273230060, APN: 273230060
ANGELA MCKIBBEN
17145 COSGROVE CT
RIVERSIDE, CA. 92504

ASMT: 273230034, APN: 273230034
CHARLES PENNINGTON
15735 PENNINGTON PL
RIVERSIDE, CA. 92504

ASMT: 273230062, APN: 273230062
WMWD
C/O KATHY CORTNER
P O BOX 5286
RIVERSIDE CA 92517

ASMT: 273230045, APN: 273230045
MARY MANSFIELD, ETAL
17120 COSGROVE CT
RIVERSIDE, CA. 92504

ASMT: 273230064, APN: 273230064
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 273230047, APN: 273230047
PAMELA CHRISPENS, ETAL
17130 COSGROVE
RIVERSIDE, CA. 92504

ASMT: 273230065, APN: 273230065
MARY WU
10 N EL MOLINO ST
ALHAMBRA CA 91801

ASMT: 273230048, APN: 273230048
ELENA WELSH, ETAL
26240 KINGSINGTON LN
LAGUNA HILLS CA 92653

ASMT: 273230066, APN: 273230066
CEDAR GROUP
4533 MACARTHUR BL NO A251
NEWPORT BEACH CA 92660

ASMT: 273230049, APN: 273230049
MARGIE THOMPSON, ETAL
17121 MOCKINGBIRD CANYON RD
RIVERSIDE, CA. 92504

ASMT: 273230067, APN: 273230067
STEVEN WYBENGA
17032 MOCKINGBIRD CYN RD
RIVERSIDE CA 92504

ASMT: 273230059, APN: 273230059
MARGARET RISCHARD, ETAL
15825 LINDINA DR
RIVERSIDE, CA. 92504

ASMT: 273230068, APN: 273230068
STEVEN WYBENGA
17032 MOCKINGBIRD CANYON RD
RIVERSIDE, CA. 92504



ASMT: 273230072, APN: 273230072
GLORIA NAVARRO
17135 MOCKINGBIRD CYN RD
RIVERSIDE, CA. 92504

ASMT: 273240056, APN: 273240056
ANTHONY HERNANDEZ
15780 POUNDERS DR
RIVERSIDE, CA. 92504

ASMT: 273230073, APN: 273230073
CATHERINE SILLIMAN, ETAL
17180 MOCKINGBIRD CANYON RD
RIVERSIDE, CA. 92504

ASMT: 273240059, APN: 273240059
RICHARD PFADT
15812 POUNDERS DR
RIVERSIDE, CA. 92504

ASMT: 273240003, APN: 273240003
GILDARDO GARCIA
2470 HOPE ST
HUNTINGTON PARK CA 90255

ASMT: 273240060, APN: 273240060
ALICIA RAMIREZ, ETAL
C/O ALICIA RAMIREZ
P O BOX 20522
RIVERSIDE CA 92516

ASMT: 273240008, APN: 273240008
SARAH BRESSON, ETAL
17310 MOCKINGBIRD CYN RD
RIVERSIDE CA 92504

ASMT: 273240050, APN: 273240050
NANCY PAQUETTE, ETAL
15710 POUNDERS DR
RIVERSIDE, CA. 92504

ASMT: 273240051, APN: 273240051
DEANNA BRUHN, ETAL
15720 POUNDERS DR
RIVERSIDE, CA. 92504

ASMT: 273240055, APN: 273240055
O POUNDERS
15750 POUNDERS DR
RIVERSIDE, CA. 92504

Verizon Wireless
15505 Sand Canyon Ave.
1st Floor
Irvine, CA 92618

Core Development
3350 East Birch St. Suite 250
Brea, CA 92821
Attn: Maree Hoeger

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

PP25767/EA42774
Project Title/Case Numbers

Tim Wheeler
County Contact Person

(951) 955-6060
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Core Development for Verizon Wireless
Project Applicant

3350 E Birch Street Brea, CA 92821
Address

Project Location

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on December 5, 2016 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

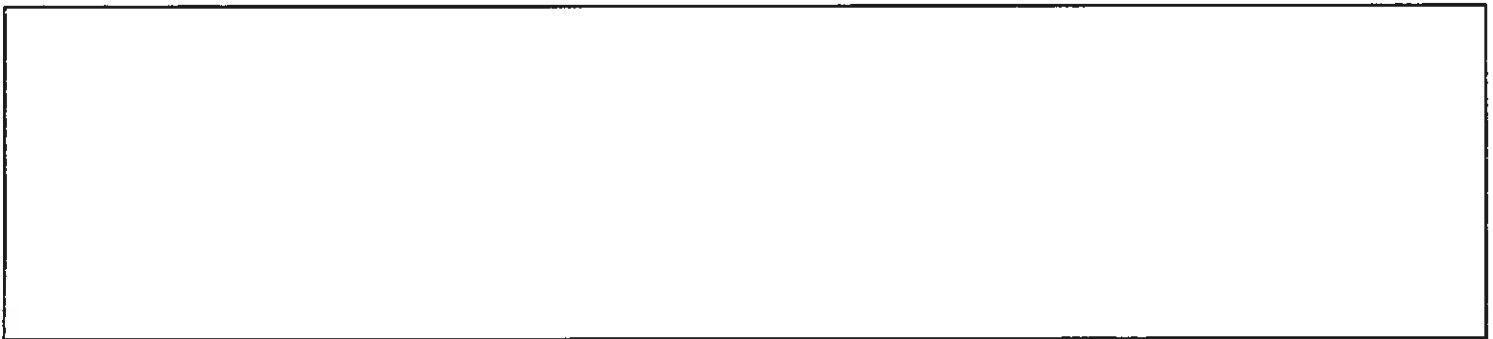
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1502028

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: VERIZON WIRELESS \$50.00
paid by: CK 11169
paid towards: CFG06158 CALIF FISH & GAME: DOC FEE
EA42774
at parcel #: 17110 MOCKINGBIRD CANYON RD RIV
appl type: CFG3

By _____ Feb 26, 2015 16:30
MGARDNER posting date Feb 26, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00


Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

3.2

Agenda Item No.:
Area Plan: Highgrove
Zoning District: University
Supervisory District: Second
Project Planner: Tim Wheeler
Directors Hearing: December 5, 2016

PLOT PLAN NO. 25847
Environmental Assessment No. 42816
Applicant: Verizon Wireless
Engineer/Representative: Spectrum Services


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25847 proposes the construction of a disguised wireless telecommunication facility as a pine tree that will include twelve (12) panel antennas, twelve (12) Remote Radio Units, and two (2) parabolic antenna dishes mounted to a 50-foot-tall mono-pine, as well as two (2) equipment cabinets and one (1) DC generator within a 324 square-foot lease area enclosed by a masonry block wall.

The project site is located southerly of Villa Street, westerly of Electric Avenue, northerly of Citrus Street, and easterly of East La Cadena Drive.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac) |
| 2. Surrounding General Plan Land Use: | Community Development: High Density Residential (CD: HDR) (8-14 du/ac) to the east, High Density Residential (CD: HDR) (8-14 du/ac) and Medium Density Residential (CD: MDR) (2-5 du/ac) to the north, Light Industrial (CD: LI) (0.25-0.60 FAR) to the west, and City of Riverside to the south |
| 3. Existing Zoning: | One-Family Dwellings (R-1) |
| 4. Surrounding Zoning: | One-Family Dwellings (R-1) to the east and north, Manufacturing-Service Commercial (M-SC) to the west, City of Riverside to the south. |
| 5. Existing Land Use: | Fraternal Event hall |
| 6. Surrounding Land Use: | Single-family residential to the east and north, highway and light industrial to the west, vacant to the south. |
| 7. Project Data: | Total Acreage: 1.41 acres
Total Lease Area: 324 sq. ft. |
| 8. Environmental: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT A NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 42816**, 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. 25847, 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 Land Use Designation of Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac) on the Highgrove Area Plan, which allows single family residences, limited agricultural and light commercial uses and utilities.
2. The project site is surrounded by properties that are designated Community Development: High Density Residential (CD: HDR) (8-14 du/ac) to the east, High Density Residential (CD: HDR) (8-14 du/ac) and Medium Density Residential (CD: MDR) (2-5 du/ac) to the north, Light Industrial (CD: LI) (0.25-0.60 FAR) to the west. The City of Riverside is located to the south.
3. The zoning classification for the project lease area is One-Family Dwellings (R-1). The project meets the development standards for the height of structures not exceeding 50 feet because the proposed monopine is 50 feet in height.
4. The project site is surrounded by properties which are zoned One-Family Dwellings (R-1) to the east and north, Manufacturing-Service Commercial (M-SC) to the west, and the City of Riverside jurisdiction to the south.
5. The proposed use, a disguised wireless communication facility, is permitted subject to approval of a plot plan per Ordinance No. 348 Section No. 18.30. The proposed use in the One-Family Dwellings (R-1) zone is permitted since the zone is residential and meets the residential zoning classification as per Ordinance No. 348 Section No. 19.404.
6. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Section No. 19.404; has met the processing requirements per Section No. 19.409; and is consistent with the development standards set forth in Section No. 19.410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) based on the following:
 - a. According to Section No. 19.404 of Ordinance No. 348, disguised wireless communication facilities may be located in the (R-1) zone. is classified as a residential zone classification allowing for the maximum height for a disguised wireless communication facility not to exceed 50 feet. The proposed disguised wireless communication facility is 50 feet high and is therefore consistent with this requirement.
 - b. The proposed project is minimally intrusive because it is a disguised wireless communication facility and has been designed to visually represent a pine tree to lessen the impact of the tower and blend into the surrounding area and visual background with additional landscaping to be included per Ordinance No. 348 Section No. 19.404C1 and Section No. 19.410L.

- c. The proposed project, a disguised wireless communication facility is screened from view by an existing building on the subject site and is enclosed by a 6 foot high masonry block wall that matches the height of the proposed supporting equipment cabinets as per Ordinance No. 348 Section No. 19.404C2.
- d. All of the processing requirements required under Section No. 19.409 have been met, including the receipt of a fully-executed lease agreement for the proposed disguised wireless communication facility.
- e. The disguised wireless communication facility is set back approximately 104 feet from nearest habitable dwelling. The residential classification requires a distance equal to 200% of the facility height. The height of the monopine is 50 feet and requires a setback equal to or exceeding 100 feet. The proposed disguised wireless communication facility exceeds the required setback. Details regarding future colocations are shown on the proposed exhibits and any future colocations must still meet the requirements of Ordinance No. 348 Section No. 19.405 and Section No. 19.410M.
- f. The disguised wireless communication facility is designed and sited so that it is minimally visually intrusive as the project has been designed to be disguised as a pine tree in order for the facility to be concealed within the surrounding setting, to minimize adverse impacts to biological resources, and is hidden behind an existing building near the rear of the subject property as per Ordinance No. 348 Section No. 19.410D.
- g. A standard condition of approval has been added to ensure that all noise produced by the proposed wireless communication facility will not exceed 45 decibels inside the nearest dwelling, which is approximately 104 feet away, and 60 decibels at the property line as per Ordinance No. 348 Section No. 19.410G.
- h. No outside lighting is proposed for this project as per Ordinance No. 348 Section No. 19.410F.
- i. The disguised wireless communication facility's lease area is 324 square feet, and is enclosed by a 6-foot-high masonry block wall with a 12-foot-wide non-exclusive paved access easement and parking area as per Ordinance No. 348 Section No. 19.410B and I.
- j. The disguised wireless communication facility will provide additional landscaping of vines, pine trees, and shrubs to dampen the visual impact of the monopine tower as per Ordinance No. 348 Section No. 19.410E and conditioned for this project.
- k. The project site has an existing use of a Fraternal Lodge and Event building with paved parking. The disguised wireless communication facility will not be placed on existing parking spaces required by the use currently on site, and is therefore in compliance with Ordinance No. 348 Section No. 19.410H.
- l. The disguised wireless communication facility will be supported by two equipment cabinets and one standby generator with a diesel tank. This equipment does not exceed the height of the 6 foot high masonry block wall. The masonry block wall is neutral in color to match the surrounding area as per Ordinance No. 348 Section No. 19.410N.

7. Single-family residential and light industrial uses have been constructed and are operating in the vicinity of the subject site.
8. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project conforms to the MOU because the project's plans were transmitted to the City of Riverside on July 30, 2015. No response was received from the City of Riverside regarding this project.
9. In accordance with AB 52, requests for notification were sent to 4 tribes on August 3, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Requests for consultation were received from Pechanga. The Pechanga Band of Luiseno Indians requested consultation with Riverside County. The project exhibit and applicable conditions of approval were provided to Pechanga. An email from Pechanga confirming conclusion of consultation was received on September 8, 2016.
10. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
11. The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. A fee amount is required to be paid prior to grading permit issuance. If no grading is to occur, then the fee will need to be paid prior to final inspection. Said fee shall be calculated on the approved development project which is anticipated to be 1.41 acres (gross) in accordance with the ordinance. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. The project has been conditioned to reflect the requirements for SKR Ordinance No. 663.
12. Environmental Assessment No. 42816 did not identify any potentially significant impacts.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One-Family Dwellings (R-1) and General Residential (R-3) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project 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. The WRCMSHCP; or,
 - b. A High Fire Area; or
 - c. Not within a 1/2 mile of a Fault or Fault zone; or
 - d. Not within an airport influence area or airport compatibility zone; or
 - e. Not applicable to Ord. 655 lighting restrictions; or
 - f. Recreation and Parks District.
3. The project site is located within:
 - a. The City of Riverside sphere of influence; and
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; and
 - c. A 100-year flood plain, an area drainage plan or dam inundation area; and
 - d. An area with low potential for liquefaction; and
 - e. County Service Area Highgrove #126 – Landscaping, Police
4. The subject site is currently designated as Assessor's Parcel Number 247-072-012.

TW

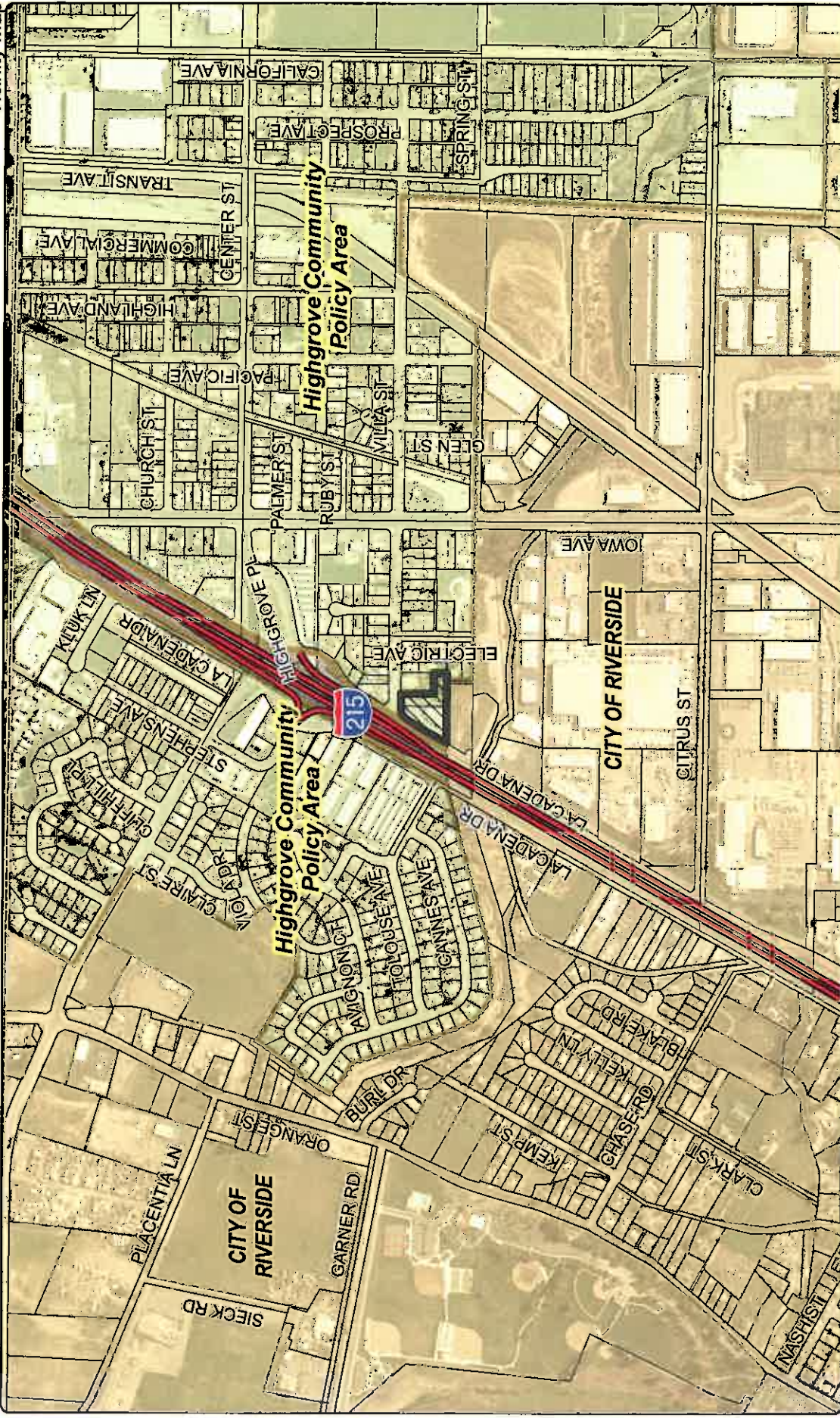
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Date Revised: 11/29/16

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25847
VICINITY/POLICY AREAS

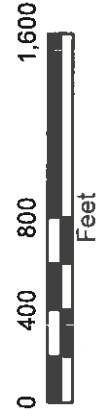
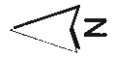
Supervisor: Tavagione
 District 2

Date Drawn: 04/04/2016
 Vicinity Map



Zoning Dist: University

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2015, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for in the current General Plan. The County of Riverside Planning and Zoning Department, offices in Riverside at (951)955-2000 (Western County) or in Palm Desert at (760)955-8277 (Eastern County) or Website <http://planning.cofra.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25847

LAND USE

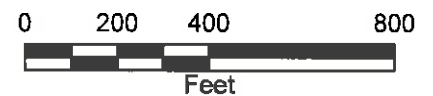
Supervisor: Tavaglione
District 2

Date Drawn: 04/05/2016
Exhibit 1



Zoning Dist: University

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctnra.org>

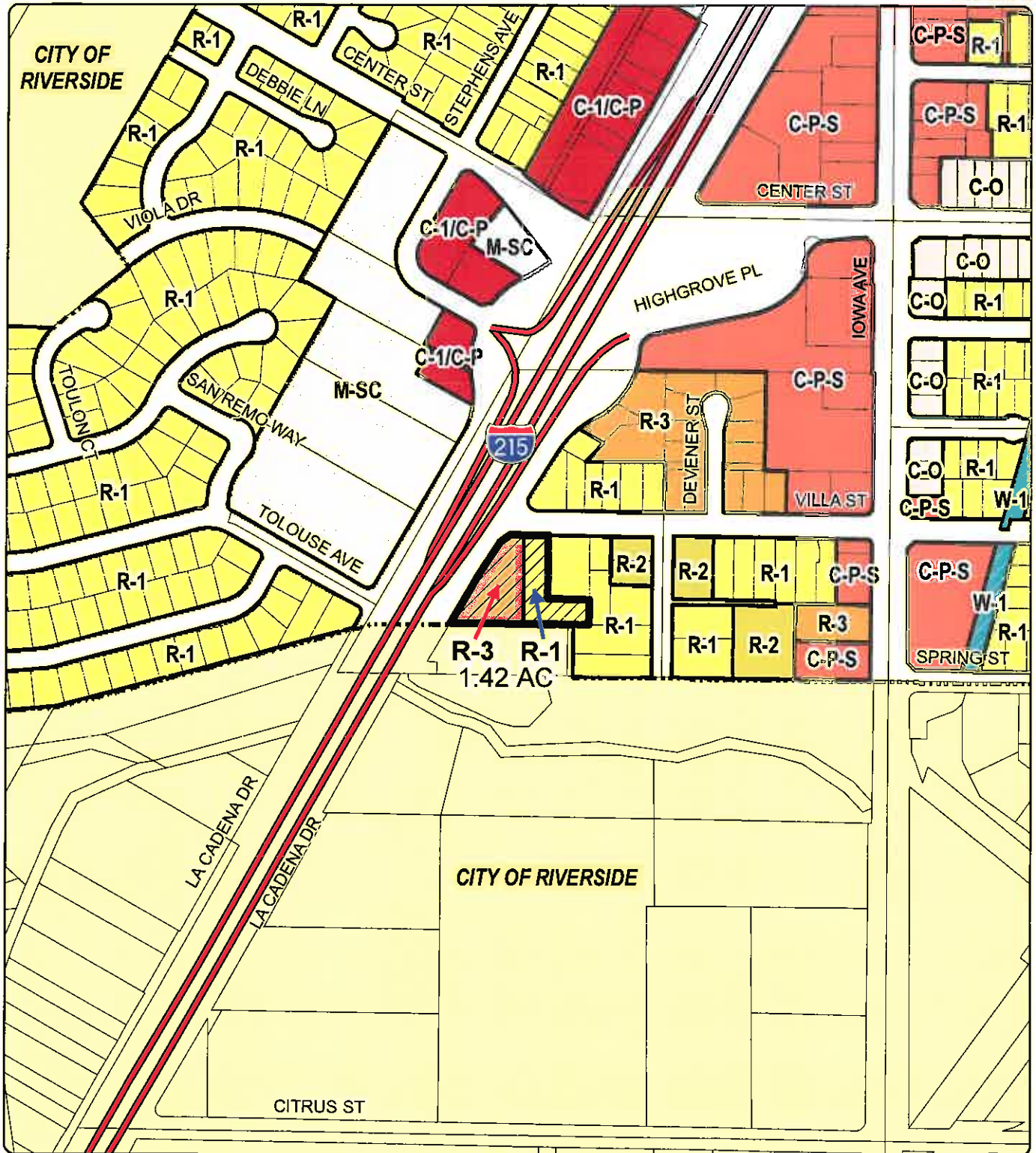
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25847

EXISTING ZONING

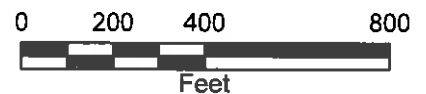
Supervisor: Tavaglione
District 2

Date Drawn: 04/05/2016
Exhibit 2



Zoning Dist: University

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

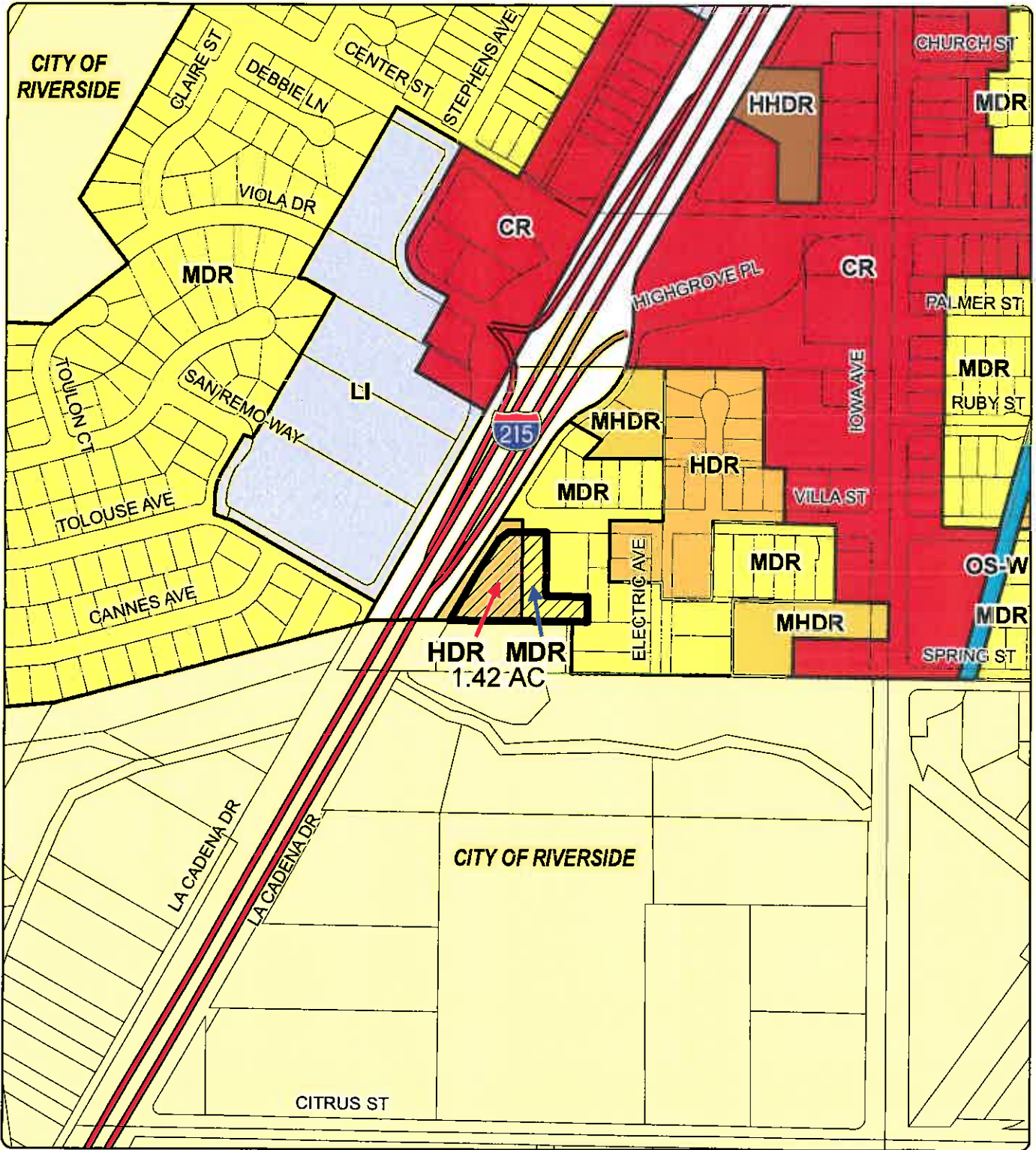
PP25847

Date Drawn: 04/05/2016

Supervisor: Tavaglione
District 2

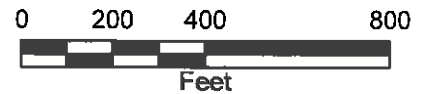
EXISTING GENERAL PLAN

Exhibit 5



Zoning Dist: University

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdmapa.org>

REV#	DATE	DESCRIPTION	BY
1	05/11/19	ISSUE STATUS	R.C.
2	05/17/19	DATE ZONING	V.H.
3	02/02/16	PLANNING REVISION	R.C.
4	05/03/16	PLANNING REVISION	R.S.

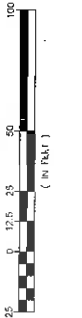
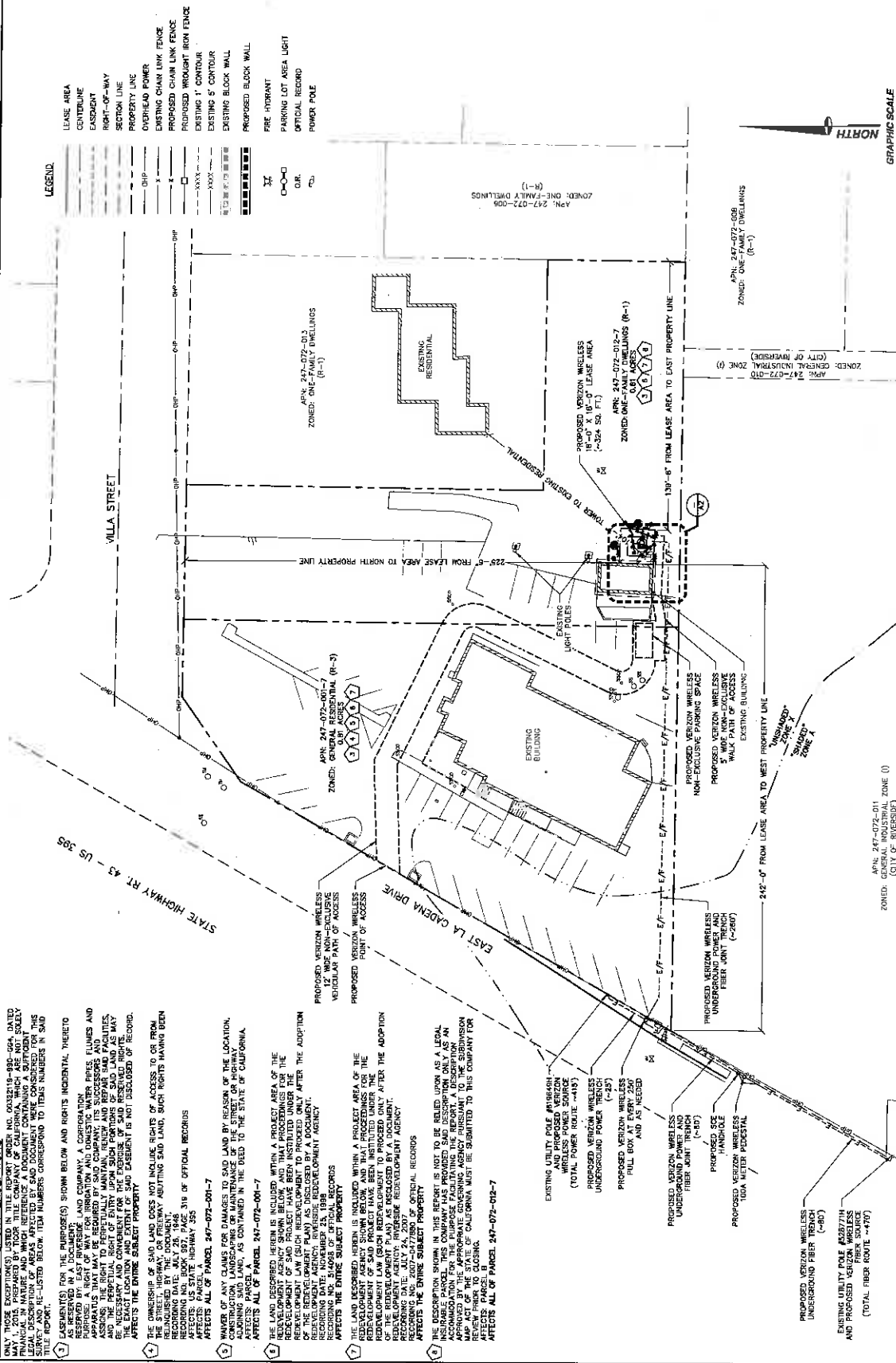
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 SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 OAKLAND, CALIFORNIA 94717
 PHONE: (925) 438-4500
 FAX: (925) 438-4808

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ELECTRIC
 MTX-44/BCC-18
 MCE
 466 EAST LA CADENA DRIVE
 RIVERSIDE, CALIFORNIA 92507
 PP25847

SITE PLAN
 SHEET TITLE:
 REVISION: **3**
A1
 LAX-308



NOTES & TITLE REPORT EXCEPTIONS
 ONLY THOSE EXCEPTIONS LISTED IN THIS REPORT ORDER NO. 002215-80-004 DATED 05/11/19 SHALL BE APPLIED TO THIS PROJECT. ALL OTHER EXCEPTIONS LISTED IN THE TITLE REPORT ORDER NO. 002215-80-004 DATED 05/11/19 SHALL BE APPLIED TO THIS PROJECT. ALL OTHER EXCEPTIONS LISTED IN THE TITLE REPORT ORDER NO. 002215-80-004 DATED 05/11/19 SHALL BE APPLIED TO THIS PROJECT.

- 1. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE ADJACENT HIGHWAY OR FREWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN ACQUIRED BY SAID LANDOWNER BY SEPARATE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF CALIFORNIA, VOLUME 319 OF OFFICIAL RECORDS AFFECTS PARCEL A.
- 2. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE ADJACENT HIGHWAY OR FREWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN ACQUIRED BY SAID LANDOWNER BY SEPARATE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF CALIFORNIA, VOLUME 319 OF OFFICIAL RECORDS AFFECTS PARCEL A.
- 3. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE ADJACENT HIGHWAY OR FREWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN ACQUIRED BY SAID LANDOWNER BY SEPARATE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF CALIFORNIA, VOLUME 319 OF OFFICIAL RECORDS AFFECTS PARCEL A.
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- 5. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE ADJACENT HIGHWAY OR FREWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN ACQUIRED BY SAID LANDOWNER BY SEPARATE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF CALIFORNIA, VOLUME 319 OF OFFICIAL RECORDS AFFECTS PARCEL A.
- 6. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE ADJACENT HIGHWAY OR FREWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN ACQUIRED BY SAID LANDOWNER BY SEPARATE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF CALIFORNIA, VOLUME 319 OF OFFICIAL RECORDS AFFECTS PARCEL A.
- 7. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE ADJACENT HIGHWAY OR FREWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN ACQUIRED BY SAID LANDOWNER BY SEPARATE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF CALIFORNIA, VOLUME 319 OF OFFICIAL RECORDS AFFECTS PARCEL A.
- 8. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE ADJACENT HIGHWAY OR FREWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN ACQUIRED BY SAID LANDOWNER BY SEPARATE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF CALIFORNIA, VOLUME 319 OF OFFICIAL RECORDS AFFECTS PARCEL A.
- 9. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE ADJACENT HIGHWAY OR FREWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN ACQUIRED BY SAID LANDOWNER BY SEPARATE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF CALIFORNIA, VOLUME 319 OF OFFICIAL RECORDS AFFECTS PARCEL A.
- 10. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE ADJACENT HIGHWAY OR FREWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN ACQUIRED BY SAID LANDOWNER BY SEPARATE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF CALIFORNIA, VOLUME 319 OF OFFICIAL RECORDS AFFECTS PARCEL A.

THE DESCRIPTION SHOWN IN THIS REPORT IS NOT TO BE RELIED UPON AS A LEGAL INSURABLE PARCEL. THIS COMPANY HAS PROVIDED SAID DESCRIPTION ONLY AS AN APPROXIMATE GUIDE TO THE PARCELS AND PURPOSES FACILITATING THE REPORT. A DESCRIPTION MAP ACT OF THE STATE OF CALIFORNIA MUST BE SUBMITTED TO THE COMPANY FOR AFFECTS PARCEL CLOSING.

REV	DATE	DESCRIPTION	BY
1	06/11/15	BOX ZONING	R.C.
2	06/17/15	100% ZONING	VA
3	02/02/16	PLANNING REVISION	R.C.
4	05/03/16	PLANNING REVISION	R.S.

SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. LAUREL AVENUE, SUITE 100
ONTARIO, CALIFORNIA 91761
PHONE: (951) 486-8401
FAX: (951) 486-6048

15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

Verizon

MTX-44/BBC-19
MCE
PP25947

466 EAST LA CAJENA DRIVE
RIVERSIDE, CALIFORNIA 92507

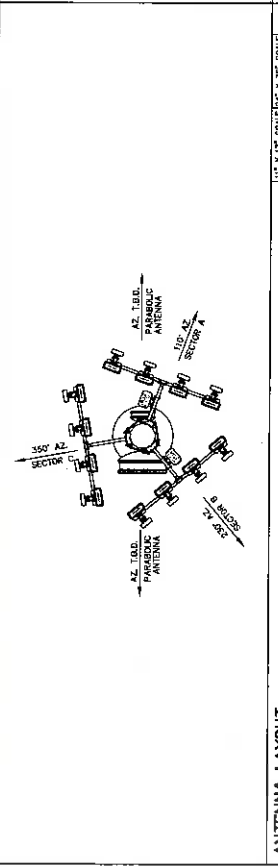
A2

REVISION: **3**

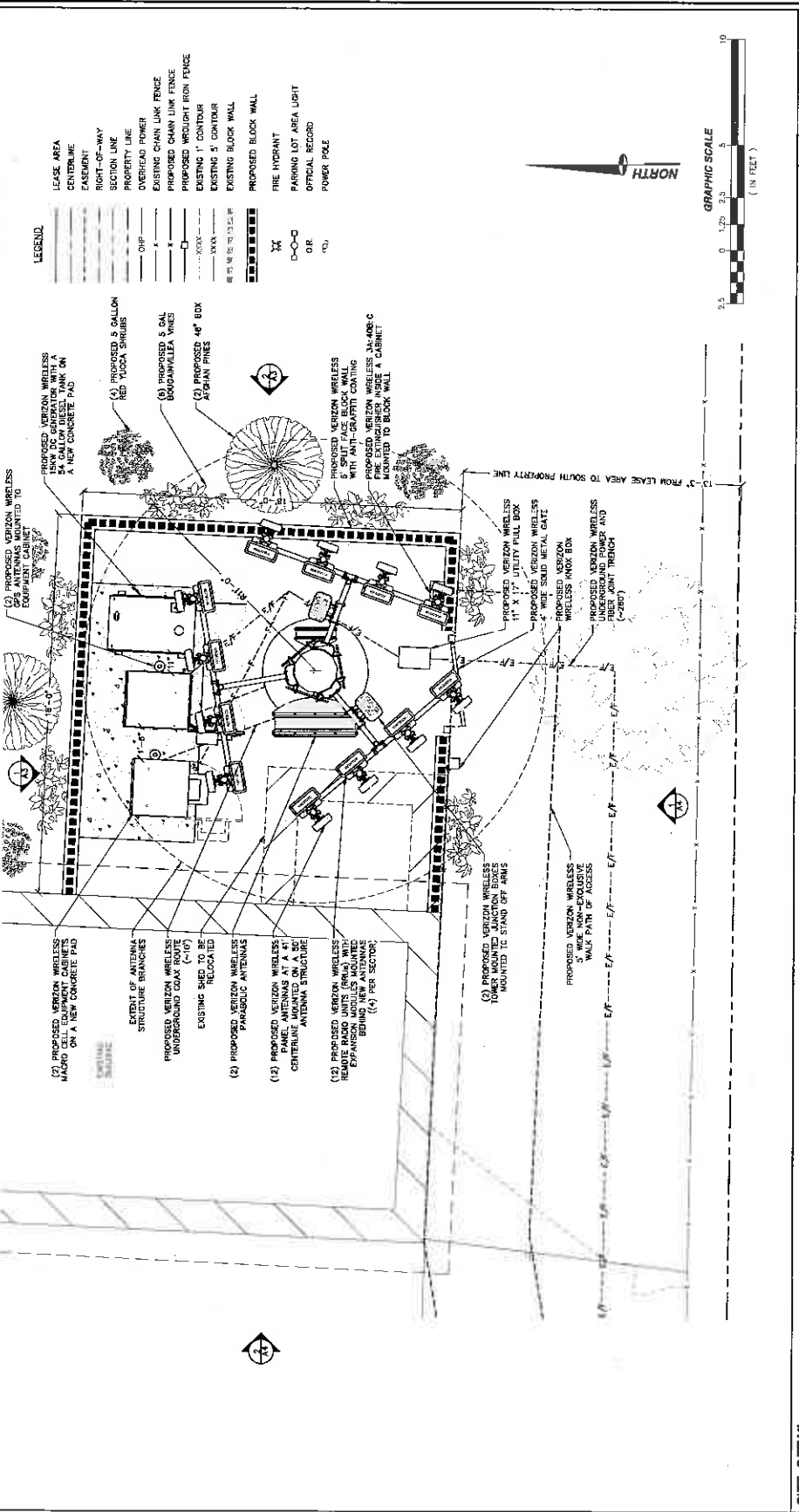
LAN-306

ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF RISERS	CENTRELINE	CABLE LENGTH	CABLE TYPE	CABLE SIZE	COLOR CODE	HYBRID JUMPER	JUMPER	COMMENTS
SECTOR A	110°	4	4	41'	65'	(2) 1-5/8" HYBRIFLEX	FED FROM RRH	RED/GREEN RED/RED	5"	15'	
SECTOR B	230°	4	4	41'	65'	(2) 1-5/8" HYBRIFLEX	FED FROM RRH	BLUE/GREEN BLUE/RED	5"	15'	
SECTOR C	300°	4	4	35'	65'	(2) 1-5/8" HYBRIFLEX	FED FROM RRH	YELLOW/RED	5"	15'	
PARABOLIC ANTENNA	TBD	1	1	35'							
GPS	N/A	2	2			COAX	1/2"	GRAY			

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES.



3 ANTENNA AND CABLE SCHEDULE



1 SITE DETAIL

ISSUE STATUS	
REV#	DESCRIPTION
0	06/11/15
1	06/17/15
2	07/02/15
3	09/03/15

SPECTRUM
 SPECTRUM SERVICES, INC.
 4455 RIVERWAY, SUITE 100
 ONTARIO, CALIFORNIA 91761
 PHONE: (909) 489-6661
 FAX: (909) 489-0960

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF SPECTRUM SERVICES, INC. AND IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SPECTRUM SERVICES, INC. VERIZON WIRELESS IS STRICTLY PROHIBITED.

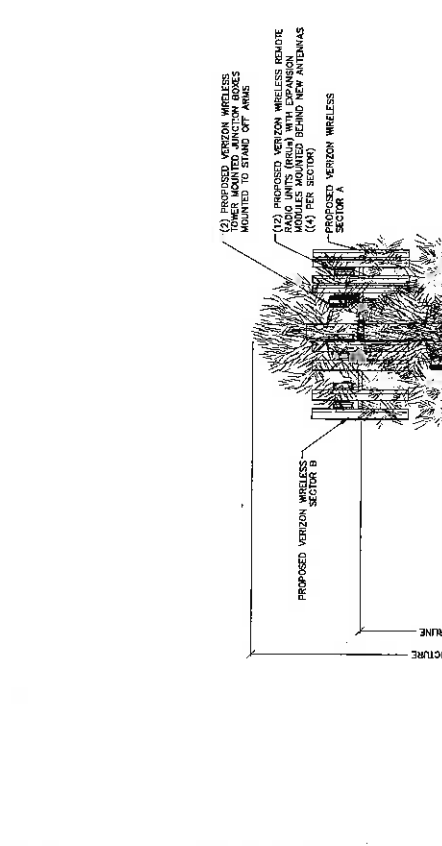
Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

ELECTRIC
 MTX-44/B3C-10
 MCE
 466 EAST LA CAJENA DRIVE
 RIVERSIDE, CALIFORNIA 92507
 PP25847

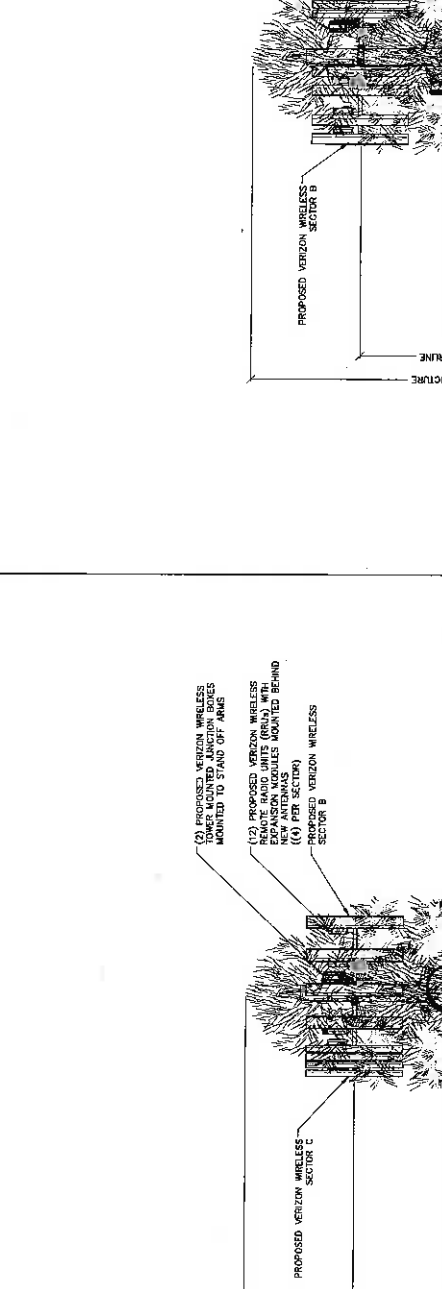
SHEET TITLE:
SOUTH AND WEST ELEVATIONS

A4
 REVISION:
3
 LAY-308

NOTE:
 1. ALL PROPOSED ANTENNAS AND APPLIANCE SHALL BE PAINTED TO MATCH ANTENNA STRUCTURE AND COVERED WITH REFRIGERANT INSULATION TO PREVENT CONDENSATION. EXISTING SHED NOT SHOWN FOR CLARITY.
 2. EXISTING TREES NOT SHOWN FOR CLARITY.
 3. EXISTING TREES SHALL BE MAINTAINED AT 12 FEET ABOVE GRADE AND BRANCHED AT EVERY 12 INCHES.



NOTE:
 1. ALL PROPOSED ANTENNAS AND APPLIANCE SHALL BE PAINTED TO MATCH ANTENNA STRUCTURE AND COVERED WITH REFRIGERANT INSULATION TO PREVENT CONDENSATION. EXISTING SHED NOT SHOWN FOR CLARITY.
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NOTE:
 1. ALL PROPOSED ANTENNAS AND APPLIANCE SHALL BE PAINTED TO MATCH ANTENNA STRUCTURE AND COVERED WITH REFRIGERANT INSULATION TO PREVENT CONDENSATION. EXISTING SHED NOT SHOWN FOR CLARITY.
 2. EXISTING TREES NOT SHOWN FOR CLARITY.
 3. EXISTING TREES SHALL BE MAINTAINED AT 12 FEET ABOVE GRADE AND BRANCHED AT EVERY 12 INCHES.

WEST ELEVATION
 17' X 17' SCALE 1/8\"/>

SOUTH ELEVATION
 17' X 17' SCALE 1/8\"/>

COUNTY OF RIVERSIDE

VERIZON CELL TOWER ELECTRIC - PP 25847
 466 EAST LA CADENA DRIVE
 RIVERSIDE, CALIFORNIA 92507
 LANDSCAPE PLANS
 PP# 25979

APN NUMBERS

247-072-001-7 & 247-072-012-7

PROJECT DIRECTORY

OWNER
 RIVERSIDE A&E, INC.
 466 EAST LA CADENA DRIVE
 RIVERSIDE, CALIFORNIA 92507
 (951) 535-5337
 TERRY CARLSTEN

LANDSCAPE ARCHITECT
 120 HIVE STREET
 RIVERSIDE, CALIFORNIA 92507
 PHONE: 951-535-2402
 DAVID ROSENFIELD

OTHER CONTACTS
 SPECTRUM SERVICES, INC.
 466 EAST LA CADENA DRIVE, SUITE 100
 RIVERSIDE, CALIFORNIA 92507
 PHONE: (951) 535-5337
 CHRIS WEBER

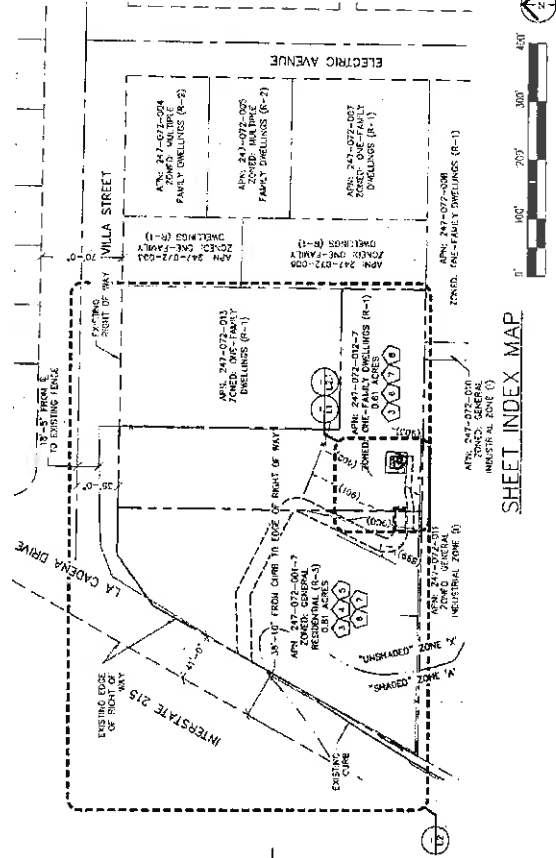
MAINTENANCE QUANTITIES

1. LANDSCAPED STAFF AREAS: 15270 SF.
 2. NUMBER OF TREES: 1070
 3. OTHER: 0

INDEX OF SHEETS

- TITLE SHEET
- PROBATION PLAN
- 2.1 BARRIERS
- 2.2 BARRIERS
- LANDSCAPE DETAILS
- LANDSCAPE DETAILS

CONTAINER LANDSCAPE MAINTENANCE PROVIDED BY
 RIVERSIDE A&E, INC. 466 EAST LA CADENA DRIVE
 RIVERSIDE, CALIFORNIA 92507
 074-SITE N/A



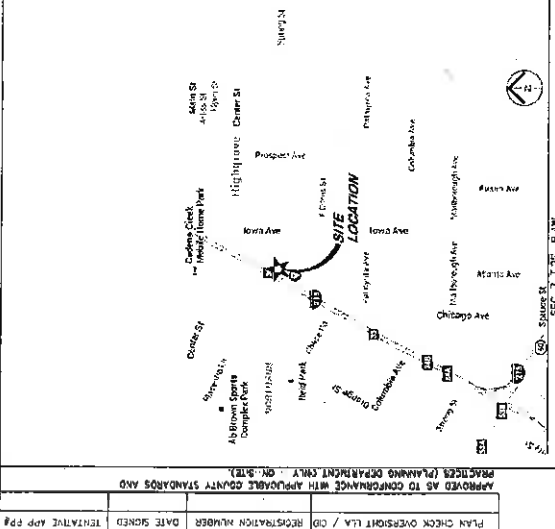
NOTE: THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR
 SUBMITTING SOIL ANALYSIS REPORT AND DOCUMENTATION
 PERTAINING TO IMPLEMENTATION OF ITS RECOMMENDATIONS

I AGREE TO COMPLY WITH THE REQUIREMENTS OF ORDINANCE NO. 859
 AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE
 TO CHARGE BASED ON THE COORDINATED ORDINANCE.

David Rosenfield
 LANDSCAPE ARCHITECT
 DATE: 9-12-16

I AGREE TO COMPLY WITH THE CRITERIA OF ORDINANCE NO. 859.2
 AND TO APPLY THE CRITERIA FOR EFFICIENT USE OF WATER IN THE
 IRRIGATION DESIGN PLAN.

Chris Weber
 LANDSCAPE ARCHITECT
 DATE: 9-12-16



VICINITY MAP

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE
 PROPOSED WORK AREA AND RELOCATION COSTS OF ALL UTILITIES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
 PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED AT
 LEAST 48 HOURS TO BEGINNING CONSTRUCTION.

PHONE (951) 955-8790 FOR PERMIT CASES (C.U., P.U., OR
 IRRIGATION).
 PHONE (951) 955-8790 FOR PLACED MAPS AND TRACT MAPS.
 PHONE (760) 342-8837 FOR PERMIT CASES EAST OF CABAZON

RIVERSIDE COUNTY INSPECTION AND CERTIFICATION NOTES

INSPECTION SCHEDULE

- INSTALLATION INSPECTION: _____
- SIX-MONTH ESTABLISHMENT INSPECTION: _____
- POST-ESTABLISHMENT INSPECTION: _____
- ANNUAL MAINTENANCE INSPECTION: _____



NOTE: WORK OBTAINED FROM THESE PLANS
 IS NOT TO BE USED FOR ANY OTHER
 PROJECTS WITHOUT THE WRITTEN
 PERMISSION OF THE ARCHITECT.
 DATE: 9-12-16

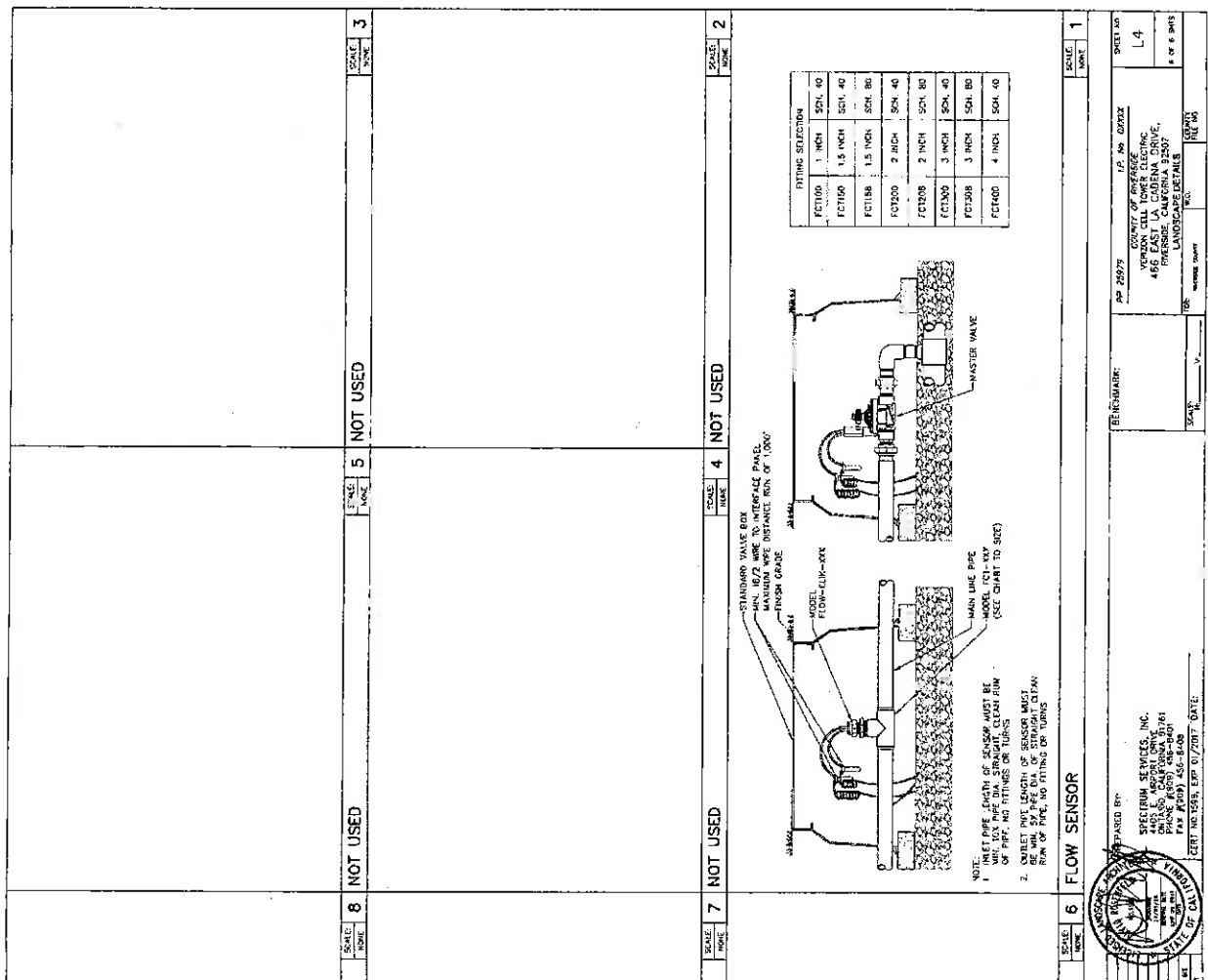
PROJECT NO.	PP 25979
SHEET NO.	T1
TOTAL SHEETS	1 OF 6 SHEETS
DATE	9-12-16
SCALE	AS SHOWN
PROJECT NAME	VERIZON CELL TOWER ELECTRIC - PP 25847
OWNER	RIVERSIDE A&E, INC.
DESIGNER	DAVID ROSENFIELD
CHECKED BY	CHRIS WEBER
DATE	9-12-16
PROJECT ADDRESS	466 EAST LA CADENA DRIVE RIVERSIDE, CALIFORNIA 92507
TITLE SHEET	LANDSCAPE PLANS
DATE	9-12-16
PROJECT NO.	PP 25979
SHEET NO.	T1
TOTAL SHEETS	1 OF 6 SHEETS
DATE	9-12-16
SCALE	AS SHOWN
PROJECT NAME	VERIZON CELL TOWER ELECTRIC - PP 25847
OWNER	RIVERSIDE A&E, INC.
DESIGNER	DAVID ROSENFIELD
CHECKED BY	CHRIS WEBER
DATE	9-12-16
PROJECT ADDRESS	466 EAST LA CADENA DRIVE RIVERSIDE, CALIFORNIA 92507
TITLE SHEET	LANDSCAPE PLANS
DATE	9-12-16

PLAN CHECK OVERSIGHT LIA / CID REGISTRATION NUMBER DATE SIGNED TENTATIVE APP PPT

APPROVES AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND

FACTORS (PLANNING DEPARTMENT ONLY - 04-21-03)

NOT USED	SCALE: NONE	11	NOT USED	SCALE: NONE	8	NOT USED	SCALE: NONE	5	NOT USED	SCALE: NONE	3
NOT USED	SCALE: NONE	10	NOT USED	SCALE: NONE	7	NOT USED	SCALE: NONE	4	NOT USED	SCALE: NONE	2
NOT USED	SCALE: NONE	9	NOT USED	SCALE: NONE	6	NOT USED	SCALE: NONE	1	SCALE: NONE	1	



FITTING SELECTION	1 INCH	1.5 INCH	2 INCH	3 INCH	4 INCH
FC1100	SC1. 40	SC1. 40	SC1. 40	SC1. 40	SC1. 40
FC1188	SC1. 40	SC1. 40	SC1. 40	SC1. 40	SC1. 40
FC1200	SC1. 40	SC1. 40	SC1. 40	SC1. 40	SC1. 40
FC1208	SC1. 40	SC1. 40	SC1. 40	SC1. 40	SC1. 40
FC1300	SC1. 40	SC1. 40	SC1. 40	SC1. 40	SC1. 40
FC1308	SC1. 40	SC1. 40	SC1. 40	SC1. 40	SC1. 40
FC1400	SC1. 40	SC1. 40	SC1. 40	SC1. 40	SC1. 40

NOTE:
 1. MAIN LINE PIPE MUST BE 12\"/>

NOTED APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

THESE PLANS CONTAINED WITHIN THESE PLANS SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THESE PLANS ARE THE PROPERTY OF THE ENGINEER AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE IS STRICTLY PROHIBITED.

DATE: 01/15/03
 PROJECT: 03-00000
 SHEET NO: 1 OF 1

SCALE: NONE

SHEET NO: 1 OF 1

DATE: 01/15/03

PROJECT: 03-00000

ENGINEER: J. J. JENSEN, INC.

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 455 EAST 10TH AVENUE
 DENVER, COLORADO 80202
 PHONE: (303) 733-0700
 FAX: (303) 733-0701

CERT. NO. 1589, EXP. 07/31/07 - DATE

Aerial Photograph of the entire Project Site (Electric)



Ground Level Photographs (Electric)



North from Site



East from Site



South from Site



West from Site



Power




Access



Telco/No Fiber

PREPARED FOR:


 15505 SAND CANYON AVENUE
 BUILDING C, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

AREA LOCATION:

SITUATED WITHIN THE NORTH HALF (N 1/2) OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.B.&M., RIVERSIDE COUNTY, CALIFORNIA.

PROPERTY ADDRESS:
 486 EAST LA CADENA DRIVE
 RIVERSIDE, CALIFORNIA 92507

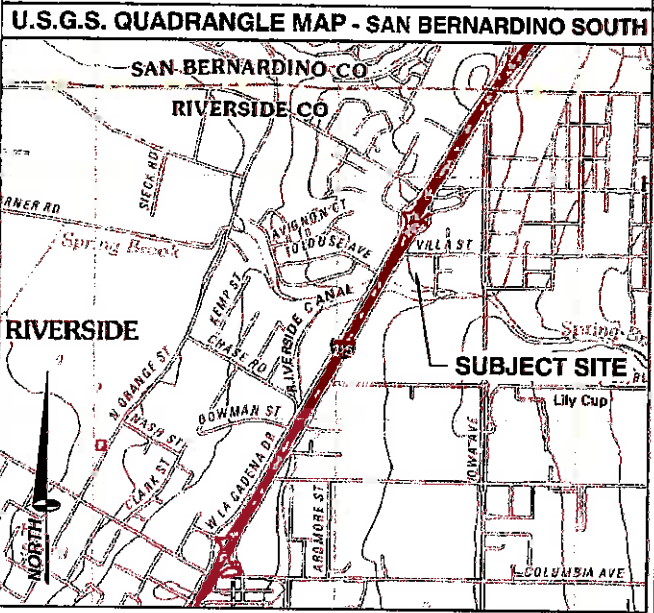
1A CERTIFICATION LETTER
 FOR
VERIZON WIRELESS
 FACILITY KNOWN AS
ELECTRIC
 APN: 247-072-012-7
 RIVERSIDE COUNTY, CALIFORNIA

ELEVATION REPORT: (SEE NOTE 2)

GROUND ELEVATION (FEET): 902.3

SITE LOCATION:

FROM 15505 SAND CANYON AVENUE, IRVINE, CALIFORNIA 92618: HEAD SOUTHEAST TOWARD SAND CANYON SIDE PATH/SAND CANYON TRAIL, 322 FT. TURN RIGHT ONTO SAND CANYON AVENUE, 0.3 MI; TURN LEFT AT THE FIRST CROSS STREET ONTO BARRANCA PARKWAY, 1.1 MI; TURN RIGHT ONTO PACIFICA, 440 FT; TURN RIGHT ONTO THE STATE HIGHWAY 133 NORTH RAMP, 0.2 MI; MERGE ONTO CA-133 NORTH, 4.0 MI; KEEP RIGHT AT THE FORK TO STAY ON CA-133 NORTH, 1.0 MI; MERGE ONTO CA-241 NORTH, 10.9 MI; TAKE EXIT 39A TO MERGE ONTO CA-91 EAST TOWARD RIVERSIDE, 25.0 MI; MERGE ONTO I-215 NORTH, 1.4 MI; TAKE EXIT 36 FOR CENTER STREET TOWARD HIGHGROVE, 0.1 MI; SHARP RIGHT ONTO EAST LA CADENA DRIVE, 0.2 MI; 486 EAST LA CADENA DRIVE, RIVERSIDE, CALIFORNIA 92507 WILL BE ON THE LEFT.



BASIS OF GEODETIC COORDINATES:

(1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] & NORTH AMERICAN DATUM OF 1927 (NAD27) [SECONDARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS ("), (DMS), CARRIED TO THE NEAREST 1,000TH OF A SECOND, AND ALSO EXPRESSED IN DECIMAL DEGREES, (DEC), CARRIED OUT TO THE 7TH POWER (7TH PLACE).

(2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) & NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) EXPRESSED IN U.S. SURVEY FEET AND METERS. (METER EQUIVALENT TO 39.37 INCHES). ELEVATIONS AND HEIGHTS STATED IN THE ELEVATION REPORT ARE ROUNDED TO THE NEAREST ONE TENTH OF A FOOT. (AGL: ABOVE GROUND LEVEL)

(3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM FIELD SURVEY OBSERVATIONS AND IS TIED TO THE NATIONAL GEODETIC SURVEY, DSGNTN: 601 2 68 RESET, PID: EV3189, UTILIZING TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVERS AND TRIMBLE GEOMATICS OFFICE SOFTWARE.

(4) NAD27 AND NGVD29 DATA SHOWN HEREON WAS DERIVED FROM AUTOCAD LAND DEVELOPMENT DESKTOP 2009 AND U.S. ARMY CORPS OF ENGINEERS CORPSCON UTILITY SOFTWARE RESPECTIVELY.

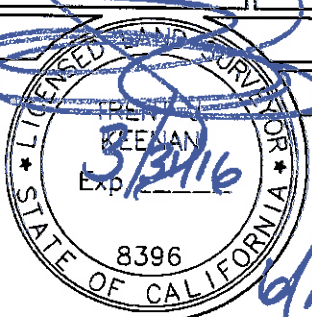
PROPOSED ANTENNA STRUCTURE COORDINATES:

NAD83:	(DMS)	34° 00' 45.110"N
	(DEC)	117° 20' 35.732"W
		34.012531
		-117.343259
NAVD88:	(FEET)	902.3
	(METERS)	275.0
NAD27:	(DMS)	34° 00' 45.057"N
	(DEC)	117° 20' 32.573"W
		34.012516
		-117.342381
NGVD29:	(FEET)	899.8
	(METERS)	274.3

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE FOLLOWING COORDINATES AND ELEVATION FOR THE PROPOSED PCS INSTALLATION AT THE ABOVE REFERENCED SITE ARE WITHIN "1-A" ACCURACY TOLERANCES (15 FEET HORIZONTAL AND 3 FEET VERTICAL).

TRENT J. KEENAN, PLS
 CALIFORNIA REG. NO. 8396
 DATE: JUNE 10, 2015



DATE OF SURVEY: JUNE 10, 2015

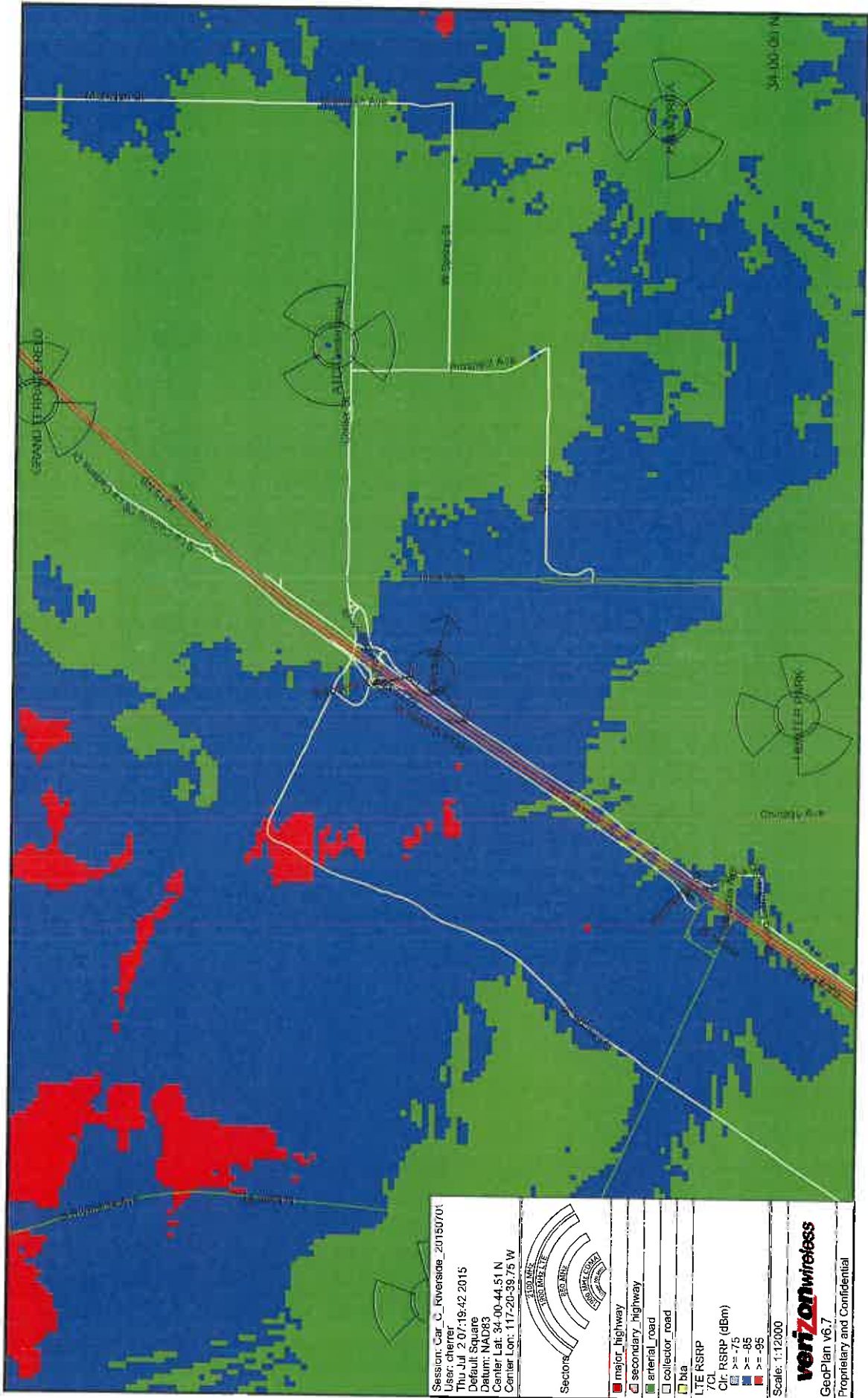
PREPARED BY: J. RANGEL


SPECTRUM SERVICES, INC.

8905 WEST POST ROAD,
 SUITE 100
 LAS VEGAS, NEVADA 89148
 OFFICE: (702) 367-7705
 FAX: (702) 367-8733

6/10/15

Electric - Existing



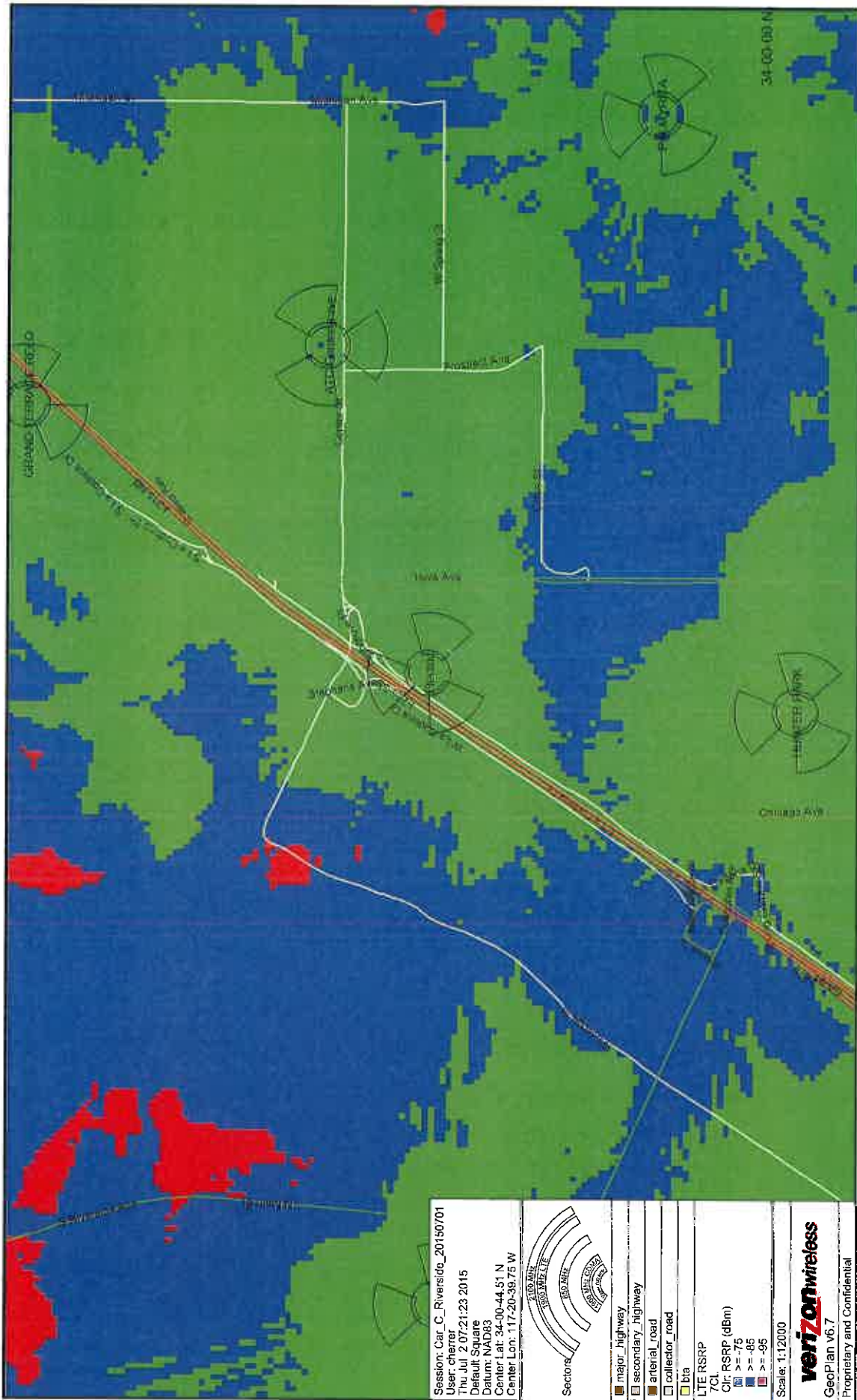
Session: Car_C_Riversides_20150701
User: cherrer
Thu Jul 2 07:19:42 2015
Datum: NAD83
Center Lat: 34-00-44.51 N
Center Lon: 117-20-39.75 W



- major_highway
 - secondary_highway
 - arterial_road
 - collector_road
 - bta
- LTE RSRP
7CL
Cir: RSRP (dBm)
>= -75
>= -85
>= -95

Scale: 1:12000
verizonwireless
GeoPlan v6.7
Proprietary and Confidential

Electric - Proposed



Session: Car_C_Riverside_20150701
 User: charrer
 Thu Jul 2 07:21:23 2015
 Default: Square
 Datum: NAD83
 Center Lat: 34-00-44.51 N
 Center Lon: 117-20-39.75 W

Sectors
 1200 MHz
 1500 MHz LTE
 850 MHz
 1900 MHz

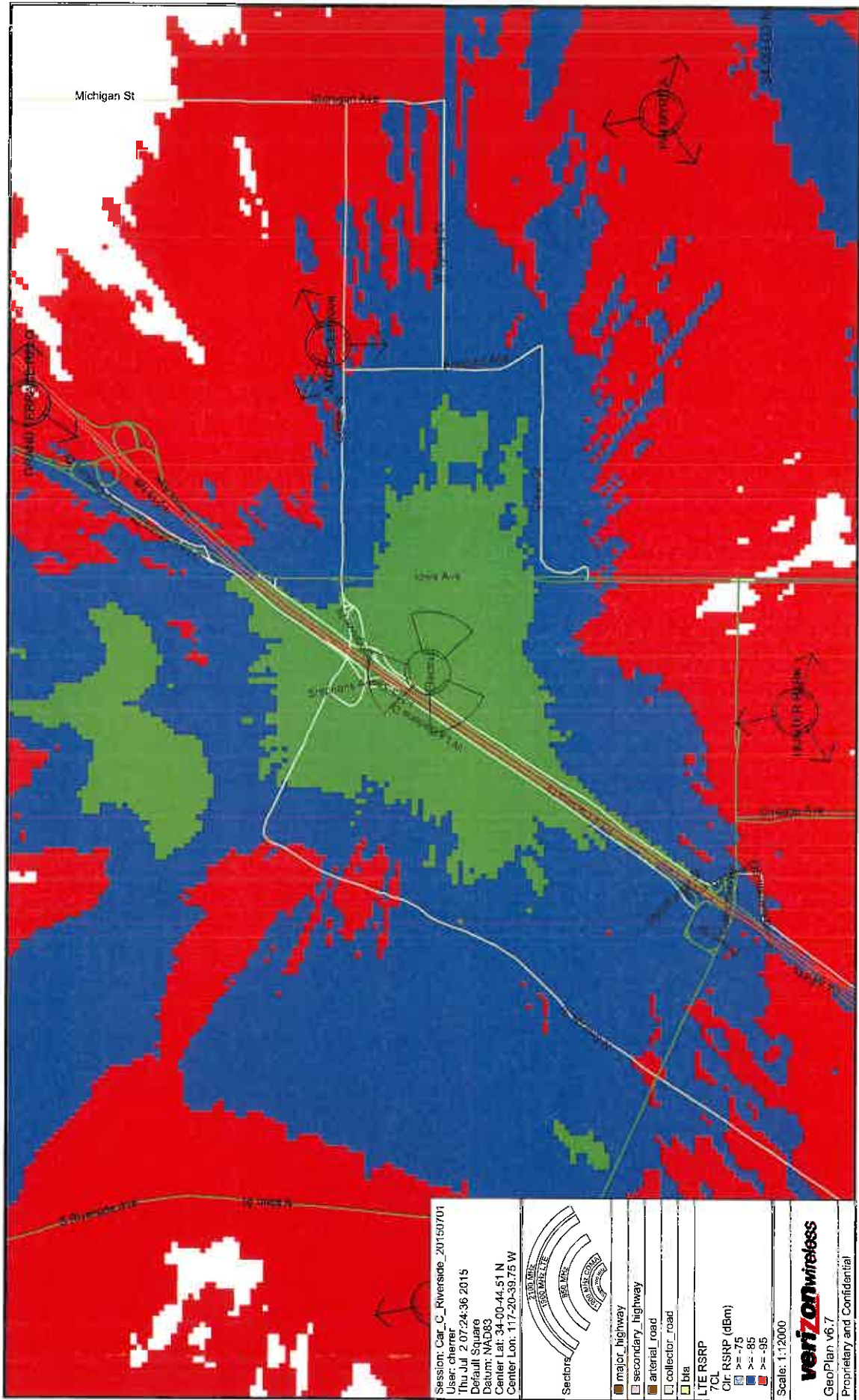
major_highway
 secondary_highway
 arterial_road
 collector_road
 bta

LTE RSRP
 7CI
 Cir: RSRP (dBm)
 >= -75
 >= -85
 >= -95

Scale: 1:12000

verizon wireless
 GeoPlan v6.7
 Proprietary and Confidential

Electric - Alone



Session: Car_C_Riverside_20150701
User: cherner
Thu Jul 2 07:24:36 2015
Default Square
Datum: NAD83
Center Lat: 34-00-44.51 N
Center Lon: 117-20-39.75 W

Sectors

- major_highway
- secondary_highway
- arterial_road
- collector_road
- lta

LTE RSRP
7CL

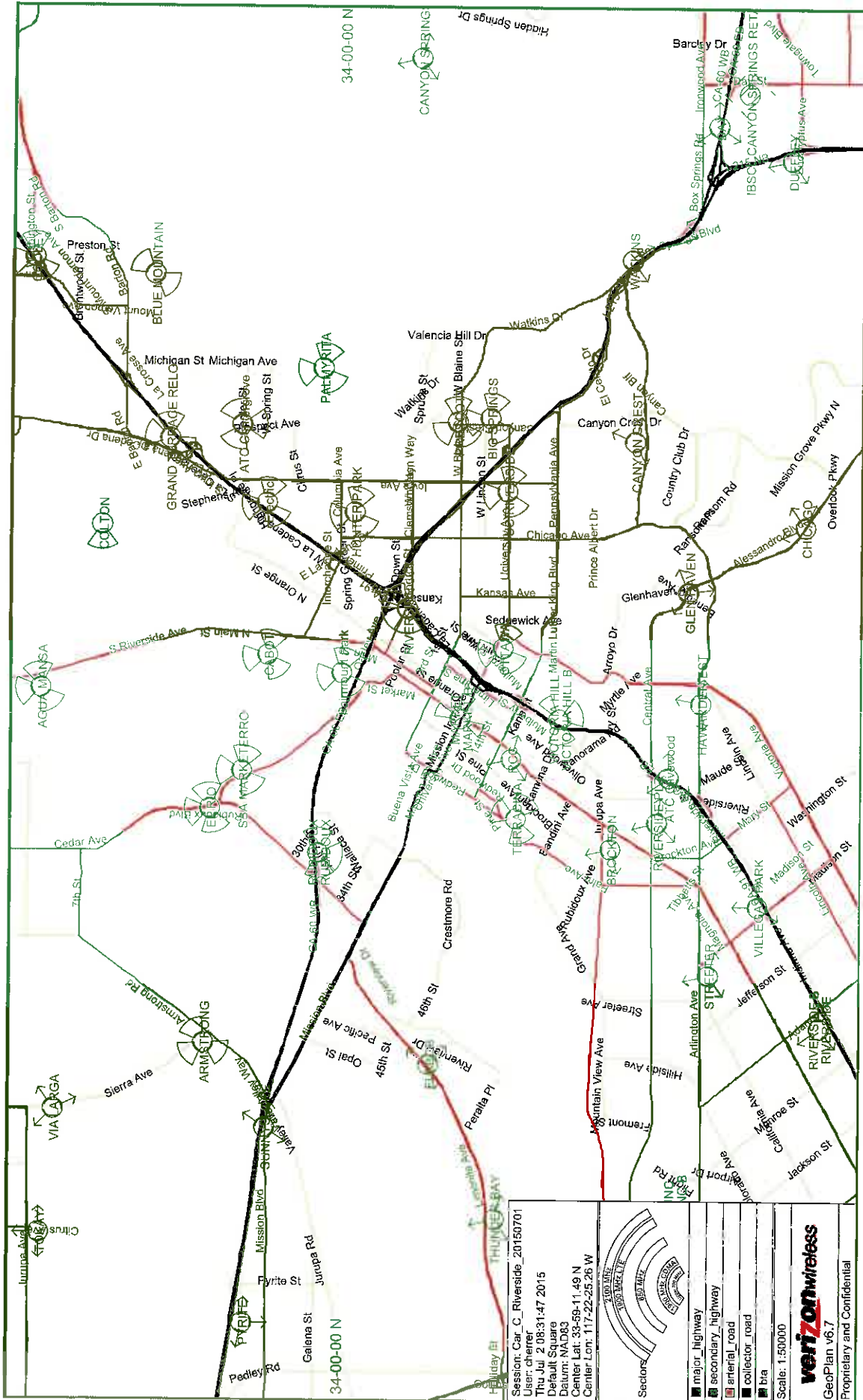
Cir: RSRP (dBm)

- >= 75
- >= 85
- >= 95

Scale: 1:2000

verizonwireless
GeoPlan v6.7
Proprietary and Confidential

Existing Verizon Wireless Sites



Session: Car_C_Riverside_20150701
 User: chener
 Thu Jul 2 08:31:47 2015
 Default Square
 Datum: NAD83-59-11-49 N
 Center Lat: 33-59-11.49 N
 Center Lon: 117-22-23.28 W

- Sectors
- major_highway
 - secondary_highway
 - arterial_road
 - collector_road
 - bia

Scale: 1:50000
verizonwireless
 GeoPlan v6.7
 Proprietary and Confidential

Specific Frequencies Licensed with FCC (Electric)

	Tx Frequency	Rx Frequency	ERP
B Band	880 MHz to 894 MHz	835 MHz to 848 Mhz	250 watts
E Band	1965 MHz to 1970 MHz	1885 MHz to 1890 MHz	450 watts
F Band	1970 MHz to 1975 MHz	1890 MHz to 1895 MHz	450 watts
Upper C (LTE)	746 MHz to 757 MHz	776 MHz to 787 MHz	503.6 watts
AWS	2120 MHz to 2130	1720 MHz to 1730 MHz	503.6 watts



July 01, 2015

RE: Verizon Wireless Electric Site Located at: 466 E la Cadena, Riverside, CA 92507

To Whom It May Concern,

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, will be compliant with FCC Guidelines.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <http://www.fcc.gov/oet/rfsafety/rf-faqs.html>

Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines. Policy questions should be directed to VZWRFCompliance@verizonwireless.com. Contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Diana Scudder	WestSoCalNetworkCompliance@VerizonWireless.com	949-243-4849

Sincerely,

Tim O'Malley
Manager-RF System Design
Verizon Wireless



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: PP25847/EA42816

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: Tim Wheeler Title: Project Planner Date: November 8, 2016

Applicant/Project Sponsor: Verizon Wireless Date Submitted: July 9, 2015

ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: December 5, 2016

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 Tim Wheeler at (951) 955-6060.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42816 ZCFG06194

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42816
Project Case Type (s) and Number(s): Plot Plan No. 25847
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: (951) 955-6060
Applicant's Name: Verizon Wireless
Applicant's Address: 15505 Sand Canyon Avenue, Irvine, CA 92618

I. PROJECT INFORMATION

A. Project Description: Plot Plan proposes the construction of a disguised wireless communication facility as a pine tree that will include 12 panel antennas, 12 Remote Radio Units, and 2 parabolic antenna dishes mounted to a 50 foot tall mono-pine as well as 2 equipment cabinets, and 1 DC generator within an enclosed 324 square foot lease area by a masonry block wall.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 324 square foot lease area on a 1.41 acre parcel.

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:			

D. Assessor's Parcel No(s): 247-072-001 and 247-072-012

E. Street References: Southerly of Villa Street, westerly of Electric Avenue, northerly of West Citrus Street, and easterly of East La Cadena Drive

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 2 South Range 4 West Section 7

G. Brief description of the existing environmental setting of the project site and its surroundings: The site currently contains an event hall. The site is surrounded by single-family residential on the north and east, and vacant land on the south. Interstate 215 runs to the west of the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, this is an unmanned

wireless communication facility that requires occasional maintenance personnel to access the site. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within a fault zone or within any other special hazard zone (including dam inundation zone, area with high liquefaction potential, etc.). 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): Highgrove

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** Highgrove

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Community Development: High Density Residential (CD: HDR) (8-14 du/ac) to the east, High Density Residential (CD: HDR) (8-14 du/ac) and Medium Density Residential (CD: MDR) (2-5 du/ac) to the north, Light Industrial (CD: LI) (0.25-0.60 FAR) to the west, and City of Riverside to the south

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: N/A
- 2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: One Family Dwellings (R-1)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: One Family Dwellings (R-1), General Residential (R-3), City of Riverside jurisdiction.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input 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

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have

become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

October 25, 2016

Date

Tim Wheeler

For Steven Weiss, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) According to the Riverside County General Plan Figure C-9, *Scenic Highways*, there are no State Eligible Scenic Highways or County Eligible Scenic Highways in the vicinity of the Project site. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The proposed Project is located on a 1.41-acre parcel. Under current conditions, the Project site contains an event hall and parking lot. There are no natural open spaces on the Project site. Accordingly, the Project site would not disturb any scenic resources.

With respect to the visual character of the surrounding area, the proposed monopine Project would be similar in character to the existing trees on the Project site. Accordingly, the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 53.03 miles northwest of the Mt. Palomar Observatory, and is therefore not subject to the provisions of Ordinance No. 655. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. No impact would 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) According to "Map My County," the project site is designated as "Urban Built-Up Land". Areas surrounding the Project site are designated as "Urban-Built Up Land." No portion of the Project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur.

b-c) According to "Map My County," there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. As such, the Project would have no impacts to any Riverside County Agricultural Preserves.

Additionally, according to mapping information available from the CDC, 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 would occur.

The Project site is zoned One-Family Dwellings (R-1) and General Residential (R-3). According to "Map My County," zoning designations surrounding the Project site are designated One-Family Dwellings (R-1) to the east and north, and Manufacturing-Service Commercial (M-SC) to the west. There are no agriculturally zoned properties within 300-feet of the Project site. Therefore, there would be no 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.

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	<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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which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

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 would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has 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 SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). The indicators are discussed below:

- *Consistency Criterion No. 1: The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if localized significance thresholds (LST's) were exceeded. However, the Project's construction- and operational-source emissions with standard regulatory requirements would not exceed applicable LST's, and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion.

- *Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The 2012 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes a wireless telecommunication facility on a property currently designated by Riverside County as Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac). Because the proposed Project is simply an unmanned wireless telecommunication facility and would only require occasional routine maintenance, there would be an operational traffic trip generation rate that is less than that of the development of uses permitted by the CD:HDR and CD:MDR land use generation. Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan and thus considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. Because the proposed Project is simply an unmanned wireless telecommunication facility, there would be no change in any density ratio. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

Table 1 SCAQMD Regional Thresholds

MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)		
Pollutant	Construction	Operational
No _x	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

(AQMD)

It should be noted that all projects within the SCAB, including the proposed Project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase. Minimal grading, heavy duty trucks, and construction disturbance is needed for the small area of where the cell site will occur on an already development parcel for an fraternal event hall. Additionally, once the cell site is complete, the unmanned cell site should not produce any further air disturbance unless the back-up generator is needed for emergency purposes. Therefore, there would be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 receptor is Highgrove Elementary School located at 690 Center St, Riverside, CA 92507 at approximately .97 miles east of the Project site.

While there is a sensitive receptor approximately one mile from the Project site, an unmanned wireless communication facility is not the type of facility that will emit substantial amounts of toxic air contaminants. Therefore, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, commercial, and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of a concrete pad for the placement of the cell site equipment. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, odors associated with the proposed Project construction and operations would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>50, Code of Federal Regulations (Sections 17.11 or 17.12)?</u>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site is on a built-up parcel in an urbanized area for an fraternal event hall. The proposal will disturb an approximately 324-square-foot lease area for the construction of the tower and associated equipment. The Project is located directly behind an existing building on site. Based on minimal disturbance, the site is not anticipated to have biological impacts due to an already existing land use on the subject parcel. Therefore, the project will have less than a significant impact.

b-c) The proposal will disturb approximately 324 square foot lease area for the construction of the tower and associated equipment. The site is currently developed with an event hall and a parking lot. Because of the previous construction and existing development, the site is not anticipated to have any habitat modifications that would affect any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. The project site is located within an urbanized area and on a parcel with an existing land use of a fraternal event hall. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project will not conflict with any local policies. The project is located within Ordinance 663 (Stephen's Kangaroo Rat). With this project site already being a disturbed site consisting of a fraternal event hall, mitigation fees have already been paid or addressed for the entire site. Any additional fees required due to this projects construction will be addressed during the constructions of the site and fees paid as required by a condition of approval for the project. No other biological resources, such as a tree preservation policy or ordinance will be affected. Therefore, there is less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials; County Archaeological Report (PDA) No. 4960

Findings of Fact:

a-b) The Project site is located on a parcel which has previously been disturbed by construction. Additionally, PDA No. 4960 concluded that no significant cultural resources are located within 1,760 feet of the proposed tower location. The proposed Project does not propose to alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulation, Section 15064.5. Therefore, the proposed Project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials; County Archaeological Report (PDA) No. 4960

Findings of Fact:

a-b) The Project site is located on a parcel which has previously been disturbed by construction. Additionally, PDA No. 4960 concluded that no significant cultural resources are located within 1,760 feet of the proposed tower location. The proposed Project is not expected to alter or destroy an archaeological site. If, however, during ground disturbing activities, unanticipated cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource. Additionally, in accordance with AB52, requests for notification were sent to 4 tribes on February 23, 2016 pursuant to AB52 requirements for tribes requesting consultation requests for this geographic area. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Requests for consultation were received from Pechanga. The Pechanga Band of Luiseno Indians requested consultation with Riverside County. The project exhibit and applicable conditions of approval were provided to Pechanga. An email from Pechanga confirming conclusion of consultation was received on September 8, 2016. Therefore, the impact is considered less than significant.

c) Because the Project site has previously been disturbed by construction, there is little possibility that ground disturbing activities will expose human remains. However, the proposed Project would still be subject to State Health and Safety Code Section 7050.5 if human remains are discovered during disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The proposed Project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

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?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity;" County Archaeological Report (PDA) No. 4960

Findings of Fact:

a) According to "Map My County," the project site has been mapped as having a high potential for paleontological resources. However, the proposed Project will be located on a site which is already disturbed and built-up. Additionally, PDA No. 4960 concluded that no significant cultural resources are located within 1,760 feet of the proposed tower location. Therefore, the proposed Project would have a less than significant impact due to the existing conditions on the Project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. The nearest fault is 4.10 miles southeast of the Project site. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur.

Additionally, through mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions. Thus, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

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 "Map My County," the Project site is identified as having

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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“low” liquefaction susceptibility. To mitigate the potential adverse effects of liquefaction hazard, a combination of soil improvements and compliance with the California Building Code (CBC) is recommended. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact: According to “Map My County,” the Project site is not located in a fault zone or near an identified fault-line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Highgrove Area Plan, Figure 12 “Slope Instability”

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, Highgrove Area Plan Figure 12, *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 would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. Thus, impacts are less than significant and no mitigation is required.

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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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.

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?

Source: On-site Inspection, Project Application Materials

Findings of Fact: The Project site is more than 41.81 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. Additionally, Figure 8, *Highgrove Area Plan Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
than 10 feet?				
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

a-b) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require grading of the site to accommodate the proposed development. Due to the limited scale of the proposed Project, the site's existing topographic conditions would be maintained. Therefore, impacts would be less than significant and no mitigation would be required.

c) Under existing conditions, the Project site comprises of built-up land. Due to the limited scale of the proposed Project, however, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems as there are none on the subject parcel where the lease area and tower are located and the fraternal event hall is on the adjacent subject parcel. Therefore, a less than significant impact would 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 where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) Construction activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited scale, and with incorporation of Best Management Practices (BMP's) potential impacts resulting from erosion are expected to be less than significant.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code (CBC). Therefore, there would be no risk to life or property. No impact would occur. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The proposed Project is located on disturbed, built-up land. Due to existing conditions and the limited scale of the proposed Project, any potential impact related to erosion is expected to be less than significant. Additionally, the proposed Project is not located in the vicinity of a stream or lake and will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or bed of a lake.

b) Due to the limited scope of the proposed Project, an increase in water erosion either on site or off-site is not expected. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Wind Erosion and Blowsand from project either on or off site.	<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 "high" susceptibility to wind erosion (Riverside County, 2003, Figure S-8). Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds. Following construction, wind erosion would be non-existent, as the disturbed areas would be covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

a) The Project proposes the installation of a 50-foot tall unmanned wireless telecommunication within a 324 square foot lease area. The installation of the telecommunication facility 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 and thus will have a less-than-significant impact.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The construction and operation of a wireless communications tower is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. For this reason, this project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials and will have no impact.

b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Therefore, the project will result in a less-than-significant impact.

c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The closest airport is Flabob Airport which is located approximately 3.97 miles west of the project site. Therefore, the project site is not located within the vicinity of any public or private airport; and the project will not result in an inconsistency with an Airport Master Plan. There will be no impact.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. There will be no impact.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. There will be no impact.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Highgrove Area Plan Figure 9 "Wildfire Susceptibility," GIS database

Findings of Fact: According to County of Riverside General Plan, Highgrove Area Plan, Figure 9, *Highgrove Area Plan Wildfire Susceptibility*, the Project site is not located within a wildfire zone. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) Due to the limited scope of the proposed Project and the existing development onsite, 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 (neither of which occur in the vicinity), in a manner that would 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 would be a less than significant impact.

c) The proposed Project is simply an unmanned wireless telecommunication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

e) The Project site is located within a 100 year flood zone however no housing is being proposed therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. There would be no impact.

f) The project site is located within a 100 year flood zone. However, because the Project consists solely of a wireless communications tower and associated small equipment cabinets and a generator, the Project structures are too small to substantially impede or redirect flood flows, and the Project itself would therefore have a less than significant impact to 100-year flood hazard area.

g-h) The project will not substantially degrade water quality or include new or retrofitted storm water 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 <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
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 Highgrove Area Plan Figure 8, "Flood Hazards," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) Due to the limited scope of the proposed Project and existing development on the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the Project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the Project will have a less than significant impact.

c) As indicated in the Riverside County General Plan Highgrove Area Plan Figure 8, *Flood Hazards*, the Project site is not located in a dam inundation zone, but is located within a 100-year flood zone. However, because the proposed Project is simply an unmanned wireless telecommunication facility, the Project will not 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. Therefore, the Project will have a less than significant impact.

d) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not cause changes in the amount of surface water in any water body. Lake Evans is over 2 miles away from the subject site. 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) Under existing conditions, the Project site is built-up with an event hall. With implementation of the proposed Project, only the 324-square-foot lease area would be disturbed. According to Table LU 4 of the General Plan, the proposed wireless telecommunication facility would be in compliance with the current land use designation of Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac). Wireless communications towers are a permitted use with a plot plan in this area, and the proposed Project will not result in a substantial alteration of the present or planned land use of the area. Therefore, there would be a less than significant impact.

b) The proposed Project site is in unincorporated Riverside County and is located within the City of Riverside sphere of influence. However, there are no components of the Project with a potential to adversely affect land use such that significant environmental impacts would result. As required under the County's MOU with the City of Riverside, Project plans were transmitted to the City of Riverside. No response was received from the City of Riverside, and the Project does not require rezoning that is inconsistent with the City's general plan. Therefore, the proposed Project would not adversely affect land use within the City sphere of influence, and no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

a) Under existing conditions, the Project site is zoned for One-Family Dwellings (R-1) and General Residential (R-3) which allow for one-family dwellings, mobile homes, as well as public utility uses such as telecommunication facilities. Accordingly, impacts would be less than significant and no mitigation is required.

b) The Project site is entirely surrounded by properties with a One-Family Dwellings (R-1) to the east and north, Manufacturing-Service Commercial (M-SC) to the west zoning designation. The Project proposes a wireless telecommunication facility. The proposed use would be fully compatible with R-1 and M-SC zoning designations in the vicinity of the Project site. Therefore, the proposed Project would be consistent with existing surrounding zoning, and impacts would be less than significant requiring no mitigation.

c) Surrounding land uses include single-family residential to the east and north, a highway and light industrial to the west, and vacant land to the south. The wireless telecommunication facility would be fully compatible with the existing residential uses near the Project site. Accordingly, the Project would be fully compatible with, or otherwise would not conflict with the site's existing surrounding land uses. There would be no impact.

The County of Riverside General Plan identifies future planned land uses within the project vicinity. Riverside County General Plan land uses include: Community Development: High Density Residential (CD: HDR) (8-14 du/ac) to the east, High Density Residential (CD: HDR) (8-14 du/ac) and Medium Density Residential (CD: MDR) (2-5 du/ac) to the north, Light Industrial (CD: LI) (0.25-0.60 FAR) to the west. These land uses are reflective of the existing land uses that surround the Project site. As noted in the analysis presented above, the Project would be compatible with, or otherwise would not conflict with, these existing or planned land uses. Thus, the Project would not conflict with any proposed land uses in the surrounding area. There would be no impact.

d) The Project site is designated by the Riverside County General Plan for Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Residential (CD: MDR) (2-5 du/ac). The proposed wireless telecommunication facility would be fully consistent with the property's General Plan land use designation. There would be no impact.

e) There are residential communities to the east and north of the Project site. However, there are no components of the proposed Project that would obstruct access to the communities. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community and no impact would 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"

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General plan Figure OS-5, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Thus, no impact would occur.

c-d) The Project site is located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. However, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, no impact would occur and no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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-19 "Airport Locations," County of Riverside Airport Facilities Map

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. Therefore, there will be no impact.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection.

Findings of Fact: The nearest railroad is located approximately .33 miles to southeast of the Project site. However, the proposed Project is simply a wireless telecommunication facility, which would not be affected by railroad noise or pose an impact to the railroad. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The nearest highway is Interstate 215, which is located immediately to the west of the Project site. However, the proposed Project is simply a wireless telecommunication facility, which would not be affected by highway noise or pose an impact to Interstate 215. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified that would expose the Project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, including Interstate 215. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant.

b) The Project's only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the wireless telecommunication facility would not result in the generation of any significant temporary or periodic noise increases. The occasional facility maintenance would not result in a significant noise increase.

All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, the project will have a less than significant impact.

c-d) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities would be localized and intermittent. Construction activities that are expected to occur within the Project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response. Therefore, project construction vibration-related impacts would be less than significant.

The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) There are no homes on the project site. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project simply proposes an unmanned wireless telecommunication and would not result in an affordable housing demand. Therefore, there would be no impact.

d) According to Riverside County's "Map My County," the Project site is not located within or adjacent to any County Redevelopment Project Area. Therefore, there would be no impact.

e) The Project simply proposes an unmanned wireless telecommunication facility. Implementation of the proposed Project would not result in the construction of housing or in a population increase. Accordingly, there would be no impact.

f) The proposed Project would develop the site with an unmanned wireless telecommunication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by Highgrove Station (Station No. 19), located approximately 1.28 miles east of the Project site at 469 Center St, Riverside, CA 92507. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned telecommunication facility, implementation of the proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. Therefore, there would 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 Jurupa Valley Station located approximately 5.88 miles west of the Project site at 7477 Mission Boulevard, Jurupa Valley, CA 92509. The proposed Project's demand on sheriff protection services would be little to nonexistent because the proposed Project is simply an unmanned telecommunication facility. Therefore, implementation of the proposed Project would not result in the need for new or physically altered sheriff stations. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: Riverside Unified School District correspondence, GIS database

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 would 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 would result in the development of an unmanned wireless telecommunication facility. No housing, which could increase the demand for library services, is being proposed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The Project simply proposes an unmanned wireless telecommunication facility. No housing, which could increase the demand for health services, is being proposed.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The Project simply proposes an unmanned wireless telecommunication facility and does not involve the construction or expansion of recreational facilities. Therefore, there would be no impact.

b) The Project simply proposes an unmanned wireless telecommunication facility. No use of existing neighborhood or regional parks or other recreational facilities is being proposed. Therefore, there would be no impact.

c) According to “Map My County,” the Project site is partially located within the Highgrove #126 County Service Area (CSA). However, the CSA is dedicated to landscaping and police, not parks and recreation. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

According to the Highgrove Area Plan Figure 7, *Trails and Bikeway System*, there are no regional trails planned in the immediate vicinity of the Project site. Accordingly, there would 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"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

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"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<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

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility. Any traffic resulting from the proposed Project would be due to regular maintenance. Therefore, there would be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there would be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. There will be no impact.

c-d) The proposed Project is simply an unmanned wireless telecommunication facility and does not propose and design issues that would cause a change in air traffic patterns or alter waterborne, rail, or air traffic. There will be no impact.

e-f) The proposed Project is simply an unmanned wireless telecommunication facility and does not propose any change in street design. Therefore, there would be no impact.

g) The proposed Project may cause a very minor effect upon circulation during the Project's construction. However, there would be a less than significant impact due to the scale of the proposed Project.

h) The proposed Project is simply an unmanned wireless telecommunication facility on a 324 square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there would be no impact.

i) The proposed Project is simply an unmanned wireless telecommunication facility. Therefore, the proposed Project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The proposed Project is simply an unmanned wireless telecommunication facility and does not create a need for- or impact a bike trail in the vicinity of the project. Therefore, there would be no 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
UTILITY AND SERVICE SYSTEMS Would the project				
45. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility with no need for water supplies as part of its operations. Therefore, the proposed Project would not require or result in the construction of new water treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 telecommunication facility and would not require any connection to sewer lines. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 telecommunication facility and would not require solid waste services. The project is conditioned to report and demonstrate compliance with an approved Waste Reporting Plan, required prior to issuance of the project. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities and there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<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: Project implementation materials

Findings of Fact:

a & c) Implementation of the proposed Project would require the use of electrical facilities. Electrical service would be provided by Southern California Edison. The Project consists of communication systems, which would be provided by Verizon, and the expansion of which is evaluated in this environmental assessment. Standard electrical transformers and units are provided to facilitate the cell site. These would be the same as needed for small commercial facilities or additional dwelling units. Large expansion of electrical services or SCE facilities are not needed for the implementation of this project. Therefore, there would be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. 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?

Source: Project implementation materials

Findings of Fact:

The proposed Project is an unmanned wireless telecommunication facility. This use would increase consumption of energy for operation of facility equipment.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Implementation of the proposed Project is not expected to result in conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: As discussed throughout this environmental assessment, implementation of the wireless telecommunication facility would not result in potentially significant or cumulative effects. It is not expected that additional projects of a similar character would be implemented in the vicinity of the project site due to a sufficient service radius expected to result from the subject unmanned wireless telecommunication facility. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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 significant impacts would occur.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

Plot Plan No. 25847 proposes the construction of a disguised wireless telecommunication facility as a pine tree that will include twelve (12) panel antennas, twelve (12) Remote Radio Units, and two (2) parabolic antenna dishes mounted to a 50-foot-tall mono-pine, as well as two (2) equipment cabinets and one (1) DC generator within a 324 square-foot lease area enclosed by a masonry block wall.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25847 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25847, Exhibit A, dated 12/05/16.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO WASTEWATER PLUMBING RECOMMND

The project comprises structures without wastewater plumbing. If wastewater plumbing fixtures are proposed in the future, the applicant shall contact the Department of Environmental Health for the requirements.

10.E HEALTH. 2 USE - EMERGENCY GENERATOR RECOMMND

For any proposed use of emergency generators, the following shall apply:

a) A Business Emergency Plan (BEP) shall be submitted to

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.E HEALTH. 2

USE - EMERGENCY GENERATOR (cont.)

RECOMMND

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 - NOISE STUDY

RECOMMND

Noise Consultant: Eilar Associates, Inc
210 South Juniper Street, Suite 100
Escondido, CA 92025

Noise Study: "Noise Impact Analysis, Verizon Wireless, Site Name: "Electric", 466 E. La Cadena Drive, Riverside CA 92507

Based on the County of Riverside, Industrial Hygiene

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - NOISE STUDY (cont.) RECOMMND

Program's review of the aforementioned Noise Study, PP25847 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated April 27, 2016 c/o Steve Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 4 USE - OWTS VERIFICATION RECOMMND

The site that this project is proposed currently uses an onsite wastewater treatment system (OWTS)/septic. Based on the documentation provided during the entitlement process, it does not appear that the location of PP2547 will encroach on the OWTS. If at a future date, the location of the project changes, additional evaluation is required by this Department. Please contact (951)955-8980 for additional details.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 2 USE* - NO HAZMAT RECOMMND

This project has not been reviewed for hazardous materials use, storage, or handling. The use, storage, and handling of hazardous materials, including the storage of batteries and the use and storage of fueled generators, shall be conducted at building permit review and shall be in accordance with the California Fire Code.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25847 proposes a wireless telecommunications facility in Highgrove area. The project site is located north of Riverside Canal, south of Villa Street, east of East La Cadena Drive, and west of Electric Avenue.

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

The proposed lease area is located on a ridge and as such, the proposed project does not receive offsite storm runoff.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - PDA 4960 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 4960 submitted for this project (PP258487) was prepared by Carrie D. Willis with Helix Environmental Planning and is entitled: "Phase I Cultural Resources Assessment Verizon Wireless Candidate Electric, Riverside County California", dated December 11, 2015.

(PDA) No. 4960 concludes that no significant cultural resources are located within 1,760 feet of the proposed tower location.

(PDA) No. 4960 recommends a finding of no adverse effect for direct and visual effects and does not recommend additional mitigative efforts prior to project implementation.

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3 USE - UNANTICIPATED RESOURCES RECOMMND

UNANTICIPATED RESOURCES:

"The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 5 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. 6 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 7 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.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.PLANNING. 8 USE - MAX HEIGHT RECOMMND

The monopole/antenna array located within the property shall not exceed a height of 50 feet.

10.PLANNING. 9 USE - CO-LOCATION RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 10 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved unmanned wireless telecommunication facility generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 14 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

For monopalms or monopines, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 15 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.PLANNING. 15 USE - SITE MAINTENANCE CT (cont.) RECOMMND
prevention purposes.

10.PLANNING. 16 USE - BUSINESS LICENSING RECOMMND
Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 17 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. 18 USE - BRNCH HGT CNT ANT SOCK RECOMMND
The branches for the monopine shall start 12 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas shall have "socks".

10.PLANNING. 19 USE - MAINTAIN SOCKS/BRANCHES RECOMMND
The proposed monopine shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

10.PLANNING. 20 USE - NOISE REDUCTION RECOMMND
In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

PLOT PLAN: TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10. PLANNING. 21 USE - GEO02496 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2496, submitted for the project APNs 314-020-010, -017, and -019, was prepared by GeoBoden, Inc. The report is titled; "Geotechnical Investigation Report, Proposed Telecommunications Facility, Electric, 466 East La Cadena Drive, Riverside, California," dated June 2, 2015. In addition, GeoBoden, Inc. has submitted the following report:

"Response to County of Riverside Review Comments, Proposed Telecommunications Facility, Electric, 466 East La Cadena Drive, Riverside, California," dated August 22, 2016.

This document is herein incorporated in GEO02496.

GEO02496 concluded:

- 1.No active or potentially active fault are shown on or in the immediate vicinity of the site on published geologic maps, nor does the site lie within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone.
- 2.No evidence for faulting on or immediately adjacent to the site was observed during geologic field reconnaissance or on the aerial photographs reviewed.
- 3.Liquefaction is not considered to be a hazard at the subject site due to the underlying very stiff to hard soils and great depth to groundwater.
- 4.Groundwater was not encountered in our exploratory excavations, and is anticipated to be at a depth greater than 100 feet below ground surface.

GEO02496 recommended:

- 1.The proposed tower may be supported on a new typical, large-diameter reinforced concrete drilled pier; Cast-In-Drill-Hole (CIDH) pile.
- 2.In general, all fill soils within the proposed equipment cabinet building footprints should be overexcavated and replaced with engineered fill. As a minimum, removals should extend to competent native soils.
- 3.A minimum of two (2) feet of engineered fill should be provided below the bottom of the proposed footings.
- 4.The basis for establishing a competent exposed surface on which to place fill should consist of competent materials exhibiting an in-place relative compaction of at least 85 percent.

GEO No. 2496 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2496 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

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - GEO02496 ACCEPTED (cont.) RECOMMND

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.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - LC RECLAIMED WATER INEFFECT

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.TRANS. 5 USE - LC VIABLE LANDSCAPING INEFFECT

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Transportation Department shall require inspections in accordance with the Transportation Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

10.TRANS. 6 USE - LC LANDSCAPE SPECIES INEFFECT

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

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.

11/30/16
11:01

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 13

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.WASTE. 4 USE - LANDSCAPE PRACTICES (cont.) RECOMMND

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

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, 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

PLOT PLAN: TRANSMITTED Case #: PP25847

Parcel: 247-072-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - MBTA SURVEY (cont.)

RECOMMND

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 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 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

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.
- c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
- d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.01 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 4

USE - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - ARCHAEOLOGIST RETAINED (cont.) RECOMMND

with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING. 5 USE - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

60.PLANNING. 6 USE - PALEO PRIMP/MONITOR INEFFECT

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6

USE - PALEO PRIMP/MONITOR (cont.)

INEFFECT

to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

PLOT PLAN: TRANSMITTED Case #: PP25847

Parcel: 247-072-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - PALEO PRIMP/MONITOR (cont.) (cont.) INEFFECT

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE - SUBMIT GRADING PLAN (cont.) RECOMMND

payment of the processing fee.

Otherwise, please submit required grading plan to the
Transportation Department, Plan Check Section, 8th Floor,
4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION RECOMMND

Prior to the issuance of any building permit, the applicant
shall comply with the County of Riverside Department of
Building and Safety "NO GRADING VERIFICATION" requirements.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial
conformance with that shown on the APPROVED EXHIBIT A,
dated 12/05/16.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

Any proposed outdoor lighting must be shown on electrical
plans submitted to the Department of Building and Safety
for plan check approval and shall comply with the
requirements of Riverside County Ordinance No. 655 and the
Riverside County General Plan.

80.PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN RECOMMND

Prior to building permit issuance, the Planning Department
shall review the plan check approved building plans to
insure that the branches for proposed monopine are spaced at
three (3) branches per foot, all antennas have "socks", and
the branches start 12 feet from the bottom of the tree in
accordance with the APPROVED EXHIBIT A, dated 12/05/16.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS

RECOMMND

Provide evidence of legal access.

80.TRANS. 2 USE - UTILITY PLAN CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 3 USE - LC LANDSCAPE SECURITIES

INEFFECT

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel.

11/30/16
11:01

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 21

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LC LANDSCAPE SECURITIES (cont.) INEFFECT

Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 5 USE - LC SPECIMEN TREES RQRD INEFFECT

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

80.TRANS. 6 USE - LC LANDSCAPE INSPTN DPST INEFFECT

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Transportation Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Transportation Department shall clear this condition upon determination of compliance.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

80. PRIOR TO BLDG PRMT ISSUANCE

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.

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.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS

RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.01 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 4 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25847 has been calculated to be 0.01 acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 5 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25847 is calculated to be 0.01 acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 7 USE - SITE INSPECTION

RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25847 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 12 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 12/05/16.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 USE-UTILITY INSTALL CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground

11/30/16
11:01

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE-UTILITY INSTALL CELL TOWER (cont.) RECOMMND

in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 3 USE - LNDSCPE INSPCTN RQRMENTS INEFFECT

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 4 USE - LC COMPLY W/ LNDSCP/ IRR INEFFECT

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside

11/30/16
11:01

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) INEFFECT

County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

LAND DEVELOPMENT COMMITTEE (LDC)
2nd CASE TRANSMITTAL
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 23, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.
Riv. Co. Environmental Programs Division

Riv. Co. Building & Safety-Grading
Riv. Co. Building & Safety- Plan Check
Riv. Co. Regional Parks & Open Space
Riv. Co. Landscape

Riv. Co. Geology Section
Riv. Co. Archaeology Section
2nd District Supervisor
2nd District Planning Commissioner

PLOT PLAN NO. 25847 AMD#1 – Applicant: Verizon Wireless – Engineer Representative: Spectrum – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: High Density Residential (CD:HDR) (8 -14 du/ac) and Community Development: Medium Density Residential (CD:MDR) (2 -5 du/ac) – Location: southerly of Villa Street, westerly of Electric Avenue, northerly of West Citrus Street, and easterly of East La Cadena Drive – Zoning: One-Family Dwellings (R-1) and General Residential (R-3) – **REQUEST:** The Plot Plan proposes to permit the construction of an unmanned wireless telecommunication facility disguised as a pine tree that will include 12 panel antennas, 12 RRUs, and two (2) parabolic antennas mounted to a 50 foot tall mono-pine as well as two (2) equipment cabinets, and one (1) DC generator within an enclosed 324 square foot lease area. APNs: 247-072-001 and 247-072-012. NOTE: This is a change in design for this location.

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 LDC comments on April 7, 2016. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.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 **Timothy Wheeler, (951) 955-6060, Interim/Urban Regional Planner II**, or e-mail at TWheeler@rctlma.org/ MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: July 30, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section

P.D. Archaeology Section
Riv. Co. Information Technology J. Sarkissian
2nd District Supervisor
2nd District Planning Commissioner

PLOT PLAN NO. 25847 – Applicant: Verizon Wireless – Engineer Representative: Spectrum – Second Supervisorial District – University Zoning District – Highgove Area Plan: Community Development: High Density Residential (CD:HDR) (8 -14 du/ac) and Community Development: Medium Density Residential (CD:MDR) (2 -5 du/ac) – Location: southerly of Villa Street, westerly of Electric Avenue, northerly of West Citrus Street, and easterly of East La Cadena Drive – Zoning: One-Family Dwellings (R-1) and General Residential (R-3) – **REQUEST:** The Plot Plan proposes to permit the construction of an unmanned wireless telecommunication facility disguised as a pine tree that will include 12 panel antennas, 12 RRUs, and two (2) parabolic antennas mounted to a 50 foot tall monopole as well as two (2) equipment cabinets, and one (1) DC generator within an enclosed 225 square foot lease area. APNs: 247-072-001 and 247-072-012

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 13, 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 mcorocra@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.



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

Date: April 27, 2016
To: County of Riverside Planning
Attention: Timothy Wheeler
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631



Reviewed Approved by: Steven T. Uhlman, CIH
Senior Industrial Hygienist

Written by: Steven T. Uhlman, CIH
Riverside County, Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: PP 25847 Verizon Electric, 466 East La Cadena Drive, Riverside.

SR Number: 34095

Applicant: Spectrum Services, Inc.
Joy Thacker
4405 E. Airport Drive, Suite 100
Ontario, CA 91761

Noise Consultant: Eilar Associates, Inc
210 South Juniper St., Suite 100
Escondido, CA 92025

Information Provided: "Noise Impact Analysis, Verizon Wireless, Site Name: "Electric",
466 E. La Cadena Drive, Riverside, CA 92507.

Noise Standards - Stationary Noise Sources:

Facility-related noise, **as projected to any portion of any surrounding property containing a “habitable dwelling, hospital, school, library or nursing home”**, must not exceed the following worst-case exterior noise levels:

- a) 45 dB (A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

Findings:

The consultant's report is adequate. The project will be in compliance with the above noise standard.

Recommendations:

- 1) All electronic cabinetry and backup generator must be housed within an eight foot high concrete masonry unit (CMU) enclosure.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 03, 2015

Anna Hoover, Cultural Analyst
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25847)

Dear Ms. Hoover:

This serves to notify you of a proposed project located in the Highgrove area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

The project proposes wireless cellular facility.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

email cc: Mark Corcoran, Contract Planner, mcorcoran@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 03, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25847)

Dear Ms.Garcia:

This serves to notify you of a proposed project located in the Highgrove area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

The project proposes wireless cellular facility.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Mark Corcoran, Contract Planner, mcorcoran@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

August 03, 2015

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25847)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located in the Highgrove area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

The project proposes wireless cellular facility.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Mark Corcoran, Contract Planner, mcorcoran@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 03, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25847)

Dear Ms. Garcia:

This serves to notify you of a proposed project located in the Highgrove area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

The project proposes wireless cellular facility.

Sincerely,

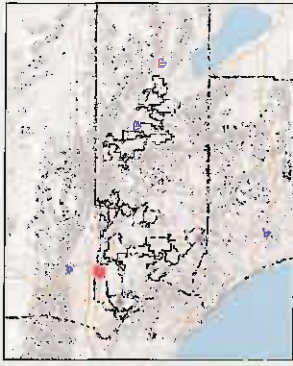
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Mark Corcoran, Contract Planner, mcorcoran@rctlma.org

Attachment: Project Vicinity Map

PP25847



Legend

- Display Parcels
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- countries
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 2,000 4,000 Feet



REPORT PRINTED ON... 8/2/2015 8:49:49 PM

© Riverside County TLMA GIS

RINCON BAND OF LUISEÑO INDIANS
Culture Committee

1 W. Tribal Road - Valley Center, California 92382
(760) 297-2621 or (760) 297-2622 & Fax: (760) 297-2623



RECEIVED
Planning Dept.
SEP 08 2014

August 28, 2015

Heather Thomson
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: Highgrove Area Wireless Cellular Facility PP25847

Dear Ms. Thomson:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding the Highgrove Area Wireless Cellular Facility PP25847 Project and we thank you for the SB18/AB52 continued consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Territory of the Luiseño people but, is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer you to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are closer to your project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Jim McPherson
Manager
Rincon Cultural Resources Department

Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

February 2, 2016

Pages 4 (including this cover)

Helix Environmental Planning Inc.
16485 Laguna Canyon Road
Irvine, CA 92618

Vitaly Manzyuk <VitalyM@helixepi.com>

RE: Conditions of Approval PP25847
County Archaeological Report No. 4960
**Phase I Cultural Resources Assessment Verification Wireless Facility Candidate "Electric" Riverside,
Riverside County, California**

Please see the conditions of approval pertaining to the subject report. If you have any questions call me at (951) 955-2873.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steven Weiss, Planning Department Director

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, M.A., RPA
Archaeologist, TLMA-Planning

Enc: Conditions of Approval

File: PDA04960, PP25847

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



Electric

RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: Unmanned wireless telecom. 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: PP25847 DATE SUBMITTED: 7/6/15

APPLICATION INFORMATION

Applicant's Name: LA SMSA LP Verizon Wireless E-Mail: ksmir1@spectrumsc.com
 Mailing Address: 15505 Sand Cyn. Ave., Bldg D/1st Floor
Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 286-7000 Fax No: () N/A

Engineer/Representative's Name: Spectrum/Brett Smirl E-Mail: ksmir1@spectrumsc.com
 Mailing Address: 4405 E. Airport Drive #100

Ontario CA 91761
City State ZIP

Daytime Phone No: (909) 456-8401 Fax No: () N/A

Property Owner's Name: Terry Carlstrom E-Mail: N/A / 466 E La Cadena Drive

Mailing Address: Fraternat Order of Eagles Aerie 997
Riverside CA 92704
City State ZIP

Daytime Phone No: (909) 835-3932 Fax No: () N/A

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

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Brett Smiel [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

TERRY GENE CARLSTROM [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 247-072-012 & 247-072-001

Section: 7 Township: 2 South Range: 4 west

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 1.42 acres

General location (nearby or cross streets): North of W. Citrus Street, South of Villa Street, East of 215 Fwy, West of Electric Ave.

Thomas Brothers map, edition year, page number, and coordinates: N/A

Project Description: (describe the proposed project in detail)
*see attached project description. Installation of unattended wireless telecomm facility (50' monopine) new generator and 8' block wall enclosure.

Related cases filed in conjunction with this application:
N/A

Is there a previous application filed on the same site: Yes No
If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)
E.A. No. (if known) _____ 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: N/A

Is water service available at the project site: Yes No
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?
Estimated amount of cut = cubic yards: No grading proposed

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A

Does the project need to import or export dirt? Yes No

Import N/A Export N/A Neither N/A

What is the anticipated source/destination of the import/export? N/A

What is the anticipated route of travel for transport of the soil material? N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) ~225 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 N/A

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

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)



Date

5/10/15

Owner/Authorized Agent (2)

Date

Property Address: 466 E La Cadena Dr.
Assessor's Parcel Number: 247-072-012
Vested Owner: Fraternal Order of Eagles Aerie 997

Project Name: Electric

RIGHT OF ENTRY

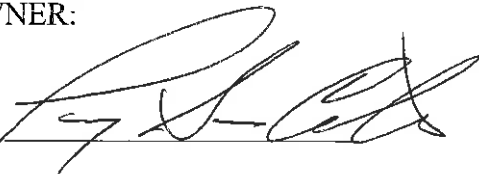
The undersigned is the owner ("Owner") of the property, premises or easement (the "Property") described as follows:

466 E La Cadena Drive, Riverside CA 92507

Consent. The Owner does hereby grant permission to Los Angeles SMSA Limited Partnership d/b/a Verizon Wireless and its agents, employees, consultants and representatives (herein individually and collectively referred to as "Verizon Wireless"), for a period of one hundred and eight (180) day from the date of this consent, to enter onto the Property and contiguous property owned or controlled by the Owner for the purpose of performing an inspection of the Property, including surveys, a structural strength analysis, subsurface boring tests, an environmental site assessment, collection of soils and groundwater samples, and any other activities as Verizon Wireless may deem necessary, at the sole cost of Verizon Wireless. In addition, Verizon Wireless may remove samples of the soil from the Property. The Owner shall not be responsible for the actions of Verizon Wireless's employees or contractors while they are on the property.

Authority. The individual executing this consent on behalf of the Owner represents to Verizon Wireless that such individual is authorized to do so be requisite action of the Owner.

OWNER:

By: 

Its: _____

Date: 6-16-2015

FRATERNAL ORDER OF EAGLES, AERIE 997
466 East LaCadena Drive
Riverside, Ca 92507-8603
951-683-7770 Fax: 951-782-0387



JUNE 11, 2015

TO WHOM IT CONCERNS,

THE MEMBERS PRESENT AT THE AERIE MEMBERSHIP MEETING, JUNE 4, 2015,
APPOINTED TRUSTEE TERRY CARLSTROM AS AERIE AGENT WITH AUTHORIZATION
TO NEGOTIATE AGREEMENT WITH VERIZON.


SECRETARY, KEN HUGHES


WORTHY PRESIDENT
JAMES HODDER

One Hundred Nine Years of "People Helping People"

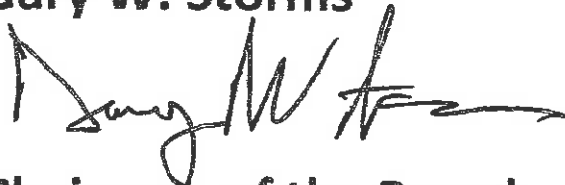
June 11, 2015

To Spectrum Services C/O Verizon Wireless

After a unanimous vote on this day, the Trustees of Aerie 997 of the Fraternal Order of Eagles have appointed Terry Carlstrom as their representative to sign any and all documents pertaining to the lease of the property at 466 E. La Cadena, Riverside, California 92501 for use as a Cellular Tower.

Board of Trustees

Gary W. Storms

A handwritten signature in black ink, appearing to read "Gary W. Storms", with a long horizontal flourish extending to the right.

Chairman of the Board

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. 25847 – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: Spectrum – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) – Location: Southerly of Villa Street, westerly of Electric Avenue, northerly of West Citrus Street, and easterly of East La Cadena Drive – Zoning: One-Family Dwellings (R-1) and General Residential (R-3) – **REQUEST:** The Plot Plan proposes the construction of a disguised wireless communication facility as a pine tree that will include 12 panel antennas, 12 Remote Radio Units, and 2 parabolic antenna dishes mounted to a 50 foot tall mono-pine as well as 2 equipment cabinets, and 1 DC generator within an enclosed 324 sq. ft. lease area by a masonry block wall. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
DECEMBER 5, 2016
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Tim Wheeler, at 951-955-6060 or email twheeler@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/4/2016.

The attached property owners list was prepared by Riverside County GIS.

APN (s) or case numbers PP 25847 For

Company or Individual's Name Planning Department.

Distance buffered 2400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

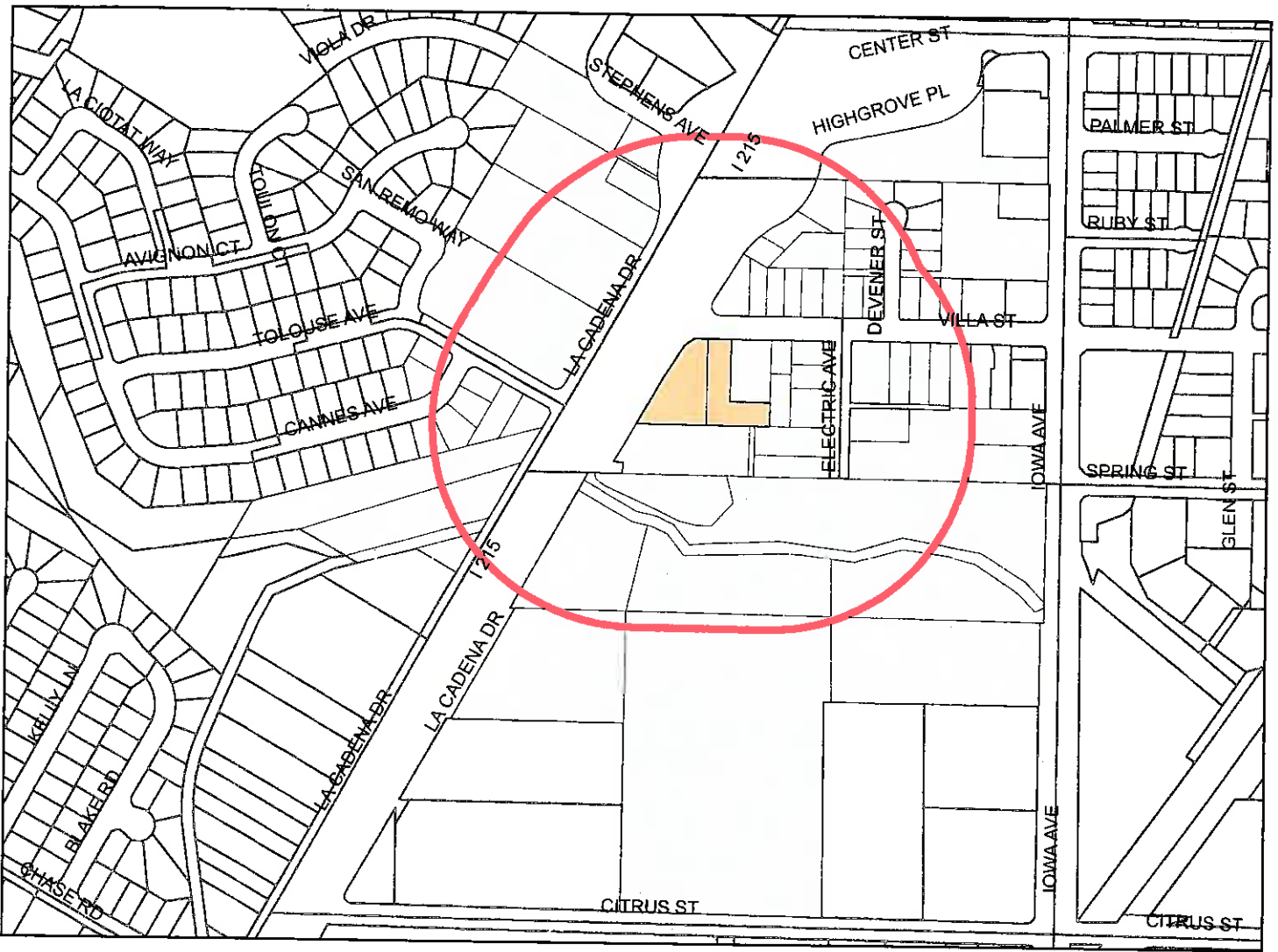
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

PP25847 (2400 feet buffer)



Selected Parcels

247-130-023	247-072-005	246-181-012	247-081-024	246-150-006	247-081-016	247-081-007	247-081-008	247-081-020	247-081-011
246-181-014	246-181-015	246-181-016	247-130-013	247-130-020	247-071-007	246-181-017	247-081-017	247-081-018	247-082-009
247-082-005	247-081-015	247-072-012	247-072-001	246-150-012	246-150-020	247-082-013	246-182-010	247-082-006	246-150-004
247-072-008	246-181-009	247-082-017	246-181-008	246-150-005	247-082-007	246-181-010	247-082-008	247-081-005	247-081-006
247-081-009	247-081-010	247-071-005	247-072-003	247-072-006	246-181-013	247-130-001	247-072-013	247-081-014	247-072-004
247-072-010	247-072-011	247-130-019	247-130-021	247-082-010	247-072-009	247-071-001	247-071-002	247-130-022	246-181-011
247-130-003	247-130-006	247-082-018	247-071-004	247-071-006	247-082-012	247-071-009	247-072-007	246-182-009	246-150-022
247-071-010	247-071-008	247-071-003							



390 195 0 390 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: 246150004, APN: 246150004
G DEGENNARO, ETAL
1000 E ALESSANDRO BLV
RIVERSIDE CA 92508

ASMT: 246181010, APN: 246181010
JOYCE JONES
14423 LEEWARD WAY
MORENO VALLEY CA 92555

ASMT: 246150005, APN: 246150005
JOSE RAMIREZ, ETAL
18335 NEWMAN AVE
RIVERSIDE CA 92508

ASMT: 246181011, APN: 246181011
RITA HOSKINSON
3110 CANNES AVE
RIVERSIDE, CA. 92501

ASMT: 246150006, APN: 246150006
AZAN INC
1506 N FUCHSIA AVE
ONTARIO CA 91762

ASMT: 246181012, APN: 246181012
ALONSO JUAREZ
8464 CYPRESS AVE
RIVERSIDE CA 92503

ASMT: 246150020, APN: 246150020
FROME DEV OMEGA
C/O STAN FROME
151 KALMUS DR STE F2
COSTA MESA CA 92626

ASMT: 246181013, APN: 246181013
LILIANA JARA, ETAL
504 TOLOUSE AVE
RIVERSIDE, CA. 92501

ASMT: 246150022, APN: 246150022
TRI CITY SELF STORAGE
C/O A C NEJEDLY
7095 INDIANA AVE STE 100
RIVERSIDE CA 92506

ASMT: 246181017, APN: 246181017
DOROTHY STANFORD
577 W LA CADENA DR
RIVERSIDE CA 92501

ASMT: 246181008, APN: 246181008
JOSE BARRAGAN
3182 CANNES AVE
RIVERSIDE, CA. 92501

ASMT: 246182009, APN: 246182009
JOSE GAONA, ETAL
3111 CANNES AVE
RIVERSIDE, CA. 92501

ASMT: 246181009, APN: 246181009
JESUS ENRIQUEZ, ETAL
3154 CANNES AVE
RIVERSIDE, CA. 92501

ASMT: 246182010, APN: 246182010
JOANN KETTLEWELL, ETAL
3145 CANNES AVE
RIVERSIDE, CA. 92501



ASMT: 247071002, APN: 247071002
RAFAELA MENCHACA
PO BOX 5354
RIVERSIDE CA 92517

ASMT: 247071009, APN: 247071009
SHEPHERD AGNES M ESTATE OF
1441 VILLA ST
RIVERSIDE, CA. 92507

ASMT: 247071003, APN: 247071003
SULEMAN CAMACHO, ETAL
426 E LA CADENA DR
RIVERSIDE, CA. 92501

ASMT: 247071010, APN: 247071010
VENTURA ARENAS
1461 VILLA ST
RIVERSIDE, CA. 92507

ASMT: 247071004, APN: 247071004
IRENE ARCEO, ETAL
1409 VILLA ST
RIVERSIDE CA 92507

ASMT: 247072001, APN: 247072001
FRATERNITY ORDER OF EAGLES AERIE #997
466 E LACADENA DR
RIVERSIDE CA 92507

ASMT: 247071005, APN: 247071005
MARIA MILIAN, ETAL
12613 MULBERRY LN
MORENO VALLEY CA 92555

ASMT: 247072003, APN: 247072003
EZEQUIEL CHAVEZ, ETAL
15540 POMONA RINCON RD
CHINO HILLS CA 91709

ASMT: 247071006, APN: 247071006
IRENE ARCEO, ETAL
1415 VILLA ST
RIVERSIDE, CA. 92507

ASMT: 247072004, APN: 247072004
GRACIELA AMEZQUITA, ETAL
1408 VILLA ST
RIVERSIDE, CA. 92507

ASMT: 247071007, APN: 247071007
DENISE KAISER
1423 VILLA ST
RIVERSIDE, CA. 92507

ASMT: 247072005, APN: 247072005
AGUSTIN RUBIO
465 ELECTRIC AVE
RIVERSIDE, CA. 92507

ASMT: 247071008, APN: 247071008
WILFREDO JIMENEZ
1431 VILLA ST
RIVERSIDE, CA. 92507

ASMT: 247072006, APN: 247072006
EZEQUIEL CHAVEZ, ETAL
14610 CORRAL ST
VICTORVILLE CA 92394



ASMT: 247072007, APN: 247072007
INAS SHAABAN, ETAL
605 MYRTLE AVE
SOUTH SAN FRANCISCO CA 94080

ASMT: 247081010, APN: 247081010
LUIS MAGANA
P O BOX 815
BOYES HOT SPRINGS CA 95416

ASMT: 247072008, APN: 247072008
IVAN ULLOA
17795 S JOSHUA CIR
FOUNTAIN VALLEY CA 92708

ASMT: 247081011, APN: 247081011
CHAD WILLIAMS, ETAL
3224 E YORBA LINDA NO 130
FULLERTON CA 92831

ASMT: 247072009, APN: 247072009
PILAR ARVIZU
7900 LIMONITE AVE NO G318
RIVERSIDE CA 92509

ASMT: 247081014, APN: 247081014
MIGUEL MARTINEZ
422 DEVENER ST
RIVERSIDE, CA. 92507

ASMT: 247072012, APN: 247072012
FRATERNAL ORDER OF EAGLES AERIE 997
466 E LA CADENA DR
RIVERSIDE CA 92501

ASMT: 247081015, APN: 247081015
CELIA GODINEZ, ETAL
428 DEVENER ST
RIVERSIDE, CA. 92507

ASMT: 247072013, APN: 247072013
MIGUEL CHAVEZ
1440 VILLA ST APT A
RIVERSIDE CA 92507

ASMT: 247081016, APN: 247081016
SUDHABEN PATEL, ETAL
2631 MANGULAR AVE
CORONA CA 92882

ASMT: 247081006, APN: 247081006
LINLAND PROP MANAGEMENT INTL CORP
P O BOX 5082
DIAMOND BAR CA 91765

ASMT: 247081017, APN: 247081017
BARBARA VINSON, ETAL
21340 E TUDOR ST
COVINA CA 91724

ASMT: 247081008, APN: 247081008
CHRIS HACKETT, ETAL
3224 E YORBA LINDA 130
FULLERTON CA 92831

ASMT: 247081020, APN: 247081020
CHRIS ARTIKIS
7118 EL PADRO
RIVERSIDE CA 92504

ASMT: 247081024, APN: 247081024
AMERICAN WPC STORAGE
PTA EX NO 8317
PO BOX 320099
ALEXANDRIA VA 22320

ASMT: 247082012, APN: 247082012
SEGANE
C/O AFARIN G SOMERS
24321 LAKEVIEW LN
LAKE FOREST CA 92630

ASMT: 247082005, APN: 247082005
MIKE MOINEE, ETAL
30951 LA BRISE
LAGUNA NIGUEL CA 92677

ASMT: 247082013, APN: 247082013
CINDY MUNOZ MARTINEZ, ETAL
5521 CEDAR ST
RIVERSIDE CA 92509

ASMT: 247082006, APN: 247082006
LETICIA LOPEZ, ETAL
1360 VILLA ST
RIVERSIDE, CA. 92507

ASMT: 247082017, APN: 247082017
JANAAN DAWSON, ETAL
P O BOX 1031
CRESTLINE CA 92325

ASMT: 247082007, APN: 247082007
JOSE HERNANDEZ
28625 BELMONT PARK WAY
MORENO VALLEY CA 92555

ASMT: 247082018, APN: 247082018
MARY YIP, ETAL
12242 BRIANWOOD DR
RIVERSIDE CA 92503

ASMT: 247082008, APN: 247082008
LESLIE WILSON
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DIAMOND BAR CA 91765

ASMT: 247130001, APN: 247130001
CATHERINE STERNER, ETAL
P O BOX 293
SEAL BEACH CA 90740

ASMT: 247082009, APN: 247082009
EWAEA
231 STOCKRIDGE AVE
ALHAMBRA CA 91801

ASMT: 247130003, APN: 247130003
RIVERSIDE SUNRISE APARTMENTS
C/O SINGLETARY ENTERPRISES
3570 ARLINGTON ST NO B
RIVERSIDE CA 92506

ASMT: 247082010, APN: 247082010
HONG NGO, ETAL
2806 W HIGHLAND ST
SANTA ANA CA 92704

ASMT: 247130006, APN: 247130006
RIVERSIDE SUNRISE APARTMENTS
C/O CHRISTIAN E SINGLETARY
3570 ARLINGTON AVE NO B
RIVERSIDE CA 92506



ASMT: 247130020, APN: 247130020
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 247130021, APN: 247130021
OAKTREE RIVERSIDE
C/O GREGORY L TABER
1501 7TH ST STE E
RIVERSIDE CA 92507

ASMT: 247130022, APN: 247130022
DEBORAH HELD, ETAL
264 N SALTAIR
LOS ANGELES CA 90049

ASMT: 247130023, APN: 247130023
1455 CITRUS
C/O DANIEL WEBB
100 BAYVIEW CIR NO 310
NEWPORT BEACH CA 92660



Applicant:

Verizon Wireless
15505 Sand Canyon Ave, Bldg D, First Floor
Irvine, CA 92618

Applicant:

Verizon Wireless
15505 Sand Canyon Ave, Bldg D, First Floor
Irvine, CA 92618

Owner:

Fraternal Order of Eagles
466 E. La Cadena Drive
Riverside, CA 92501

Owner:

Fraternal Order of Eagles
466 E. La Cadena Drive
Riverside, CA 92501

Engineer/Rep

Spectrum Services
Attn: Brett Smirl
4405 E. Airport Drive #100
Ontario, CA 91761

Engineer/Rep

Spectrum Services
Attn: Brett Smirl
4405 E. Airport Drive #100
Ontario, CA 91761

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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Second Floor
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(951) 955-3200

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(951) 694-5242

38686 El Cerrito Rd
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(760) 863-8271

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