

# PLANNING DEPARTMENT

**MARCH 18, 2019** 

# AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

DESERT PERMIT ASSISTANCE CENTER
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at <a href="mailto:esarabia@rivco.org">esarabia@rivco.org</a>. 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: NONE
- 2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter. NONE
- **3.0** PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.
- 3.1 PLOT PLAN WIRELESS NO. 180002 Intent to Adopt a Negative Declaration EA1800028 Applicant: Smartlink, LLC on behalf of AT&T Representative: Tyler Kent Fourth Supervisorial District Lower Coachella Valley Zoning District Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) Location: Northerly of Airport Boulevard, southerly of 55<sup>th</sup> Avenue, easterly of Harrison Street, and westerly of Shady Lane at 85-240 Airport Boulevard 0.71 Acres Zoning: Manufacturing-Service Commercial REQUEST: The Plot Plan proposes a disguised wireless communication facility for AT&T, in the form of a 70-foot high mono-palm tree, with 12 antennas, 36 RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, utility cabinets, one (1) 30kw diesel generator surrounded by a 6-foot high CMU wall enclosure, and 12-foot wide access driveway from Airport Boulevard. The site also contains an existing disguised wireless communication facility owned by SBA Communications, disguised as a 70-foot high mono-palm tree previously approved under Plot Plan No. 23890 to remain on the subject property. The overall site also contains approximately three (3) existing residential structures adjacent to Airport Boulevard to remain in place. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.
- **4.0** SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

**NONE** 

**5.0** PUBLIC COMMENTS:



# **COUNTY OF RIVERSIDE** PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

3.1

Director's Hearing: March 18, 2019

|  |  |  | JECT |
|--|--|--|------|

Case Number(s): PPW180002

EA No.: 180028

Area Plan: Eastern Coachella Valley Representative(s): Tyler Kent

Zoning Area/District: Lower Coachella Valley District

Supervisorial District: Fourth District

**Project Planner:** Jay Olivas

Project APN(s): 763-250-032, etc. Applicant(s): AT&T

Charissa Leach, P.E. Assistant TLMA Director

# PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 180002 ("PPW180002") proposes a disguised wireless communication facility, for AT&T. in the form of a 70-foot high mono-palm tree, with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, multiple Utility Cabinets, one (1) 30kw diesel generator surrounded by a 6-foot high CMU wall enclosure, 12-foot wide access driveway from Airport Boulevard, and two (2) live palm trees. The site also contains an existing disguised wireless communication facility, for Verizon, disguised as a 70-foot high mono-palm tree previously approved under PP23890 to remain on the subject property. The overall site also contains approximately three (3) existing residential structures adjacent to Airport Boulevard to remain in place. Due to existing residential structures including dwelling unit and garage structures on same land in the immediate project vicinity. the project shall be required to complete a Certificate of Parcel Merger of three APNs 763-250-024, 763-250-025, and 763-250-032.

The project is located in the Eastern Coachella Valley Area Plan, northerly of Airport Blvd, southerly of 55th Ave, easterly of Harrison St, and westerly of Tyler St, more specifically 85240 Airport Blvd in Thermal.

# PROJECT RECOMMENDATION

# STAFF RECOMMENDATIONS:

# THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 1800028, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 180002, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

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| PROJECT DATA                                |  |
|---|--|
| Land Use and Zoning:                        |  |
| Specific Plan:                              | N/A  |
| Specific Plan Land Use:                     | N/A  |
| Existing General Plan Foundation Component: | Community Development (CD)                         |
| Proposed General Plan Foundation Component: | N/A  |
| Existing General Plan Land Use Designation: | Light Industrial (L-I)                             |
| Proposed General Plan Land Use Designation: | N/A  |
| Policy / Overlay Area:                      | N/A  |
| Surrounding General Plan Land Uses          |  |
| North:                                      | Light Industrial (CD: LI)                          |
| East:                                       | Light Industrial (CD:LI)                           |
| South:                                      | Light Industrial (CD:LI)                           |
| West:                                       | Light Industrial (CD:LI)                           |
| Existing Zoning Classification(s):          | M-SC   |
| Proposed Zoning Classification:             | N/A  |
| Surrounding Zoning Classifications          |  |
| North:                                      | M-SC   |
| East:                                       | M-SC   |
| South:                                      | M-SC   |
| West:                                       | M-SC   |
| Existing Use:                               | Existing residential structure, garage, cell tower |
| Surrounding Uses                            |  |
| North:                                      | Contractor Yard; Auto Repair, Bar and Grill        |
| South:                                      | Existing Equestrian                                |
| East:                                       | Vacant; Crops                                      |
| West:                                       | Contractor Yard                                    |
|   |  |

**Project Details:** 

| ltem                           | Value | Min./Max. Development Standard |
|--------------------------------|-------|--------------------------------|
| Project Site (Acres):          | 0.71  | Article XI, Sec. 11.4          |
| Total Proposed Number of Lots: | 3     | Article XI, Sec. 11.4          |

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Parking:

| Type of Use       | Building<br>Area (in SF) | Parking Ratio                  | Spaces<br>Required | Spaces<br>Provided |
|-------------------|--------------------------|--------------------------------|--------------------|--------------------|
| Wireless Facility | 800                      | Temporary Service vehicle only | 1                  | 1                  |
| TOTAL:            |                          |                                |                    |                    |

**Located Within:** 

| City's Sphere of Influence:              | Yes - Coachella                |
|--|--------------------------------|
| County Service Area ("CSA"):             | Yes - Thermal #125 Lighting    |
| Special Flood Hazard Zone:               | No                             |
| Agricultural Preserve:                   | No                             |
| Liquefaction Area:                       | Yes – High                     |
| Subsidence Area:                         | Yes – Active                   |
| Fault Zone:                              | No                             |
| Fire Zone:                               | No                             |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B                   |
| WRCMSHCP Criteria Cell:                  | No                             |
| CVMSHCP Conservation Boundary:           | Yes - Not in Conservation Area |
| Stephens Kangaroo Rat ("SKR") Fee Area:  | No                             |
| Airport Influence Area ("AIA"):          | Yes – Zone D                   |
|  |                                |

# PROJECT LOCATION MAP



Figure 1: Project Location Map

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# PROJECT BACKGROUND AND ANALYSIS

# Background:

Plot Plan No. 180002 was submitted to Riverside County on March 28, 2018 to locate a wireless tower (AT&T) along the westerly lot line of subject land.

The existing APN 763-250-032 contains an existing residential garage structure and existing wireless communications facility (mono-palm) previously approved under separate Plot Plan No. 23890 on February 1, 2010. PP23890 expires in 2020, unless an extension is filed and subsequently approved.

Staff received a letter dated October 1, 2018, from the operator of PP23890 recommending possible colocation with their tower instead of second tower on same property by different operator within 100 feet of each other. While co-location is encouraged under Article XIXg of Zoning Ordinance No. 348, it would not be feasible to co-locate since the project is a stealth design and cannot be co-located with existing Verizon tower (PP23890), since the structural capability of the existing mono-palm is inadequate to accommodate the additional weight to hold 12 antennas and 36 RRUs, the height of the existing mono-palm is not adequate to fill AT&T's gap in coverage and the existing mono-palm cannot be extended due to the proximity of the Thermal airport and the FAA restrictions on height in the area.

Due to the subject site containing three (3) Assessor's Parcel Numbers 763-250-024, 763-250-025, and 763-250-032 with existing residential structures and existing cell tower (PP23890) with proposed new wireless tower (PPW180002) with same property owner and Survey completed by Ambit Consulting dated 10-3-2018, a parcel merger shall be required by Condition of Approval 80.Planning.1—Certificate of Parcel Merger

# **General Plan Consistency**

The project site is designated Community Development: Light Industrial (CD:LI) on the Eastern Coachella Valley Area Plan, which allows for development of industrial and related uses including warehousing/distribution, assembly and light manufacturing and repair facilities. The Light Industrial land use designation requires that all developments have available public facilities and services such as roads and utilities. The proposed project will provide better telecommunications (phone, text, and data) coverage and capacity for the nearby land uses in the area, and will improve cell service for this semi-rural area.

### ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. On February 19, 2019, the documents were made available for public review per the CEQA Statute and Guidelines Section 15105.

Comment letters in response to the circulated IS and ND have not been received as of the preparation of this staff report. Since the end of the public review period for the IS and ND, revisions were not made to the project. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment, with no mitigation necessary.

File No. PLOT PLAN NO. 180002 Director's Hearing: March 18, 2019

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# FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made Pursuant to Section 18.30 of Ordinance No. 348:

# **Land Use Findings:**

- 1. The project site has a General Plan Land Use Designation of Community Development: Light Industrial (CD: LI). Industrial and related development such as telecommunications is encouraged in Light Industrial. Neighborhoods along Airport Boulevard are located near existing major roads. These neighborhoods with varied size parcels can accommodate Light Industrial developments with local-servicing commercial uses including wireless communication facilities. The project site contains an existing cell tower and residential structure with surrounding properties containing equestrian, contractor yards, vacant land and field crops. The wireless communication facility will service the local residents in the area by providing additional cellular coverage.
- 2. The project site has a Zoning Classification of Manufacturing-Service Commercial (M-SC), a classification which is consistent with the Riverside County General Plan of Community Development: Light Industrial (CD: LI).
- 3. The proposed project is consistent with Ordinance No. 348 (Land Use) and is allowed within the M-SC Zoning Classification subject to Plot Plan approval. Additionally, Section 11.2B 2. M. 7.of Ordinance No. 348 indicates that communication systems are allowed within the M-SC Zoning Classification with a plot plan, and the proposed wireless facility is a communication system.
- 4. The project contains an existing residential structure with existing wireless communication facility (PP23890). Surrounding land uses consist of contractor yards, crops, equestrian facility, auto repair and bar. The project proposed as a 70-foot high monopalm is conditionally consistent with surrounding land uses in that the project is disguised as a monopalm tree which are very common to the area.

# **Entitlement Findings:**

- 1. The proposed project meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section 19.404based on the following:
- 2. Pursuant to Section 19.404.A of Ordinance No. 348 (Appropriate Location), a disguised wireless communication facilities may be located in M-SC zoning classification, which is non-residential zoning classification, subject to approval of a plot plan. As set forth below, it meets the location, development standards, and processing requirements of Ordinance No. 348 Article IXXg and the requirements for approval set forth in Ordinance No. 348 Section 18.30, and therefore meets the requirements of Section 19404.C.3., 4., and 5.
- 3. The facility is designed so that it is visible, but disguised as a mono-palm tower up to 70 feet in height to blend in with the existing physical environment, which includes an existing 70-foot mono-palm tower (PP23890). By proposing an additional 70 foot mono-palm tower, the facility is required to include a 6-foot decorative block wall, to assist in looking aesthetically pleasing to the

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surrounding area, and be partially recognizable as a communication facility. The mono-palm tower will have neutral earth tone colors with palm fronds and is consistent with Ordinance No. 348, Section 19.404.C.1.

- 4. Pursuant to Ordinance No. 348, Section 19.403.C.2, supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and largely screened from view. The multiple equipment cabinets will be placed on concrete pads with number to be determined upon finalization of site plan details and will be enclosed by a 6-foot decorative block wall. Therefore, it meets this requirement.
- 5. The application meets the processing requirements set forth in Section 19.409 of Ordinance No. 348, including providing the County with a fully executed copy of the lease entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal Pursuant to Section 19.410 of Ordinance No. 348 (Development Standards):

# Pursuant to Section 19.410 of Ordinance No. 348 (Development Standards):

- Disturbance to the natural landscape shall be minimized. This project meets this development standard because the project is located in an area where there is minimal vegetation. Only disturbance will be during construction. Once construction has concluded; the disturbed area will be restored or returned to its original status as indicated by Advisory Notification Document (AND) 15.Planning
- 2. All wireless communication facilities shall be enclosed with a screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets this development standard because project will provide a 6-foot decorative block wall that must be constructed according to County Design Standards and Guidelines. Therefore, this meets the screening requirement.
- 3. Disguised wireless communication facilities are subject to the height limitations of the zone classification in which they are located. The project is located in the Manufacturing-Service Commercial (M-SC) zone, a non-residential zone. Disguised wireless communication facilities in non-residential zoning classifications shall not exceed 70 feet. The project proposes a 70-foot high mono-palm and under PPW180002, therefore, the height standard is met.
- 4. All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. As demonstrated in the Initial Study, the proposed project meets this development standard because the facility will result in no significant environmental impacts and will not conflict with any local policies or ordinances protecting biological resources.
- 5. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. There is limited desert landscaping located on the overall project site, but drought resistant landscape is proposed around

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the immediate perimeter of the 800 square foot lease area. In addition, wireless communication facilities constructed to look like trees shall have other similar tree species planted adjacent to and/or around the facility to enhance the concealing effect. Therefore, the project has been conditioned to install two (2) 45-foot high live palm trees with irrigation as indicated by Condition of Approval 80.Planning. –Install Live Palms to meet this requirement Therefore, these development standards are met.

- Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. The project meets this development standard because the disguised wireless communication facility has lighting integrated into the equipment cabinets for the site. This lighting is shielded and directed down into the lease area. The lighting can only be accessed by maintenance workers for the wireless facility at the periodic times they service the facility, when needed, and otherwise there will be no outside lighting.
- All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the concealed wireless communication facility plans include a standard condition of approval to ensure that all noise produced by the concealed wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (COA Planning-Noise Reduction). The nearest habitable dwelling is approximately 124 feet away.
- 8. All wireless communication facilities within residential developments (existing residence) containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets this development standard because the disguised wireless communication facility is located near a County maintained road (Airport Boulevard) which provides an all-weather surface for access through a non-exclusive easement from the road right of way. Additionally, temporary parking for service vehicles may be permitted on site which is accommodated at the terminus of the 12-wide all weather access driveway adjacent to the equipment shelter.
- 9. No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets this development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground.
- 10. Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This project meets the development standard because the disguised wireless communication facility is not designed as a roof-mounted facility.
- 11. Wireless communication facilities proposed on ridgelines and other sensitive view-sheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. The project meets this development standard because the disguised wireless communication facility is not proposed on a ridgeline. The proposed design for this wireless facility has been set to be as minimally intrusive as possible and the mono-palm is sited to blend into the surrounding area by using earthen tones where the subject property is located and well below any ridgeline that could be viewed in any direction.

Disguised wireless communication facilities shall meet the setback requirements of the zone classification in which they are located. This project meets the development standard because the disguised wireless communication facility is located within the M-SC zone, which requires nominimum setback from side and rear interior lot lines of same zone and minimum 25-foot property lines from a street. The project proposes approximate 160-foot setback from Airport Boulevard and is also setback a distance of approximately 124-feet from existing habitable dwelling, which is a distance exceeding 125% of tower height of 70-feet (87.5 feet)

- 13. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. The project meets this development standard because the disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area. Additionally, the 20-foot by 40-foot equipment area is partially screened with a 6-foot high decorative CMU block wall with gate in conformance with Section 19.410 B., or Ordinance No. 348.
- 14. Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. The project meets this development standard because the disguised wireless communication facility's tower and equipment have been designed and painted to match the surrounding area in color and look with earth-tone colors.

# Other Findings:

- 1. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
- 2. The project site is located within the City of Coachella Sphere of Influence. This project was provided to City of Coachella for review on March 4, 2019. No comments from city were received as of this writing either in favor or opposition of the project.
- 3. The project site is located within an Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. The project was found "consistent" with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan based on ALUC approval letter dated July 9, 2018 including measures, such as but not limited to, prohibiting: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference, as referenced by Advisory Notification Document Planning. 2 ALUC Letter.
- 4. In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on May 21, 2018. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site preparation for 800 square foot lease area and gravel driveway to accommodate wireless mono-palm tower.
- 5. The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The project complies in that no lighting is proposed

on the monopalm and any security lighting around the equipment shelter shall be hooded, low pressure sodium lighting, 4080 lumens or below.

- 6. As a wireless tower disguised as a monopalm with live palm trees planted around it, the monopalm blends in with the surroundings. The Negative Declaration covers any future collocation that does not constitute a substantial change to the proposed wireless communication facility. However, to the extent a collocation is proposed that (1) would increase the tower's height by more than seven feet, (2) would conflict with Section 19.410's setback requirements, (3) would significantly diminish the disguise aspects of the monopalm due to additional height or equipment, or (4) the tower or landscaping for the tower has not been appropriately maintained, additional environmental review will be required at that time, and such collocations may be denied.
- This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project for new monopalm shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement.

# Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is not located within a hazard severity zone.

# **Conclusion:**

For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

# PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

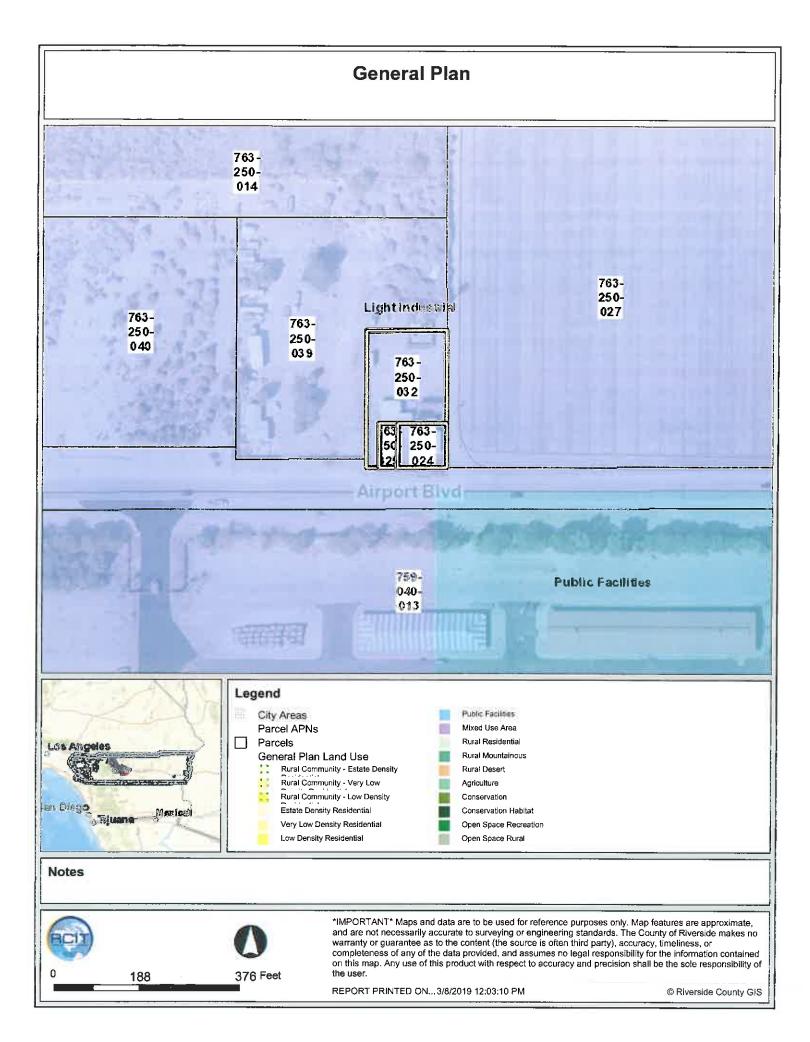
This project was advertised in the Press Enterprise Newspaper / Desert Sun. Additionally, public hearing notices were mailed to property owners within 2,400 square feet of the project site. As of the writing of this report, Planning Staff has received written communications who indicated opposition to the proposed project.

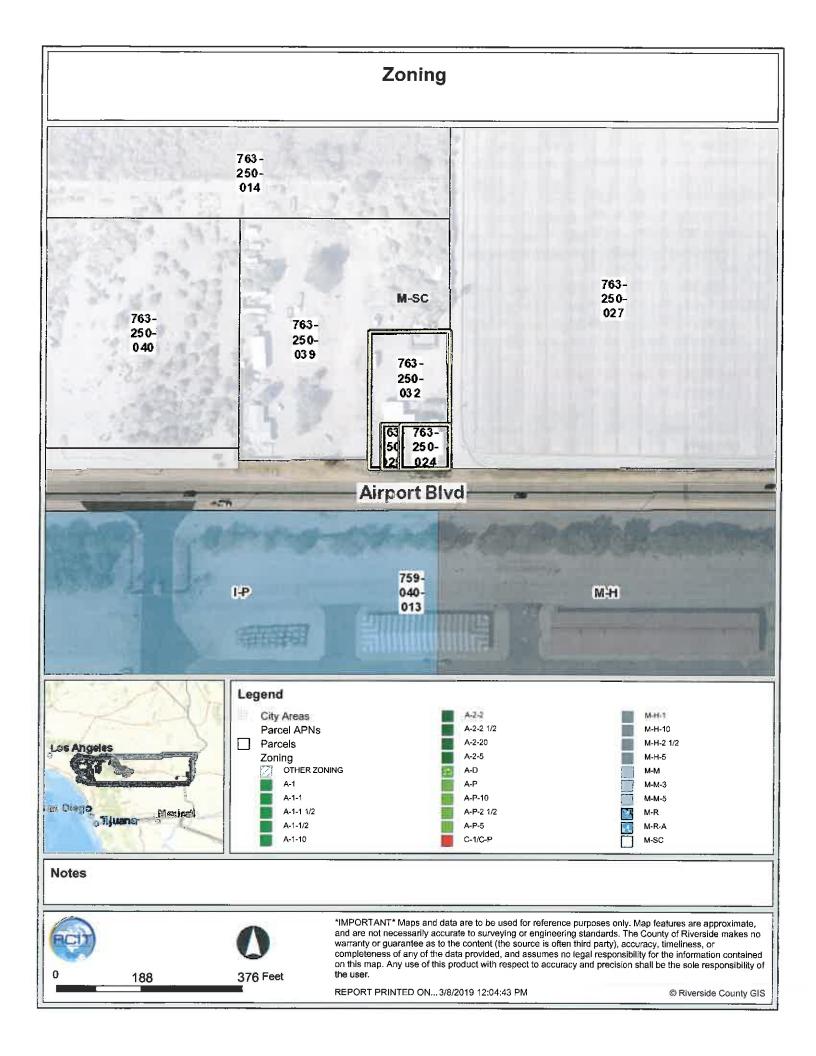
# APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 calendar days after the notice of the decision by the Planning Director appears on the agenda of the Planning Commission.

Template Location: Y:\Planning Case Files-Riverside office\PPW180002\DH Documents\Staff\_Report\_PPW180002.docx

Template Revision: 03/11/19





# CODE COMPLIANCE

ALL WORKS AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CHREMET CORNOVS OF THE COLOUR CONDESS AN ADVOITIBLY THE LOCAL CONCENSING ALT HONTIES, NOTHING BIT HESE PANS IS TO 25 CONSTRUED TO BERNAT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- HONOR STATE BY THE REPORT AND THE PARTY AND

# PROJECT TEAM

| VIEW NEED        | CLIENT REPRESENTATIVE           | CONSTRUCT       | CONSTRUCTION MANAGER   |
|------------------|---------------------------------|-----------------|------------------------|
| COMPANY          | SMARTINKLE                      | CONPARY         | BEONTO, COMMANDA       |
| ADDRESS          | 13401 VON KARMAN AVE. SUITE 400 | ADDRESS:        | RECEARMSTRUMO AND      |
| CITY,STATE,ZP.   | IRVINE, CA 92812                | CITY,STATE,ZIP. | RVINE CASSES           |
| CONTACT          | AEXSHAREY                       | CONTACT         | HOSA GREEN             |
| PHONE            | (949) 838-7313                  | PHONE           | (949) 372-4457         |
| EXCUL            | Artedes/@smarfinide.com         | EMAL.           | ragition/@bechliston   |
| SITE ACQUISITION | TION                            | ATT PROJEC      | ATT PROJECT MANAGER    |
| COMPANY          | SWARTINGTIC                     | CONFARM         | ATST                   |
| ADDRESS          | 15401 VORYARINAN AVE. SUITE AT  | ADDRESS.        | 14SZ ECINCER AVE.      |
| CITY STATE ZIP.  | FEVINE CARSET2                  | CITY STATE 2IP: | TUSTIN, CA. 92780      |
| CONTACT          | A EXIS PADLEY                   | CONTACT         | GURLPM MALK            |
| PHONE            | (949) 839-7313                  | PHONE           | (562) 850-6581         |
|                  | Mary Company of the company     | CHANN.          | Casement and Advantage |

| FAVINE CA 82612<br>ALEXIS FAUX EY<br>(949) 830-7313<br>AHralley@armafladku.com | CASA INDUSTRIES, INC<br>10850 REAGAN ST #462 |
|--|--|
| CITY STATE, 29:<br>CONTACT:<br>PHONE:<br>EMAL:                                 | COMPANY<br>ADDRESS:                          |

BF ENGINEER
COMPANY:
ADDRESS
CITYSTATE ZP:
CONTACT:
BYONE

# SITE INFORMATION



Your world. Delivered 1452 gpinage Avg. 200 FLOOR TUSTIN, CALIFORNIA 82730

PROPERTY OWNER
ANNE:
ADDRESS:
CONTACT:
PHONE:

LATTUDE:
LONGTUDE:
LATAONG, TYPE:
GROUND ELEVATIONABUVE GROUND LEVEL:
APN#

AND SOFT. COUNTY OF RANGESIDE AREA OF CONSTRUCTION.

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CUPRENT ZONING:

PROPOSED USE:

HANDICAP RECUREMENTS:

AL THAT CERTAN REAL PROJERTY STUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS POLLOWS.

PENDING TILE REFORT.

**LEGAL DESCRIPTION** 



Your world, Delivered

SITE NUMBER: CSL02430 SITE NAME: -

85240 AIRPORT BOULEVARD PTN NUMBER: 3551A0BAF7 FA NUMBER: 13024060 THERMAL, CA 92274 RIVERSIDE COUNTY

**GENERAL NOTES** 

**LOCAL MAP** 

VICINITY MAP

AJBT 303-ADARS STREET FAVERSIDE, CA WEAH GLLAN MALK (KC) RED-CRA GAVEZTANGS-LEENI

APPLICANT
COMPAN:
ADDRESS:
CITY, STATE ZIP:
PLONE
ENAM:

SAMPTINK, LLC 1940 (OVICE SAME 40

ZOYNIG COVPANY: ADDRESS:

# PROJECT DESCRIPTION

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# DRAWING INDEX

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DRIVING DIRECTIONS

NOT TO BE USED FOR CONSTRUCTION

| 3ªIII ISSUE | TILE SHEET | SITE SURVEY | STIE PLAN AND ENLABGED SITE PLAN | LEASSA JARA/JAITANA PLAN AND JAITENHA/ARU ECHEDULE | ELPATIONS | ELEVATICAS |  |  |  |  |  |  |  |  |
|-------------|------------|-------------|----------------------------------|--|-----------|------------|--|--|--|--|--|--|--|--|
| STILL NO.   | 1.1        | 51          | 1-4                              | A-2  | A-3       | V-4        |  |  |  |  |  |  |  |  |

15240 AIRFORT BOULEVARD THERMAL, CA 92274 MONOPALM (INDOOR)

CHECKED BY:

DRAWN BY: AEJAE

IT IS A VIOLATION OF LAW POR ANY PERSONAL UNLESS THEY SHE ASTING, LACIES THE DIRECTION OF A LIGHTER THIS COCLUMENT.

CSL02430

# APPROVALS

DATE

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AT&T

S smartlink

78401 YON KAR YAN AVE. SUITE 400 IRVNIE, CA 92612 TEL: (949) 367-1255 FAX: (949) 397-1275

# GENERAL CONTRACTOR NOTES

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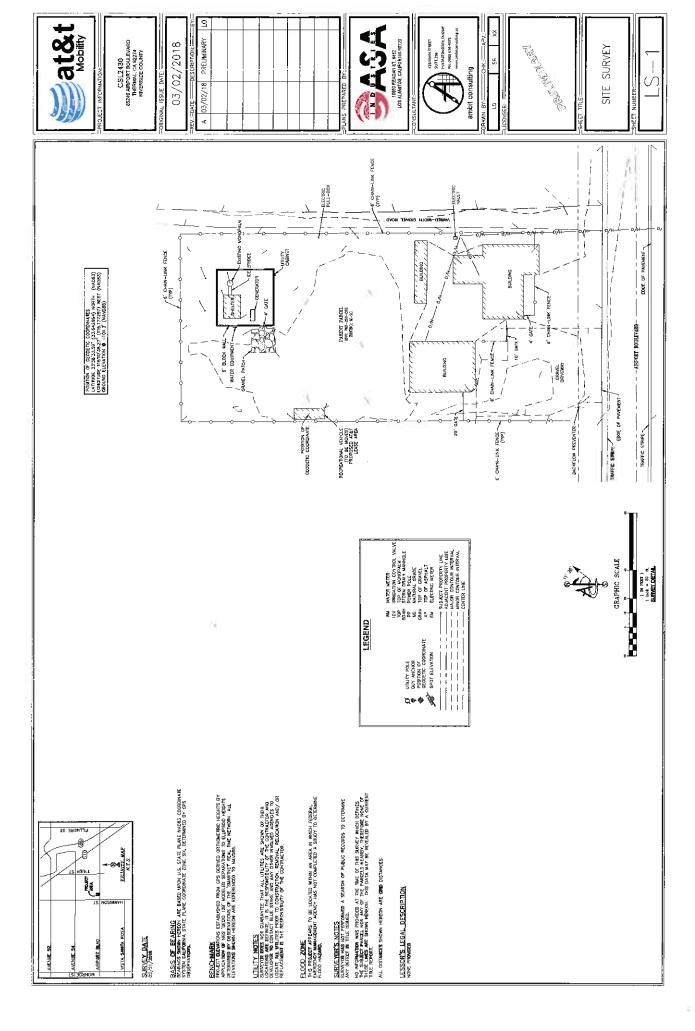
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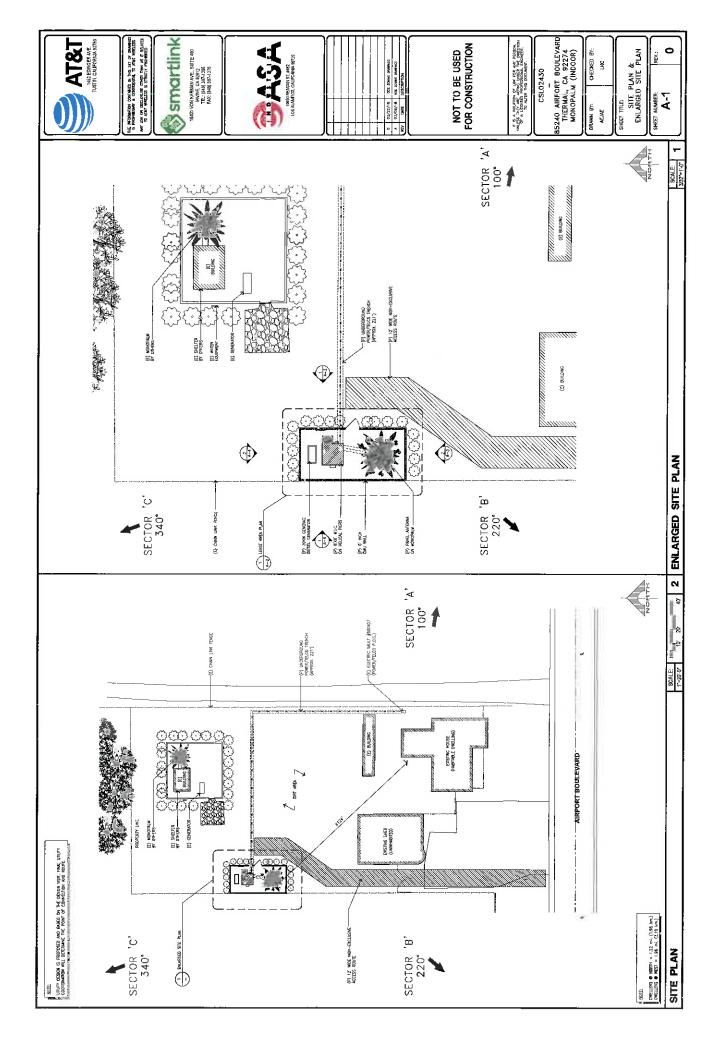
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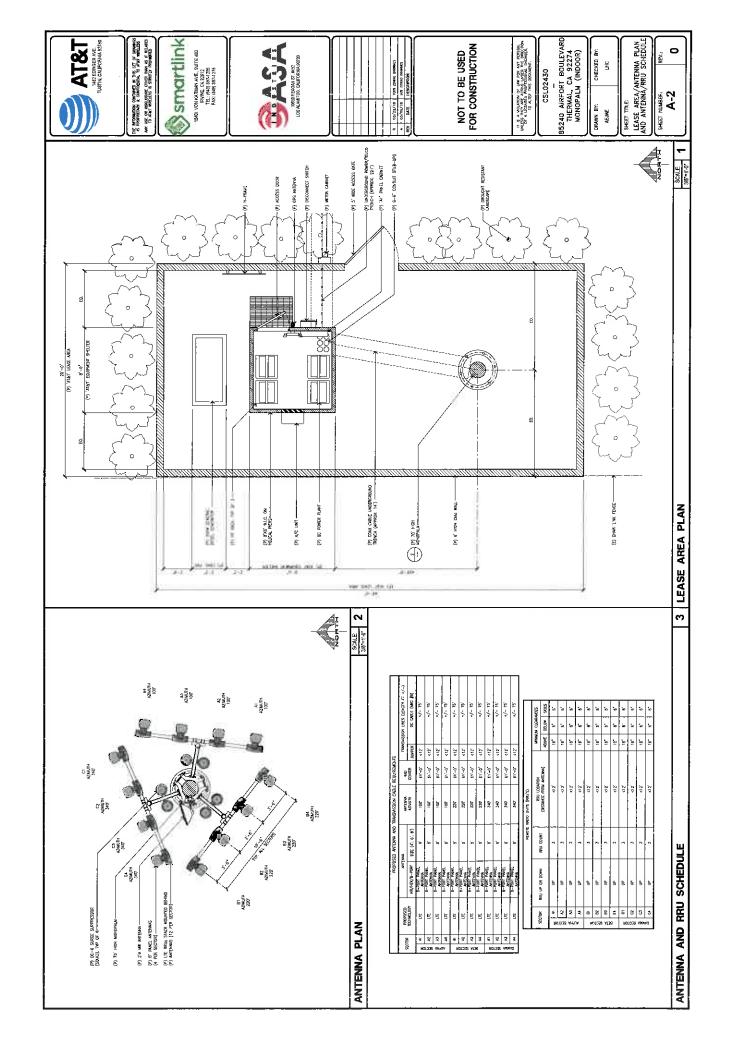
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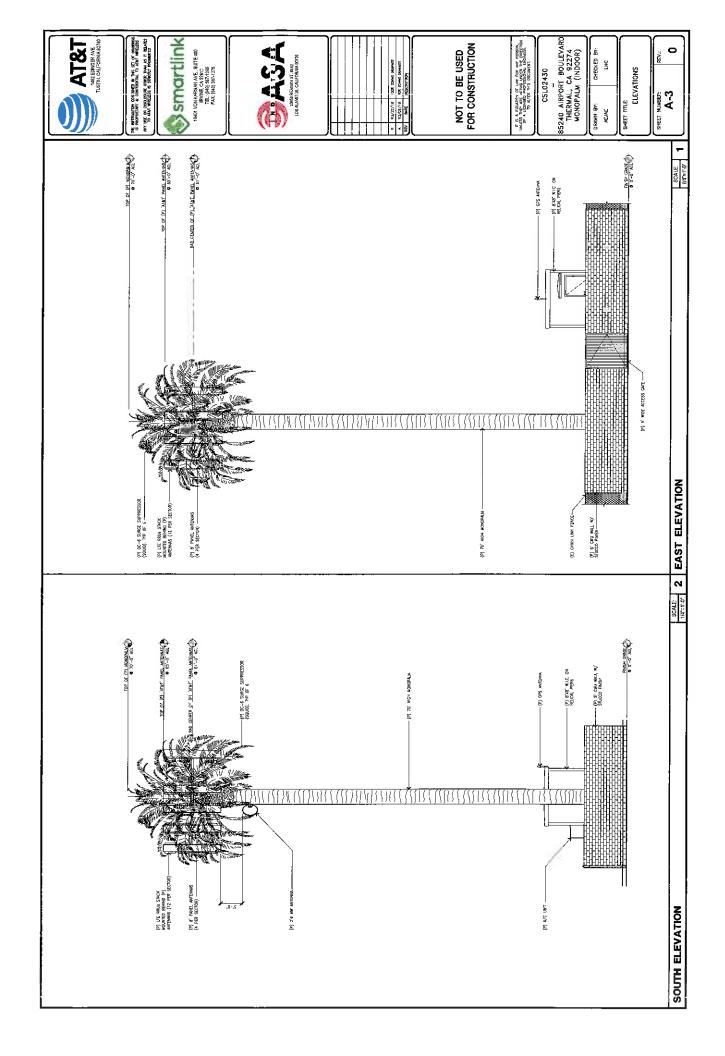


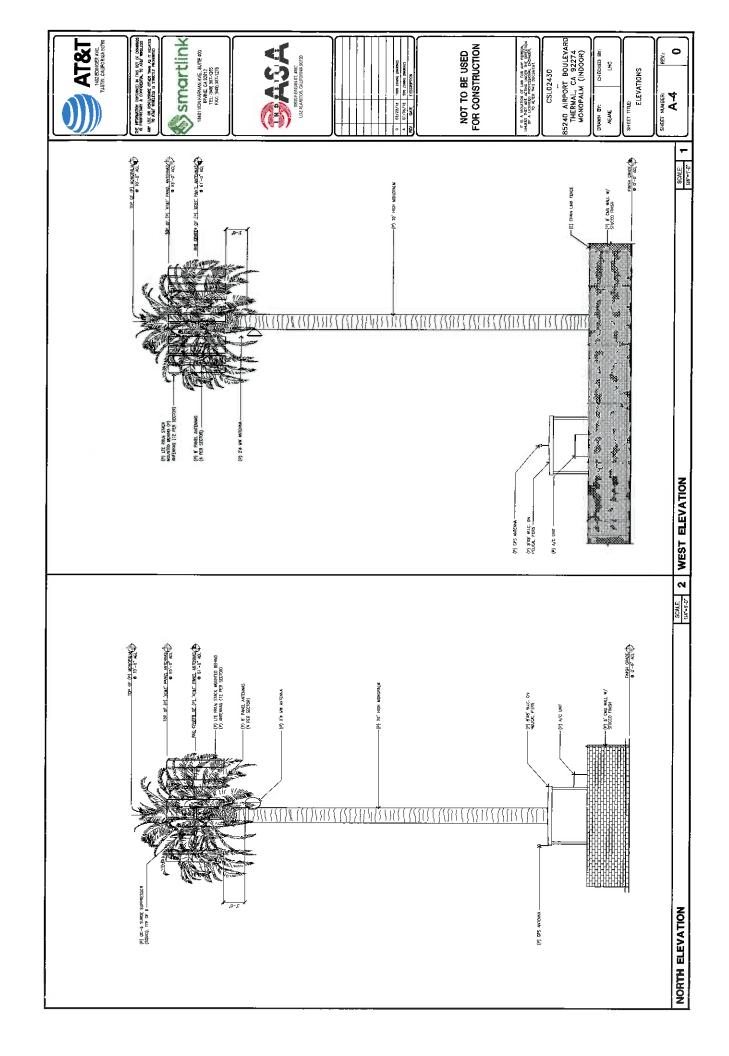
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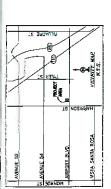












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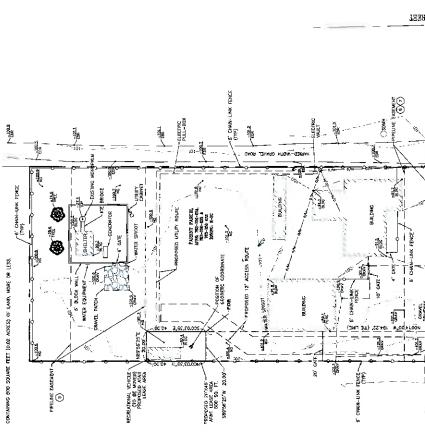
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DATE STAMPED: 10/03/2018 

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GRAVEL

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BACKFLOW PREVENTER-

HARRISON STREET

SITE SURVEY

HEET NUMBER:

300

589'45'40"W 4088.20' (TIE | INE) 589'45'40"W 5288.81'

EDGE OF PAVEMENT

AIRPORT BOULEVARD

TRAFFIC STRIPE

14.0

EDGE OF PAVEMENT

TRAFFIC STRIPE

GRAPHIC SCALE

( N FSFT )

# **COUNTY OF RIVERSIDE**

# **ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (CEQ / EA) Number: 180028
Project Case Type (s) and Number(s): Plot Plan No. 180002
Lead Agency Name: Riverside County Planning Department
Address: 77-588 El Duna Ct Ste. H Palm Desert, CA 92211

Contact Person: Jay Olivas, Project Planner

Telephone Number: 760-863-7050

Applicant's Name: Tyler Kent with Smartlink, LLC on behalf of AT&T

Applicant's Address: 18401 Von Karman Avenue, Ste. 400

Irvine, CA 92612

# I. PROJECT INFORMATION

Project Description: PLOT PLAN NO. 180002 ("PPW180002") proposes a disguised wireless communication facility, for AT&T, in the form of a 70-foot high mono-palm tree, with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, multiple Utility Cabinets, one (1) 30kw diesel generator surrounded by a 6-foot high CMU wall enclosure, 12-foot wide access driveway from Airport Boulevard, and two (2) live palm trees. The site also contains an existing disguised wireless communication facility, for Verizon, disguised as a 70-foot high mono-palm tree previously approved under PP23890 to remain on the subject property. Due to existing residential structures including dwelling unit and garage structures on same land in the immediate project vicinity, the project shall be required to apply for Certificate of Parcel Merger of three APNs 763-250-024, 763-250-025, and 763-250-032.

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

**B. Total Project Area:** 0.71 Acres (800 square foot lease area)

Residential Acres: Lots: Units: Projected No. of Residents:

Commercial Acres: Lots: Sq. Ft. of Bldg. Area: Est. No. of Employees: Industrial Acres: 0.50 Sq. Ft. of Bldg. Area: Est. No. of Employees:

Other:

C. Assessor's Parcel No(s): 763-250-032, etc.

Street References: North of Airport Boulevard, south of 55th Avenue, east of Harrison Street.

- D. Section, Township & Range Description or reference/attach a Legal Description: Township 6 South, Range 8 East, Section 17
- E. Brief description of the existing environmental setting of the project site and its surroundings: The parcel contains an existing mono-palm wireless communications tower at 70 feet in height. The project is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan.
- II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS
  - A. General Plan Elements/Policies:

- 1. Land Use: The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. Community Development: Light Industrial (CD: LI)
- 2. Circulation: The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space: No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
- 4. Safety: The proposed project is not within a high fire hazard area. The proposed project is not located within special hazard zone (including flood zone, fault zone, dam inundation zones). The proposed project has allowed for sufficient provision of emergency response services through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
- 5. Noise: Sufficient measures 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: Not Applicable
- 9. Environmental Justice (After Element is Adopted): Not Applicable
- B. General Plan Area Plan(s): Eastern Coachella Valley
- C. Foundation Component(s): Community Development
- D. Land Use Designation(s): Light Industrial
- E. Overlay(s), if any: Not Applicable
- F. Policy Area(s), if any: Not Applicable
- G. Adjacent and Surrounding:
  - 1. General Plan Area Plan(s): Eastern Coachella Valley
  - 2. Foundation Component(s): Community Development
  - 3. Land Use Designation(s): Light Industrial
  - 4. Overlay(s), if any: Not Applicable

| 5. Policy Area(s), if any: Not Applicable   |  |  |  |  |  |  |  |  |  |  |
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| H. Adopted Specific Plan Information  |  |  |  |  |  |  |  |  |  |  |
| 1. Name and Number of Specific Plan, if any: Not Applicable   |  |  |  |  |  |  |  |  |  |  |
| 2. Specific Plan Planning Area, and Policies, if any: Not Applicable  |  |  |  |  |  |  |  |  |  |  |
| Existing Zoning: Manufacturing-Service Commercial   |  |  |  |  |  |  |  |  |  |  |
| J. Proposed Zoning, if any: Not Applicable  |  |  |  |  |  |  |  |  |  |  |
|   |  |  |  |  |  |  |  |  |  |  |
| K. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial in all surrounding parcels.  |  |  |  |  |  |  |  |  |  |  |
| 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.   |  |  |  |  |  |  |  |  |  |  |
| □ Aesthetics       □ Hazards & Hazardous Materials       □ Recreation         □ Agriculture & Forest Resources       □ Hydrology / Water Quality       □ Transportation         □ Air Quality       □ Land Use / Planning       □ Tribal Cultural Resources         □ Biological Resources       □ Mineral Resources       □ Utilities / Service Systems         □ Cultural Resources       □ Noise       □ Wildfire         □ Energy       □ Paleontological Resources       □ Mandatory Findings of Significance         □ Geology / Soils       □ Population / Housing       Significance         □ Greenhouse Gas Emissions       □ 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 <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> 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 <b>ENVIRONMENTAL IMPACT REPORT</b> 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  |  |  |  |  |  |  |  |  |  |  |

| 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 environmental effects or negative declaration due to the involvement of new significant environmental effects or negative declaration due to the involvement of new significant effects or five project will have one or more significant effects or negative declaration. (B) Significant effects or he negative declaration was adopted, shows any the following:(A) The project will have one or more signif | will not result in any new significant environmental effect   | ts not identified in the earlier EIR or Negative  |  |  |  |  |  |  |  |
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| 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 previous EIR or negative declaration due to the involvement of new significant environmental effects or a 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. (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,  | Declaration, (d) the proposed project will not substantia   | lly increase the severity of the environmental    |  |  |  |  |  |  |  |
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| Signature Date  Jay Olivas For: Charissa Leach, P.E.   | /   | 2/10/10   |  |  |  |  |  |  |  |
| Jay Olivas For: Charissa Leach, P.E.   | Signature   | ·   |  |  |  |  |  |  |  |
|  | Signature   | Date  |  |  |  |  |  |  |  |
|  | Jay Olivas  | For: Charissa Leach P.F.                          |  |  |  |  |  |  |  |
|  |   |   |  |  |  |  |  |  |  |

Printed Name

## 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<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|--|--------------------------------------|--|---------------------------------------|--------------|
| AESTHETICS Would the project.  |                                      |  |                                       |              |
| <ol> <li>Scenic Resources         <ul> <li>a) Have a substantial effect upon a scenic highway corridor within which it is located?</li> </ul> </li> </ol>  | 0                                    |  |                                       |              |
| 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?   |                                      |  |                                       |              |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? |                                      |  |                                       |              |

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways"

# Findings of Fact:

- a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no impact.
- b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To reduce this potential impact, the project has been designed to be disguised as a mono-palm for the project area in order for the facility to blend in with the surrounding setting. In addition, the equipment shelter will be screened by decorative block masonry wall. With the incorporation of these measures, the project will have a less than significant impact to scenic resources. The project must comply with its 70-foot-high mono-palm design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (Condition of Approval (COA 80.PLANNING.2) along with two (2) additional live palm trees and therefore will not substantially damage scenic resources (COAs 80.PLANNING.8-Add Two Live Palms and 90.Planning4-Palm Fronds).

| c) The project is located in a non-urbanized area with land us unincorporated community of Thermal. Due to proposed 70- foo and existing second 70-foot high mono-palm previously approve visual impacts will occur.   | t high mor   | no-palm as a   | disguised t  | tower,   |
|--|--|--|--|--|
| Mitigation: No mitigation is required.   |  |  |  |  |
| Monitoring: No monitoring is required.   |  |  |  |  |
| 2. Mt. Palomar Observatory <ul> <li>a) Interfere with the nighttime use of the Mt. Palomar</li> <li>Observatory, as protected through Riverside County</li> <li>Ordinance No. 655?</li> </ul>  |  |  |  |  |
| Source(s): GIS database, Ord. No. 655 (Regulating Light Poll   | ution)   |  |  |  |
| Findings of Fact:  |  |  |  |  |
| a) The project site is located approximately 42 miles from Mt. P. B of Ordinance No. 655. The project is therefore required to a Riverside County Standards and Guidelines. The purpose of Ordinance County Standards and Guidelines. The purpose of Ordinance Individual of the Riverside County Standards and Guidelines. The purpose of Ordinance Individual of the Purpose of Ordinance Individual of the Riverside County Standards and research. Ordinance No. aside from street lighting, be low to the ground, hooded and directly adjacent properties and streets such as Advisory Notification Palomar Lighting Area. These are general requirements that app 655 and not mitigation pursuant to CEQA. Additionally any maintenance purposes since permanent lighting is prohibited unless required by FAA or California Building Code. With the a impacts would be less than significant. | comply widinance Nundesirable 655 mandected in Coume oly through lighting swith wire | th Ordinance lo. 655 is to re e light rays a dates that all order to obstruct (AND) 15. nout Zone B conditions community | No. 655 estrict the conditional detrime outdoor liguet shining. The ordinance of the templication factors and the templication factors are the templication facto | of the use of entally whiting, onto 16-Mt. the No. porary cilities |
| 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?   |  |  | $\boxtimes$  |  |
| Source(s): On-site Inspection, Project Application Description   |  |  |  | <del>.</del>   |
| Findings of Fact:  | gr 10 50   | 200 SC 1200  | ă.   |  |
| <ul> <li>a) The project, consisting of proposed 70-foot-high mono-palm<br/>source since any lighting shall be limited to temporary maintena<br/>is prohibited with wireless communication facilities unless requ</li> </ul>  | nce purpo  | ses since pe   | rmanent lig  | ghting   |

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|  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
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| Code and there has been no indication of any such lighting red impacts are expected  | quirement. T                         | herefore les   | s than signi                          | ficant       |
| b) Surrounding land uses include field crops, scattered dwelling industrial-related land uses such as storage lots. The project property to unacceptable light levels since lighting is prohibited purposes. Other lighting impacts are therefore considered less            | it is not anticed other than         | cipated to ex<br>n for tempora                                 | pose resid                            | ential       |
| Mitigation: No mitigation is required.   |                                      |  |                                       |              |
| Monitoring: No monitoring is required.   |                                      |  |                                       |              |
|  |                                      |  |                                       |              |
| AGRICULTURE & FOREST RESOURCES Would the project   | ct:                                  |  |                                       |              |
| 4. Agriculture     a) Convert Prime Farmland, Unique Farmland, or<br>Farmland of Statewide Importance (Farmland) as shown on<br>the maps prepared pursuant to the Farmland Mapping and<br>Monitoring Program of the California Resources Agency, to<br>non-agricultural use? |                                      |  |                                       |              |
| b) Conflict with existing agricultural zoning, agricultural<br>use or with land subject to a Williamson Act contract or land<br>within a Riverside County Agricultural Preserve?   |                                      |  |                                       |              |
| c) Cause development of non-agricultural uses within<br>300 feet of agriculturally zoned property (Ordinance No. 625<br>"Right-to-Farm")?  |                                      |  |                                       | $\boxtimes$  |
| 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?  |                                      |  |                                       | $\boxtimes$  |
| Source(s): Riverside County General Plan Figure OS-2 'Project Application Materials  | 'Agricultural                        | Resources,'  | ' GIS datal                           | oase,        |
| Findings of Fact:  |                                      |  |                                       |              |
| a) The project is not affected by agriculture programs and lan<br>General Plan. The project site is designated as "other lands".<br>and no impacts are expected.   |                                      |  |                                       |              |
| b) The project will not conflict with existing agriculture uses sign on the 0.50 acre site. The site is also not subject to the William Agriculture Preserve. Therefore, there is no impact.   |                                      |  |                                       |              |
| c) The project is not adjacent to, or within 300 feet of agricult<br>Therefore, there is no impact.  | ural zones (A                        | A-1, A-2, C/\  | /, A-D and                            | A-P).        |
| d) The project does involve changes to the existing environmento non-agricultural use since the land is considered other lands palm tower. Therefore no impact is expected.  |                                      |  |                                       |              |

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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?  |                                      |  |                                       |               |
| a) The project is not located within the boundaries of a forest lar<br>section 12220(g)), timberland (as defined by Public Resources of<br>Fimberland Production (as defined by Govt. Code section 511<br>will not impact land designated as forest land, timberland, or tir | Code section 04(g)). The             | on 4526), or ti<br>erefore, the p                  | mberland z<br>roposed pr              | oned<br>oject |
| vill not impact land designated as forest land, timberland, or tir   | thin forest l                        | and and will                                       | not result i                          | n the         |
| c) The project will not involve other changes in the existing envertee, could result in conversion of forest land to non-forest us   |                                      | vhich, due to                                      | their locati                          | on or         |
| 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?  |                                      |  | $\boxtimes$                           |               |
| b) 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?  |                                      |  |                                       |               |
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| c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations? |                                      |  | $\boxtimes$                           |              |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?                  |                                      |  |                                       | $\boxtimes$  |

<u>Source(s)</u>: Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

# Findings of Fact:

- a) The project site is located in the Salton Sea Air Basin (SSAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP). The AQMP is a plan for the regional improvement of air quality. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.
- b) The SSAB is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SSAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Eastern Coachella Valley Area Plan land use designations. The General Plan (2015) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into nine separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. The proposed project is a single, unmanned wireless communications facility that, after construction, will only occasionally be visited for maintenance. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, impacts to air quality are considered less than significant.

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|--|---|--|---|---|
| c) A sensitive receptor is a person in the population who is particle to exposure to an air contaminant than is the population at large that house them) in proximity to localized CO sources, toxic air concern. High levels of CO are associated with major traffic intersections, and toxic air contaminants are normally associated operations. Land uses considered to be sensitive receptors i rehabilitation centers, convalescent centers, retirement homes, care centers, and athletic facilities. Surrounding land uses inconsitive receptor, however, an unmanned wireless commusubstantial point source emitter or a sensitive receptor. Less that | <ul> <li>Sensitive</li> <li>contamination</li> <li>sources, sed with mandle</li> <li>nclude longer</li> <li>residences</li> <li>lude residences</li> <li>unication described</li> </ul> | e receptors (<br>ints or odors<br>such as free<br>anufacturing<br>g-term heal<br>s, schools, pl<br>ential, which<br>facility is no | and the fact<br>are of part<br>ways and omment<br>and comment<br>th care fact<br>aygrounds,<br>is consider<br>of consider | cilities icular major ercial lities, child red a ed a |
| Surrounding land uses do not include significant localized CO so<br>An unmanned wireless communication facility is not considered<br>sensitive receptor. There are no impacts. Less than significant i   | a substar<br>mpacts are   | ntial point so<br>e expected.  | urce emitte   | rora  |
| <ul> <li>d) The project of this type will not create objectionable odors affi<br/>Therefore, there are no impacts.</li> </ul>  | fecting a s   | ubstantial nu  | umber of pe   | ople.   |
| Mitigation: No mitigation is required.   |   |  |   |   |
| Monitoring: No monitoring is required.   |   |  |   |   |
| BIOLOGICAL RESOURCES Would the project:  |   |  |   |   |
| 7. Wildlife & Vegetation <ul> <li>a) Conflict with the provisions of an adopted Habitat</li> <li>Conservation Plan, Natural Conservation Community Plan,</li> <li>or other approved local, regional, or state conservation plan?</li> </ul>  |   |  |   |   |
| b) Have a substantial adverse effect, either directly or<br>through habitat modifications, on any endangered, or<br>threatened species, as listed in Title 14 of the California<br>Code of Regulations (Sections 670.2 or 670.5) or in Title 50,<br>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 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?   |   |  |   |   |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?  |   |  |   | $\boxtimes$   |
| f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to,  |   |  |   |   |
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| marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                      |                                      |  |                                       |              |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? |                                      |  |                                       | $\boxtimes$  |

**Source(s)**: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

# Findings of Fact:

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

The project for new monopalm shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement (COA 90.Planning.3).

The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project is recommended and conditioned for CV-MSHCP fees in accordance with Ordinance No. 875. For these above reasons, the proposed project will have a less than significant impact.

- b-c) Disturbance of any nesting bird habitat shall be avoided from February 1st thru August 31st h, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division (COA 60.Planning.EPD 1). 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. Therefore, there is no impact.
- e-f) The project site does not contain riverine/riparian areas, vernal pools or other water bodies. Therefore, there is no impact.
- g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because none apply to the project site or the types of biological resources present on site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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|  |  |  |   |                                  |
| CULTURAL RESOURCES Would the project:  |  | 1 1- 1   |   |                                  |
| Historic Resources     a) Alter or destroy a historic site?  |  |  |   | $\boxtimes$                      |
| b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?   |  |  |   | $\boxtimes$                      |
| Source(s): On-site Inspection, Project Application Materials   |  |  |   |                                  |
| Findings of Fact:  |  |  |   |                                  |
| a-b) There are no known historic sites or historic structure on County Archaeologist and prior Phase I Cultural Resources I project therefore does not propose the disturbance of a know known historic structures. The project will not cause a substant a known historical resource as defined in California Code of Rimpacts are anticipated. No impacts are anticipated.   | Report cond<br>n historic s<br>ial adverse                                   | ducted on the ite or the del   | e property.<br>molishing o<br>e significar                              | The<br>f any<br>ice of           |
| <u>Mitigation</u> : No mitigation is required.   |  |  |   |                                  |
| Monitoring: No monitoring is required.   |  |  |   |                                  |
| 9. Archaeological Resources  |  |  |   |                                  |
| a) Alter or destroy an archaeological site?  |  |  | $\boxtimes$   |                                  |
| b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?  |  |  | $\boxtimes$   |                                  |
| c) Disturb any human remains, including those interred outside of formal cemeteries?   |  |  | $\boxtimes$   |                                  |
|  |  |  |   |                                  |
| Source(s): On-Site Inspection, Project Application Materials   |  |  |   |                                  |
| Findings of Fact:  |  |  |   |                                  |
| a-b) No significant cultural resources are located on subject resources will be affected by the proposed project based on reprior reviews conducted under PP23890 on same property. Act Bill 52 (AB52), notifications regarding this project were mailed 2018. No request to consult was received regarding AB 52. The resources at the project site, and any ground disturbing activities square foot lease area and gravel driveway to accommodate were resources. | eview by th<br>Iditionally, i<br>to various<br>ere are no l<br>es are limite | ne County Ar<br>n compliance<br>local area tri<br>known physic<br>ed to site pre | chaeologis<br>e with Asse<br>bes on Ma<br>cal tribal cu<br>paration for | t and<br>mbly<br>y 21,<br>ltural |
| If, however, during ground disturbing activities, unique archa ground disturbances shall halt until a meeting is held between the American representative to discuss the significance of the fine standard condition and not considered mitigation for CEOA  | he developed (COA 15.  | er, archaeold<br>Planning-CU   | gist, and N<br>L. 2). This  | ative<br>is a                    |

considered less than significant.

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|---|---|---|--|---|
| c) There is no record of any cemetery or human remains onsite However, during any ground-disturbing activity, there may activities will expose human remains. The project is subject 7050.5 if human remains are discovered during ground disturband not considered mitigation for CEQA purposes. There significant.  | be a possi<br>to State Hea<br>oing activities   | bility that gr<br>Ith and Safe<br>. This is a sta   | ound distu<br>ty Code Se<br>andard con                                 | rbing<br>ection<br>dition                 |
| Mitigation: No mitigation is required.  |   |   |  |   |
| Monitoring: No monitoring is required.  |   |   |  |   |
| 10. Energy Impacts  a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or energy.   | <b>,</b>  |   |  |   |
| <ul> <li>construction or operation?</li> <li>b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?</li> </ul>   |   |   | $\boxtimes$  |   |
| Findings of Fact:  a-b) The proposed project would primarily increase electrical mainline electrical connection for the mono-palm tower. The parameter consistent with the County's General Plan land use demands associated with the proposed project are addressed ourveyors and can be accommodated as they occur. The anticipated to result in the need for the construction or expansion the construction of which could cause any significant environmental construction of which could cause any significant environmental constructions with efficiency standards. Due to the project | proposed projections designations designations designations designed the design of existing mental effects des Title 24 | ect would de<br>for the prope<br>ng range plar<br>nject implem<br>ng energy gene<br>s.<br>of the Cali | velop the serty, and er<br>nning by er<br>entation is<br>eration facil | ite in<br>nergy<br>nergy<br>not<br>ities, |
| development and operation of the proposed project wou conservation plans, and impacts would be less than significar   | uld not conf  |   |  |   |
| <u>Mitigation</u> : No mitigation is required.  |   |   |  |   |
| Monitoring: No monitoring is required.  |   |   |  |   |
| wormoning. Two monitoring is required.  |   |   |  |   |
| GEOLOGY AND SOILS Would the project directly or indirectly.  11. Alquist-Priolo Earthquake Fault Zone or County   |   | Post of   |  |   |

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| Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?  |   |  |  |                                     |
| <u>Source(s)</u> : Riverside County General Plan Figure S-2 "Earth Geologist Comments, Geology Report   | quake Fault   | Study Zones  | ," GIS data  | base,                               |
| Findings of Fact:   |   |  |  |                                     |
| a) According to RCLIS (GIS database) and County Geologic is not located within a fault or special studies zone. Based mapping and literature research, there is no evidence of acti subject site that would expose people to structures to potential impact is expected. In addition, the site is not located within one Therefore, the potential for this site to be affected by surfacimpacts are expected. | on further<br>ve faults cro<br>Il substantial<br>e-half mile fr | review of ae<br>essing or tren<br>adverse risk<br>om an eartho | rial photos<br>iding towar<br>s. Therefor<br>juake fault | s, site<br>d the<br>re, no<br>zone. |
| Mitigation: No mitigation is required.  |   |  |  |                                     |
| Monitoring: No monitoring is required.  |   |  |  |                                     |
|   |   |  |  |                                     |
| <ul> <li>12. Liquefaction Potential Zone         <ul> <li>a) Be subject to seismic-related ground failure, including liquefaction?</li> </ul> </li> </ul>   |   |  |  |                                     |
| Source(s): Riverside County General Plan Figure S-3 "Gene   | eralized Liqu   | efaction," Ge  | eology Rep   | ort                                 |
| Findings of Fact:   |   |  |  |                                     |
| a) According to the County Geologic Report No. 180018 at potential for liquefaction is high at this site, however, no subsidence were observed at or near the subject site. Since the with California Building Code as applicable, impacts from lique   | fissures or<br>he project is                                    | other surfice required to be                                   | ial evidend<br>e in compli                               | ce of                               |
| Mitigation: No mitigation is required.  |   |  |  |                                     |
| Monitoring: No monitoring is required.  |   |  |  |                                     |
| Ground-shaking Zone     a) Be subject to strong seismic ground shaking?   |   |  | $\boxtimes$  |                                     |
| Source(s): Riverside County General Plan Figure S-4 "Ear and Figures S-13 through S-21 (showing General Ground Sha  | •   | •  | •  | ⁄/ар,"                              |
| Findings of Fact:   |   |  |  |                                     |
| a) According to GEO180018, the site could be subject to stro<br>earthquakes on local to distant sources (COA 10.PLANNIN   |   |  |  |                                     |

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| requirements pertaining to utility related development will r significant. As CBC requirements are applicable to all u considered mitigation for CEQA implementation purposes. than significant.  | tility related                       | developmer   | nt they are                           | e not        |
| 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(s): On-site Inspection, Riverside County General Pla Slope," Geology Report  | n Figure S-5                         | "Regions Un  | derlain by \$                         | Steep        |
| Findings of Fact:   |                                      |  |                                       |              |
| <ul> <li>a) According to the County Geologist, landslides are not a polyave less than significant impact.</li> </ul>  | tential hazaı                        | d to the site.   | The proje                             | ct will      |
| 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?  |                                      |  |                                       |              |
| <b>Source(s)</b> : Riverside County General Plan Figure S-7 "Docur Report   | mented Subs                          | idence Areas   | s Map," Ge                            | ology        |
| Findings of Fact:   |                                      |  |                                       |              |
| a) According to GIS database, the site is located in an area sus<br>Geologist review concluded that no subsidence was in the im<br>evidence of subsidence observed at or near the project site. I   | mediate are                          | a with no fiss   | sures or su                           | _            |
| Mitigation: No mitigation is required.  |                                      |  |                                       |              |
| Monitoring: No monitoring is required.  |                                      |  |                                       |              |
|   |                                      |  |                                       |              |

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| 16. Other Geologic Hazards <ul> <li>a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?</li> </ul>   |                                      |  |                                       |                |
| <b>Source(s)</b> : On-site Inspection, Project Application Materials, Findings of Fact:  | Geology R                            | eport  |                                       |                |
| a) According to the County Geologist, tsunamis and seiche because there are no nearby bodies of water. There are similar project will have no impact.  |                                      |  |                                       |                |
| 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?  |                                      |  |                                       | $\boxtimes$    |
| c) Result in grading that affects or negates subsurface sewage disposal systems?   |                                      |  |                                       | $\boxtimes$    |
| Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Findings of Fact:  a) The project will not significantly change the existing top preparation for 800 square foot lease area and 12-foot we topography. No impacts are  b) The project will not cut or fill slopes greater than 2:1 or creater. | ography or<br>ide gravel             | n the subjec<br>driveway is                                    | t site since<br>located or            | site<br>i flat |
| topography. There are no impacts.  |                                      | Ü  |                                       |                |
| c) The project will not result in grading that affects or negate since no septic systems are located within the 800 square foot. There are no impacts.   |                                      |  |                                       |                |
| Mitigation: No mitigation is required.   |                                      |  |                                       |                |
| Monitoring: No monitoring is required.   |                                      |  |                                       |                |
| 18. Soils  a) Result in substantial soil erosion or the loss of topsoil?   |                                      |  |                                       |                |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?   |                                      |  |                                       |                |
| Page 16 of 37  |                                      | CE   | Q180028                               |                |

|   | Potentially<br>Significant<br>Impact       | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact      | No<br>Impact   |
|---|--|--|--|----------------|
| c) Have soils incapable of adequately supporting use<br>of septic tanks or alternative waste water disposal systems<br>where sewers are not available for the disposal of waste<br>water?   |  |  |  |                |
| <u>Source(s)</u> : U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report   |  |  |  |                |
| Findings of Fact:   |  |  |  |                |
| a) The development of the site could result in the loss of top manner that would result in significant amounts of soil erosion Practices (BMPs) would prevent any impacts from rising to a le requirements that do not constitute mitigation pursuant to significant.   | n. Impleme<br>evel of signi                | ntation of Beificance. BM                                      | est Manage<br>IPs are star                 | ement<br>ndard |
| b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to utility related development will prevent any impacts from rising to a level of significance. As CBC requirements are applicable to all development and do not constitute mitigation pursuant to CEQA. Impacts would be less than significant. |  |  |  |                |
| c) The project is for the installation of an unmanned wireless conthe use of sewers or septic tanks. The project will have no important the project will be a septic tanks.   |  | on facility an   | d will not re                              | quire          |
| Mitigation: No mitigation is required.  |  |  |  |                |
| Monitoring: No monitoring is required.  |  |  |  |                |
| <ul><li>19. Wind Erosion and Blowsand from project either on or off site.</li><li>a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?</li></ul>   |  |  |  |                |
| Source(s): Riverside County General Plan Figure S-8 "Win-460, Article XV & Ord. No. 484   | d Erosion S                                | Susceptibility   | Map," Ord                                  | l. No.         |
| Findings of Fact:   |  |  |  |                |
| a) The site is located in an area of Moderate Wind Erodibility ra<br>Policy for Wind Erosion requires buildings and structures to be<br>covered by the California Building Code. With such compliance<br>in wind erosion and blow sand, either on or off site and is con-<br>considered CEQA mitigation. Therefore, the impact is consider                        | designed to<br>the project<br>sidered a si | o resist wind<br>t will not resu<br>tandard requ               | loads whic<br>alt in an incr<br>irement an | h are<br>ease  |
| Mitigation: No mitigation is required.  |  |  |  |                |
| Monitoring: No monitoring is required.  |  |  |  |                |

|   | Potentially<br>Significant<br>Impact                    | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact                  | No<br>Impact                       |
|---|---|--|--|------------------------------------|
| GREENHOUSE GAS EMISSIONS Would the project:   |   |  |  |                                    |
| 20. 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<br>adopted for the purpose of reducing the emissions of<br>greenhouse gases?  |   |  |  |                                    |
| Source(s): Riverside County General Plan, Riverside County Application Materials  | ty Climate  | Action Plan  | ("CAP"), Pı  | roject                             |
| Findings of Fact:   |   |  |  |                                    |
| a) The project is for the installation of an unmanned wireless confoot-high mono-palm, within an 800 square foot lease areal involve small-scale construction activities that will not involve equipment or labor. Therefore, greenhouse gas emissions gaminimal. In addition, the powering of the cell tower will not recommend to the environment. Impacts are less than significant. | The instal<br>re an exter<br>enerated du<br>quire an ex | lation of the<br>nsive amoun<br>uring constru<br>tensive amou  | mono-paln<br>t of heavy<br>ction phase<br>unt of elect | n will<br>duty<br>e are<br>ricity. |
| b) The project will not conflict with an applicable plan, policy of reducing the emissions of greenhouse gases. The project will <a href="Mitigation">Mitigation</a> : No mitigation is required.   |   |  |  | se of                              |
| Monitoring: No monitoring is required.  |   |  |  |                                    |
| HAZARDS AND HAZARDOUS MATERIALS Would the proj  | ect:  |  |  |                                    |
| 21. 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?   |   |  | $\boxtimes$  |                                    |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?  |   |  |  | $\boxtimes$                        |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) 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?  |   |  |  |                                    |
| Page 18 of 37   |   | CE   | Q180028  |                                    |

|   | Potentially<br>Significant<br>Impact     | Less than Significant with Mitigation Incorporated | Less<br>Than<br>Significant<br>Impact    | No<br>Impact             |
|---|--|--|--|--------------------------|
| Source(s): Project Application Materials  |  |  |  |                          |
| Findings of Fact:   |  |  |  |                          |
| a-b) The project proposes the use of a backup emergency ge spill of fuel used for the generator. The Department of Enviro emergency plan for the storage of hazardous materials greate pounds, or any acutely hazardous materials or extremely haza This is a standard condition and not considered mitigation for is considered less than significant. | nmental He<br>er than 55 g<br>rdous mate | alth has requallons, 200 crials (COA 90            | uired a bus<br>cubic feet o<br>D.E HEALT | iness<br>r 500<br>H. 1). |
| c) The project will not impair implementation of or physically response plan or an emergency evacuation plan due to immediate no impacts.   |  |  |  |                          |
| d) The project site is not located within one-quarter mile of an no impacts.  | existing or                              | proposed so  | chool. Ther                              | e are                    |
| e) The project is not located on a site which is included on a list pursuant to Government Code Section 65962.5 and, as a result the public or the environment. There are no impacts.  Mitigation: No mitigation is required.   |  |  |  |                          |
| Monitoring: No monitoring is required.  |  |  |  |                          |
| 22. Airports  a) Result in an inconsistency with an Airport Master Plan?  |  |  |  |                          |
| b) Require review by the Airport Land Use Commission?   | П  |  | $\boxtimes$                              |                          |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?  |  |  | $\boxtimes$                              |                          |
| 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(s): Riverside County General Plan Figure S-20 "Airportation of Fact:   | ort Location                             | s," GIS datal                                      | base                                     |                          |

|   |   | Potentially<br>Significant<br>Impact   | Less than Significant with Mitigation Incorporated  | Less<br>Than<br>Significant<br>impact  | No<br>Impact   |
|---|---|--|---|--|--|
| a)  | The project site is located within an Airport Master P<br>Airport Land Use Commission on July 9, 2018 to be "co<br>Airport Land Use Compatibility Plan. There will be no in   | onsistent" w   |   |  |  |
| b)  | The project site is located within an Airport Master Plant Use Commission. The Airport Land Use Commission recommendations are summarized as follows: that our prevent spillage of lumens or reflection into the sky, the after rain storms to lessen avian impacts, and that the folights directed towards aircraft, uses that would reflected vapor generation, and uses that generate electrical interpretation been incorporated into the project as conditions of approval for projects when the project is a most qualify as mitigation pursuant to CEQA. As a resuless than significant.   | on (ALUC) utdoor lightir at detention ollowing be a d sunlight to rference. The oroval in AN within an Air | Letter date ng be hoode basins rem prohibited: s ward aircraf nese recomi ID .Planning port Land Us | ed July 9,<br>ed or shield<br>lain dry 48 l<br>steady or fla<br>t, smoke or<br>mendations<br>J.2–ALUC L<br>se Plan and | 2018<br>led to<br>hours<br>shing<br>water<br>have<br>.etter.<br>does |
| c)  | The project site is located within an airport land use placed on conditions as stated in the July 9, 2018 letter create a safety hazard for people residing or working in   | from ALUC;<br>the project  | therefore th  | ne project w   | ill not  |
|   | airport or public use airport. Impacts would be less that   | n significant  | t.  |  |  |
| d)<br><u>⁄litigati</u>  | The project is not within the vicinity of a private airstr safety hazard for people residing or working in the project.   | ip, or helipo  | ort and woul  |  |  |
| /litigati   | The project is not within the vicinity of a private airstr safety hazard for people residing or working in the project.  On: No mitigation is required.   | ip, or helipo  | ort and woul  |  |  |
| ⁄litigati<br>⁄lonito  | The project is not within the vicinity of a private airstr safety hazard for people residing or working in the project.  On: No mitigation is required.   | ip, or helipo  | ort and woul  |  |  |
| Aitigati<br>Aonito<br>HYDR<br>23.<br>a)   | The project is not within the vicinity of a private airstresafety hazard for people residing or working in the project.  No mitigation is required.  OLOGY AND WATER QUALITY Would the project water Quality Impacts  | ip, or helipo  | ort and woul  |  |  |
| Mitigati Monito  HYDR 23. a) dischasurfact b) interfet  | The project is not within the vicinity of a private airstresafety hazard for people residing or working in the project.  On: No mitigation is required.  COLOGY AND WATER QUALITY Would the project.  Water Quality Impacts  Violate any water quality standards or waste arge requirements or otherwise substantially degrade to or ground water quality?  Substantially decrease groundwater supplies or are substantially with groundwater recharge such that project may impede sustainable groundwater   | ip, or helipo  | ort and woul  | re is no imp   |  |
| Alitigati   | The project is not within the vicinity of a private airstresafety hazard for people residing or working in the project.  On: No mitigation is required.  COLOGY AND WATER QUALITY Would the project.  Water Quality Impacts  Violate any water quality standards or waste arge requirements or otherwise substantially degrade to or ground water quality?  Substantially decrease groundwater supplies or are substantially with groundwater recharge such that project may impede sustainable groundwater gement of the basin?  Substantially alter the existing drainage pattern of the or area, including through the alteration of the course tream or river or through the addition of impervious   | ip, or helipo  | ort and woul  | re is no imp   | pact.  |
| Monitor  HYDR  23. dischasurfacthe manage the manage the sit of a s surface d)  | The project is not within the vicinity of a private airstresafety hazard for people residing or working in the project.  On: No mitigation is required.  COLOGY AND WATER QUALITY Would the project.  Water Quality Impacts  Violate any water quality standards or waste arge requirements or otherwise substantially degrade to or ground water quality?  Substantially decrease groundwater supplies or are substantially with groundwater recharge such that project may impede sustainable groundwater gement of the basin?  Substantially alter the existing drainage pattern of the or area, including through the alteration of the course tream or river or through the addition of impervious tream or river or through the addition on-site or Result in substantial erosion or siltation on-site or | ip, or helipo  | ort and woul  | re is no imp   | pact.  |
| Altigation of the sit of a second of the sit | The project is not within the vicinity of a private airstresafety hazard for people residing or working in the project.  On: No mitigation is required.  COLOGY AND WATER QUALITY Would the project.  Water Quality Impacts  Violate any water quality standards or waste arge requirements or otherwise substantially degrade to or ground water quality?  Substantially decrease groundwater supplies or are substantially with groundwater recharge such that project may impede sustainable groundwater gement of the basin?  Substantially alter the existing drainage pattern of the or area, including through the alteration of the course tream or river or through the addition of impervious tream or river or through the addition on-site or Result in substantial erosion or siltation on-site or | ip, or helipo  | ort and woul  | re is no imp   | pact.  |

|   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|---|--------------------------------------|--|---------------------------------------|--------------|
| drainage systems or provide substantial additional sources of polluted runoff?  |                                      |  |                                       |              |
| g) Impede or redirect flood flows?  |                                      |  |                                       | $\boxtimes$  |
| h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?   |                                      |  |                                       | $\boxtimes$  |
| <ul> <li>i) Conflict with or obstruct implementation of a water<br/>quality control plan or sustainable groundwater management<br/>plan?</li> </ul> |                                      |  |                                       |              |

**Source(s):** 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; Coachella Valley Water District Letter dated July 2, 2018

## Findings of Fact:

- a) The proposed project is not anticipated to substantially violate any water quality standards or waste discharge requirements due to limited scope of project including 800 square foot lease pad and 12-foot wide gravel driveway with existing access from Airport Boulevard. Therefore, the impact is considered less than significant.
- b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, since no water service is proposed or required with proposed wireless communication site. Therefore, no impacts are expected.
- c) The project would 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 through the addition of impervious surfaces since the site project is limited to 800 square foot lease area in non-flood hazard area and would contain gravel driveway. The area contains agricultural drainage lines including Avenue 56 Drain, TD 444. Impacts would be less than significant.
- d) The project will not result in substantial erosion or siltation on-site or off-site since project is limited in scope with gravel and partially improved 0.71 acre site that is large unpaved areas containing existing and proposed wireless communication facilities with existing residential structures. Impacts are less than significant.
- e) The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site due to limited scope of improved area consisting of 800 square foot pad and 12 foot wide gravel driveway. Impacts are less than significant.
- f) The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff since project is not located with a flood hazard area and limited improvements are required such as 800 square foot lease area. Therefore impacts are less than significant.
- g) The project is located in Flood Zone X which is in area of minimal flood hazard and therefore would not impede or redirect flood flows. No flood impacts are expected.

|  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impac |
|--|--------------------------------------|--|---------------------------------------|-------------|
| n) The project is not located in a flood hazard area, tsunam<br>elease of pollutants due to project inundation. No impacts are |                                      | ·  | nor will ris                          | k the       |
| sustainable groundwater management plan since no ground<br>no impacts are expected.  | water is pro                         | posed to be  | used. Ther                            | efore       |
| No mitigation: No mitigation is required.  No monitoring is required.  |                                      |  |                                       |             |
| Monitoring: No monitoring is required.   |                                      |  |                                       |             |
|  |                                      |  |                                       |             |

#### Findings of Fact:

a) The proposed use as a 70-foot high mono-palm for AT&T would not create any significant environmental impact in that the project is in compliance with the current land use of Community Development: Light Industrial (CD:LI) in the Eastern Coachella Valley Area Plan and does not conflict with the requirements and purposes of that land use designation. The project is zoned Manufacturing Service Commercial (M-SC) and contains existing residential structures in the immediate vicinity, and existing 70-foot high mono-palm (PP23890). The M-SC zone allows disguised towers subject to plot plan approval. The project is a stealth design and cannot be co-located with existing Verizon tower (PP23890), since mono-palms are typically constructed to support one carrier, the structural capability of the existing mono-palm is inadequate to accommodate the additional weight to hold 12 antennas and 36 RRUs, the existing mono-palm is not adequate to fill AT&T's gap in coverage and the existing monopalm cannot be extended due to the proximity of the Thermal airport and the FAA restrictions on height in the area. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

Additionally, the project site is located within the City of Coachella Sphere Of Influence, This project was provided to the City of Coachella for review on February 19, 2019, and no comments have been received as of this writing. The project was also presented to the Thermal-Oasis Community Council on May 21, 2018 for informational purposes only.

Therefore, the project will have less than significant impact.

|  | Potentially<br>Significant<br>Impact   | Less than Significant with Mitigation Incorporated  | Less<br>Than<br>Significant<br>impact             | No<br>Impact              |
|--|--|---|---|---------------------------|
| b) The scope of the development will not divide the physical ar including low income or minority community due to the natur communication facility. The project will have no impact.   |  |   |   |                           |
| Mitigation: No mitigation is required.   |  |   |   |                           |
| Monitoring: No monitoring is required.   |  |   |   |                           |
| MINERAL RESOURCES Would the project:   |  |   |   |                           |
| 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-<br>important mineral resource recovery site delineated on a<br>local general plan, specific plan or other land use plan?   |  |   |   | $\boxtimes$               |
| c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?   |  |   |   |                           |
| <ul> <li>Source(s): Riverside County General Plan Figure OS-6 "Minification".</li> <li>a) The project area has not been used for mining. There loss of availability of a known mineral resource in an arthat would be of value to the region or the residents of the loss of availability of a locally important mineral resource the loss of availability of a locally important mineral resource general plan, specific plan or other land use plan. There c) The project site is not located adjacent or near an aband will not expose people or property to hazards from quant Mitigation: No mitigation is required.</li> <li>Monitoring: No monitoring is required.</li> </ul> | ofore, the process classifies the State. The state of the | roject would and or designare force, the project erry site delinate is no impact the control of | ted by the ere is no im will not reseated on a t. | State pact. Sult in local |
| NOISE Would the project result in.   |  |   |   |                           |
| a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?   |  |   |   |                           |

|   | Potentially<br>Significant<br>Impact         | Less than Significant with Mitigation Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact             |
|---|--|--|---------------------------------------|--------------------------|
| b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  |  |  |                                       |                          |
| Source(s): Riverside County General Plan Figure S-20 "Airpo Facilities Map  | rt Locations                                 | ," County of                                       | Riverside A                           | irport                   |
| Findings of Fact:   |  |  |                                       |                          |
| a) The project site is located within two miles of a public use air the project to any significant airport noise since the project is in buffer zone area (Airport Zone D) and the type of use will not in the project area except for very short term during construction significant impacts are expected.  | approximate result in pe                     | ely 1.5 miles<br>ople residing                     | from the a<br>at all or wo            | irport<br>orking         |
| b) The project is not located within the vicinity of a private airstr<br>on the project site or area to excessive noise levels. No impact   |  |  | e people res                          | siding                   |
| Mitigation: No mitigation is required.  |  |  |                                       |                          |
| Monitoring: No monitoring is required.  |  |  |                                       |                          |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?   |  |  |                                       |                          |
| b) Generation of excessive ground-borne vibration or ground-borne noise levels?   |  |  |                                       | $\boxtimes$              |
| <b>Source(s):</b> Riverside County General Plan, Table N-1 ("Land Exposure"), Project Application Materials   | Use Comp                                     | atibility for C                                    | ommunity N                            | Noise                    |
| Findings of Fact:   |  |  |                                       |                          |
| a) Although the project will increase the ambient noise level in the and the general ambient noise level will increase slightly after generated during project construction and the operation of the standards, which restricts construction (short-term) and operation will be consistent with the County Noise Ordinance No. 847; than significant. | project con<br>site must co<br>onal (long-te | npletion. Ho<br>mply with the<br>erm) noise le     | owever, all in the County's revealed. | noise<br>noise<br>roject |
| b) The project would not expose persons to or generation established in the local General Plan or noise ordinance, or ap expose persons to or generation of excessive ground-borne vibin impacts are anticipated.   | plicable sta                                 | andards of of                                      | ther agenci                           | es or                    |

| Potentially<br>Significant<br>Impact | Less than Significant with Mitigation Incorporated | Less<br>Than<br>Significant<br>Impact                | No<br>Impact  |
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|                                      |  |  |   |
|                                      |  |  |   |
|                                      |  |  |   |
|                                      |  |  |   |
|                                      | Significant  | Significant Significant<br>Impact with<br>Mitigation | Significant Significant Than Impact with Significant Mitigation impact Incorporated |

<u>Source(s)</u>: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

## Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. Due to high potential, the County Paleontologist is requiring the applicant retain a qualified paleontologist. 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 shall conduct any pre-construction work necessary to render appropriate monitoring measures as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit as indicated by COA 60.Planning.1—Paleo Primp & Monitor.

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.

| Potentially<br>Significant<br>Impact | Less than Significant with Mitigation Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
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- 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.

No unique geological feature exist within the project boundaries, or has been previously discovered on the property. However as indicated, monitoring shall be required during construction related activities for the mono-palm tower which is limited to temporary construction vehicles and equipment utilizing a 12 foot wide gravel driveway leading toward 800 square foot lease pad to accommodate utility enclosure to accommodate 70-foot high mono-palm on flat land less than 1-acre, and paleontology monitoring is a general requirement for this project and similar projects countywide, and is not considered mitigation pursuant to CEQA. With implementation of these measures, paleontological impacts will be reduced to a level of less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| POPULATION AND HOUSING Would the project.   |  |             |
|---|--|-------------|
| 29. Housing <ul> <li>a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</li> </ul>   |  |             |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?   |  | $\boxtimes$ |
| c) Induce substantial unplanned 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)? |  | $\boxtimes$ |

<u>Source(s)</u>: Project Application Materials, GIS database, Riverside County General Plan Housing Element

#### Findings of Fact:

a) The project is a 70-foot mono-palm with an equipment shelter in an 800 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

|   | Potentially<br>Significant<br>Impact                            | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact      | No<br>Impact             |
|---|---|--|--|--------------------------|
| b) The project is an unmanned wireless communication additional housing, particularly housing affordable to homedian income. The project will have no impact.   |   |  |  |                          |
| c) The project is an unmanned wireless communication or housing, so it will not induce substantial unplanned exceed official regional or local population projections.  | population growth   | n in an area   | or cumula                                  | -                        |
| Mitigation: No mitigation is required.  |   |  |  |                          |
| Monitoring: No monitoring is required.  |   |  |  |                          |
| governmental facilities, the construction of which could to maintain acceptable service ratios, response times following public services:  30. Fire Services  Source(s): Riverside County General Plan Safety Eler  | or other performa   |  |  |                          |
| Findings of Fact:   |   |  |  |                          |
| The project area is serviced by the Riverside County Fir fire services will be prevented by the payment of standa will not directly physically alter existing facilities or result shall comply with County Ordinance No. 659 to preve 90.PLANNING.1) This is a standard Condition of Approare less than significant. | rd fees to the Cou<br>in the construction<br>nt any potential e | nty of Rivers<br>of new facili<br>ffects to fire               | ide. The pi<br>ties. The pi<br>services. ( | roject<br>roject<br>(COA |
| Mitigation: No mitigation is required.  |   |  |  |                          |
| Monitoring: No monitoring is required.  |   |  |  |                          |
| 31. Sheriff Services  |   |  |  |                          |
| Source(s): Riverside County General Plan  |   |  |  |                          |
| Findings of Fact:   |   |  |  |                          |
| The proposed area is serviced by the Riverside County S facility, it is extremely unlikely that the proposed project reason, and therefore the proposed project would not have  | ct would ever nee   | ed sheriff's :   | services for                               | r any                    |

facility, it is extremely unlikely that the proposed project would ever need sheriff's services for any reason, and therefore the proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. However, the project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. (COA 90.PLANNING.2) This is a standard Condition of Approval and pursuant to CEQA. Impacts are less than significant.

|  | Potentially<br>Significant<br>Impact                | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated  | Less<br>Than<br>Significant<br>Impact             | No<br>Impac                      |
|--|---|---|---|----------------------------------|
| Mitigation: No mitigation is required.   |   |   |   |                                  |
| Monitoring: No monitoring is required.   |   |   |   |                                  |
| 32. Schools  |   |   | $\boxtimes$                                       |                                  |
| Source(s): School District correspondence, GIS database  |   |   |   |                                  |
| Findings of Fact:  |   |   |   |                                  |
| The project will not physically after existing facilities or result aftered facilities. The proposed project is located within the As an unmanned wireless communications facility, this project or otherwise attract people to the area. However, this project School Mitigation Impact fees in order to prevent any pote 80.PLANNING.7) This is a standard Condition of Approval atthan significant. | Coachella \ will not prov ct has beer ential effect | Valley Unified<br>vide housing,<br>n conditioned<br>s to school | School Di<br>create any<br>to comply<br>services. | strict.<br>jobs,<br>with<br>(COA |
| Mitigation: No mitigation is required.   |   |   |   |                                  |
| Monitoring: No monitoring is required.   |   |   |   |                                  |
| 33. Libraries  |   |   |   |                                  |
| Source(s): Riverside County General Plan   |   |   |   |                                  |
| Findings of Fact:  |   |   |   |                                  |
| The proposed project will not create a significant incremental will not require the provision of new or altered government f wireless communications facility, this project will not provide attract people to the area. Therefore no impacts are expected.  | acilities at t<br>housing, c                        | his time. A   | s an unma   | nned                             |
| Mitigation: No mitigation is required.   |   |   |   |                                  |
| Monitoring: No monitoring is required.   |   |   |   |                                  |
| 34. Health Services  |   |   |   |                                  |
| Source(s): Riverside County General Plan   |   |   |   |                                  |
| Findings of Fact: The use of the proposed lease area would The site is located within the service parameters of County heal alter existing facilities or result in the construction of new or phy wireless communications facility, this project will not provide  | th centers.<br>sically altere                       | The project wed facilities. A                                   | /ill not phys<br>As an unma                       | ically<br>nned                   |

|  | Potentially<br>Significant<br>Impact | Less than Significant with Mitigation Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact   |
|--|--------------------------------------|--|---------------------------------------|----------------|
| attract people to the area, requiring the need for additional li expected. The project will have no impact.  | brary service                        | es. Therefore                                      | no impact                             | ts are         |
| Mitigation: No mitigation is required.   |                                      |  |                                       |                |
| Monitoring: No monitoring is required.   |                                      |  |                                       |                |
| RECREATION Would the project:  |                                      |  |                                       |                |
| a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?   |                                      |  |                                       |                |
| b) Increase the use of existing neighborhood or<br>regional parks or other recreational facilities such that<br>substantial physical deterioration of the facility would occur<br>or be accelerated?   | . L                                  |  |                                       | $\boxtimes$    |
| c) Be located within a Community Service Area (CSA)<br>or recreation and park district with a Community Parks and<br>Recreation Plan (Quimby fees)?  | 1 1                                  |  |                                       |                |
| Recreation Fees and Dedications), Ord. No. 659 (Establishin Open Space Department Review  Findings of Fact:  a) The project proposes a 70-foot high mono palm tower with foot lease area. The project would not include recreational expansion of recreational facilities which might have an adverting the project will have no impact. | n an equipme                         | ent shelter in<br>require the                      | an 800-sq                             | uare-<br>on or |
| <ul> <li>The project would not include the use of existing neighborh<br/>facilities such that substantial physical deterioration of the fac<br/>project will have no impact.</li> </ul>  |                                      |  |                                       |                |
| c) The project is not located within County Service Area Therr<br>projects are not required to pay Quimby fees. The project will   |                                      |  | er, utility re                        | lated          |
| Mitigation: No mitigation is required.   |                                      |  |                                       |                |
| Monitoring: No monitoring is required.   |                                      |  |                                       |                |
| 36. Recreational Trails  |                                      |  |                                       | $\square$      |

|  | Potentially<br>Significant<br>Impact                          | Less than Significant with Mitigation Incorporated           | Less<br>Than<br>Significant<br>Impact                       | No<br>Impact                    |
|--|---|--|---|---------------------------------|
| Source(s): Riverside County General Plan Figure C-6 Trails   | and Bikewa  | ay System (If  | applicable  | )                               |
| Findings of Fact:  |   |  |   |                                 |
| The project is for an unmanned wireless communications faci<br>a recreational trail in the vicinity of the project. The project wi   |   |  | a need or in  | npact                           |
| Mitigation: No mitigation is required.   |   |  |   |                                 |
| Monitoring: No monitoring is required.   |   |  |   |                                 |
| TRANSPORTATION Would the project:  |   |  |   |                                 |
| 37. Transportation <ul> <li>a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?</li> </ul>   |   |  |   |                                 |
| 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) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?  |   |  |   |                                 |
| d) Cause an effect upon, or a need for new or altered maintenance of roads?  |   |  |   | $\boxtimes$                     |
| e) Cause an effect upon circulation during the project's construction?   |   |  | $\boxtimes$   |                                 |
| f) Result in inadequate emergency access or access to nearby uses?   |   |  | $\boxtimes$   |                                 |
| Source(s): Riverside County General Plan, Project Application  Findings of Fact:  a) As an unmanned wireless communication facility that will opproject will generate minimal traffic to the area and regional traconflict with an applicable plan, ordinance or policy establish performance of the circulation system. The impact is less that   | only require of ansportation ing a meas                       | occasional m<br>system. The<br>sure of effec                 | e project wi  | ll not                          |
| b) The project will not conflict with an applicable congestion relimited to level of service standards and travel demand means the county congestion management agency for designated retemporary parking during construction and from occasional management by 18-foot parking space is provided adjacent to the equal 12-foot wide gravel driveway depicted on the site plan. (COA will have less than significant impact. | sures, or oth<br>oads or higl<br>aintenance o<br>uipment leas | er standards<br>nways. The<br>of the monop<br>se area at the | e establishe<br>project prov<br>alm. A mini<br>e terminus c | ed by<br>vides<br>mum<br>of the |

|  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact   |
|--|--------------------------------------|--|---------------------------------------|----------------|
| c) The project will not substantially increase hazards due to a de<br>there is immediate access along the Airport Boulevard street from  |                                      |  |                                       | since          |
| d) The project may cause an effect upon a need for new or altersite utilizes Airport Boulevard for access with slight increase in treat to provide Transportation Uniform Mitigation Fees (TUMF) who (COA 80.TRANSPORTATION.1) from new development project than significant impact. | affic, howevich ich assists          | er, the proje<br>in maintainir                                 | ct is conditing county i              | ioned<br>roads |
| e) The project site will cause a slight temporary effect upon circle however, impacts are considered less than significant due to impact and 12-foot on gravel driveway to the monopalm lease area.  |                                      |  |                                       |                |
| f) The project will not cause inadequate emergency access or a access from Airport Boulevard. The project will have less than  |                                      |  | ue to imme                            | diate          |
| Mitigation: No mitigation is required.   |                                      |  |                                       |                |
| Monitoring: No monitoring is required.   |                                      |  |                                       |                |
| 38. Bike Trails  a) Include the construction or expansion of a bike system or bike lanes?  |                                      |  |                                       |                |
| Source(s): Riverside County General Plan   |                                      |  |                                       |                |
| Findings of Fact: The project is for an unmanned wireless com a need or impact a bike trail in the vicinity of the project. The project is for an unmanned wireless com a need or impact a bike trail in the vicinity of the project.  |                                      |  |                                       | reate          |
| Mitigation: No mitigation is required.   |                                      |  |                                       |                |
| Monitoring: No monitoring is required.   |                                      |  |                                       |                |
| TRIBAL CULTURAL RESOURCES Would the project causignificance of a Tribal Cultural Resource, defined in Public Resite, feature, place, or cultural landscape that is geographicall of the landscape, sacred place, or object with cultural value to that is:                           | esources Co<br>y defined in          | ode section a<br>terms of th                                   | 21074 as e<br>e size and              | ither a scope  |
| 39. Tribal Cultural Resources  a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?  |                                      |  |                                       |                |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the  |                                      |  |                                       |                |
| Page 31 of 37  |                                      | CE   | Q180028                               |                |

|   | Potentially<br>Significant<br>Impact              | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated   | Less<br>Than<br>Significant<br>Impact  | No<br>Impac     |
|---|---|--|--|-----------------|
| criteria set forth in subdivision (c) of Public Resources Code<br>Section 5024.1, the lead agency shall consider the<br>significance of the resource to a California Native American<br>tribe.)   | е   |  |  |                 |
| Source(s): County Archaeologist, AB52 Tribal Consultation   | n   |  |  |                 |
| Findings of Fact:   |   |  |  |                 |
| a-b) In compliance with Assembly Bill 52 (AB52), notification various local area tribes on May 21, 2018. No request to consare no known physical tribal cultural resources at the project are limited to site preparation for 800 square foot lease are wireless mono-palm tower. For these reasons, there is anticitive. | nsult was rece<br>at site, and an<br>a and gravel | ived regarding ground distributed in the distribute | ng AB 52. <sup>-</sup><br>turbing acti | There<br>vities |
| Mitigation: No mitigation is required.  |   |  |  |                 |
| Monitoring: No monitoring is required.  |   |  |  |                 |
| UTILITIES AND SERVICE SYSTEMS Would the project:  |   |  |  |                 |
| 40. Water <ul> <li>a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storn water drainage systems, whereby the construction or relocation would cause significant environmental effects?</li> </ul>   | n   |  |  |                 |
| b) Have sufficient water supplies available to serve<br>the project and reasonably foreseeable future developmen<br>during normal, dry, and multiple dry years?   |   |  |  | $\boxtimes$     |
|   |   |  |  |                 |
| Source(s): Project Application Materials, Water Company   |   |  |  |                 |
| Source(s): Project Application Materials, Water Company Findings of Fact:   |   |  |  |                 |
|   |   |  |  |                 |
| Findings of Fact:  a-b) The proposed project will not require or result in the cor  or expansion of existing facilities since the project cons  |   |  |  |                 |
| Findings of Fact:  a-b) The proposed project will not require or result in the cor or expansion of existing facilities since the project cons communications facility. The project will have no impact.   |   |  |  |                 |

|   | Potentially<br>Significan<br>Impact |            | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|---|-------------------------------------|------------|---------------------------------------|--------------|
| b) Result in a determination by the wastewater<br>treatment provider that serves or may service the project that<br>it has adequate capacity to serve the project's projected<br>demand in addition to the provider's existing commitments? |                                     |            |                                       |              |
| Source(s): Department of Environmental Health Review  |                                     |            |                                       |              |
| Findings of Fact:   |                                     |            |                                       |              |
| a-b) The proposed project will not require or result in the consor expansion of existing facilities since the project consists of facility. The project will have no impact.  |                                     |            |                                       |              |
| Mitigation: No mitigation is required.  |                                     |            |                                       |              |
| Monitoring: No monitoring is required.  |                                     |            |                                       |              |
| 42. Solid Waste  a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?                                    |                                     |            |                                       |              |
| b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?   |                                     |            |                                       |              |
| <u>Source(s)</u> : Riverside County General Plan, Riverside correspondence  | County                              | Waste Mana | igement D                             | istrict      |
| Findings of Fact:   |                                     |            |                                       |              |
| a-b) The proposed project will not require or result in the const<br>the expansion of existing facilities since the project consists of<br>facility. The project will have no impact.   |                                     |            |                                       |              |
| Mitigation: No mitigation is required.  |                                     |            |                                       |              |
| Monitoring: No monitoring is required.  |                                     |            |                                       |              |
| 43. Utilities Would the project impact the following facilities requiring or re or the expansion of existing facilities, whereby the construction environmental effects?  |                                     |            | cause sigr                            |              |
| a) Electricity?   |                                     |            | X                                     |              |
| b) Natural gas? c) Communications systems?  |                                     |            |                                       |              |

|  | Potentially<br>Significant<br>Impact                            | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact                      | No<br>Impac                         |
|--|---|--|--|-------------------------------------|
| d) Street lighting? e) Maintenance of public facilities, including roads? f) Other governmental services?  |   |  |  |                                     |
| Source(s): Project Application Materials, Utility Companies  |   |  |  |                                     |
| Findings of Fact:  |   |  |  |                                     |
| a,b,c) No letters have been received eliciting responses is substantial new facilities or expand facilities. The project electricity and telecommunications. Each of the utility system will have to be extended onto the property. These impacts a conthe availability of existing public facilities that support requirements of Imperial Irrigation District will ensure that reduced to less than significant level of impact.   | will require uns is available<br>re considere<br>ort local syst | itility service<br>e at the proj<br>d less than<br>tems. Com   | es in the fo<br>ect site and<br>significant<br>pliance wit | orm of<br>d lines<br>based<br>h the |
| <ul> <li>I) The project would use existing storm water drainage facinates</li> <li>I) The project would use existing storm water drainage facinates</li> <li>I) The project would use existing storm water drainage facinates</li> <li>I) The project would use existing storm water drainage facinates</li> <li>I) The project would use existing storm water drainage facinates</li> <li>I) The project would use existing storm water drainage facinates</li> <li>I) The project would use existing storm water drainage facinates</li> <li>I) The project would use existing storm water drainage facinates</li> <li>I) The project would use existing storm water drainage facinates</li> <li>I) The project would use existing storm water drainage facinates</li> <li>I) The project would use existing storm water drainage facinates</li> <li>I) The project would use existing storm water drainage facinates</li> <li>I) The project water drainage facinat</li></ul> |   |  |  |                                     |
| e) No street lights are located along Airport Boulevard in the project site and lines will have to be extended onto the sit mpacts are considered less than significant based on the asupport local systems. Less than significant impact to occur.  | te to accomm  | odate the m  | nonopalm. <sup>-</sup>                                     | These                               |
| ) Based on data available at this time, no offsite utility improroject. This impact is considered less than significant.   | ovements wil  | l be require   | d to suppo   | rt this                             |
| g) The project will not require additional government services   | . No impact   |  |  |                                     |
| Mitigation: No mitigation is required.   |   |  |  |                                     |
| Monitoring: No monitoring is required.   |   |  |  |                                     |
| WILDFIRE If located in or near a State Responsibility Area hazard severity zone, or other hazardous fire areas that may the project:   |   |  |  |                                     |
| 44. Wildfire Impacts  a) Substantially impair an adopted emergency response plan or emergency evacuation plan?   | , 🗆   |  |  |                                     |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?   | i L   |  | $\boxtimes$  |                                     |
| <ul> <li>c) Require the installation or maintenance of<br/>associated infrastructure (such as roads, fuel breaks,<br/>emergency water sources, power lines or other utilities) that</li> </ul>   | Ш   |  | $\boxtimes$  |                                     |
|  |   |  |  |                                     |

|  |   |  | · <b>—</b> •                             |                     |
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|  | Potentially<br>Significant<br>Impact        | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact    | No<br>Impact        |
|  |   |  |  |                     |
| may exacerbate fire risk or that may result in temporary or  |   |  |  |                     |
| ongoing impacts to the environment?  d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?   |   |  |  |                     |
| e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?  |   |  |  |                     |
| Source(s): Riverside County General Plan Figure S-11 "Wildt Application Materials  | ïre Suscept                                 | ibility", GIS d  | atabase, P                               | roject              |
| Findings of Fact:  |   |  |  |                     |
| a) The project will not substantially impair an adopted emerged evacuation plan since project proposes unmanned monopalm Hazard Zone (Ord. 787) and has immediate access from A impacts are expected.  | tower. The p                                | project is not   | located in a                             | Fire                |
| b) The project will not exacerbate wildfire risks, and thereby<br>concentrations from a wildfire or the uncontrolled spread o<br>unmanned wireless communications facility with flat topograph<br>than significant.  | f a wildfire                                | since proje  | ct consist o                             | of an               |
| c) The project requires the installation or maintenance of asso<br>breaks, emergency water sources, power lines or other utilit<br>required to be in conformance with the California Building Code<br>in temporary or ongoing impacts to the environment. Impacts  | ies), howev<br>and will no                  | er, these im<br>t exacerbate                                   | provement<br>fire risk or r              | s are               |
| d-e) The project will not expose people or structures either did loss, injury, or death involving wildland fires due to the nature palm structure constructed of metal and related California build such as fire access drive, knox box access, portable fire verification inspection from CalFire (COA AND Fire.1). Less the  | e of the proj<br>ing code ma<br>extinguishe | ject as an ui<br>aterials along<br>er, addressi                | nmanned m<br>with Fire C<br>ng criteria, | ono-<br>odes<br>and |
| Mitigation: No mitigation is required.   |   |  |  |                     |
| Monitoring: No monitoring is required.   |   |  |  |                     |
| MANDATORY FINDINGS OF SIGNIFICANCE Does the Pro  | ject.                                       |  |  |                     |
| 45. 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, substantially 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? |   |  |  |                     |
|  |   |  |  |                     |

|   | Potentially<br>Significant<br>Impact  | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated   | Less<br>Than<br>Significant<br>Impact  | No<br>Impact  |
|---|---|--|--|---|
| Source(s): Staff Review, Project Application Materials  |   |  |  |   |
| <u>Findings of Fact</u> : This small project is limited to the addition above reasons, its implementation would not substantially of substantially reduce the habitat of fish or wildlife species, can below self-sustaining levels, threaten to eliminate a plant or an or restrict the range of a rare or endangered plant or animal major periods of California history or prehistory.   | degrade the<br>use a fish o<br>nimal comn   | quality of the quality of the quality of the quality or reconstruction quality or reconstruction quality of the | ne environi<br>pulations to<br>luce the nu   | ment,<br>drop<br>mber   |
| 46. 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(s): Staff Review, Project Application Materials  |   |  |  |   |
| Findings of Fact:   |   |  |  |   |
| The project does not have impacts which are individually limited the relatively limited size of the 0.71 acre site for proposed Plot The site is surrounded by existing industrial land with vacant crops, and largely serves moderate traffic volumes due to limited normally visit this area with or without the proposed with development in the immediate vicinity is increasing slightly succon northeast corner of Airport Boulevard and Harrison Street new development is considered limited overall due to the lack Airport Boulevard and limited known current proposed urbain impacts as result of the proposed project are less than significant. | Plan for wire properties, sed developm vireless con ch as with properties of certairn projects in | eless communication and control of the communication opposed control of the contr | nications far<br>cellings and<br>dents who we<br>facility. For<br>venience ments a<br>built. Howents a | cility.<br>I field<br>vould<br>uture<br>arket<br>ever,<br>along |
| There are no cumulatively considerable impacts associated evaluated and disclosed throughout this environmental asses existing adjoining street known as Airport Boulevard which proposed desert landscaping to improve the aesthetics of the conditionally, air quality and greenhouse gas emissions would Vehicle Smog requirements for the construction vehicles and a 12-foot wide gravel driveway and parking space for temporary and would not be cumulatively considerable. Therefore, impact  | sment, inclusions is partially current plann be individuated utomobiles parking of s              | iding traffic v<br>improved a<br>ned developn<br>ally limited d<br>that access t<br>ervice vehicle   | which would<br>nd existing<br>nent of the<br>lue to Calif<br>he property<br>e when nee                 | d use<br>and<br>area.<br>ornia<br>with                          |
| <b>47.</b> Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?   |   |  |  |   |
| Source(s): Staff Review, Project Application Materials  |   |  |  |   |
| Findings of Fact: The proposed project would not result in expostantial adverse effects on human beings, either directly or   |   | al effects whi   | ch would c   | ause  |

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CEQ180028

| Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
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|--------------------------------------|--|---------------------------------------|--------------|

#### 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: EA42093

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

Location:

County of Riverside Planning Department

77588 El Duna Ct. Ste. H

Palm Desert, CA 92211

## 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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# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez Agency Director

03/11/19, 4:12 pm

PPW180002

## ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW180002. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1

AND - Project Description & Operational Limits

The Plot Plan Wireless proposes to construct a 70-foot high mono-palm tree, with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, multiple Utility Cabinets, one (1) 30kw diesel generator surrounded by a 6-foot high CMU wall enclosure, 12-foot wide access driveway from Airport Boulevard, and two (2) live palm trees. The site also contains an existing disguised wireless communication facility, for Verizon, disguised as a 70-foot high mono-palm tree previously approved under PP23890 to remain on the subject property. The overall site also contains approximately three (3) existing residential structures adjacent to Airport Boulevard to remain in place. Due to existing residential structures including dwelling unit and garage structures on same land in the immediate project vicinity, the project shall be required to complete a Certificate of Parcel Merger of three APNs 763-250-024, 763-250-025, and 763-250-032.

Advisory Notification. 2

AND - Design Guidelines

Compliance with applicable Design Guidelines:

- 1. County Wide Design Guidelines and Standards
- 2. County Design Guidelines
  - Thermal (Adopted 7/21/2009)

Advisory Notification. 3

AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS:

Exhibit A (Site Plan; Elevations; Equipment) (Sheets 1-6) dated March 28, 2018.

Exhibit P (Photo Simulations) (Sheets 1-3) dated March 28, 2018.

Advisory Notification. 4

AND - Federal, State & Local Regulation Compliance

- 1. Compliance with applicable Federal Regulations, including, but not limited to:
- National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
- 2. Compliance with applicable State Regulations, including, but not limited to:
- · The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

## **ADVISORY NOTIFICATION DOCUMENT**

## **Advisory Notification**

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Civil Code Section 815.3 & Government Code Sections 65040.2 et al SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
- Public Resources Code Section 5097.94 & Sections 21073 et al AB 52 (Native Americans: CEQA)]{for all projects with EIR, ND or MND determinations}
- 3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) (Geographically based)
  - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
  - Ord. No. 461 (Road Improvement Standards) (for TTMs and TPMs)
  - Ord. No. 484 (Control of Blowing Sand) (Geographically based on soil type)
  - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
  - Ord. No. 625 (Right to Farm) {Geographically based}
  - Ord. No. 630 (Regulating Dogs and Cats) (For kennels and catteries)
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution) (Geographically based)
  - Ord. No. 671 (Consolidated Fees) {All case types}
  - Ord. No. 679 (Directional Signs for Subdivisions) (for TTMs and TPMs)
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
  - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) (Land Use Entitlements, and for TTMs and TPMs)
  - Ord. No. 915 (Regulating Outdoor Lighting) (Geographically based)
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
- 4. Mitigation Fee Ordinances

## ADVISORY NOTIFICATION DOCUMENT

## Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

#### Fire

Fire. 1 Gen - Fire

- 1. Fire Department vehicle access shall be provided to within 150 feet of all sides of the development. Access roadways shall be in compliance with RVC Fire Department Standard #06-05.
- 2. Knox access shall be provided for all gates and buildings located at the development site. Knox device order forms can be picked up from the address listed in the header.
- 3. A portable fire extinguisher shall be provided in a mounted extinguisher cabinet with a minimum size rating of 2A10BC.
- 4. Addressing shall be provided and visible from the exterior.
- 5. A verification inspection is required.

#### **Planning**

Planning. 1 Gen - Abandoned Sites

- A. Any wireless communication facility that is not continuously operated for a period of sixty (60) days shall be conclusively deemed abandoned.
- B. The telecommunications service provider shall have sixty (60) days after a notice of abandonment is mailed by the County to make the facility operable, replace the facility with an operable facility, or remove the facility.
- C. Within ninety (90) days of the date the notice of abandonment is mailed, the County may remove the wireless communication facility at the underlying property owner's expense and shall place a lien on the property for the cost of such removal.
- D. The owner of the property shall, within one hundred and twenty (120) days of the County's removal, return the site to its approximate natural condition. If the owner fails to do so, the County can restore and revegetate the site at the property owner's expense.
- E. If there are two (2) or more users of a single facility, the facility shall not be deemed abandoned until all users abandon it."

Planning. 2 Gen - ALUC Letter

The permit holder shall remain in compliance with the requirements of the Airport Land Use Commission letter dated July 9, 2018, including, but not limited to, that outdoor

## ADVISORY NOTIFICATION DOCUMENT

## Planning

Planning. 2 Gen - ALUC Letter (cont.)

lighting be hooded, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference.

Planning. 3 Gen - Backup Generator

If a backup generator will used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 4 Gen - Business Licensing

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.

Planning. 5 Gen - Causes for Revocation

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.

Planning. 6 Gen - CVWD Letter

The permit holder shall remain in compliance with the stormwater requirements of the CVWD letter dated July 2, 2018, a copy which is on file with the Riverside County Planning Department.

Planning. 7 Gen - Equipment/Bldg. Color

The equipment cabinet color shall be grey or in earth tones, which will blend with the surrounding setting. The color of the mono-palm shall be earth tones in order to minimize visual impacts. The mono-palm shall not have any written language on the outside of the tower. 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.

Planning. 8 Gen - Expiration Date-PP

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

## ADVISORY NOTIFICATION DOCUMENT

## **Planning**

Planning. 8 Gen - Expiration Date-PP (cont.)

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

Planning. 9 Gen - Fees for Review

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or 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.

Planning. 10 Gen - Future Interference

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.

Planning. 11 Gen - Hold Harmless

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 project or its associated environmental documentation; 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 project, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of

## ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 Gen - Hold Harmless (cont.)

Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 12 Gen - Land Division Required

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

Planning. 13 Gen - Life of Permit

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.

Planning. 14 Gen - Lighting

Outside lighting is prohibited unless required by the FAA or the California Building Code, including the appendix and standards adopted by the California Building Standards Commission. All towers that require a warning light to comply with FAA regulations shall use the minimum amount possible. Any security lighting shall meet the requirements of Ordinance No. 655. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for surrounding property owners or a wildlife attractant.

Planning. 15 Gen - Max Height

Pursuant to this plan, the telecommunication facility tower shall not exceed 70-feet in height.

Planning. 16 Gen - Mt. Palomar Lighting Area

## ADVISORY NOTIFICATION DOCUMENT

## Planning

Planning. 16 Gen - Mt. Palomar Lighting Area (cont.)

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminares, shall be utilized.

Planning. 17 Gen - Noise Reduction

In accordance with 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.

Planning. 18 Gen - Restore Vegetation

Disturbance to the natural landscape shall be minimized. This project meets this development standard because the project is located in an area where there is minimal vegetation. Only disturbance will be during construction. Once construction has concluded; the disturbed area will be restored or returned to its original status.

Planning. 19 Gen - Site Maintenance

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.

## Planning-CUL

Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 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:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be 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. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

<sup>\*</sup> A cultural resource site is defined, for this condition, as being a feature and/or three or

## **ADVISORY NOTIFICATION DOCUMENT**

## Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

more artifacts in close association with each other.

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

## Planning-GEO

Planning-GEO. 1 GEO180018 ACCEPTED

County Geologic Report GEO No. 180018, submitted for the project PPW180002, APN 763-250-032, was prepared by Toro International, and is titled; "Geotechnical Investigation for AT&T Monopalm and Equipment Shelter, Thermal – CSL2430, 85240 Airport Boulevard, Thermal, California," dated April 10, 2018. In addition, Toro has submitted the following document:

"Response to Review Comments of Riverside County Planning Department, County Geologic Report No. 180018 regarding Geotechnical Investigation for AT&T Monopalm and Equipment Shelter, Thermal — CSL2430, 85240 Airport Boulevard, Thermal, California," dated December 14, 2018.

GEO180018 concluded:

- 1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. Based on Toro's evaluation, the potential for surface fault rupture is considered nil.
- 2. A liquefaction analysis based on Tokimatsu and Seed procedures (1987) concluded that the potential settlement due to liquefiable soils is about 1.45 inches, with a potential differential settlement of about 3/4 inch.
- 3. Based on Ishihara, 1985, there is a very low probability that surface manifestations of liquefaction will occur.
- 4. The potential lateral movement due to the liquefiable soils is considered negligible due to the relatively flat area.
- 5. The proposed tower can be supported on a caisson embedded in the ground for a minimum depth of 43 feet below the ground surface due to potentially liquefiable soils. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.

GEO180018 recommended:

- 1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
- 2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.
- 3. All deleterious materials should be discarded offsite and the upper 36 inches of the subsurface materials should be removed and replaced with compacted fills.
- 4. The proposed tower can be supported on a caisson embedded in the ground for a minimum depth of 43 feet below the ground surface due to potentially liquefiable soils. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.
- 5. Alternatively, the proposed tower may be founded on mat foundations provided that the minimum depth of foundation is 4 feet.

## **ADVISORY NOTIFICATION DOCUMENT**

## Planning-GEO

Planning-GEO. 1 GEO180018 ACCEPTED (cont.)

GEO No. 180018 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180018 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 Of Riverside upon application for grading and/or building permits.

Comments: RECOMMEND DWALSH 20181220

## Transportation

Transportation. 1 COUNTY WEBSITE

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

Transportation. 2 ENCROACHMENT PERMIT

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

Transportation. 3 STD INTRO (ORD 461)

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.

Plan: PPW180002 Parcel: 763250032

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD

Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. 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 issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

#### Planning-PAL

060 - Planning-PAL. 1 HIGH (Ha) PALEO SENSITIVITY - PRIMP REQUIRED

Not Satisfied

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 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 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 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.

Plan: PPW180002 Parcel: 763250032

## 60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 HIGH (Ha) PALEO SENSITIVITY - PRIMP REQUIRED (cont. Not Satisfied

- 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 "SABER Policy", paleontological fossils found in the County 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. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, 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)

## 80. Prior To Building Permit Issuance

**BS-Grade** 

080 - BS-Grade, 1

0080-BS-GRADE-PPW - NO GRADE VERIFICATION

Not Satisfied

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. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

#### **Planning**

080 - Planning, 1

Gen - Certificate of Parcel Merger Required

Not Satisfied

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and approved by the County Survey Office. The Parcel Merger shall merge Assessor Parcel Nos. 763-250-024, 763-250-025, and 763-250-032. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the M-SC zone.

080 - Planning. 2

Gen - Elevations & Materials

Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT Plot Plan Wireless No. 180002 dated March 28, 2018.

Page 3

Plan: PPW180002 Parcel: 763250032

80. Prior To Building Permit Issuance

Planning

080 - Planning, 2

Gen - Elevations & Materials (cont.)

Not Satisfied

080 - Planning. 3

Gen - Fee Status

Not Satisfied

Prior to the issuance of building permits for Plot Plan Wireless No. 180002, 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.

080 - Planning. 4

Gen - Landscape Plot Plan

Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval. Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Section 19.410.e. of Ordinance No. 348.

080 - Planning. 5

Gen - Palm Fronds

Not Satisfied

Prior to building permit issuance, the developer/permit holder shall provide a palm frond design, consistent with the approved plot plan that covers all panel antennas and shows a minimum of 80 fronds. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

080 - Planning. 6

Gen - School Fees

Not Satisfied

Impacts to the Coachella Valley Unified School District shall be mitigated in accordance with California State law.

080 - Planning, 7

Gen - Two Live Palm Trees

Not Satisfied

Two 45 feet high live palm trees shall be planted in the immediate vicinity of the monopalm with irrigation system.

Transportation

080 - Transportation. 1

**CVAG TUMF** 

Not Satisfied

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

080 - Transportation. 2

**EVIDENCE/LEGAL ACCESS** 

Not Satisfied

Provide evidence of legal access.

080 - Transportation. 3

UTILITY PLAN CELL TOWER

Not Satisfied

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

Page 4

Plan: PPW180002 Parcel: 763250032

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 UTILITY PLAN CELL TOWER (cont.) submitted to the Transportation Department for verification purposes.

Not Satisfied

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat BUS Plan

Not Satisfied

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.

090 - E Health. 2 Hazmat Clearance

Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Planning

090 - Planning, 1 Gen - ALUC Condition

Not Satisfied

Within five (5) days after construction of the facility reaches its greatest height, Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned.

090 - Planning, 2

Gen - Ord. No. 659 (DIF)

Not Satisfied

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 cummulative 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 Wireless No. 180002 has been calculated to be 0.02 net acres.

090 - Planning. 3

Gen - Ord. No. 875 (CVMSHCP Fees)

Not Satisfied

Prior to building permit final inspection, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, 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 Wireless No. 180002 has been calculated to be no more than 0.02 acres of new permanent disturbance. The actual Project Area for calculating fees shall be based upon a final as-built survey.

090 - Planning. 4

Gen - Palm Fronds

Not Satisfied

Prior to final inspection, the developer/permit holder shall ensure that the monopalm contains a minimum of 80 fronds and the fronds are designed and placed in such a manner that cover all of the

Page 5

Plan: PPW180002 Parcel: 763250032

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 Gen - Palm Fronds (cont.) Not Satisfied antennas. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 5 Gen - Signage Requirement

Not Satisfied

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information: - Address of wireless communications facility and any internal site identification number or code; - Name(s) of company who operates the wireless communications facility; - Full company address, including mailing address and division name that will address problems; - Telephone number of wireless communications facility company. f a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, 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.

090 - Planning. 6 Gen - Two Live Palm Trees

Not Satisfied

Two 45 feet high live palm trees shall be planted in the immediate vicinity of the monopalm with irrigation system.

090 - Planning. 7 Gen - Utilities Underground

Not Satisfied

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.

090 - Planning. 8 Gen - Utilities Underground

Not Satisfied

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.

090 - Planning. 9 Gen - Wall & Fence Locations

Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A the approved fencing plan.

090 - Planning, 10 Use - Palm Fronds

Not Satisfied

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

**Transportation** 

090 - Transportation. 1 DRIVEWAY

Not Satisfied

The driveway shall be constructed in accordance with the applicable County Standard(s) and shall be

03/11/19 17:01

## Riverside County PLUS CONDITIONS OF APPROVAL

Page 6

Plan: PPW180002 Parcel: 763250032

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 DRIVEWAY (cont.) located in accordance with Plot Plan No. PPW180002.

Not Satisfied

090 - Transportation. 2 UTILITY INSTALL CELL TOWER

Not Satisfied

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.

## AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2018-023

May 21, 2018

[VIA EMAIL TO:FSierra@rctlma.org] Riverside County Ms. Felicia Sierra

Riverside, CA 92501

Re: AB 52- PPW180002

Dear Ms. Felicia Sierra,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PPW180002 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

\*At this time ACBCI defers to the Augustine Band of Cahuilla Indians. This letter shall conclude our consultation efforts.

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

Cordially,

Katie Croft

Kotie Croft

Cultural Resources Manager
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS



#### RIVERSIDE COUNTY

## PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

May 21, 2018

Agua Caliente Band of Cahuilla Indians Pattie Garcia-Plotkin, THPO 5401 Dinah Shore Drive Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by June 30, 2018 to <a href="https://htt

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

#### **Project Description:**

**PLOT PLAN WIRELESS NO. 180002** – CEQ180028 – Applicant: Smartlink on behalf of AT&T – Representative: Tyler Kent – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: North of Airport Boulevard, south of 55<sup>th</sup> Avenue, East of Harrison Street, west of Shady Lane – 0.50 Acres – Zoning: M-SC.

**REQUEST:** The Plot Plan Wireless proposes to construct a 70-foot high mono-palm tree, with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, Utility Cabinets, and one (1) 30kw diesel generator surrounded by a 6-foot high CMU wall enclosure. The site also contains existing mono-palm previously approved under PP23890 to remain on the subject APN. APN: 763-250-032.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Dearly Shonson

Email CC: Jay Olivas, jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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



# PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

May 21, 2018

Cabazon Band of Mission Indians Doug Todd Welmas, Chair 84-245 Indio Springs Parkway Indio, CA 92203

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by June 30, 2018 to <a href="https://doi.org/not/but/htt

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#### RIVERSIDE COUNTY

## PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

May 21, 2018

Cahuilla Band of Indians Anthony Madrigal, Cultural Director 52701 Highway 371 Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)

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PLANNING DEPARTMENT

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#### RIVERSIDE COUNTY

## PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

May 21, 2018

Colorado River Indian Tribes (CRIT) Brian Etsitty, THPO 26600 Mohave Road Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)

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PLANNING DEPARTMENT

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# PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

May 21, 2018

Morongo Cultural Heritage Program Ray Huaute, THPO 12700 Pumarra Rd. Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide
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PLANNING DEPARTMENT

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# PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

May 21, 2018

Quechan Indian Nation Keeny Escalanti, President P.O. Box 1899 Yuma, AZ 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide
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PLANNING DEPARTMENT

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# RIVERSIDE COUNTY

## PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

May 21, 2018

Ramona Band of Cahuilla Joseph D. Hamilton, Chair 56310 Highway 371, Suite B Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)

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PLANNING DEPARTMENT

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## RIVERSIDE COUNTY

## PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

May 21, 2018

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)

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PLANNING DEPARTMENT

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# PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

May 21, 2018

Torres Martinez Desert Cahuilla Indians Michael Mirelez, Cultural Resource Coordinator P.O. Box 1160 Thermal, CA 92274

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)

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PLANNING DEPARTMENT

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Attachment: Project Vicinity Map and Project Aerial



#### RIVERSIDE COUNTY

## PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

May 21, 2018

Twenty- Nine Palms Band of Mission Indians Darrell Mike, Chair 46-200 Harrison Place Coachella, CA 92236

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)

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Heather Thomson, Archaeologist

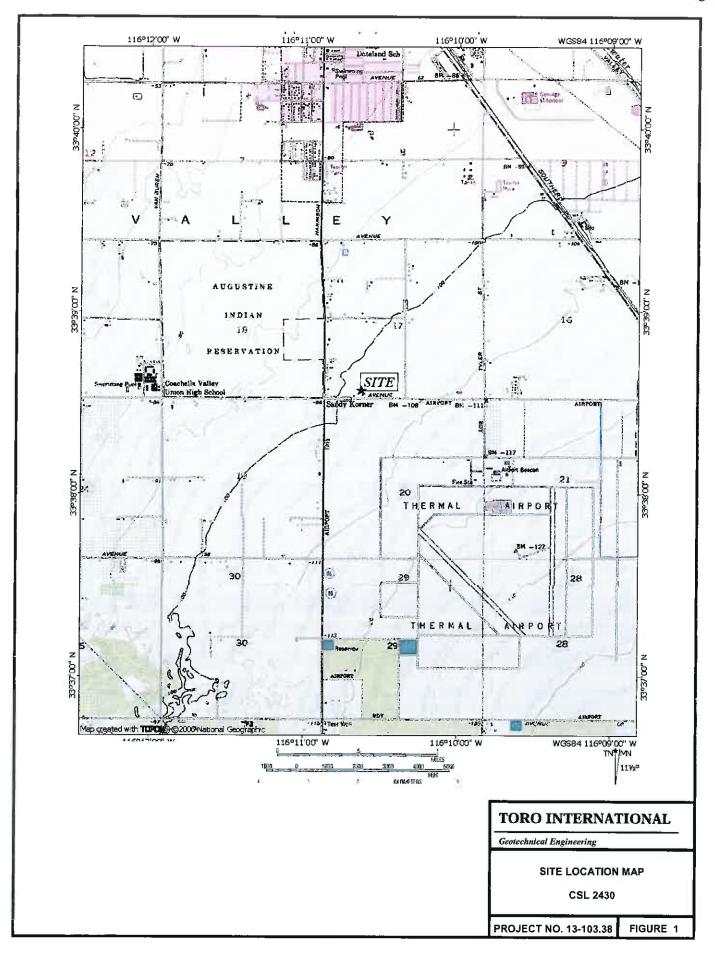
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# Nexical World Street Map Blueline Streams an Diego City Areas ☐ Parcels Legend Notes \*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering 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. © Riverside County GIS REPORT PRINTED ON... 5/21/2018 2:57:52 PM PPW180002 192 Feet 96





#### Law Offices of Christopher Glenn Beckom

1307 West 6<sup>th</sup> Street, Suite 223 Corona, CA 92882 Phone: (800) 581-7030



October 1, 2018

Jay Olivas, Planner Riverside County Planning Department 4080 Lemon Street, 12<sup>th</sup> Floor P.O. Box 1409 Riverside, California 92502-1409

Re: AT&T Project Application: PPW180002

Dear Mr. Olivas:

It is my understanding that an application for a Wireless Telecommunications Facility ("WTF"), also known as Wireless Communications Facility ("WCF"), at 85240 Airport Boulevard in Thermal, California was submitted to the Thermal-Oasis Community Council (Council) on behalf of AT&T. I write to discuss alternatives for construction of this project as supported by County Riverside Ordinance No. 348.4857, Article XIXg, "Wireless Communications Facilities".

#### Factual Background

On May 21, 2018 in Thermal, AT&T proposed the Council take an advisory vote on a proposed 70-foot wireless telecommunications faux palm tree or "monopalm" at APN 763-250-024-1. AT&T proposes to construct an unmanned WTF with the antennas disguised within the branches of the palm tree. (Thermal-Oasis Community Council Agenda, May 21, 2018). A WTF owned by SBA Communications (SBA) exists in the adjacent parcel within 100 feet. As of September 24, 2018, AT&T's proposed project is currently under review by the Riverside County Land Development committee.

#### **Existing Wireless Communications Facility**

Article XIXg's intent, among other considerations, is to encourage and maximize the use of existing and approved Wireless Communications Facilities (WCF) ... to reduce the number of WCF needed to serve businesses and residents in Riverside County. (Intent, XIX-60). An existing and approved WCF, owned and operated by SBA, is located within 100 feet of AT&T's proposed WCF. Considering SBA's existing and approved WCF in close proximity to the proposed WCF, it would be reasonable for the Land Development committee to encourage AT&T to maximize SBA's WCF to avoid the unnecessary proliferation of WCFs in Thermal and Riverside County.

In anticipation of the Land Development committee's agreement to encourage AT&T to maximize the use of the nearby existing WCF, SBA confirmed there is existing space for additional tenants, such as AT&T, on the existing WCF. Additionally, the existing WCF can be modified to increase the height, in accordance with the Ordinance, should reasonable inquiry be made to SBA. As of July 2018, no inquiries to SBA have been made.

Further, under Section 19.409(4), an applicant for a WCF must submit propagation diagrams showing the existing network coverage within one (1) mile of the site and the proposed coverage based upon the proposed WCF at the proposed height. (Processing Requirements, XIX-66). As stated, an existing WCF is located in close proximity to the proposed site. As such, AT&T is required to submit propagation diagrams showing the existing network coverage to the Land Development committee. Should the propagation diagram show the

## COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER Jim Barrett

ASSISTANT GENERAL MANAGER Robert Cheng

July 2, 2018

Jay Olivas Riverside County Planning Department 77588 El Duna Court, Suite H Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Plot Plan 180002, Mono-Palm Antenna at 85240 Airport Boulevard, APN 763-250-032

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

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

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

This area is underlain with agricultural drainage lines. There are CVWD/Private facilities not shown on the development plans. There may be conflicts with these facilities. The County shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD/Private facilities and associated right-of-way and provided County with written confirmation that there is no interference. The CVWD/Private conflicts include but are not limited to Avenue 56 Drain, TD 444.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. CVWD will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.



Jay Olivas Riverside County Planning Department July 2, 2018 Page 2

CVWD may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for such purpose.

The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

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

Carrie Oliphant Assistant Dire

Jay Olivas Riverside County Planning Department July 2, 2018 Page 3

cc: Andrew Simmons

Riverside County Department of Transportation 77588 El Duna, Suite H Palm Desert, CA 92211

Russell Williams Riverside County Department of Transportation 4080 Lemon Street, 8<sup>th</sup> Floor Riverside, CA 92501

Mark Abbott Supervising Environmental Health Specialist Riverside County Department of Environmental Health Environmental Protection and Oversight Division 47-950 Arabia Street, Suite A Indio, CA 92201

Tyler Kent Smartlink LLC 18401 Von Karman Avenue, Suite 400 Irvine, CA 92612

RM: ms\Eng\Dev Srvs\2018\June\DRL PZ-8895 Mono-Lam Antenna.doc

File: 0163.1, 0421.1, 1150.11

Geo, 060812-3 PZ 18-8895

## Thermal-Oasis Community Council Agenda & County Service Area 125 6 p.m. Monday, May 21, 2018

Jerry Rummonds Senior Center: 87229 Church Street, Thermal, CA 92274

- 1. Call to Order
- 2. Pledge of Allegiance/Roll Call
- 3. Council Member Reports
- 4. Staff Reports: <u>Presenters must direct their report to the council.</u> At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair. Please limit your reports to 5 minutes.
  - A. Office of Supervisor V. Manuel Perez- Anayeli Zavala, 760-863-8213, AZavala@rivco.org
  - B. Economic Development Agency Anna Rodriguez, 760-863-2537, AARODRIGUEZ@rivcoeda.org
  - C. Transportation Department Mojahed Salama, 951-955-6740, MSALAMA@rivco.org
  - D. Sheriff's Department: Chris Frederick 760-863-8399, CFrederi@riversidesheriff.org
  - E. California Highway Patrol: Officer Phillip Watkins 760-772-5300, pwatkins@chp.ca.gov
  - F. CAL Fire: Fire Captain/Paramedic Jose Rodriguez 760-399-5303, rru.thermalstn@fire.ca.gov
  - G. Emergency Management Department: Ralph Mesa 951-955-4700, rmesa@rivcocha.org
  - H. Code Enforcement: Hector Herrera 760-393-3405, hcherrer@rivco.org
  - I. Desert Recreation District: Christine Pimentel 760-347-3484, cpimentel@drd.us.com
  - J. Community Action Partnership: Olga Sanchez, 951-955-9389, olsanchez@capriverside.org
  - K. Other Departments
- 5. New Business: <u>Presenters must direct their report to the council.</u> At the conclusion of the presentation, <u>Chair may allow questions.</u> Each speaker must first be recognized by the Chair. <u>Please limit presentations to 15 minutes.</u>
  - A. College of the Desert Presentation

Becky Broughton, COD Board Trustee, (760)773-2500, <u>bbroughton@collegeofthedesert.edu</u>
Dr. Annebelle Nery, Vice President of Student Success, (760) 423-6644, <u>anery@collegeofthedesert.edu</u>
Dr. Oscar Espinoza-Parra, Dean of Enrollment Services, (760)674-7792, <u>oespinozaparra@collegeofthedesert.edu</u>

Jessica Enders, Director of our East Valley Education Centers, 760-636-7972

Jessica Enders, Director of our East Valley Education Centers, 760-636-7972, <u>jenders@collegeofthedesert.edu</u>

- B. Project: AT&T Wireless Telecommunications Facility (CSL02430)
  - a. **Draft Motion:** That the Thermal-Oasis Community Council take an advisory vote on the proposed AT&T 70 ft, wireless telecommunications faux palm tree.
  - b. Record of Action:
  - c. **Background**: New AT&T Wireless Communication Facility
    AT&T proposes to construct an unmanned wireless telecommunications facility consisting of a 70' tall faux palm tree "mopopalm." The antennas will be disguised within the branches of the palm tree which will blend nicely with the many other trees in the near vicinity. The associated equipment cabinets will be mounted within an 11'-5" x 12' equipment shelter, which will be fenced for security and placed in an unobtrusive section of the property. AT&T will work with the County and the community to install a state of the art stealth faux tree which will provide a benefit to the residents and visitors of the County of Riverside.
  - d. Location: 85240 Airport Blvd, Thermal, CA 92274
  - e. **APN Number(s):** 763-250-032
  - f. Planning Department Case Number(s): PPW180002
  - g. Status within Riverside County Planning office:
     Submitted to Land Use/Planning 3/28/2018
     Status: Waiting for 1<sup>st</sup> Comment
  - h. County Planner: Jay Olivas, JOLIVAS@RIVCO.ORG



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 9, 2018

Mr. Jay Olivas, Project Planner County of Riverside Planning Department 77588 El Duna Court H Palm Desert CA 92211

VICE CHAIR Russell Betts Desert Hot Springs

CHAIR

Steve Manos Lake Elsinore

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW = DIRECTOR'S DETERMINATION

COMMISSIONERS

Arthur Butler Riverside

> John Lyon Riverside

Steven Stewart Palm Springs

Richard Stewart Moreno Valley

Gary Youmans Temecula

STAFF

Director Simon A. Housman

> John Guerin Paul Rull Barbara Santos

County Administrative Center 4080 Lemon St.,14thh Floor. Riverside, CA 92501 (951) 955-5132

www.rcaluc.org

File No.: ZAP1042TH18

Related File No.: PPW180002 (Plot Plan Wireless)

APN: 763-250-032

Dear Mr. Olivas:

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. PPW180002 (Plot Plan Wireless), a proposal to establish a 70 foot tall "monopalm" wireless telecommunication facility on a 0.41 acre site located at 85240 Airport Boulevard (on the northerly side of Airport Boulevard, easterly of its intersection with Harrison Street and westerly of its intersections with Shady Lane and Polk Street).

The site is located within Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Airport Influence Area (AIA). Within Compatibility Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan, non-residential intensity is restricted to an average of 100 people per acre. The proposed wireless communication facility does not create any inhabitable floor area and would not increase on-site human occupancy.

The elevation at the northerly end of Runway 17-35 at Jacqueline Cochran Regional Airport is -114 feet above mean sea level (AMSL). At a distance of 4,920 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding -64.8 feet AMSL. The site's elevation is -102 feet AMSL. The tower has a proposed maximum structure height of 70 feet, resulting in a top point elevation of -34 feet AMSL. Therefore, FAA obstruction evaluation review for height/elevation was required. The applicant submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service. A "Determination of No Hazard to Air Navigation" letter for Aeronautical Study No. 2018-AWP-10899 was issued on June 30, 2018. The study revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAA OES conditions have been incorporated into this finding.

The applicant also submitted a separate Form 7460-1 for a temporary 90-foot crane. The FAA OES issued a "Determination of No Hazard to Air Navigation" letter for Aeronautical Study No.

#### AIRPORT LAND USE COMMISSION

2018-AWP-10900 on June 27, 2018.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, provided that the County of Riverside applies the following recommended 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 review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use or activity 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 or activity 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 or activity 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 or activity which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 3. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
- 4. The attached notice shall be provided to all potential purchasers of the property and tenants/lessees of the buildings thereon, and shall be recorded as a deed notice.
- 5. Any new aboveground detention or water quality 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/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
- 6. The Federal Aviation Administration has conducted aeronautical studies of the proposed permanent (Aeronautical Study No. 2018-AWP-10899-OE) and temporary (Aeronautical Study No. 2018-AWP-10900-OE) structures and has determined that neither marking nor

#### AIRPORT LAND USE COMMISSION

lighting of the structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.

- 7. The maximum height of the proposed permanent structure to top point shall not exceed 70 feet above ground level, and the maximum elevation at the top of the structure shall not exceed -32 feet mean sea level.
- 8. The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
- 9. The temporary crane used during actual construction of the structure(s) shall not exceed 90 feet in height and a maximum elevation of -12 feet mean sea level, pursuant to the Federal Aviation Administration letter dated June 27, 2018.
- 10. Within five (5) days after construction of the permanent structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <a href="https://oeaaa.faa.gov">https://oeaaa.faa.gov</a> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.

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.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

Aeronautical Study Number 2018-AWP-10899-OE and 2018-AWP-10900-OE

cc: Tyler Kent, Smartlink LLC – Irvine office (applicant/representative)

June C. Reed (property owner)

Smartlink LLC – Annapolis office (fee-payer)

Vince Yzaguirre, Assistant Director, Riverside County Economic Development Agency

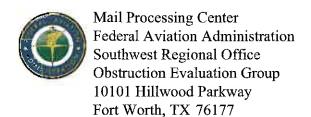
Liliana Valle, County Airports Manager

ALUC Case File

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# NOTION ARPORT とこと

some of the annoyances or inconveniences associated you. Business & Professions Code Section 11010 (b) 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 with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may] associated with the property before you complete your wish to consider what airport annoyances], if any, are∥ purchase and determine whether they are acceptable to



Issued Date: 06/30/2018

Robert P Walters (JM) AT&T Mobility 208 S Akard St Room 1016 Dallas, TX 75202

#### \*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\*

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower CSL02430

Location: Thermal, CA

Latitude: 33-38-33.49N NAD 83

Longitude: 116-10-38.22W

Heights: -102 feet site elevation (SE)

70 feet above ground level (AGL) -32 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

|              | At least 10 days prior to start of construction (7460-2, Part 1)                 |
|--------------|--|
| $\mathbf{X}$ | Within 5 days after the construction reaches its greatest height (7460-2, Part 2 |

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 12/30/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-10899-OE.

Signature Control No: 367060826-369067498 (DNE)

Karen McDonald Specialist

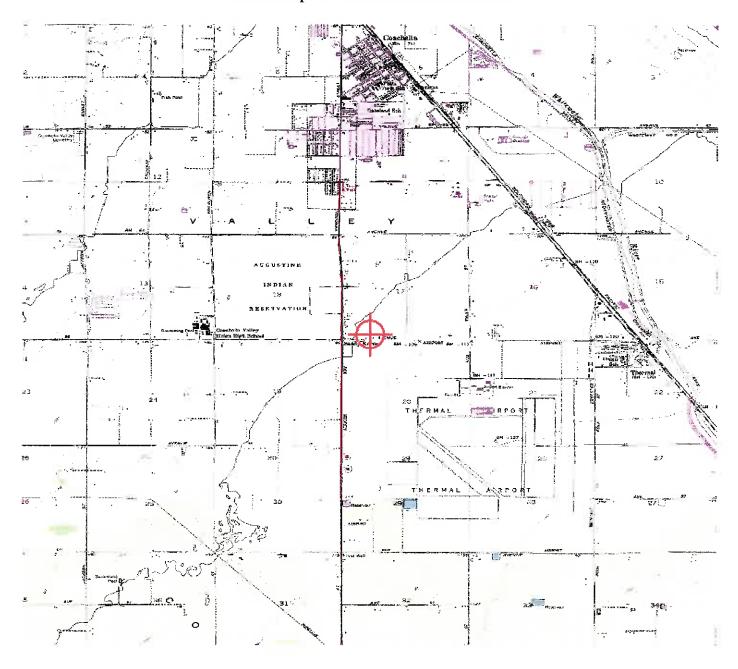
Attachment(s) Frequency Data Map(s)

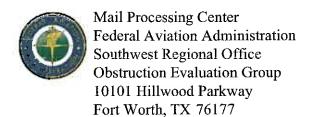
cc: FCC

#### Frequency Data for ASN 2018-AWP-10899-OE

| LOW<br>FREQUENCY | HIGH<br>FREQUENCY | FREQUENCY<br>UNIT | ERP      | ERP<br>UNIT  |
|------------------|-------------------|-------------------|----------|--------------|
|                  |                   | - · <u></u>       | <u> </u> |              |
| 6                | 7                 | GHz               | 55       | dBW          |
| 6                | 7                 | GHz               | 42       | dBW          |
| 10               | 11.7              | GHz               | 55       | dBW          |
| 10               | 11.7              | GHz               | 42       | dBW          |
| 17.7             | 19.7              | GHz               | 55       | dBW          |
| 17.7             | 19.7              | GHz               | 42       | dBW          |
| 21.2             | 23.6              | GHz               | 55       | dBW          |
| 21.2             | 23.6              | GHz               | 42       | dBW          |
| 614              | 698               | MHz               | 1000     | $\mathbf{W}$ |
| 614              | 698               | MHz               | 2000     | $\mathbf{W}$ |
| 698              | 806               | MHz               | 1000     | $\mathbf{W}$ |
| 806              | 901               | MHz               | 500      | W            |
| 806              | 824               | MHz               | 500      | $\mathbf{W}$ |
| 824              | 849               | MHz               | 500      | W            |
| 851              | 866               | MHz               | 500      | W            |
| 869              | 894               | MHz               | 500      | W            |
| 896              | 901               | MHz               | 500      | W            |
| 901              | 902               | MHz               | 7        | W            |
| 929              | 932               | MHz               | 3500     | W            |
| 930              | 931               | MHz               | 3500     | W            |
| 931              | 932               | MHz               | 3500     | W            |
| 932              | 932.5             | MHz               | 17       | dBW          |
| 935              | 940               | MHz               | 1000     | W            |
| 940              | 941               | MHz               | 3500     | $\mathbf{W}$ |
| 1670             | 1675              | MHz               | 500      | W            |
| 1710             | 1755              | MHz               | 500      | W            |
| 1850             | 1910              | MHz               | 1640     | $\mathbf{W}$ |
| 1850             | 1990              | MHz               | 1640     | W            |
| 1930             | 1990              | MHz               | 1640     | W            |
| 1990             | 2025              | MHz               | 500      | $\mathbf{W}$ |
| 2110             | 2200              | MHz               | 500      | W            |
| 2305             | 2360              | MHz               | 2000     | W            |
| 2305             | 2310              | MHz               | 2000     | W            |
| 2345             | 2360              | MHz               | 2000     | W            |
| 2496             | 2690              | MHz               | 500      | W            |

#### TOPO Map for ASN 2018-AWP-10899-OE





Issued Date: 06/27/2018

Veronica Bloodworth (JM) AT&T Mobility 208 S Akard St Room 1016 Dallas, TX 75202

#### \*\*DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE\*\*

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Crane Crane- CSL02430

Location: Thermal, CA

Latitude: 33-38-33.49N NAD 83

Longitude: 116-10-38.22W

Heights: -102 feet site elevation (SE)

90 feet above ground level (AGL)
-12 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does not exceed obstruction standards and would not be a hazard to air navigation provided the condition(s), if any, in this letter is (are) met:

#### \*\*SEE ATTACHMENT FOR ADDITIONAL CONDITION(S) OR INFORMATION\*\*

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination did not include an evaluation of the permanent structure associated with the use of this temporary structure. If the permanent structure will exceed Title 14 of the Code of Federal Regulations, part 77.9, a separate aeronautical study and FAA determination is required.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Airman (NOTAM).

If you have any questions, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-10900-OE

Signature Control No: 367060897-368859622 (TMP)

Karen McDonald Specialist

#### Additional Condition(s) or Information for ASN 2018-AWP-10900-OE

**Proposal:** To construct and/or operate a(n) Crane to a height of 90 feet above ground level, -12 feet above mean sea level.

**Location:** The structure will be located 1.3 nautical miles northwest of TRM Airport reference point.

#### Part 77 Obstruction Standard(s) Exceeded and Aeronautical Impacts, if any:

Aeronautical study revealed that the temporary structure will not exceed any Part 77 obstruction standard. Aeronautical study confirmed that the temporary structure will have no effect on any existing or proposed arrival, departure or en route instrument/visual flight rules (IFR/VFR) operations or procedures. Additionally, aeronautical study confirmed that the temporary structure will have no physical or electromagnetic effect on the operation of air navigation and communications facilities and will not impact any airspace and routes used by the military. Based on this aeronautical study, the FAA finds that the temporary structure will have no adverse effect on air navigation and will not impact any aeronautical operations or procedures.

#### Preliminary FAA study indicates that the above mentioned structure would:

have no effect on any existing or proposed arrival, departure, or en route instrument/visual flight rules (IFR/VFR) minimum flight altitudes.

not exceed traffic pattern airspace

have no physical or electromagnetic effect on the operation of air navigation and communications facilities. have no effect on any airspace and routes used by the military.

Based on this aeronautical study, the structure would not constitute a substantial adverse effect on aeronautical operations or procedures because it will be temporary. The temporary structure would not be considered a hazard to air navigation provided all of the conditions specified in this determination are strictly met.

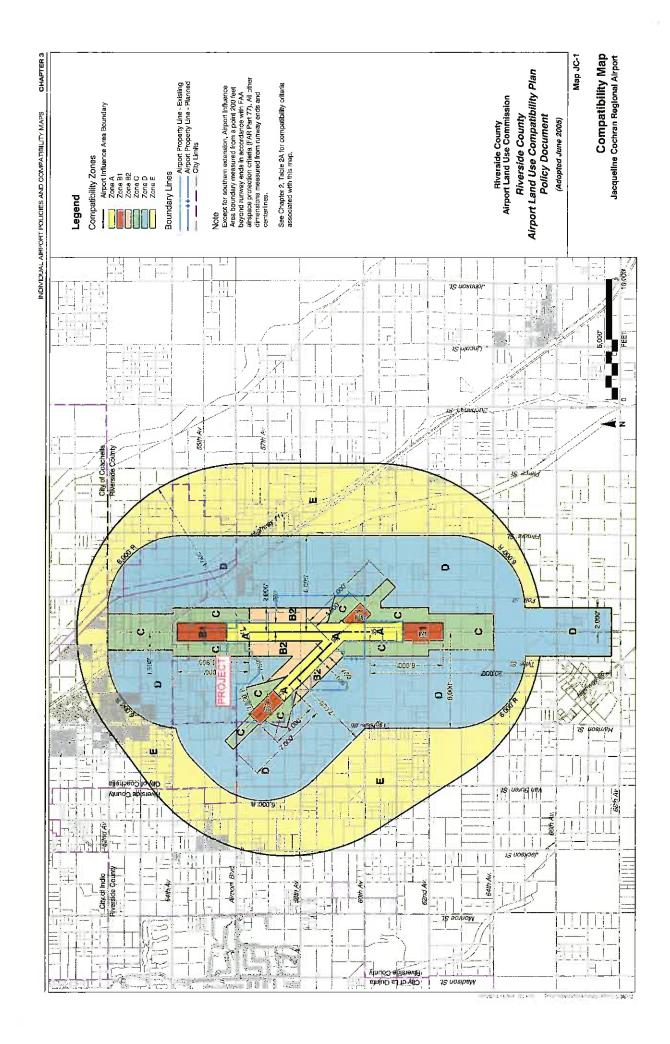
Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

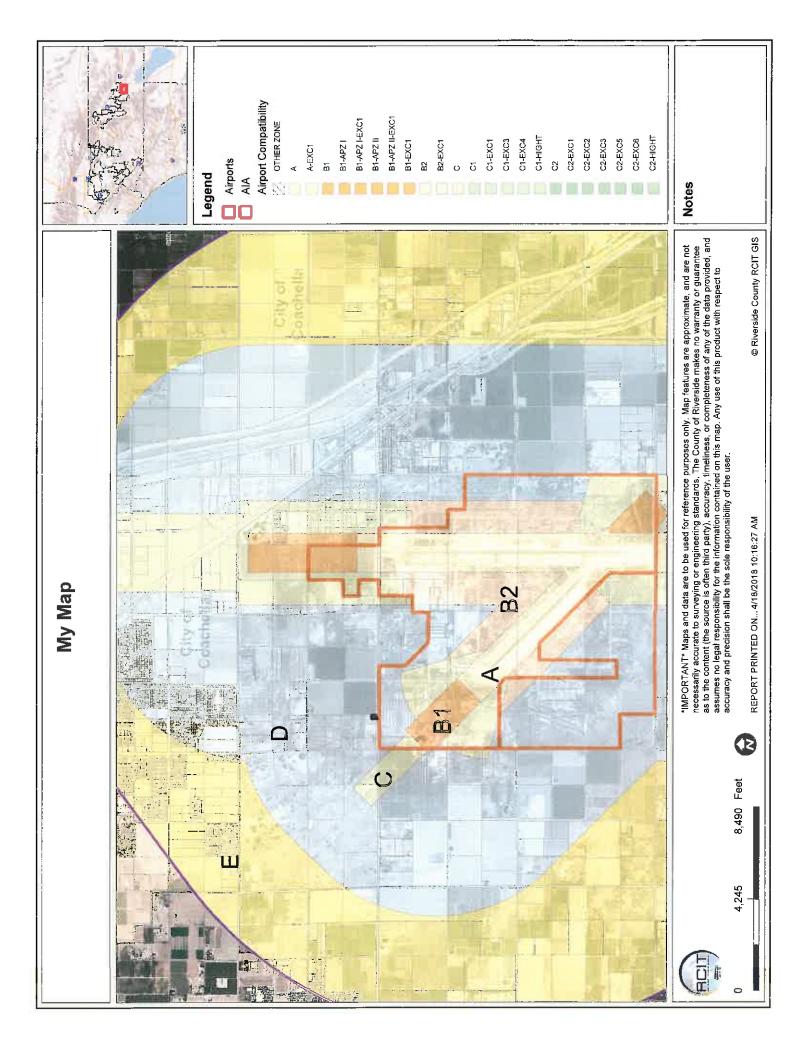
This determination expires on 12/27/2019 unless extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

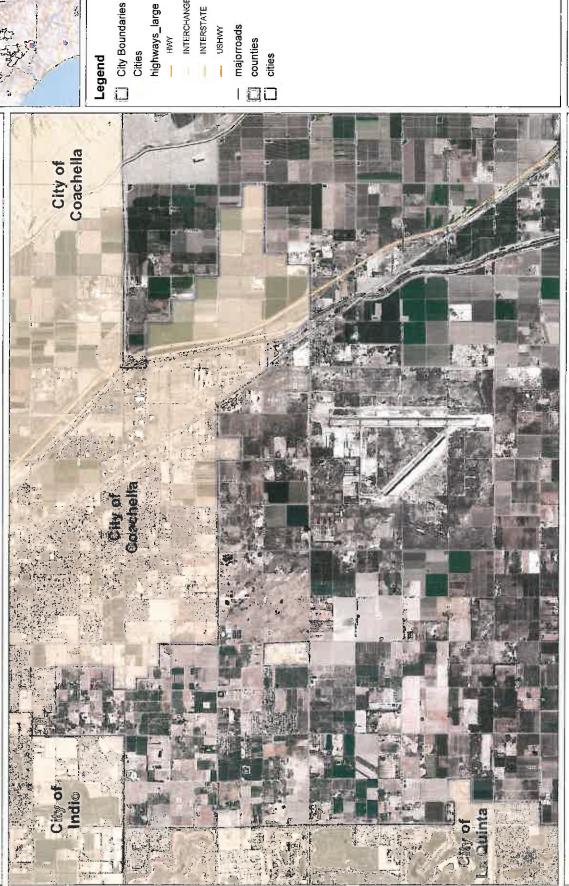
#### TOPO Map for ASN 2018-AWP-10900-OE







### Airport Compatibility B1-APZ II-EXC1 OTHER ZONE B1-APZ I-EXC1 B1-APZ II C1-HIGHT C2-EXC1 C1-EXC1 C2-EXC6 C2-HIGHT B1-APZ I B1-EXC1 B2-EXC1 C1-EXC3 C1-EXC4 C2-EXC2 C2-EXC3 C2-EXC5 A-EXC1 Airports AlA 882 $\overline{c}$ Legend 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. REPORT PRINTED ON... 4/18/2018 10:11:18 AM WALL STREET MOTERIA My Map 1 Feet 797 399 HCII



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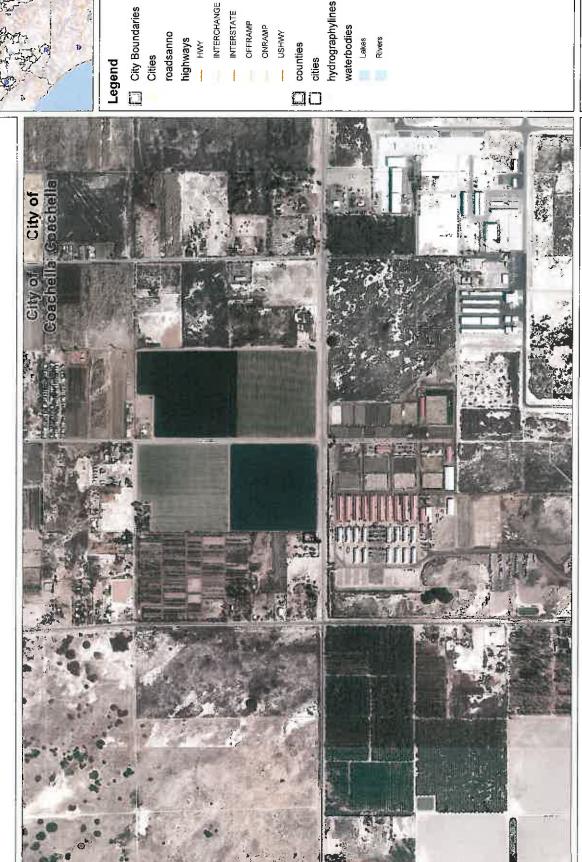
12,757 Feet

6,378

**ACIT** 

REPORT PRINTED ON... 4/18/2018 10:12:45 AM

© Riverside County RCIT GIS





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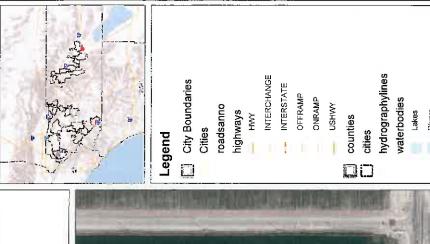
© Riverside County RCIT GIS

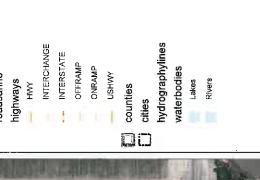


3,189 Feet

1,595

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# Notes

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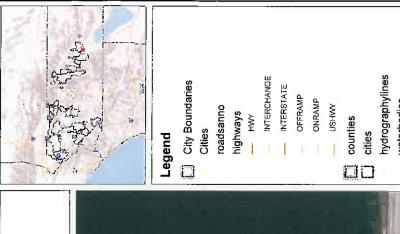
(3) Feet

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# Notes

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Feet 797

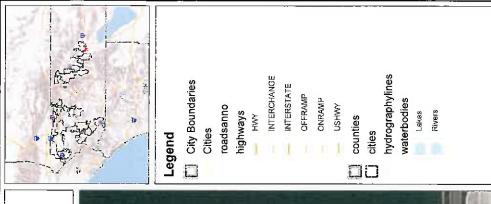
339

RCIT

**B** 

REPORT PRINTED ON...4/18/2018 10:11:57 AM

# My Map







Notes

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

| CHECK ONE AS APPROPRIATE:  |   |
|--|---|
| <ul><li>✓ PLOT PLAN</li><li>☐ PUBLIC USE F</li><li>☐ CONDITIONAL USE PERMIT</li><li>☐ TEMPORARY</li></ul>                                  | USE PERMIT  |
| REVISED PERMIT Original Case No  | PPW 18 8002   |
| INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.  |   |
| APPLICATION INFORMATION  |   |
| Applicant Name: <u>Tyler Kent with Smartlinklic on Behalf o</u>  | of AT&T   |
| Contact Person: Tyler Kent   | E-Mail: tyler.kent@smartlinkllc.com   |
| Mailing Address: 18401 Von Karman Ave, Ste 400   |   |
| Street Irvine CA   | 92612   |
| City State   | ZIP   |
| Daytime Phone No: (949 ) 701-2444  | Fax No: ( <u>949</u> ) <u>468-0931</u>  |
| Engineer/Representative Name: CASA Industries  |   |
| Contact Person: Julius Santiago  | E-Mail: jsantiago@casaind.com   |
| Mailing Address: 10650 Reagan St. #482   |   |
| Los Alamitos CA  | 90720   |
| City State   | 90720<br>ZIP  |
| Daytime Phone No: (714 ) 553-8899  | Fax No: ()  |
| Property Owner Name: June Reed   |   |
| Contact Person: Gary Reed  | E-Mail: miragecpa@aol.com   |
| Mailing Address: 85240 Airport Blvd,   |   |
| Thermal CA   | 92274   |
| City State   | ZIP   |
| Daytime Phone No: (760 ) 219-5368  | Fax No: ()  |
| Riverside Office · 4080 Lemon Street, 12th Floor<br>P.O. Box 1409, Riverside, California 92502-1409<br>(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 |

| Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.   |
|--|
| 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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.   |
| (If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)  |
| June C Reed Trustee June C. Reed  PRINTED NAME OF PROPERTY OWNER(S)  SIGNATURE OF PROPERTY OWNER(S)  |
| PRINTED NAME OF PROPERTY OWNER(S)  SIGNATURE OF PROPERTY OWNER(S)  |
| 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 applicant 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 this application, the applicant 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 <b>NO</b> 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. |
| PROPERTY INFORMATION:  |
| Assessor's Parcel Number(s): 763-250-032   |
| $F_{i}$ . $I$  |
| Approximate Gross Acreage: 4   |
| Approximate Gross Acreage:   |

| Describe the proposed project.  70' faux mono-palm for a wireless communication facility with a storage facility.  Identify the applicable Ordinance No. 348 Section and Subsection reference(s) descland use(s): M-SC (Manfacturing - Service Commercial)  Number of existing lots: 1  EXISTING Buildings/Structures: Yes No  No.* Square Feet Height Stories Use/Function To be Feet 1 400 70' Other Communication Towe 2 200 10' 1 Old Tool Shed 3 |                       |                     |
|---|-----------------------|---------------------|
| 70' faux mono-palm for a wireless communication facility with a storage facility.  Identify the applicable Ordinance No. 348 Section and Subsection reference(s) descland use(s): M-SC (Manfacturing - Service Commercial)  Number of existing lots: 1    EXISTING Buildings/Structures: Yes   No   |                       |                     |
| Identify the applicable Ordinance No. 348 Section and Subsection reference(s) descland use(s): M-SC (Manfacturing - Service Commercial)  Number of existing lots: 1    EXISTING Buildings/Structures: Yes   No  |                       |                     |
| Iand use(s): M-SC (Manfacturing - Service Commercial)  Number of existing lots: 1  EXISTING Buildings/Structures: Yes No  No.* Square Feet Height Stories Use/Function To be Feet 1 400 70' Other Communication Towe 2 200 10' 1 Old Tool Shed  |                       |                     |
| Iand use(s): M-SC (Manfacturing - Service Commercial)  Number of existing lots: 1  EXISTING Buildings/Structures: Yes No  No.* Square Feet Height Stories Use/Function To be Feet 1 400 70' Other Communication Towe 2 200 10' 1 Old Tool Shed  |                       |                     |
| EXISTING Buildings/Structures: Yes  No  No            No.*         Square Feet         Height         Stories         Use/Function         To be Foundation           1         400         70'         Other Communication Towe           2         200         10'         1         Old Tool Shed  | cribing th            | e proposed          |
| No.*         Square Feet         Height         Stories         Use/Function         To be Feet           1         400         70'         Other Communication Towe           2         200         10'         1         Old Tool Shed  |                       |                     |
| 1 400 70' Other Communication Towe 2 200 10' 1 Old Tool Shed  |                       |                     |
| 2 200 10' 1 Old Tool Shed   | Removed               | Bldg.<br>Permit No. |
|   |                       |                     |
| 3   |                       |                     |
|   | $-\downarrow$         |                     |
| 4   | $-\downarrow \square$ |                     |
| 5   |                       |                     |
| 6   |                       |                     |
| 7   |                       |                     |
| 9   |                       |                     |
| 10  |                       |                     |
| Place check in the applicable row, if building or structure is proposed to be removed.  |                       |                     |
|   |                       |                     |
| PROPOSED Buildings/Structures: Yes 🗸 No 🗌   |                       |                     |
| No.* Square Feet Height Stories Use/Function  |                       |                     |
| 1 64 10' 1 Equiptment Facility  | /E D                  | 1 \                 |
| 2 10 70' 7 Stealth Wireless Communication Facility 3 800 6' 1 CMU Block Wall  | (Faux Pa              | aim)                |
| 4   |                       |                     |
| 5   |                       |                     |
| 6   |                       |                     |
| 7   |                       |                     |
| 8   |                       |                     |
| 9 10  |                       |                     |
| 10  |                       |                     |
| PROPOSED Outdoor Uses/Areas: Yes  No  |                       | <u> </u>            |
| No.* Square Use/Function  |                       |                     |
| 1   |                       |                     |
| 2   |                       |                     |
| 3 4   |                       |                     |
| 5   |                       |                     |

Form 295-1010 (06/06/16)

| APPLICATION FOR LAND USE AND DEVELOPMENT   |
|--|
|  |
| 6 7 7 The state of |
| 8  |
| 9 10   |
| * Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".  |
| ✓ Check this box if additional buildings/structures exist or are proposed, and attach additional page(s to identify them.)   |
| Related cases filed in conjunction with this application:  |
|  |
|  |
|  |
| Are there previous development applications filed on the subject property: Yes  No   |
| If yes, provide Application No(s)  |
|  |
| Initial Study (EA) No. (if known) EIR 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 $\square$ No $\square$  |
| If yes, indicate the type of report(s) and provide a signed copy(ies):   |
| Is the project located within 1,000 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 Government Code Section 65944? Yes  No  |
| Is this an application for a development permit? Yes  No   |
| If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.   |
| If not known, please refer to <u>Riverside County's Map My County website</u> to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)  |

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

Form 295-1010 (06/06/16)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

| The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to <a href="Section 65962.5">Section 65962.5</a> of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:   |
|--|
| Name of Applicant: Tyler Kent with Smartlinklic on Behalf of AT&T  |
| Address: 18401 Von Karman Ave, Ste 400   |
| Phone number: (949)701-2444  |
| Address of site (street name and number if available, and ZIP Code): 85240 Airport Blvd, Thermal 92274   |
| Local Agency: County of Riverside  |
| Assessor's Book Page, and Parcel Number: 763 - 250 - 032   |
| Specify any list pursuant to Section 65962.5 of the Government Code:   |
| Regulatory Identification number:  |
| Date of list:  |
| Applicant: Date  |
| HAZARDOUS MATERIALS DISCLOSURE STATEMENT   |
| Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:  |
|  |
| <ol> <li>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</li> </ol>  |
| <ol> <li>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</li> <li>The proposed project will have more than a threshold quantity of a regulated substance in a</li> </ol>  |
| <ol> <li>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 ☐</li> <li>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 ☑</li> </ol> |

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx

Created: 04/29/2015 Revised: 06/06/2016



# PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

# INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

| Property Owner(s) Signature(s) ar | Reel    |          |  |
|-----------------------------------|---------|----------|--|
| Property Owner(s) Signature(s) ar | nd Date | <u> </u> |  |
| . , , , ,                         |         |          |  |
| June C Reed.                      |         |          |  |
| PRINTED NAME of Property Own      | er(s)   |          |  |

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

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) 863-7040

#### INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

 If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

#### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.



## COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



## Juan C. Perez Director of Transportation and Land Management Agency

Patricia Romo Assistant Director, Transportation Department Steven A. Weiss Planning Director, Planning Department

Mike Lara Building Official,

Building & Safety Department

Greg Flannery Code Enforcement Official, Code Enforcement Department

#### LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT

Agreement for Payment of Costs of Application Processing

#### TO BE COMPLETED BY APPLICANT:

| This agreement is by and between the County of Riverside, hereafter "County of Riverside",  |
|---|
| and Worker v. L. Smult Libelly hereafter "Applicant" and June C. Reed, Trustee Property Owner".  Description of application/permit use: |
| · · · · · · · · · · · · · · · · ·   |
| Plot Plan For a Wireless communication Sucilly  |
|   |

If your application is subject to Deposit-based Fee, the following applies

#### Section 1. Deposit-based Fees

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

#### Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

| ection 4. Applicant and Owner information  |
|--|
| 1. PROPERTY INFORMATION:   |
| Assessors Parcel Number(s): 763-250 -032   |
| Property Location or Address: 85240 Airport Blvd, Thermal CA 92274   |
| 2. PROPERTY OWNER INFORMATION:   |
| Property Owner Name: June C Reed, Trustee Phone No.: 760-399-5402  Firm Name: Email: Miragecpa @ acl. com  Address: 85240 Airport Blvd  Thermal, CA 92274  |
| 3. APPLICANT INFORMATION:  Applicant Name: Tyle Kent with Smith. Liken Phone No.: Phone No.: 141-701-244  Firm Name: Smith. NKUL Email: Tyler. Kento Smith. nk/10 con  Address (if different from property owner)  TYUNG CH 92610  |
| 4. SIGNATURES:   |
| Signature of Applicant:  Print Name and Title:  Date: 2/8/17  Date: 2/8/ |
| Signature of Property Owner:   |
| Signature of the County of Riverside, by   |
| FOR COUNTY OF RIVERSIDE USE ONLY   |
| Application or Permit (s)#:  |
| Set #:   |



Re: Letter Authorization

To Whom It May Concern:

Smartlink, LLC ("Smartlink") is an authorized representative of AT&T Mobility and has been contracted to perform Real Estate Leasing, Land-Use Entitlements and Architectural and Engineering Services for AT&T telecommunications facilities.

As an authorized representative of AT&T Mobility, Smartlink may file, review land use applications and permits, represent at hearings, accept conditions of approval, and negotiate leases on behalf of AT&T.

If there are any questions or comments, please contact me immediately

Sincerely,

Mark Rivera AT&T Mobility

Network Deployment Manager 12900 Park Plaza Drive

Cerritos, CA 90703

MR3921@att.com







Tyler Kent Wireless Development Specialist 18401 Von Karman Ave, Ste 400 Irvine, CA 92612 949.701.2444 cellular

949-419-3471 fax Tyler.kent@smartlinkllc.com

AT&T Project Number: CSL02430 AT&T Project Name: Reed Property

### **County of Riverside** Application for a Plot Plan Permit

Project Information and Justification

AT&T Mobility (AT&T) is requesting approval of a Plot Plan permit application for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

#### **Project Location**

Address: 85240 Airport Blvd, Thermal, CA 92274

APN: 763-250-032 Zoning: M-SC

#### **Project Representative**

Tyler Kent Smartlink, LLC 18401 Von Karman Ave, Ste 400 Irvine, CA 92612 949-701-2444 cellular 949-419-3471 fax Tyler.kent@smartlinkllc.com

#### AT&T Contact

Gunjan Malik, Project Manager 1452 Edinger Ave. 3rd Floor Tustin, CA 92780-6246 Gm827w@att.com 562-650-5681

#### **Project Description**

AT&T proposes to construct an unmanned wireless telecommunications facility consisting of a 70 tall faux palm tree "mopopalm." The antennas will be disguised within the branches of the palm tree which will blend nicely with the many other trees in the near vicinity. The associated equipment cabinets will be mounted within an 11'-5" x 12' equipment shelter, which will be fenced for security and placed in an unobtrusive section of the property. AT&T will work with the County and the community to install a state of the art stealth faux tree which will provide a benefit to the residents and visitors of the County of Riverside.

#### **Project Objectives**

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area to close a "significant gap in coverage:"

- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality (Threshold, -76db).
- When nearby other sites become overloaded, and more enhanced voice and data services are used (4G and other high-speed data services) signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In this specific case, this location was selected because AT&T's radio-frequency engineers (RF) have identified a significant gap in coverage in the vicinity of **Airport Blvd and the Thermal Airport** in the County of Riverside and the surrounding community as demonstrated on the enclosed radio-signal propagation maps.

#### Alternative Site Analysis

The following locations were evaluated and the reasons why they were not selected for this project are addressed. Please review the attached map for their precise locations:

- 1. 55998 Harrison St- Katrina McCombs
  This property was originally considered as AT&T's primary candidate, however, due to a title dispute, AT&T had to abandon this candidate.
- 2. 56850 Higgins Dr- John & Bettr Obradovich
  This property was too far outside of the desired search area to adequately fill AT&T's gap incoverage.
- 3. APN: 759-020-006 (Airport Blvd/Harrison St)- Anthony Vineyards-No response from property owner has been received despite several attempts to contact.
- 4. 85188 Airport Blvd-James & Jennifer Franco-No response from property owner has been received despite several attempts to contact.

#### Findings/Burden of Proof

The site for the proposed use is adequate in size and shape.

AT&T is proposing a mono-palm design for this project which is a stealth design. The requested height of the mono-palm design is the minimum height needed in order to fill the significant gap in coverage for this project. The height restriction for the wireless facilities is 70°. AT&T uses the most advanced technology and design when constructing the mono-palm so as to blend the facility with the surrounding community and landscaping and thereby minimizing the visual impact of the site.

The proposed location has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The access to this site is immediately off Airport Blvd. There are adequate access routes directly to the proposed facility. All the roadways and access ways within the facility are in compliance with local, state and federal regulations concerning width and pavement.

The proposed use will not have an adverse effect upon adjacent or abutting properties.

The project will not have an adverse effect upon adjacent or abutting properties as it is a stealth design that will blend naturally with the subject property and is far away from the residential areas that surround the parcel. The project will provide a public benefit of better wireless telecommunications and data services to the surrounding neighborhoods and community.

The proposed use is deemed essential and desirable to the public convenience or welfare.

The new wireless telecommunications facility is in high demand to the residents and visitors of the County of Riverside. Wireless communications are vastly used in this area and the need for this site was established entirely from increased usage of AT&T services in the vicinity of the requested project.

#### **GENERAL INFORMATION**

#### Site Selection

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties for consideration for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and the supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with AT&T.

Four key elements are considered in the selection process:

- Leasing: The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- Zoning: It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- Construction: Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- RF: It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

#### The Benefits to the Community

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they are doing these things in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people relocating are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers, such as police, fire, paramedics, and other first-responders.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25% of all preteens, ages 9 to 12, and 75% of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

#### Safety – RF is Radio

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National

Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All AT&T cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

#### AT&T Company Information

AT&T is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States.

AT&T is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate in the 1950.2-1964.8, 1965.2-1969.8 MHz and 1870.2-1884.8-1889.8 MHz frequencies, and a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

AT&T will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and other applicable laws.

The enclosed information is presented for your consideration. AT&T requests approval of the proposed location and design. Please contact me at 949-933-3918 or JMcConnell@smarlinkllc.com for any questions or requests for additional information.

Respectfully submitted,

Tyler Kent, Smartlink, LLC Authorized Agent for AT&T



March, 2018

RE: AT&T Wireless Site CSL02430, Thermal, 85240 Airport Blvd

TO: Whom it may concern,

The following is in response to your concerns over AT&T Wireless's site complying with the FCC rules covering RF exposure to persons near the site.

Frequency range that the facility will use

AT&T Wireless is licensed by the FCC for the frequencies as follows:

Receive freq. (MHz): 824-835, 845-846, 1850-1855, 1865-1870, 1885-1890, 1895-1900 Transmit freq.(MHz): 869-880, 890-891, 1930-1935, 1945-1950, 1965-1970, 1975-1980

#### RF Exposure to Persons Near the Site

The FCC states in 47 CFR § 1.1310 that the maximum permissible exposure level from RF radiation for the general population is between 0.6 and 1 milliwatts per centimeter squared (mW/cm²) depending upon the frequency of the transmitter. This is a measure of the RF power density at or below which there are no harmful effects.

The antenna that AT&T Wireless is using on this site is designed to transmit most of the signal in a horizontal direction (parallel to the ground). This is necessary to provide a useable signal level around the site. Within the first 600 feet from the site the transmitted signal does not need to be as strong consequently the antenna is designed to limit the signal level towards the ground to approximately ½ Watt of power. When this power reaches the ground its energy has been greatly reduced to the point where the RF exposure level is less than 2/10,000th of a percent of the maximum allowable exposure level permitted by the FCC.

These calculations are based on a typical antenna patterns for the type of antenna that AT&T Wireless is using on their sites. The effective radiated power is typically within the range of 100-500 Watts. The actual levels may vary slightly but in no case will they reach or exceed the FCC limits. Since AT&T has no control over other communication carriers' operations, we cannot guarantee that the facility will not interfere with other communications. However, AT&T guaranties that we will not transmit outside our frequency band that is approved and licensed by the FCC. In the unlikely event that interference does happen, AT&T will do the proper investigation as to the cause of interference and perform corrective measures if, in fact, the interference is caused by AT&T transmissions.

If Reliant Land Services and AT&T Wireless can be of further assistance, please do not hesitate to contact me at 714-685-0123.

Tom Mundl Reliant Land Services ATT Mobility

|  | The Province of the                     |  |   | ******  | Riverside   | CONCEOUS FO    | THE PERSON NAMED IN COLUMN   | alconoral Microphia                     | Final Build   | 11/10/2003·A                             |      |
|--|---|--|---|---------|-------------|----------------|--|---|---------------|--|------|
| 58204 Canyon Hills Water               |   | LOST RD  | ake Elsinore  | 92532   |             | 22.000/2423    | -11/ Cass Structure (Non-build   | 100000000000000000000000000000000000000 | Class Build   | 3/30/7006 A                              |      |
| 1003 Laguna Offices                    | :                                       | 11441 Heacock Street   | Moreno Valley   | 92597   | Riverside   | 33,6381667     | -117 280153 Structure (Non-Build   | Tree                                    | Final Build   | 6/29/2006 A                              |      |
| SC295 Hirst Presbyterian               | :                                       | SSIZZ GRACE SIREE  | Adoreso Valley  | 5756    | Phareida    | 29 992926      |  | Tree                                    | Final Build   | 9/10/2008:A                              |      |
| E696 Park Place (RL)                   |   | AND SEE DELICE SE  | Salm Datest   | 92260   | Binerelds   | 34 745 78189   | -115 982024 Structure (Non-Build   | Tree                                    | Final Build   | 12/19/2002 4                             |      |
| SB160 Civic Center Park                |   | 43002 San Pablo ave.   | Sam Desert  | 00776   | Disserted   | E010/10/10/10  | bling-nottle automate 200000 211.  | Kanaanala                               | Final Build   | 11/21/1995 A                             |      |
| CM42 / Cabazon Water                   |   | SUZSO MAIN SI.   | Capacol   | 04750   | Dimerido    | 24 07072122    | Mary Charles Charles (Non-Build  | Mononola                                | Final Build   | A 9621/2/8                               |      |
| CM159 A&K Railroad Ties                | :                                       | 1216U MISSION BLVD   | Discrete  | 1,0300  | Bivarcide   | 23 9731R05.6   | .117 323406: Structure (Non-Build  | Monopole                                | Final Build   | 9/29/2006: 4                             |      |
| E509 UCR Monopine                      | ON-AIR                                  | SOUTHINGSON AVENUE, BUILDING #4.75 (classes)   | Biverside   | 9250    | Riverside   | 34 07440106    | -117 502866 Structure (Non-Build   | Monopole                                | Final Build   | 8/13/1996 A                              |      |
| CM158 Jurupa Water Lank                | CN-AIR                                  | 1470 COUNTRY VICENCE NO  | Bandag  | 077770  | Riverside   | 94 92615186    | -116.858704 Structure (Non-Build   | Monopole                                | Final Build   | 11/19/1996.A                             |      |
| CM425 Ramsey TAKOO Craham St VZW Folio | ale NC                                  | Page Cettoburged Ave   | Moreno Valley   | 92553   | Riverside   | 33.92767027    | -117.252721 Structure (Non-Build   | Monopole                                | Final Build   | 3/23/2006·A                              |      |
| CM4551 Indian                          |   | SA10 MURIEL  | Riverside   | 92509   | Riverside   | 34.00515937    | -117,409062: Structure (Non-Build  | Monopole                                | Final Build   | 8/14/1996-A                              |      |
| Control Lingshander Church             |   | 3431 Mount Veronn Ave  | Riverside   | 92507   | Riverside   | 33.98019394    | -117.314584 Structure (Non-Build   | Bell Tower                              | Final Build   | 11/19/2003·A                             |      |
| 164 13th Street links 0                |   | ASS 12TH ST  | Riverside   | 92507   | Riverside   | 33.97601928    | -117,372539: Structure (Non-Build  | Light Pole                              | Final Build   | 11/8/1996: A                             |      |
| CM154 12th Street Light F              | :                                       | AOTA EN DEDING ET  | Riverside   | 92504   | Riverside   | 33.95261844    | -117 446169 Structure (Non-Build   | Light Pole                              | Final Build   | 10/25/1996 A                             |      |
| CM153 WIIdemess                        | :                                       | Delag Control America  | Derrie  | 925.21  | Biverside   | 43 R1 508611   | -117 205231 Structure (Non-Build   | Monopine                                | Final Build   | 12/30/2009.A                             |      |
| Leazb Orange Nursery                   | DN-AIR                                  | ZOZDO CIANGE AVERAGE   | Parimont  | BCCC0.  | Biverside   | - 44 94005862  | .116 975082 Building   | Roofton Structure                       | Final Build   | 7/29/1996:A                              |      |
| 451 Beaumont Livic Cent                | ON AIR                                  | Source Birds.  | Banalag   | 00000   | Riverside   | 93 92311463    | -116 908997 Structure (Non-Bulld   | Manopole                                | Final Build   | 7/29/1996.A                              |      |
| LM452 Sunrise Storage                  | CIN-AIR                                 | SAC TIMOOTIN SI  | 9   | 2000    | Distraction | 95.45.45.66    |  | Mononola                                | Final Build   | A 366/1/1/11                             |      |
| CM453 Beaumont RV                      | ON-AIR                                  | 910 WESTERN KNOLLS AVE   | Destinoin   | 2777    | NAME SIGN   | 24.04.000044   | The second secon | ologoup!                                | Pin a praid   | A 3001/01/8                              |      |
| CM156 Granite Hill (vacan              | ON-AIH                                  | 7621 GRANILE HILL  | - Myersiae  | 92209   | anice since | 20 77 4 70 000 | Alle de Constantes de Constant | Monopole                                | Final Bulld   | 672470018.4                              |      |
| IES30 ATC#301100 Temescal              | ON-AIR                                  | 23/58 temescal Lanyon Koad   | Corona  | 92603   | alikei sine | 32 57450471    | Pland real sections of the plant and   | Alcohologia                             | Single Brills | A CD05/80/01                             |      |
| SB176 Wayne's World                    | ON-AIR                                  | 38920 E Benton Rd  | Temecula  | 25526   | Kiverside   | 177020755      | Ding-look and the state of the   | Wood rain                               | Pinal build   | A 1007/07/2                              |      |
| SB1B0 Fortunato Land                   | ON-AIR                                  | 30705 Scott Rd   | Menitee   | 92584   | Kiverside   | 33.033808      | -11/ 329/16- Structure (Non-Build  | Monopole                                | Ding Pull     | C. C |      |
| SC322 Country Rd Windmill              | ON-AIR                                  | 9450 Manor Mountain Ct.  | Moreno Valley   | 92557   | Riverside   | 33.98345699    | -11/.22/292. Structure (Non-Build  | Monopole                                | Livel build   | 6/24/2001 A                              |      |
| 58171 Morrieta Fire Stati              | ON-AIR                                  | 40060 CALIFORNIA OAKS RD   | Murrieta  | 92562   | Riverside   | 13.5K1138Z9    | TI/ 19810/ Structure (Non-Build  | riag role                               | ringi bulla   | A SUCCESSION                             |      |
| IE370 Riverside Marriott               | ON-AIR                                  | 3400 Market Street   | Riverside   | 92501   | Riverside   | 33,96561113    | -11/3/28/2 Suliding  | Kapi lop Mount                          | Line Build    | H BOOT /ET /7                            |      |
| SB195 Harold's Saloon                  | ON-AIR                                  | 3834 MEGGINSON LN  | Piverside   | 92503   | Riverside   | 33.91463908    | -117,458032 Structure [Non-Build   | ree                                     |               | A zuoz inc int                           |      |
| IE543 American Dock Box                | ON-AIR                                  | 19940 Hansen Ave.  | Nuevo   | 92567   | Riverside   | 33,83396667    | -117 115203 Structure (Non-Build   | Tree                                    | Final Build   | A 6002/EZ/II                             | 11.4 |
| IE303 Rec Center                       | ON-AIR                                  | 38441 Via La Paloma  | Murrieta  | 92563   | Riverside   | 33.56310833    | -117.158215 Structure (Non-Build   | Tree                                    | Final Build   | 3/23/2010 A                              |      |
| SB201 Imperial Irrigation              | ON-AIR                                  | 81600 58TH AVE   | La Quinta   | .92253  | Riverside   | 33.62986321    |  | Self Support Tower                      | Final Bulld   | 12/28/2002 A                             |      |
| E305 El Chimisal Resy                  | ON-AIR                                  | 34695 1/2 El Mirador Corte   | Temecula  | 92592   | Riverside   | 33,46868056    | •  | Monopine                                | Final Build   | 5/30/2010 A                              |      |
| CM425 Oasis Vegetable Exc              | ON-AIR                                  | 77110 HIGHWAY 86   | Thermal   | 92274   | Riverside   | 33.48999929    | -116,111311  | Sell Support Tower                      | Final Build   | A 1007/7/C                               |      |
| IE730 Reaser                           | ON-AIR                                  | 1531 Mountain Ave  | San Jacinto   | 92544   | Riverside   | 33,77291667    | -116.92874¢ Structure (Non-Build   | Tree                                    | Final Build   | 6/29/2009 A                              |      |
| SB165 Murrietta Storaze                | ON-AIR                                  | 24850 LAS BRISAS RD  | Murrieta  | 92562   | Riverside   | 33.57702773    | -117.181417 Structure (Non-Build   | Tree                                    | Final Build   | 1/25/2003 A                              |      |
| SB200 Coachella Christian              | ON-AIR                                  | 50100 Jackson St   | COACHELLA   | 92236   | Riverside   | 33.68402911    | -116.215446 Structure (Non-Build   | Tree                                    | Final Build   | 3/24/2009 A                              |      |
| 2000                                   | OM-AID                                  | CONTRACTOR DISTRIBUTION OF THE PROPERTY OF THE | Cathedral City  | 92234   | Riverside   | 33.80194987    | -116.463019 Structure (Non-Build   | Self Support Tower                      | Final Build   | 8/12/1996:A                              |      |
| CIVILOT NAVA                           | e a se                                  | TO THE STATE OF SELECTION OF SE | Man Walls   | 01.026  | Riverside   | PS 274 25      | . '  | Light Pole                              | Final Build   | 5/29/2003 4                              |      |
| HALF Indian wells daluer               | E 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 20 ZDO INITIA NATIONALISM  | 44400   | 63000   | Dispersion  | CARONCIT EE    |  | Roof Ton Mount                          | Final Ruild   | 12/9/1996: A                             |      |
| CMASA SIMON WIBIDIS                    | N-MIN                                   | TIT IVALUE TO THE TOTAL TOTAL  | The Court of the  | 0 0 0 0 | Discorde    | E0101177 EE    | 115 060404 Chaicture (Non-Build  | 1000                                    | Final Baild   | 11/24/2003 A                             |      |
| 58164 National Scent Comp              | N T                                     | 252 W ESPLANAUE AVE  | O THE PERSON OF |         | Discordido  | 90010000 00    | A17 official Createring Mon-Resid  | - Lagran                                | a lead        | 9/22/2005 A                              |      |
| IE297 Sycamore Creek                   | ON-AIR                                  | 11521 Indian Truck Trail   | Corona  | 50076   | Alverside   | 33.73801383    |  |   |               | A 600CLATIC                              |      |
| 58203 Prince of Peace                  | ON-AIR                                  | 701 N. Sanderson Ave. f/k/a 24990 Sanderson  | Hemet   | 92545   | Riverside   | 33.75844846    | -117.008668  |   | Ding inui     | A coopies in                             |      |
| SB196 Riverside Faith Tem              | ON-AIR                                  | 2379 PENNSYLVANÍA AVE  | Riverside   | 92507   | Riverside   | 33.9691965     | -117,360864  | Roof Top Mount                          | Final Build   | 12/28/2007. A                            |      |
| IES35 Meadowbrook Center               | ON-AIR                                  | 5119 Jurupa Ave.   | Riverside   | 92504   | Riverside   | 33 96246111    | <b>'</b> 4   | ٠.                                      | Final Build   | 9/26/2008 A                              |      |
| IE705 Hemet High Sch (RL)              | ON-AIR                                  | 41701 Stetson ave.   | Hemet   | 92544   | Riverside   | 33,73105833    | -116.934719 Structure (Non-Bulld   | Light Pole                              | Final Boild   | 3/23/2010 A                              |      |
| 51 Pathway Church                      | ON-AIR                                  | 6755 Victoria Ave  | Siverside   | 92506   | Riverside   | 33.93344722    | -117.384467 Structure (Non-Build   | Monopine                                | Final Build   | 12/23/2009·A                             |      |
| CM256 74 Water Tank                    | ON-AIR                                  | 27825 1/2 HWY 74   | Perris  | 92570   | Riverside   | 39.71533582.   | -117.30784* Structure (Non-Build   | Monopole                                | Final Build   | A 7961/01/2                              |      |
| CR141 Norch Storage                    | ON-AIR                                  | 16238 HAMNER AVE   | Norce   | 92860   | Riverside   | 33.9049758     | -117.560277 Structure (Non-Build   | Tree                                    | Final Build   | 11/14/2001 A                             |      |
| Change Armes Alles                     | ON-AIR                                  | 3879 6TH ST  | Riverside   | 92501   | Riverside   | 33,98485742    | -117,374991 Structure (Non-Build   | Light Pole                              | Final Build   | 9/18/1998 A                              |      |
| 504 Admico Alley                       | ON-NO                                   | 20 Highland Spring But   | Beaumont  | 92223   | Riverside   | 33.91867227    | -116.947111  | Manopine                                | Final Build   | 12/23/2009 A                             |      |
| lesso seaumont nealin Cil              | ON-AIR                                  | 29 Digitaliu Spirit Ave.   | Hamel   | 97543   | Phecida     | R7779C27 FF    |  |   | Final Build   | 4/30/200B A                              |      |
| ESS2 Hemet Trailer Suppl               | ON-AIH                                  | ISSI W. Acada Ave.   | Memer Meller  | 5,575   | Dinacida    | 00 00444590    |  | 2                                       | Final Build   | 9722/2000 A                              |      |
| LM491 FINL Company                     | ON-AIR                                  | PASC PERKIS BLYD   | Biograph .  | 30300   | Districts   | 33 OCUCOBA     | 17   | : 7                                     | Float Build   | 6/1/2000:A                               |      |
| CM492 City of Riverside                | ON-AIR                                  | VITS JUKUPA AVENUE   | KIVETSIDE   | 00076   | Niversida   | 99 0000000     | ١.   | ,                                       | Final Build   | 4.50003.1E                               |      |
| 50459 Business Park                    | CN-AIK                                  | 39/35 MUKRIETA HOLI SPRINGS RU   | Winitiera   | 20075   | Direction   | COCOUNTY OF C  |  | , 7                                     | Final Build   | 6/23/2010 A                              | W    |
| E962 Providence Park                   | CN-AIR                                  | 7525 WDODPINEDN RD   | COTOTA  | 20076   | Discosido   | 2000470000     | 117 230141 Chartere  |   | Final Build   | 4-2/23/2003-A                            |      |
| SB223 UC Riverside                     | ON-AIR                                  | BBO W. LINDEN  | AIVEISIDE   | ,000 E  | Cheerside   | TOO LOCK       | 416 266783   | 3                                       | Final Build   | 4 9000/20/21                             |      |
| 95 Safeguard Storage                   | ON-AIR                                  | S0164 SR 111   | india<br>in the the   | 10776   | Myerside    | . 99 C9116E4   | ı,   |   | Float Build   | 13/23/1998:A                             |      |
| CMS01 Shaffeltt Hill                   | SAN SAN                                 | Sabau 1/2 etimional tiv  | Williamer   | 06076   | DIN LAKE    | TOTAL OF       | 1  | 1                                       | Class Build   | A. B001/2001                             |      |
| CM502 Shipley Ranch                    | ON-AIR                                  | 33510 1/2 KANCHAND RD  | Hemet   | 55576   | KINEISIDE   | 23.7.1037.00   | Ì.   | 1                                       | Cree Parily   | 4.9000,0076                              |      |
| ie958 Byron                            | ON-AIR                                  | 42488 Byron Place  | Bermuda Dunes   | 92203   | Riverside   | 33.73921557    | -126.29554** structure   | Iree                                    | rina Build    | A 2002/62/6                              |      |
| CM504 Daniel Peak                      | ON-AIR                                  | 10700 1/2 50BOBA RD  | SAN JACINTO   | 92583   | - Niverside | 23.82935/5/    | -110,3537  | 1                                       | Little Dullo  | N SEET STATE                             |      |
| CM505 Shaffer Engineering              | ON-AIR                                  | 86 045 AVE 52  | Coachella   | 92236   | Riverside   | 33.67080035    | 7  | *                                       | Final Build   | A/2007/7                                 |      |
| CM506 Sprint San Jacinto               | ON-AIR                                  | 18051 GILLMAN SPRINGS RD   | Moreno Valley   | :92555  | Riverside   | 33.84410812    | -  | -                                       | Final Build   | 10/1/2001 A                              |      |
| CMS07 Lamb Canyon Landfil              | ON-AIR                                  | 16411 LAMB CANYON ROAD   | Seaumont  | 42223   | Riverside   | 33,88215716    |  |   | Final Build   | 12/30/1998 A                             |      |
| CM129 Fischer Road Cul-de              | ON-AIR                                  | 6402 FISCHER RD  | Riverside   | -92507  | Riverside   | 33.93363194    | -117,290518 Structure (Non-Build   | ٠,                                      | Final Build   | 11/19/1996:A                             |      |
| IES24 St. Vincent Church               | ON-AIR                                  | 27931 Murrieta Rd  | Sun City  | 92286   | Riverside   | 33.715825      | -117.207525 Structure (Non-Build   | ·                                       | Final Build   | 3/31/2009'A                              |      |
| CM468 Building Supply                  | ON-AIR                                  | 490 E SUNNY DUNES RD.  | Palm Springs  | -92264  | Siverside   | 33.81269184    | -116.542126 Structure  | ٦.                                      | Final Build   | 11/21/1996:A                             |      |
| CM151 La Sierra at Arling              | ON-AIR                                  | 6991 LA SIERRA   | Riverside   | 92505   | Riverside   | 33.94449561    | ij   | ₹<br>;                                  | Final Build   | 11/8/1990:A                              |      |
| CM150 Triple R                         | ON-AIR                                  | 2831 RAGLE WAY   | Corona  | 92879   | Riverside   | 33.88981667    | Ÿ,   |   | Final Build   | 4/26/1996 A                              |      |
| S0458 Promenade Mall Macy              | ON-AIR                                  | 40900 WINCHESTER RD  | Temecula  | 92591   | Riverside   | 33.5242777     | . >  | Ξ,                                      | Final Build   | 6/6/2007 **                              |      |
| SC326 Salvation Army                   | ON-AIR                                  | 30-400 Landau Blvd.  | Cathedral City  | 92234   | Riverside   | 33.82813611    | -116.474542  |   | Final Build   | 6/29/2007 A                              |      |
| CM450 Palm Desert Town Ce              | ON-AIR                                  | 7284D HIGHWAY 111  | Palm Desert   | .92260  | Riverside   | 33.7235584     |  | Rooftop Structure                       | Final Build   | 11/22/1996.A                             |      |
| 5B174 Busch Land                       | ON-AIR                                  | 24240 BUNDY CANYON   | Wildomar  | .92595  | Riverside   | 33,63763695    | Ċ  |   | Final Bulld   | 3/11/2004 A                              | :    |
| CM463 Desert Hospital                  | ON-AIR                                  | 1150 N INDIAN CANYON DR  | Palm Springs  | 92262   | Riverside   | 33,83899406    | . 1  | :                                       | Final Bulld   | 11/8/1996'A                              |      |
| CM464 French Properties                | ON-AIR                                  | 77530 ENHELD IN # C  | Palm Desert   | 92211   | Riverside   | 33.76180625    | -116.311412 Structure [Non-Build   |   | Final Build   | 12/6/1996 A                              |      |
| CM465 India Water                      | ON-AIR                                  | 83101 AVENUE 45  | India   | 92201   | Riverside   | 33.72083447    | Ċ  |   | Final Bulld   | 1/4/1997 A                               |      |
| \$8570 Albertson's Shappin             | ON-AIR                                  | 2955 VAN BUREN   | Riverside   | 92503   | Riverside   | 33.90951038    | s -117.435238 Structure (Non-Build   |   | Final Build   | 6/23/2006 A                              |      |
| CM467 AM/PM Arco                       | -ON-AIR                                 |  |   |         |             |                |  |   |               |  |      |
|  |   | Z/SOUDALE PALM DR.   | Cathedral City  | .92234  | Riverside   | 33.84616471    | 116.457967 Structure (Non-Build  |   | Final Build   | A 2027/2002 A                            |      |

|  |                                  |                                  |                                  |                           |                                  |                     |                                  |                                  |                                  |                           |                                   |                                  | 1                                 |                                  | THE WAY TO SEE A                |                                  |                               |                                   |                                  |                                   |                                  |                                  |                          |                           | :                                |                                   |                                 |                                 | :                               |                                   |                                 |                        |                                  | Admin Colors Colors  | ***                      |                                 |                                  |                                  |                                  |                        |                                   |                           | :                                | Commercial and a constraint of the con- |                                  |                                  |                                 |                         |                                  |                                  |                           |                                  |                           |                                  |                           |                                  |                                 |                                  |                           |                                  |                                  |                                  |                                  |                                   |                                  |                                  |  |  |                                  |
|--|----------------------------------|----------------------------------|----------------------------------|---------------------------|----------------------------------|---------------------|----------------------------------|----------------------------------|----------------------------------|---------------------------|-----------------------------------|----------------------------------|-----------------------------------|----------------------------------|---------------------------------|----------------------------------|-------------------------------|-----------------------------------|----------------------------------|-----------------------------------|----------------------------------|----------------------------------|--------------------------|---------------------------|----------------------------------|-----------------------------------|---------------------------------|---------------------------------|---------------------------------|-----------------------------------|---------------------------------|------------------------|----------------------------------|----------------------|--------------------------|---------------------------------|----------------------------------|----------------------------------|----------------------------------|------------------------|-----------------------------------|---------------------------|----------------------------------|---|----------------------------------|----------------------------------|---------------------------------|-------------------------|----------------------------------|----------------------------------|---------------------------|----------------------------------|---------------------------|----------------------------------|---------------------------|----------------------------------|---------------------------------|----------------------------------|---------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|-----------------------------------|----------------------------------|----------------------------------|--|--|----------------------------------|
| 8/26/1996 A<br>11/14/1996 A  | 11/20/1996 A                     | 11/26/1996 A                     | 9/29/2008 A                      | 9/27/2008 A               | 12/6/1996 A                      | 11/22/1996.A        | 11/8/1996 A                      | 10/29/1996.A                     | 12/31/2002.A                     | 3/17/2006 A               | 12/26/2007 A                      | 6/26/2007 A                      | 3/29/2007 A                       | 12/2/2007. A                     | A 5007/9/9                      | 11/25/2005 A                     | 12/21/2001 A                  | 6/21/2007 A                       | 12/23/2009 A                     | 3/27/2008 A                       | 10/22/1996 A                     | 3/3/2008 A                       | 9/11/2007 A              | 9/19/2007 A               | 12/24/2008 A                     | 9/30/2008 A                       | A . BEET /c/o                   | # 900 took                      | 4 10/7002 H                     | 41 (25/2003 4                     | 11/7/1996:A                     | 10/31/1996:A           | 12/25/1996 A                     | 1/8/1997 A           | 5/20/2004 A              | 1/8/1997 A                      | Z/12/1997. A                     | 10/30/3000 A                     | 12/15/2000 A                     | 6/28/2007.A            | 6/8/2004 A                        | 1/23/2007:A               | 11/20/2003 A                     | 6/12/2007 A                             | 8/31/2010 A                      | 8/20/2008 A                      | 12/28/2009 A                    | 7/21/2010: A            | 11/25/1996 A                     | 6/27/2001 A                      | 6/27/2007 A               | 9/20/1996 4                      | 12/30/1996 A              | 7/12/1996'A                      | 1/30/1997 A               | 5/28/2010 4                      | 6/8/2004 4                      | 8/18/2003:A                      | 11/27/2003 A              | 6/30/2003: A                     | 5/7/2003 A                       | 11/18/2002 A                     | 11/3/1998 A                      | 12/9/2002 4                       | 4/8/2009 A                       | A POOS/25/21                     | 3/17/2003 A                                | 1/1/2006 A   | 12/23/2008 A                     |
|  |                                  |                                  |                                  |                           |                                  |                     |                                  |                                  |                                  |                           |                                   |                                  |                                   |                                  |                                 |                                  | •                             |                                   |                                  |                                   |                                  |                                  |                          |                           |                                  | :                                 | :                               | 1                               | :                               |                                   | :                               |                        |                                  |                      |                          |                                 |                                  |                                  |                                  |                        | 1                                 |                           |                                  |   |                                  |                                  |                                 |                         |                                  |                                  |                           |                                  |                           |                                  |                           |                                  | :                               |                                  |                           | :                                |                                  |                                  | :                                | i                                 | :                                |                                  |  |  |                                  |
| Final Build  | Final Build                      | Final Build                      | Final Bulld                      | Final Build               | Final Build                      | Final Build         | Final Build                      | Final Build                      | Final Beild                      | Final Build               | Final Build                       | Final Build                      | Final Bulld                       | Final Build                      | Final Build                     | Final Build                      | Final Build                   | Final Build                       | Final Bulld                      | Final Build                       | Final Build                      | Final Build                      | Final Build              | Final Build               | Final Build                      | Final Build                       | Final Build                     | Fruellia                        | Final Bulld                     | ring build                        | Final Build                     | Final Build            | Final Build                      | Final Bulld          | Final Build              | Final Build                     | Final Build                      | Final Build                      | Final Build                      | Final Build            | Final Build                       | Final Build               | Final Build                      | Final Build                             | Final Build                      | Final Build                      | Final Build                     | Final Build             | Final Build                      | Final Build                      | Final Gulld               | Final Build                      | Final Build               | Final Build                      | Final Build               | Final Build                      | Final Build                     | Final Build                      | Final Build               | Final Build                      | Final Build                      | Final Build                      | Final Build                      | Final Build                       | Final Bulld                      | Final Build                      | Final Build                                | Final Build  | Final Build                      |
| Self Support Tower<br>Monopole                                       |                                  | Light Pole                       | Tree                             | Koor lop Maunt            | Monopole                         | Rooftop Structure   | Monopole                         | Monopole                         | Side Mount                       | In-Building IP Acces      | Tree                              | Monopole                         | Monapole                          | Monopole                         | Tree                            | Monopole                         | Steeple                       | Tree                              | Tree                             | Light Pole                        | Monopole                         | Light Pole                       | Roof Top Mount           | Roof Top Mount            | Flag Pole                        | Tree                              | Monopole                        | Self Support Tower              | Tree                            | Tree.                             | Managale                        | Rooftop Structure      | Wood Pole                        | Roof Top Mount       | Roof Top Mount           | Manapole                        | Monopole                         | Monopole                         | Watertank                        | Roof Too Mount         | Tree                              | Roof Top Mount            | Light Pole                       | Utility Lattice Towe                    | Monopine<br>Haingla/Minnopin     | Goof Top Mount                   | Tree                            | In-Building IP Acces    | Manapole                         | Tree                             | Roaf Top Mount            | Monapole                         | Roof lop Mount            | Boot Ton Mount                   | Light Pole                | Unipole/ Micropole               | Tree                            | Tree                             | Roof Top Mount            | Watertank                        | Tree                             | Tree                             | Manapole                         | Light Pale                        | Utility Lattice Towe             | Light Pole                       | Monopole                                   | In-Building IP Acces                                   | Light Pole                       |
| -116.614968 Structure (Non-Build<br>-116.502511 Structure (Non-Build | -117,454693 Structure (Non-Build | -117,420752 Structure (Non-Build | -117.462917 Structure (Non-Build | -116.405809* Building     | -116.358025 Structure (Non-Build | 116.300172-Building | -117.192454 Structure (Non-Build | -116.504742 Structure (Non-Build | -117,175156-Structure (Non-Build | -116.504602 Building      | -117.381693. Structure (Non-Build | -116.504775 Structure (Non-Build | -114.902219 Structure (Non-Build  | -117,208819 Structure (Non-Bulld | 117.172172 Structure (Non-Build | -114 599833 Structure (Non-Build | 414 3021 Greinseine Nan-Build | -116 ORGS18: Structure (Non-Build | -117.271167 Structure (Non-Build | -117.494348' Structure (Non-Build | -117,547862 Structure (Non-Build | -117.473664 Structure (Non-Build | -117,375322 Building     | -116.32624. Bullding      | -117.584561 Structure (Non-Build | -117.626328. Structure (Non-Build | -11/493983 Structure (Non-Build | -116.22571 Structure (Non-Build | 117.090361 Structure (Non-Build | -115 38 1595 Structure (Non-Build | 117 283874 Structure (Non-Build | -117,159969 Building   | -117.135812 Structure (Non-Build | -117.146735 Bullding | -117.56861 Bullding      | 117.106164 Structure (Non-Build | -117.043392-Structure (Non-Build | -117.097583 Structure (Non-Build | 117 541 850 Structure (Non-Build | -117 494806: Building  | -116.281348. Structure [Non-Build | -117.506595 Building      | -117,574266 Structure (Non-Build | -117,195572 Structure (Non-Build        | -117,224856 Structure (Non-Build | -117.725559 Structure (Non-Build | 117 356117 Storetice (Non-Build | -117.177559 Building    | -117.398439 Structure (Non-Build | -117.502746 Structure (Non-Build | -117.56438: Bullding      | -117,609475 Structure (Non-Build | -117.33536 Building       | -117.355389 Structure (Non-Build |                           | -116 575997 Structure (Non-Build | -116.40531 Structure (Non-Build | -117.440722 Structure (Non-Bullo | -117.273579 Building      | -117,285307 Structure (Non-Build | -117.227801 Structure (Non-Build | -117,217191 Structure [Non-Build | -117.372005 Structure (Non-Bulld | -117.3321.4: Structure (Non-Build | -116,964622 Structure (Non-Build | -117.471925 Structure (Non-Build | -117.060691 Structure (Non-Build           | -117.34532 Building                                    | -117,332597 Structure (Non-Build |
| 33,92458194  | ٠.                               | . :                              | 1                                | 33.75321941               | 1.                               | 1 3                 |                                  |                                  | 33.550.53476                     |                           | 1                                 |                                  |                                   | - 1                              |                                 |                                  |                               | 99 571108                         |                                  |                                   |                                  |                                  | 34,00355278              |                           |                                  | Ċ                                 |                                 | 33.801992                       |                                 | :                                 | 55.97541317<br>33.747406        | 1                      | 1.                               | :                    |                          | 33,52050384                     | 33.55399944                      |                                  | 33.94827778                      | 1.                     | 33,77652634                       | 33.86097239               | 33.841801                        | 33.60029444                             | 33.84176667                      | 55.88344122                      | 28 65 30 58 5                   | 99 514572               | 93.685799                        | 33.89641038                      | 33.8855556                | 33.96047073                      | 33.92113742               | 35.94875                         | 53.92456.<br>843.17719.5P | 93.80180278                      | 33.68466678                     | 33,85852493                      | 33,939006                 | 33.83619535                      | 33.91564416                      | 33.59730193                      | 33.94392708                      | 33.66616237                       | 33,94940553                      | 33.94355698                      | 34.005 /3056<br>33.51677863                | 33.99748   | 33.98284444                      |
| Riverside  | Riverside                        | Siverside                        | Riverside                        | Riverside                 | Riverside                        | Riverside           | Riverside                        | Riverside                        | Rinerside                        | Riverside                 | Riverside                         | Riverside                        | Riverside                         | Riverside                        | Riverside                       | Riverside                        | Riverside                     | alverside.                        | - Riverside                      | Riverside                         | Riverside                        | Riverside                        | Riverside                | Riverside                 | Riverside                        | Riverside                         | Riverside                       | Riverside                       | Riverside                       | Kiverside                         | Kiverside                       | Riverside              | Riverside                        | Riverside            | Riverside                | Riverside                       | Riverside                        | Riverside                        | Kiverside                        | Riverside              | Riverside                         | Riverside                 | Riverside                        | Riverside                               | Riverside                        | Riverside                        | Disercide                       | Riverside               | Riverside                        | Riverside                        | Riverside                 | Riverside                        | Riverside                 | Kiverside                        | Disperside                | Riverside                        | Riverside                       | Riverside                        | Riverside                 | Riverside                        | Riverside                        | Riverside                        | Riverside                        | Riverside                         | Riverside                        | Riverside                        | Riverside                                  | Riverside  | Riverside                        |
| 92282  | 92503                            | 92503                            | 92503                            | 92270                     | 92260                            | 92253               | 92555                            | 92262                            | 24626                            | 92262                     | 92501                             | 92262                            | 92239                             | 92571                            | 92555                           | 92225                            | 92879                         | 00226                             | E2558                            | 92509                             | 91752                            | 92509                            | 92501                    | 92210                     | 92882                            | 92882                             | 92209                           | 92241                           | 92592                           | 67776                             | 9250b                           | 06526                  | 92592                            | 92563                | 92881                    | 92591                           | 92591                            | 92592                            | /5525                            | 92505                  | 92201                             | 92882                     | 92882                            | 92562                                   | 92571                            | 92351                            | 92555                           | 06566                   | 92530                            | 92503                            | 92880                     | 92880                            | 92506                     | 90526                            | 57305                     | 92559                            | 92260                           | 92503                            | 92553                     | .92570                           | 92553                            | 92595                            | 92506                            | 92530                             | 92223                            | 92503                            | 92509                                      | 92507  | 42507                            |
| WHITE WATER  | Riverside                        | Riverside                        | Riverside                        | Rancho Mirage             | Palm Desert                      | La Quinta           | Moreno Valley                    | Palm Springs                     | Murrieta                         | Palm Sorings              | Riverside                         | Palm Springs                     | Desert Center                     | Perris                           | Moreno Valley                   | Palo Verde                       | Corona                        | Moora                             | Moreno Valley                    | Jurupa                            | Mira Loma                        | Jurupa                           | Riverside                | Indian Wells              | Corona                           | Corona                            | Riverside                       | oipul                           | Temecula                        | Beaumont                          | Riverside                       | Tementa                | Temecula                         | Murrieta             | Corona                   | Temecula                        | Temecula                         | Temecula                         | Moreno Valley                    | Bharride               | India                             | Corona                    | Corona                           | Murrieta                                | Perris Valley                    | Moreno Valley                    | Moreno Valley                   | Temerula                | Lake Elsinore                    | Riverside                        | Corona                    | Corona                           | Riverside                 | Riverside                        | Biverside                 | Palm Springs                     | Palm Desert                     | Riverside                        | Moreno Valley             | Perris                           | Mareno Valley                    | Wildomar                         | Riverside                        | Lake Elsinore                     | Beaumont                         | Riverside                        | Riverside                                  | Riverside  | Riverside                        |
|  |                                  |                                  |                                  |                           |                                  |                     |                                  |                                  |                                  |                           |                                   |                                  |                                   |                                  |                                 |                                  |                               |                                   |                                  |                                   |                                  |                                  |                          |                           |                                  |                                   |                                 |                                 |                                 |                                   |                                 |                        |                                  | 1                    |                          |                                 |                                  |                                  |                                  |                        |                                   |                           |                                  |   | :                                |                                  |                                 |                         | :                                |                                  |                           |                                  |                           |                                  |                           |                                  |                                 |                                  |                           |                                  |                                  |                                  |                                  |                                   |                                  |                                  |  |  |                                  |
| 60013 1/2 DILLON RD  | 10209 INDIANA AVE                | 8320 DIANA AVE                   | 6990 Van Buren Ave.              | 39000 BOB HOPE DR         | 2704 Club House Dr.              | 78140 CALLE TAMPICO | 26930 FIR AVE                    | 4375 MESQUITE AVE                | 41400 DATE ST                    | 1100 Bird cepter          | 4495 Magnofia Ave                 | 1955 Executive Dr.               | 3760 Wiley Well Rd/Insterstate 10 | 681 E, San Jacinto Ave.          | 28092 Fronwood Avenue           | 180 W 14th Ave                   | 526 MAGNOLIA AVE              | /2-840 Hwy 111                    | 13031 Elementh Street            | 4961 Poinsettia Place             | 12095 LIMONITE                   | 4810 Pedley Ave.                 | 4505 Allstate Dr         | 44400 Indian Wells Lane   | 1150 W 10th Street               | 2800 Ridgeline Drive              | 6150 BEACH ST                   | 82401 Ave 34                    | 32680 Avenida Lestonnac         | 38989 CHERRY VALLEY BLVD          | 4725 BROCKTON AVE               | 20041 STATE MIGHWAT 74 | 44501 RAINBOW CANYON RD          | 35510 LOS ALAMOS RD  | 1230 S MAIN ST           | 31000 RANCHO CALIFORNIA RD      | 37805 RANCHO CALIFORNIA RD       | 45728 Pechanga Pkwy              | 11875 Pigeon Pass Road           |                        | 2900 Pietre Street                | 1901 W Ontario AVE        | 3210 S MAIN ST                   | 26552 Pabesu Rd                         | 3845 N. Perris Blvd              | 16340 B Perris Blvd.             | 26200 Ins Ave.                  | 42110 Remination Ave    | 29355 1/2 GRAND AVE              | 4151 Buchanan Avenue             | 389 N. Main Street        | 14762 SCHLEISMAN RD              | 7195 ALESSANDRO BLVD      | S697 ALESSANDRO BLVD             | 9129 MAISNOLIA AVE        | 1900 R Oales Causes Drive        | 1900 E. Fallit Campon Dilve     | 12676 El Sobrante Road           | 22400 TOWN CIR            | 21650 ELMWDOD ST                 | 24831 ALESSANDRO BLVD            | 25125 CLINTON KEITH              | 6089 VICTORIA AVE                | 354 W. Limited St.                | 1447 Cherry Ave.                 | 6063 CHAPEL ST                   | 6320 Mission Boulevard<br>Red to called RD | 1550 Marlborough Ave                                   | 1000 W. Blaine St.               |
| ON-AIR   | ON-AIR                           | ON-AIR                           | ON-AIR                           | ON-AIR                    | ON-AIR                           | ON-AIR              | ON-AIR                           | ON-AIR                           | ON-AIR                           | ON-AIR                    | ON-AIR                            | ON-AIR                           | ON-AIR                            | ON-AIR                           | ON-AIR                          | ON-AIR                           | ON-AIR                        | ON-AIR                            | ON-AIR                           | ON-AIR                            | ON-AIR                           | ON-AIR                           | ON-AIR                   | ON-AIR                    | ON-AIR                           | ON-AIR                            | ON-AIR                          | ON-AIR                          | ON-AIR                          | ON-AIR                            | ON-AIR                          | ON-AR                  | ON-AIR                           | ALP-NO.              | ON-AIR                   | ON-AIR                          | OM-AIR                           | ON-AIR                           | ON-AIR                           | OF AIR                 | 84                                | ON-AIR                    | ON-AIR                           | ON-AIR                                  | ON-AIR                           | ON-AIR                           | ON-AIR                          | S S                     | ON-AIR                           | ON-AIR                           | ON-AIR                    | CN-AIR                           | ON-AIR                    | ON-AIR                           | ON-AIR                    | SN-AR                            | NO.NO.                          | ON-AIR                           | ON-AIR                    | ON-AIR                           | ON-AIR                           | ON-AIR                           | ON-AIR                           | ON-AIR                            | ON-AIR                           | ON AIR                           | ON-AIR                                     | ON-AIR   | No-AlR                           |
| CM469 Kruse Microwave  | CM349 Lisht Pole Indiana         | CM148 Indiana                    | (E441 Doolittle                  | CM474 Elsenhower Mem. Hos | E978 Indian Hills Monopa         | CM478 Plaza Tampico | CM455 Redden                     | CM466 Demuth Park                | S8215 Fricker Investment         | SB210 Raiphs Center Tower | IE413 Calvary Presb, Chur         | IE435 SCE Farrel Substati        | E133ATC ColowileyWelfRd.          | E431 Inland Boat and RV          | E920 SCE Moreno Substatí        | IEE09Palo Verde Irrig Dis        | CM306 St Johns Episcopal      | IES22 DAS 72-840 Hwy 111          | LEABH Mecca Arco                 | FESSA Knowled Fleta               | CM213 Sky Farms                  | E563 Rick Thompson Arena         | IE610 Rivera Office Bldg | 16443 Renalssance Esmeral | E527 Corona H.S. Stadium         | IES17 Prado View Elem             | CM212 Limonite/Beach            | IE186 Anderson Comm.            | IE409 St. Jeane School          | SB267 All Seasons Hay - V         | SB253 Eden Lutheran             | CMZSb Gardia           | CM258 Ternecula Golf Cours       | CM259 Shushan        | 5B252 Corona Fundamental | CM261 General Kearney Res       | CM262 Buck Mesa Reservoir        | CM263 Boseker Ranch              | IE919 Pigeon Pass Mail 2         | CM255 Norce Water lank | CB349 Coding land                 | SB238 Corona Christian Ch | 58237 Mountaingate Light         | IE891A JO Dan Nursery/ATC               | IE892 VZW Clay Pot               | IE489 Extra Space Storage        | le697 Lakeside McDonalds        | 12898 Kalmia Water Lank | CM265 Mc Vicker Park             | JED27 American Legion No.        | IE450 Union Bank Building | CM198 Dairy Farm                 | CM197 Communications Cent | CM196 Riverside Swim Club        | CM195 LB148 (Magnolia)    | LIMILYZ Pinedale                 | COAT CIND ITHIUSU               | SB169 SCE-El Sobrante Sub        | SB159 Robinson May Moreno | SB170 Clark Street               | SB158 Alessandro Perris S        | SB172 Clinton Keith              | CM378 Victoria Presbyteri        | SB173 Swick Field Temp Si         | IES1S SCE Devers Vista N         | CM385 Chapel & City              | E399 Joyce Drive Thru                      | SBL/S Sprint Cold - Pauba<br>IP111A TEST Rivisd Switch | IF950 LICR Sports Cent           |
| IED4469A   |                                  |                                  |                                  |                           | 1E04978B                         |                     |                                  |                                  | . '                              | E24347V                   |                                   |                                  |                                   | 1E24132C                         | IE24920B                        |                                  |                               |                                   | E24088A                          |                                   |                                  |                                  |                          |                           |                                  |                                   |                                 |                                 |                                 |                                   |                                 | SCOOL STATE            |                                  |                      |                          |                                 | _                                |                                  |                                  |                        | 1E24041A                          | E04238A                   | E04237A                          |   |                                  |                                  | E24897A                         | E24898G                 | 1E04265A                         | 1E24027A                         | IE24045B                  | E04198A                          | E04197A                   | E04196A                          | E04195A                   | 15041924                         | ECA270A                         | IE04371A                         | IE04352A                  | 1E04373A                         | E04351A                          | E04377A                          | IE04378A                         | E04382A                           | E25515A                          | IE04385A                         | IE25739D                                   | E0438/A  | IE25350A                         |

|   |                     |                    |                                  |                          |                                 |                                  |                                  |                                  |                                  |                                  |   |   |                                  |                                  |                                  |                                  |                                  |                                       |   |                           |                                  |                                  | •                               |                      |                               |                             |                                  |                        |                                  |   |                         |                                  |                       |                                  |   |                                  |                                   |                                  |  |                                  |                                  |                                  |                                  |                                  |                           |                           |  |  |                                  |                                  |   |                                  |                          |                                  |  |                       |                                  |                           |                                  |  |                                  | :                                |                                  |  |
|---|---------------------|--------------------|----------------------------------|--------------------------|---------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|---|---|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|---------------------------------------|---|---------------------------|----------------------------------|----------------------------------|---------------------------------|----------------------|-------------------------------|-----------------------------|----------------------------------|------------------------|----------------------------------|---|-------------------------|----------------------------------|-----------------------|----------------------------------|---|----------------------------------|-----------------------------------|----------------------------------|--|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|---------------------------|---------------------------|--|--|----------------------------------|----------------------------------|---|----------------------------------|--------------------------|----------------------------------|--|-----------------------|----------------------------------|---------------------------|----------------------------------|--|----------------------------------|----------------------------------|----------------------------------|--|
| 6/8/2007 A<br>7/1/1998 A                            | 5/23/1996 A         | 11/12/2001 A       | 4/29/1996 A                      | 12/31/2005 A             | 11/6/11996 A                    | 5/14/1996: A                     | 5/27/2010 A                      | 11/21/1996 A                     | 8/26/1996 A                      | A 8002/61/6                      | 10/16/2002 4                            | 12/20/2002 A                                | 12/8/2000 A                      | 3/27/1998 A                      | 10/21/1998 A                     | 12/15/2002 A                     | 6/4/1998 A                       | 4 1/22/2002 A                         | 3/20/2007 A   | 3/11/2008 A               | 6/23/2010 A                      | 9/25/2008 A                      | 9/29/2008 4                     | 9/26/2007:4          | 12/18/2007 4                  | 3/27/2005 A                 | 1/2/2005 A                       | 4/25/2007 A            | 6/29/2005.A                      | 9/30/2008 A                                       | 1/8/2010 A              | 12/27/2007 A                     | 3/3/2005 4            | 6/26/2009 A                      | 4/12/2007 A                                   | 9/30/2008 A                      | 2/28/2002 A                       | 3/29/2008 A                      | 9/27/2008 A                            | 3/24/2006 A                      | 6/17/2009.A                      | 6/20/2008 A                      | 12/14/2007 A                     | 11/23/2000 A                     | 6/7/2004 A                | 5/10/2004:A               | 2/28/2002 A                                      | 3/31/2010 A                                  | 10/22/1999 A                     | 2/28/2002 A                      | 6/27/2007 A                                       | 8/16/2001 A                      | 12/14/1999 A             | 3/19/2010 A                      | 5/12/2003; A                                     | 12/31/2004 A          | 10/10/2002 A                     | 2/20/1997-4               | 12/31/2000 A                     | 12/23/2009 A                                       | 12/23/200F A                     | 6/28/2005 A                      | 3/22/2006 A                      | 12/15/2007 A                                 |
|   |                     |                    |                                  |                          |                                 |                                  |                                  | :                                |                                  |                                  |   | :   |                                  |                                  |                                  | :                                | :                                | *                                     |   |                           | :                                | :                                |                                 |                      |                               |                             | -                                |                        |                                  |   |                         |                                  |                       |                                  |   |                                  |                                   |                                  |  |                                  |                                  |                                  |                                  |                                  |                           | 1                         |  |  | :                                | 1                                |   |                                  | ; ;                      |                                  | :  |                       |                                  | :                         |                                  |  |                                  |                                  |                                  | 1  |
| Final Build<br>Final Build                          | Final Build         | Final Build        | Final Build                      | Final Build              | Final Build                     | Final Build                      | Final Build                      | Final Build                      | Final Build                      | Final Bulld                      | Final Build                             | Final Build                                 | Final Build                      | Final Build                      | Final Build                      | Final Build                      | Final Build                      | Sinal Build                           | Final Build   | Final Bulld               | Final Build                      | Final Build                      | Final Build                     |                      | Final Bulld                   | Final Build                 | Final Build                      | Final Build            | Fina Build                       | Final Bulld                                       | Final Bulld             | Final Build                      | Final Build           | Final Build                      | Final Build                                   | Final Bulld                      | Final Build                       | Final Build                      | Final Build                            | Final Build                      | Final Build                      | Final Build                      | Final Build                      | Final Build                      | Final Build               | Final Build               | Final Build                                      | Final Build                                  | Final Build                      | Final Build                      | Final Build                                       | Final Bulld                      | Final Build              | Final Build                      | Final Build                                      | Candidate             | Final Build                      | Final Build               | Final Build                      | Final Build  | Final Build                      | Final Bulld                      | Final Build                      | Final Build                                  |
| Tree<br>Steeple                                     | Monopole            | Flag Pole          | Monapole                         | Roof Top Mount           | Monopole<br>lish Bola           | Monopole                         | Tree                             | Monopole                         | Monopole                         | Wood Pole                        | Monophie                                | cow   | Tree                             | Monopole                         | Monopale                         | Monopole                         | Monopole                         | Mononola                              | Roof Top Mount                                      | In-Building IP Acces      | Manopole                         | Tree                             | Tree                            | In-Building IP Acces | In-Building DAS               | In-Bullding DAS             | Manopole                         | Roof Top Mount         | Trae                             | Tree  | In-Building IP Acces    | Tree                             | In-Building IP Acces  | Light Pole                       | Tree  | Tree                             | Tree                              | Monopole<br>Roof Ton Mount       | Monopole                               | Tree                             | Tree                             | Monopole                         | Watertank                        | Self Support Tower               | In Building               | In Building               | Self Support Tower                               | Tree   | Light Pole                       | Manopine                         | Tree  | Monopole                         | Roof Top Mount           | Watertank                        | In Bullding                                      | In-Building Other     | Self Support Tower               | Light Pole                | Monomola                         | Tree   | Monopine                         | Light Pole                       | Light Pole                       | Tree   |
| -117,587168 Structure (Non-Build                    |                     |                    | -117 661867 Structure (Non-Build | -117.337881 Building     | 117 137965 Structure (Non-Build | -117.051365 Structure (Non-Build | -117.576392 Structure (Non-Build | -116.397805 Structure (Non-Build | -117.247306 Structure (Non-Build | -117,110902 Structure (Non-Build | -117.552444 Stucture (Non-Build         | Structure                                   | -117,403836 Structure (Non-Build | -117,206227 Structure (Non-Build | -117.401259 Structure (Non-Build | -117,473773 Structure (Non-Build | -117.340267 Structure (Non-Build | -117.3418 Structure (Non-Build        | -117.322608 Building                                | -117.595278 Building      | -116.234417 Structure (Non-Build | -116.362758 Structure (Non-Build | 116 338469 Structure (Non-Build | -117,41972 Bullding  | 117 271071 Engineering DAS    | -117.459206 Engineering DAS | -117.605002 Structure (Non-Build | -117.396486 Building   | -117.455001 Structure (Non-Build |   | -116.935173 Bullding    | -117.426535 Structure [Non-Build | -117.184979. Building | -117.352875 Structure (Non-Build | -117,411056 Structure (Non-Build              | -115,97041¢ Structure (Non-Build | -117.355002. Structure (Non-Build | -117.562004 Structure (Non-Build | -117.331886 Structure (Non-Build       | -117.367004 Structure (Non-Build | -117.323822 Structure (Non-Build | -117.386658 Structure (Non-Build | -117,444095 Structure (Non-Build | -114,524138 Structure (Non-Build | -117.10595 Building       | -117.10595 Building       | -116,795105 Structure (Non-Build                 | -116.25496 <sup>a</sup> Structure (Non-Build | -117.353251 Structure (Non-Bulld | -117.39/303 Structure (Non-Build | -117.174901 Structure (Non-Build                  | -116.731279 Structure (Non-Build | -117.331749 Building     | -117.105342 Structure (Non-Build | -117.4575 Building                               | -117.34485 Building   | -114.522563 Structure (Non-Build |                           | -117.55253; Structure (Non-Bulld | -117.295744 Structure (Non-Build                   | -117,373694 Structure (Non-Build | -117,517996 Structure (Non-Build | -117.275484 Structure (Non-Build | -117 142314 Structure (Non-Build             |
| 33,9146: -1<br>33,85797458: -1                      |                     |                    |                                  |                          | 33.43906815                     |                                  | ٠. '                             |                                  |                                  |                                  | 00.000000000000000000000000000000000000 | ,   |                                  |                                  |                                  |                                  |                                  | 33.994/1222                           |   |                           |                                  |                                  | 33.71213278                     | 1                    | 33,938895                     |                             |                                  |                        | 33.935.90062:                    | 1   |                         | 1                                | 33.539177             | - 1                              |   | 33.73545833                      | :                                 | 33.93439575                      | i                                      | ١,,                              |                                  | . :                              | 33.98735772                      | 93.75146892                      | 33.456449                 | 33,456445                 | 33,49340307                                      | 33.7373194                                   | 33.94302355                      | 33,/3248333                      | 33,826308   | 33,76552653                      | 33,97355535              | 93,53676389                      | ٠.   | 33.99763.             | 33.960925                        | 33.9529818                | 23.82483613                      | 33,66347778  | 33.6506                          | 34.00190263                      | 33.60536333<br>33.67641876       | 33.509175                                    |
| Riverside<br>Riverside                              | Riverside           | Riverside          | Riverside                        | Riverside                | Riverside                       | Riverside                        | Riverside                        | Riverside                        | Riverside                        | Riverside                        | Aiverside                               | Riverside                                   | Riverside                        | Riverside                        | Riverside                        | Riverside                        | Riverside                        | Alverside                             | Riverside   | Riverside                 | Riverside                        | Riverside                        | Hiverside                       | Riverside            | Riverside                     | Riverside                   | Riverside                        | Riverside              | Riverside                        | Riverside   | Riverside               | Riversida                        | Riverside             | Riverside                        | Riverside                                     | Riverside                        | Riverside                         | Riverside                        | Riverside                              | Riverside                        | Riverside                        | Riverside                        | Riverside                        | Riverside                        | Riverside                 | Riverside                 | Riverside  | Riverside                                    | Riverside                        | Riverside                        | Alverside   | Riverside                        | Riverside                | Riverside                        | Riverside  | Riverside             | Riverside                        | Riverside                 | Riverside                        | Riverside  | Riverside                        | Riverside                        | Riverside                        | Riverside                                    |
| 92505   | 92860               | 92879              | 92880                            | 92507                    | 92592                           | 92320                            | 92880                            | 92270                            | 92553                            | 92555                            | 07976                                   | 92583                                       | 92504                            | 92584                            | 92504                            | 92505                            | 92508                            | 92507                                 | 92507   | 92880                     | 92203                            | 92260                            | 92543                           | 92504                | 92553                         | 92505                       | 92882                            | 92506                  | 92503                            | 92544   | .92270                  | 92504                            | 92562                 | 92501                            | 92592   | 92543                            | 92507                             | 92860                            | 92508                                  | 92504                            | 92508                            | 92504                            | 92504                            | 92225                            | 92592                     | 92592                     | 95256  | 92201  | 92503                            | 92530                            | 75226   | 92549                            | 92507                    | 92591                            | E0526  | 92507                 | 92228                            | 92504                     | 92881                            | 16676  | 92530                            | 91752                            | 92569                            | 92591  |
| Riverside   | Norco               | Corona             | Corona                           | Riverside                | Temecula                        | Calmesa                          | Corona                           | Rancho Mirage                    | Moreno Valley                    | Moreno Valley                    | Riverside                               | SanJacinto                                  | Riverside                        | Menitee                          | Riverside                        | Riverside                        | Riverside                        | Riverside                             | Riverside   | Согола                    | India                            | Palm Desert                      | Temes<br>Control Control        | Riverside            | Moreno Valley                 | Riverside                   | Corona                           | Riverside              | Riverside                        | i e E a H   | Cathedral City-Palm     | Riverside                        |                       | 1                                | Riverside                                     | Hemet                            | Riverside                         | Norce                            | Riverside                              | Riverside                        | Riverside                        | Riverside                        | Riverside                        | BLYTHE                           | Temecula                  | Temecula                  | Aguanga  | Indio  | Riverside                        | Lake Elsinore                    | Moreno valley<br>Perris                           | ldyllwild                        | Riverside                | Temecula                         | Riverside  | Riverside             | BLYTHE                           | Riverside                 | TENEDILLE                        | Lake Elsinore                                      | Lake Elsinore                    | Mira Loma                        | Wildomar                         | Temecula                                     |
| 11498 Plerce St.<br>-1114 1/2 W ONTARIO AVE         | 3311 1/2 HAMNER AVE | 915 N MCKINLEY ST. | 4717 PRADO RD                    | 1201 UNIVERSITY AVE      | 47509 RAINBOW CANYON RD         | 9480 CALIMESA BLVD               | 1100 W. River Road               | 34225 KEY LARGO AVE              | 23BOD SUNNYMEAD                  | 12975 MCGEHEE DRV                | 5225 Canyon Great Orive                 | 38750 RECORD RD                             | 3328 MADISON ST                  | 302S1 MURRETA                    | 16390 MOCKINGBIRD CANYON RD      | 3705 LA SIERRA AVE               | 16200 DAUCHY AVENUE              | 1855 fowa AVE, Essex Commencal Lenter | 5250 E EM CADENA DA<br>525 Technology Court         | 1651 Railroad St          | 38000 Monroe Street              | 74675 1/2 Highway 111            | 1697 W. Esplanade Avenue        | 4020 lefferen Street | 22500 Town Circle, Suite 1206 | 1299 Gallerial at Tyler     | 519 MAPLE STREET                 | 6974 Brackton Avenue   | SOLO VAN BUREN BLVD              | 36 LOS FOR IOLA AVE.                              | 71333 Dinah Shore Drive | 5694 Jurupa Avenue               | :<br>Me               | :                                | 420/2 Meadows Parkway<br>8178 Mar Vista Court | 780 S. State St.                 | 1995 UNIVERSITY AVE               | 1880 NORCO DRIVE                 | 6650 Alessandro bivo.<br>15709 Wood Rd | 16991 VAN BUREN BLVD             | 415 Grumman Drive                | 15950 Van Buren Blvd.            | : 6843 ARLINGTON AVE             | SOUTHERN HWY 95                  | 45000 PECHANGA RD         | 45000 PECHANGA RO         | 43395 MCCLAIN LN                                 | 42925 Madison St.                            | 6018 ALESSANDRO BLVD             | . 27200 Lake Street              | 10511 VILLAGE ND<br>27931 Ramona Expressway       | 24406 ROCKY POINT RD             | 900 UNIVERSITY AVE       | 31850 Calle Saragoza             | 1184 GALLERIA AT TWES                            | 1550 Marlborough Ave. | 34520 HWY 95                     | 3420 CENTRAL AVE          | 4097 Lester Ave.                 | 3848U SKY Lanyon Drive<br>31810 Grape St C         | 90700 Ortega Hwy                 | 10550 GALENA ST                  | 21422 1/2 Palomar St             | 42101 MORAGA ROAD                            |
| ON-AIR<br>ON-AIR                                    | ON-AIR              | ON-AIR             | ON-AIR                           | ON-AIR                   | ON-AIR                          | ON-AIR                           | ON-AIR                           | ON-AIR                           | ON-AIR                           | ON-AIR                           | ON-AIR                                  | - NO  | ON-AIR                           | ON-AIR                           | ON-AIR                           | ON-AIR                           | ON-AIR                           | ON-AIR                                | SM-MS   | ON-AIR                    | ON-AIR                           | ON-AIR                           | ONAIR                           | BIA-NO               | ON-AIR                        | ON-AIR                      | ON-AIR                           | ON-AIR                 | ON.AR                            | ORAB  | ON-AIR                  | ON-AIR                           | ON-AIR                | ON-AIR                           | ON-AIR  | GN-AIR                           | ON-AIR                            | ON-AIR                           | AL PORT                                | ON-A-IR                          | ON-AIR                           | ON-AIR                           | SIA NO.                          | ON-AIR                           | ON-AIR                    | ON-AIR                    | ON-AIR   | ON-AIR                                       | ON-AIR                           | ON-AIR                           | ONAIR   | ON-AIR                           | ON AIR                   | ON-AIR                           | ON-AIR   | ON-AIR                | ON-AIR                           | ON-AIR                    | ON-AIR                           | ON-AR  | ON-AIR                           | ON-AIR                           | ON-AIR                           | ON-AB  |
| IE289 La Sierra Market<br>CM341 Foith Baptist Churc | CM209 Auto Parts    |                    | CM332 Hilltop                    | SB145 University Village | CM208 Crews                     | CM207 Arilington & Madison       | 16204 River Road Park            | CM204 Key Largo                  | CM201 Moreno Plaza II            | CM203 Badlands West              | E951 CanyonCrest ShpgCtr                | SB155 SLI Lolo MCKINIEY<br>SB207 Tule Dain: | CM344 Chave: Auto Parts          | CM345 Smith Property             | CM346 Jones Billboard Pro        | SB156 SCI Colo La Sierra         | CM348 DeGroot Property           | IE432 Essex Commercial                | 19815/ SCILORD La Cadena<br>1603a 1636 Tashashan Ct | IP910 TWR ENTERPRISES INC | JESSB Granite Constr Colo        | (E749 Holiday Inn                | IE872 SCE Nelson Sub            | DOOD WACA Discrete   | DUGOS Moreno Valley Mail      | DU904 Galleria TylerMall    | JB354 MAPLE                      | E648 6974 Brockton Ave | 58284 Mc Donald's/Van Bur        | SESZE Santa Rosa Country IESSS American Salf Stra | 19969 Westin Resort     | SC202 New Joy Church             | IPS97 Clotworthy      | CMD46 Marlborough                | E854 SCEMeadows#4778687E                      | IES87 Our Lady of Valley         | SB304 University Taqueria         | SB311 ATTW Norconian Coll        | 15/82 St Farm Pkg L                    | SB307 PBRE - Van Buren           | JESSE PROMOLD                    | IE78D Cowtown Square Danc        | SB355 6843 ARLIN                 | CM651 SCE/Big Maria 95 (B        | SB621 T-Mobile Temecula_B | SB622 T-Mobile Temecula_1 | IE 769 All Valley Storage<br>S8348 BRADFORD ROAD | IE846 Desert Storage Mast                    | CM847 Arlington/Alessandr        | IE765 VZW Walker Canyon          | SB214 Sunnymead Ranch Fif<br>SC251 Ramona Excitiv | CM680 Pine Cove                  | CM681 Univ Cal Riverside | IE684 Saragoza                   | IESB6 Village Liquor<br>SA723 Gallaria Mall Pico | TS241                 | CM690 ATC Colo Desert Cen        | CM045 Magnolia Sub Statio | lE699 Dunbar GS Colo             | CMb / / Nextel /Borel<br>IE699 ProfitinShoppingCtr | IE702 Crown Castle Colo          | SB236 Big League Dreams          | SC236 Booster Station Wild       | SC227 MUMBER PIEZO SC240 ORCHARD CHRISTIAN F |
| 1E24028E  | , '                 | -                  |                                  |                          |                                 | E04207A                          |                                  |                                  |                                  |                                  |   | E04342A                                     |                                  |                                  |                                  |                                  |                                  |                                       | ED455UA   |                           |                                  |                                  |                                 | 1525601V             |                               |                             |                                  |                        |                                  | IEU48SOA  |                         |                                  |                       | IE04045A                         | IEO4854F                                      | _                                |                                   |                                  | E047828                                | E04781A                          | IE25863E                         | IE04780B                         | 1E04631A                         | ED4661A                          | IED4621A                  | E04622A                   | E04769A  | 1E048461                                     | E04847A                          | IE04765C                         | E04618A   | E04680A                          | 1£04681A                 | IE04684B                         | 1E04686C   | FTS2415               | 1E04690A                         | 1E04045A                  | E04693E                          | E04677A  | IE047028                         | 1E04708A                         | 16047090                         | E04710A                                      |

| 11/5/2006 A<br>11/5/2006 A<br>11/5/2006 A<br>10/5/2006 A<br>10/5/2006 A<br>10/5/2006 A<br>11/5/2007 A<br>11/5/2007 A<br>11/5/2006 A  | 12/31/2004 A<br>12/10/196 A<br>3/31/2005 A<br>9/31/2005 A<br>9/31/2005 A<br>9/30/396 A<br>1/22/1996 A<br>7/31/1996 A<br>7/31/1996 A<br>7/31/1996 A<br>7/31/1996 A   | 12/3/2009 A<br>(4/17/300 A<br>12/3/2003 A<br>10/17/2003 A<br>10/17/2003 A<br>10/17/2003 A<br>11/17/2003 A<br>11/17/2004 A<br>11/17/2004 A<br>11/17/2005 A<br>11/17/2006 A<br>11/17/2006 A<br>11/17/2006 A<br>11/17/2006 A<br>11/17/2006 A<br>11/17/2006 A<br>11/17/2006 A<br>11/17/2006 A   | 1/1/1/1999 A 1/1/1999   |
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|  |   |   |   |
| Final Build<br>Final  | Candidate Final Build   | That bodd  Final build  Final b  | Final Build Final   |
| Light Poide Tree Tree Light Poide Tree Light Poide Light Poide Light Poide Light Poide Light Poide Light Poide Tree Monopoide Tree Self Support Tower Tree Tree  | in-Building Other Manapole Manapole Tree Manapole  | Manapole Tree Unipole Micropole Chig Pole Chig  | Monopole Monopole Self Support Tower Self Support Tower Self Support Tower Monopole Manopole Monopole   |
| 117.099310 Structure (Non-Bulld 117.299319 Structure (Non-Bulld 117.299319 Structure (Non-Bulld 117.29939) Structure (Non-Bulld 117.39329) Structure (Non-Bulld 117.39327) Structure (Non-Bulld 117.3932)   | 117,2525, Building, 117,3025, Building, 117,3025, Building, 117,3035, Building, 117,30  | 117.53421 Stututue (Non-Bull 117.5342) Stututue (Non-Bull 117.502) Stututue (Non-B  | 113.24799 Structure (Non-Build 113.94799 Structure (Non-Build 114.54334 Structure (Non-Build 114.54334 Structure (Non-Build 114.753349 Structure (Non-Build 117.34334) Structure (Non-Build 117.34334) Structure (Non-Build 117.34334) Structure (Non-Build 117.34334) Structure (Non-Build 117.3434) Structure (Non-Build 117.3434) Structure (Non-Build 117.3434) Structure (Non-Build 117.34343 Structure (Non-Build 117.3434) Structure (Non-Build   |
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2/28/2002 A 12/23/2009 A 39 60238702 -117344141 Structure (Non-Build Sell Support Tower Final Build 39 90115833 -11729625 Structure (Non-Build Light Pole Final Build 92530 Riverside LAKE ELSINORE Moreno Valley 35603 S. MAIN DIVIDE TRUCK TRAIL 15115 Indian St. ON-AIR ON-AIR IE04593A SB336 Elsinore Peak IE25830A IE583 JFK Park

#### 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 a proposed project in the vicinity of your property, as described below:

**PLOT PLAN WIRELESS NO. 180002 – Intent to Adopt a Negative Declaration** – EA1800028 – Applicant: Smartlink, LLC on behalf of AT&T – Representative: Tyler Kent – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Airport Boulevard, southerly of 55<sup>th</sup> Avenue, easterly of Harrison Street, and westerly of Shady Lane at 85-240 Airport Boulevard – 0.71 Acres – Zoning: Manufacturing-Service Commercial – **REQUEST:** The Plot Plan proposes a disguised wireless communication facility, for AT&T, in the form of a 70-foot high mono-palm tree, with 12 antennas, 36 RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, Utility Cabinets, one (1) 30kw diesel generator surrounded by a 6-foot high CMU wall enclosure, and 12-foot wide access driveway from Airport Boulevard. The site also contains an existing disguised wireless communication facility, owned by SBA Communications, disguised as a 70-foot high mono-palm tree previously approved under Plot Plan No. 23890 to remain on the subject property. The overall site also contains approximately three (3) existing residential structures adjacent to Airport Boulevard to remain in place.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter

DATE OF HEARING: MARCH 18, 2019

PLACE OF HEARING: PALM DESERT PERMIT CENTER

77-588 EL DUNA CT., SUITE H PALM DESERT, CA 92211

For further information regarding this project please contact Project Planner Jay Olivas at (760) 863-7050 or email at <a href="mailto:jolivas@rivco.org">jolivas@rivco.org</a>, or go to the County Planning Department's Director's Hearing agenda web page at <a href="http://planning.rctlma.org/PublicHearings.aspx">http://planning.rctlma.org/PublicHearings.aspx</a>.

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 12<sup>th</sup> Floor, Riverside, CA 92501 or the Desert Office, 77588 El Duna Court Suite H, Palm Desert, CA 92211. 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.

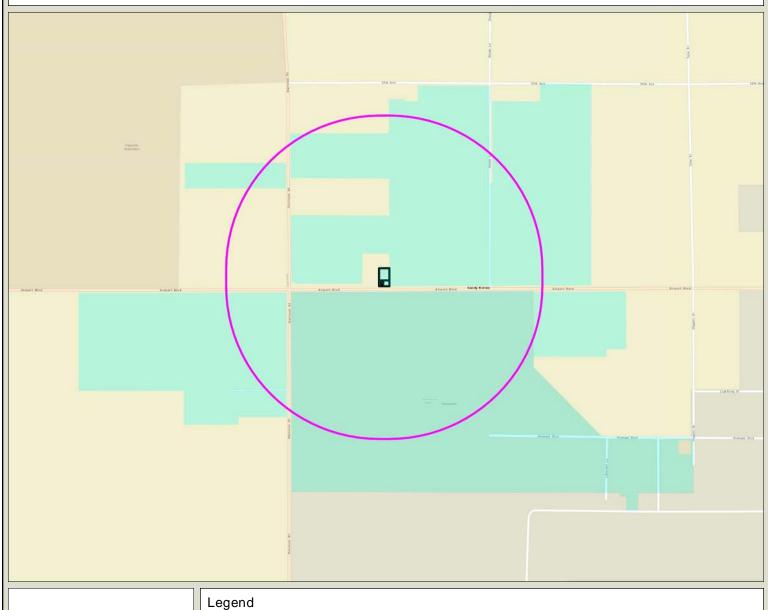
Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT Attn: Jay Olivas 77588 El Duna Court Suite H, Palm Desert, CA 92211

## PROPERTY OWNERS CERTIFICATION FORM

| I, VINNIE NGUYEN certify that on February 20, 2019  | ,   |
|---|-----|
| The attached property owners list was prepared by Riverside County GIS                                | _,  |
| APN (s) or case numbers PPW180002   | for |
| Company or Individual's Name RCIT - GIS   | ,   |
| Distance buffered 2400'   | _   |
| Pursuant to application requirements furnished by the Riverside County Planning Departme              | nt. |
| Said list is a complete and true compilation of the owners of the subject property and all other      | ıer |
| 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 boundari           | es, |
| based upon the latest equalized assessment rolls. If the project is a subdivision with identification | ed  |
| off-site access/improvements, said list includes a complete and true compilation of the names a       | nd  |
| mailing addresses of the owners of all property that is adjacent to the proposed off-s                | ite |
| improvement/alignment.  |     |
| I further certify that the information filed is true and correct to the best of my knowledge.         | Ι   |
| understand that incorrect or incomplete information may be grounds for rejection or denial of t       | he  |
| application.  |     |
| TITLE: GIS Analyst  | _   |
| ADDRESS: 4080 Lemon Street 9 <sup>TH</sup> Floor  |     |
| Riverside, Ca. 92502  |     |
| TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158  |     |

## Riverside County GIS Mailing Labels

PPW180002 (2400 feet buffer)





1,505



**County Boundary** Cities

World Street Map

Notes





3,009 Feet

\*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

REPORT PRINTED ON... 2/20/2019 11:45:08 AM

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759020006 ANTHONY VINEYARDS INC P O BOX 9578 BAKERSFIELD CA 93309 759020008 HERNAN CASTRO ELVIA CASTRO 80613 PLUM LN INDIO CA 92201

759020017 MARK LINDSAY 2294 CLEVELAND AVE THERMAL CA 92274 759040001 PHYLE CALIF PROP C/O C/O CHARLES E PHYLE 4150 GRANGE HALL RD HOLLY MI 48442

759040013 COUNTY OF RIVERSIDE C/O C/O REAL ESTATE DIVISION P O BOX 1180 RIVERSIDE CA 92502 763220006
EDWARD C LAST
FIRST AMERICAN TRUST
FIRST AMERICAN TR
C/O ROBERT GRAHAM
5 FIRST AMERICAN WAY
SANTA ANA CA 92707

763250010 SERGIO LOPEZ SANTIAGO NUNEZ CARMEN CAMPOS C/O SANTIAGO NUNEZ 55600 HIGHWAY 86 THERMAL CA. 92274 763250011 MARCELLO ZEPEDA 84357 VOLARE AVE INDIO CA 92203

763250012 ROBERT PADILLA SUSAN R PADILLA 39455 REGENCY WAY PALM DESERT CA 92211 763250013 CESAR TOVAR 55710 HIGHWAY 86 THERMAL CA. 92274

763250014 JAMES FRANCO JENNIFER FRANCO 52945 AVENIDA VELASCO LA QUINTA CA 92253 763250019 AIRPORT BOULEVARD PROP 1570 LINDA VISTA DR SAN MARCOS CA 92069

763250024 JUNE C REED 85240 AIRPORT BLV THERMAL CA. 92274 763250027 PETER RABBIT FARMS INC 85810 GRAPEFRUIT BLVD COACHELLA CA 92236 763250029 AFP 1 AITCHISON III C/O C/O KATHY WEISS 2007 BRADHOFF AVE SAN LEANDRO CA 94577 763250032 JUNE C REED 85240 AIRPORT BLV THERMAL CA 92274

763250034 MOON VALLEY NURSERY 19820 N 7TH ST PHOENIX AZ 85024 763250040 TOWER ENERGY GROUP 1983 W 190TH ST STE 100 TORRANCE CA 90504

Richard Drury Theresa Rettinghouse Lozeau Drury, LLC. 410 12th Street Suite 250 Oakland, CA 94607



# PLANNING DEPARTMENT

### NECATIVE DECLARATION

|   | NEGATIVE DECLARATION  |                |            |  |  |
|---|---|----------------|------------|--|--|
|   | Project/Case Number: Plot Plan 180002 / CEQ180028   |                |            |  |  |
|   | 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/Initial Study and Conditions of Approval)   |                |            |  |  |
|   | COMPLETED/REVIEWED BY:  |                |            |  |  |
|   | By: Jay Olivas Title: Project Planner   | Date:          | 2/19/2019  |  |  |
|   | Applicant/Project Sponsor: AT&T Wireless Date   | ate Submitted: | 03/28/2018 |  |  |
|   | ADOPTED BY: Board of Supervisors  |                |            |  |  |
|   | Person Verifying Adoption: N/A  | Date:          |            |  |  |
|   | 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 Desiree Bowdan at 951-955-8254.  |                |            |  |  |
|   | Revised: 09/25/18 Y:\Planning Case Files-Riverside office\PPW180002\DH Documents\Cover_Sheet_PPW180002_Negative_Declaration.docx  |                |            |  |  |
| Please charge deposit fee case#: ZCEQ180028 ZCFG0 FOR COUNTY CLERK'S USE ONLY |   |                |            |  |  |
|   |   |                |            |  |  |
|   |   |                |            |  |  |
|   |   |                |            |  |  |



# PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

| TO: ☐ Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044 ☐ County of Riverside County Clerk   | FROM: Riverside County Planning Department 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409             | nt 77-588 El Duna Ct Ste. H Palm Desert, California 92211   |
|--|--|---|
| SUBJECT: Filing of Notice of Determination in compliance   | with Section 21152 of the California Public Resour   | ces Code.   |
| Plot Plan No. 180002 / CEQ180028 Project Title/Case Numbers  |  | ·   |
| Jay Olivas, Project Planner  | 760-863-8271   |   |
| County Contact Person  | Phone Number   | ·   |
| N/A  |  |   |
| State Clearinghouse Number (if submitted to the State Clearinghouse)   |  |   |
| Smartlink on behalf AT&T Wireless  | 18401 Von Karman Avenue Irvine, CA 9261 Address  |   |
| Project Applicant  | Address  |   |
| North of Airport Boulevard, south of 55th Avenue, east of Ha<br>Project Location   | arrison Street at 85240 Airport Boulevard.   |   |
|  | ATOT 14"   1   1   1   1   1   1   1   1   1   | and the could be a south on a sufficient and the sufficient |
| The plot plan proposes a wireless communication facility, for<br>Project Description   | r A I & I Wireless, disquised as a 70-1001 high mond   | paim with equipment shelter.                                |
| This is to advise that the Riverside County <u>Planning Directo</u>  | or, as the lead agency, has approved the above-re  | ferenced project on 03/18/2019 and has made the             |
| following determinations regarding that project:   |  |   |
| <ol> <li>The project WILL NOT have a significant effect on the calcal and reflect the independent judgment of the Lead Agen Mitigation measures WERE NOT made a condition of the A Mitigation Monitoring and Reporting Plan/Program WAS NOT action of Considerations WAS NOT action of Considerations was not provisions of CEQ</li> </ol> | the project pursuant to the provisions of the Califorr<br>ncy.<br>the approval of the project.<br>/AS NOT adopted.<br>dopted | nia Environmental Quality Act (\$2,280.75+\$50.00)          |
| This is to certify that the EA, with comments, responses, and  |  | al public at: Riverside County Planning Department,         |
| 77588 El Duna Ct, Ste. H, Palm Desert, CA 92211  |  |   |
| Signature  | <u>Urban Regional Planner</u><br>Title   | Date  |
|  |  | Date  |
| Date Received for Filing and Posting at OPR:   | <u></u>  |   |
|  |  |   |
|  |  |   |
|  |  |   |
| Please charge deposit fee case#: ZCEQ180028 ZCFG0  | OR COUNTY CLERK'S USE ONLY   |   |
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### INVOICE (INV-00042405) FOR RIVERSIDE COUNTY

#### **BILLING CONTACT**

## County of Riverside Trans. & Land Management Agency



Smartlink LLC 18301 Von Karman Ave, Ste 910 Irvine, Ca 92612

| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS |
|----------------|--------------|------------------|----------------|
| INV-00042405   | 03/28/2018   | 03/28/2018       | Paid In Full   |

| REFERENCE NUMBER                        | FEE NAME  |       | TOTAL   |
|---|-----------|-------|---------|
| CFW180026 0452 - CF&W Trust Record Fees |           |       | \$50.00 |
| 0 Unassigned Thermal, CA                | 92274 SUB | TOTAL | \$50.00 |

TOTAL \$50.00

| Please Remit Payment To:          |  |
|-----------------------------------|--|
| County of Riverside P.O. Box 1605 |  |
| Riverside, CA 92502               |  |

Credit Card Payments By Phone: 760-863-7735

#### For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center 4080 Lemon St., 9th FL Riverside, CA 92501 Desert Permit Assistance Center 77588 El Duna Ct., Ste H Palm Desert, CA 92211

March 11, 2019 Page 1 of 1