



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

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 esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:
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 55th 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

PROPOSED PROJECT

Case Number(s):	PPW180002	Applicant(s):	AT&T
EA No.:	180028		
Area Plan:	Eastern Coachella Valley	Representative(s):	Tyler Kent
Zoning Area/District:	Lower Coachella Valley District		
Supervisory District:	Fourth District		
Project Planner:	Jay Olivas		
Project APN(s):	763-250-032, etc.		



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.

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:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.71	Article XI, Sec. 11.4
Total Proposed Number of Lots:	3	Article XI, Sec. 11.4

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
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

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 co-location 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.

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 19.404 based 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

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):

1. 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

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.

6. 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.
7. 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.

12. 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 no minimum 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.
7. 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.

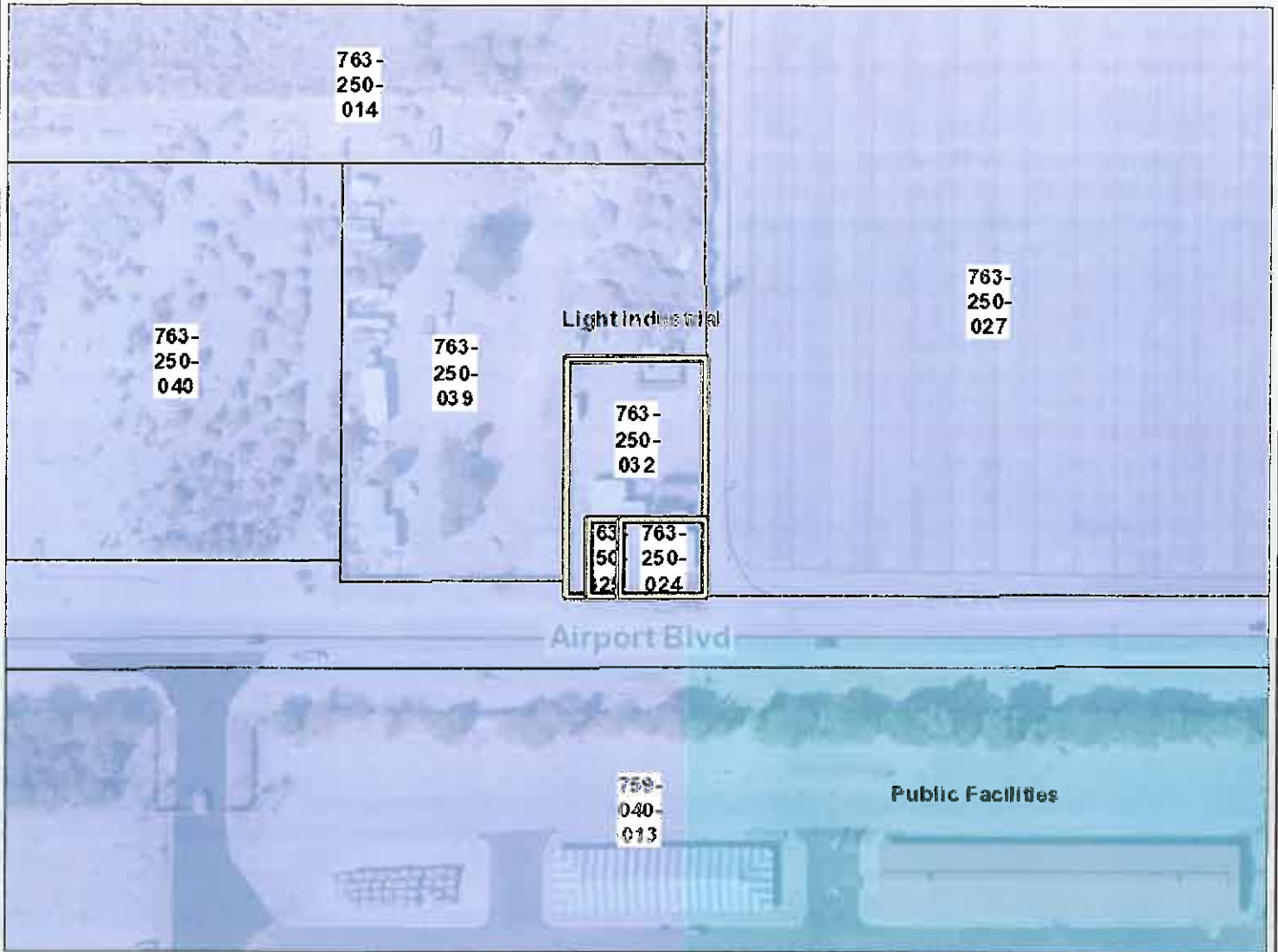
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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.

General Plan



Legend

- | | | | |
|------------------------------|----------------------------------|--|-----------------------|
| | City Areas | | Public Facilities |
| | Parcel APNs | | Mixed Use Area |
| | Parcels | | Rural Residential |
| General Plan Land Use | | | |
| | Rural Community - Estate Density | | Rural Mountainous |
| | Rural Community - Very Low | | Rural Desert |
| | Rural Community - Low Density | | Agriculture |
| | Estate Density Residential | | Conservation |
| | Very Low Density Residential | | Conservation Habitat |
| | Low Density Residential | | Open Space Recreation |
| | | | Open Space Rural |

Notes



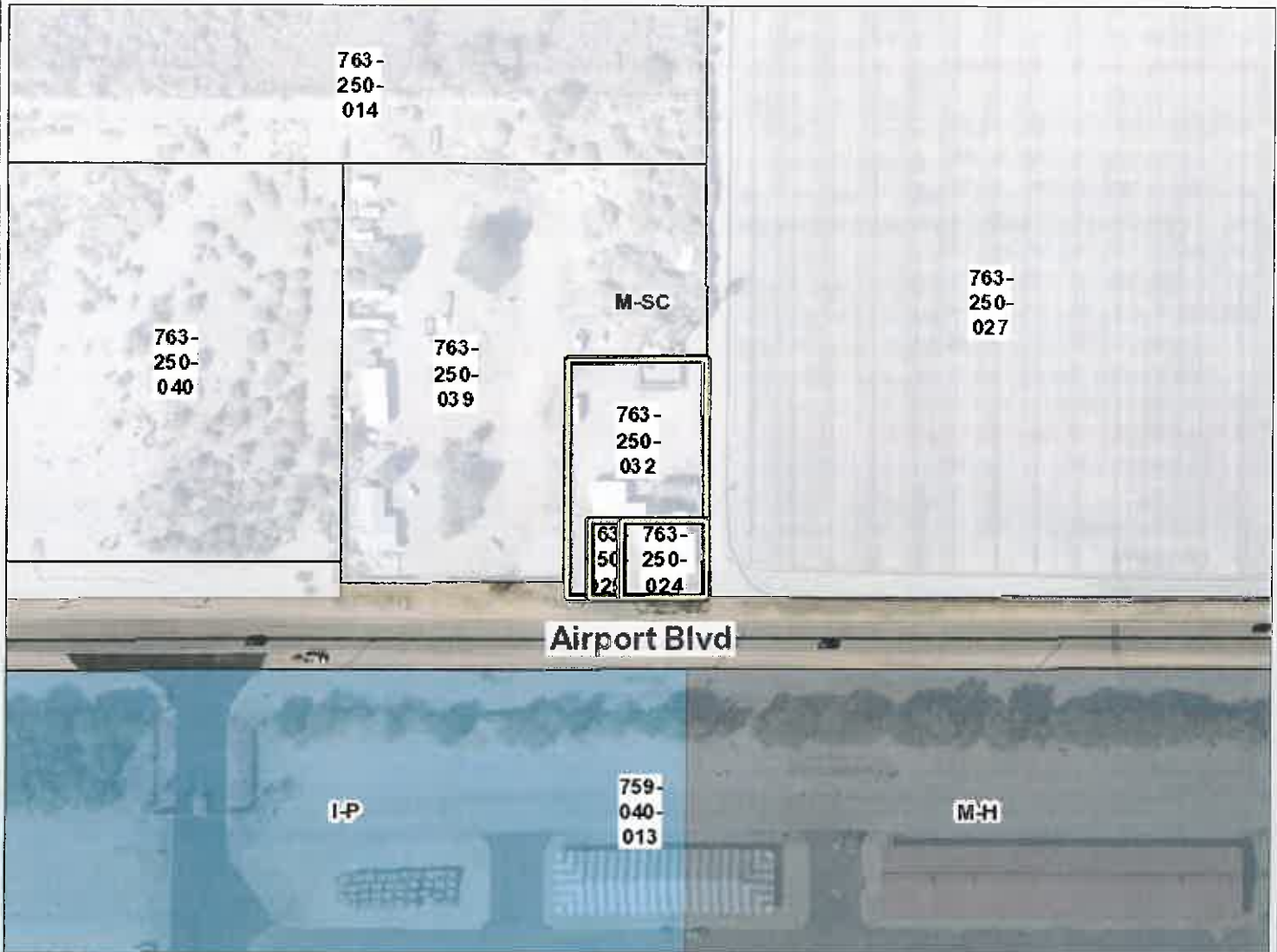
0 188 376 Feet

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 the user.

REPORT PRINTED ON... 3/8/2019 12:03:10 PM

© Riverside County GIS

Zoning



Legend

	City Areas		A-2-2		M-H-1
	Parcel APNs		A-2-2 1/2		M-H-10
	Parcels		A-2-20		M-H-2 1/2
	Zoning		A-2-5		M-H-5
	OTHER ZONING		A-D		M-M
	A-1		A-P		M-M-3
	A-1-1		A-P-10		M-M-5
	A-1-1 1/2		A-P-2 1/2		M-R
	A-1-1/2		A-P-5		M-R-A
	A-1-10		C-1/C-P		M-SC

Notes



0 188 376 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 the user.



AT&T
COMMUNICATIONS
TUSTIN, CALIFORNIA 92780

NO WARRANTIES ARE MADE BY THE CONTRACTOR
IN CONNECTION WITH THE DESIGN OR CONSTRUCTION
OF ANY WORK OR MATERIALS TO BE PROVIDED
BY ANY OTHER CONTRACTOR OR OTHER PARTY AS IT RELATES
TO ANY MATERIALS OR SERVICES PROVIDED



1840 VON KARMAN AVE, SUITE 400
IRVINE, CA 92714
TEL: (949) 947-1755
FAX: (949) 947-1775



ASA
1806 BEAUNIST BLVD
LOS ANGELES, CALIFORNIA 90071

REV	DATE	DESCRIPTION
1	03/22/76	ISSUE DRAWING
2	03/22/76	ISSUE DRAWING
3	03/22/76	ISSUE DRAWING
4	03/22/76	ISSUE DRAWING
5	03/22/76	ISSUE DRAWING
6	03/22/76	ISSUE DRAWING
7	03/22/76	ISSUE DRAWING
8	03/22/76	ISSUE DRAWING
9	03/22/76	ISSUE DRAWING
10	03/22/76	ISSUE DRAWING

**NOT TO BE USED
FOR CONSTRUCTION**

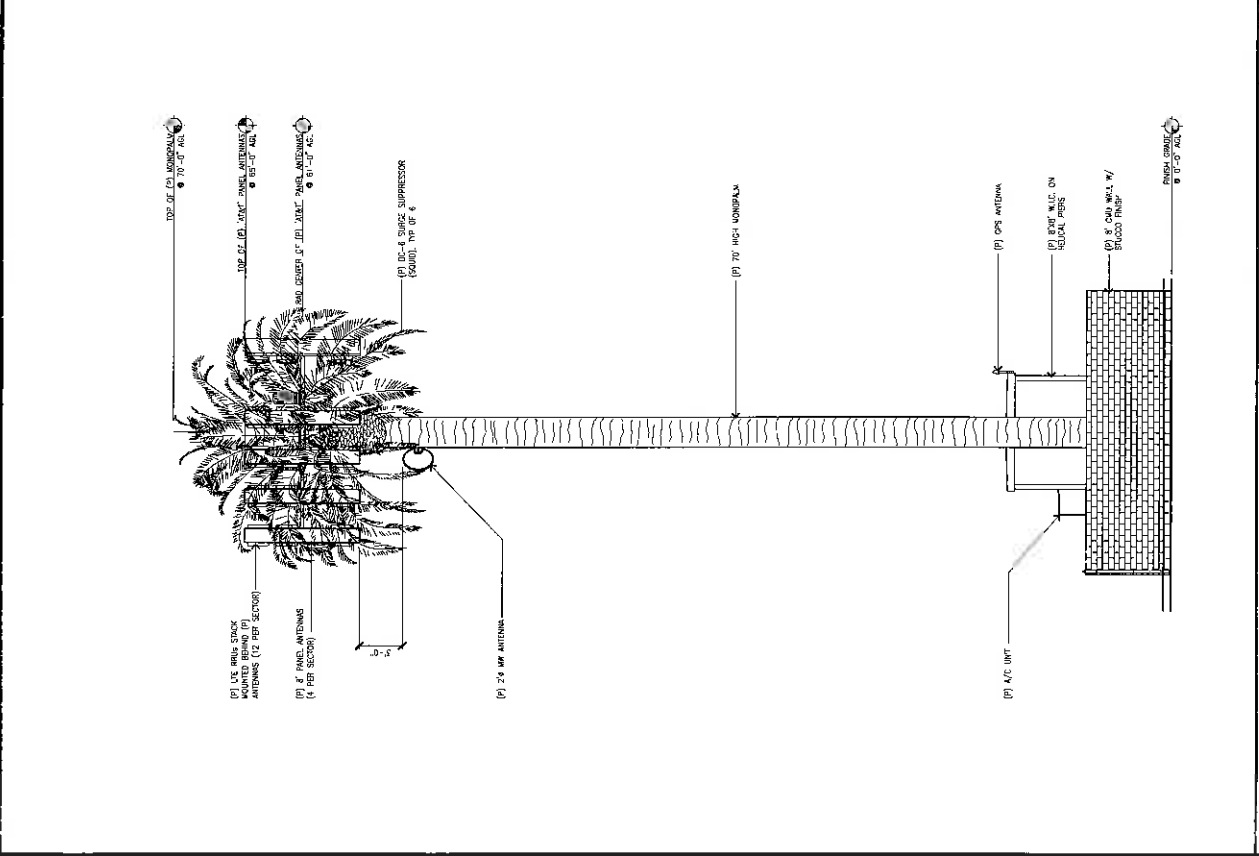
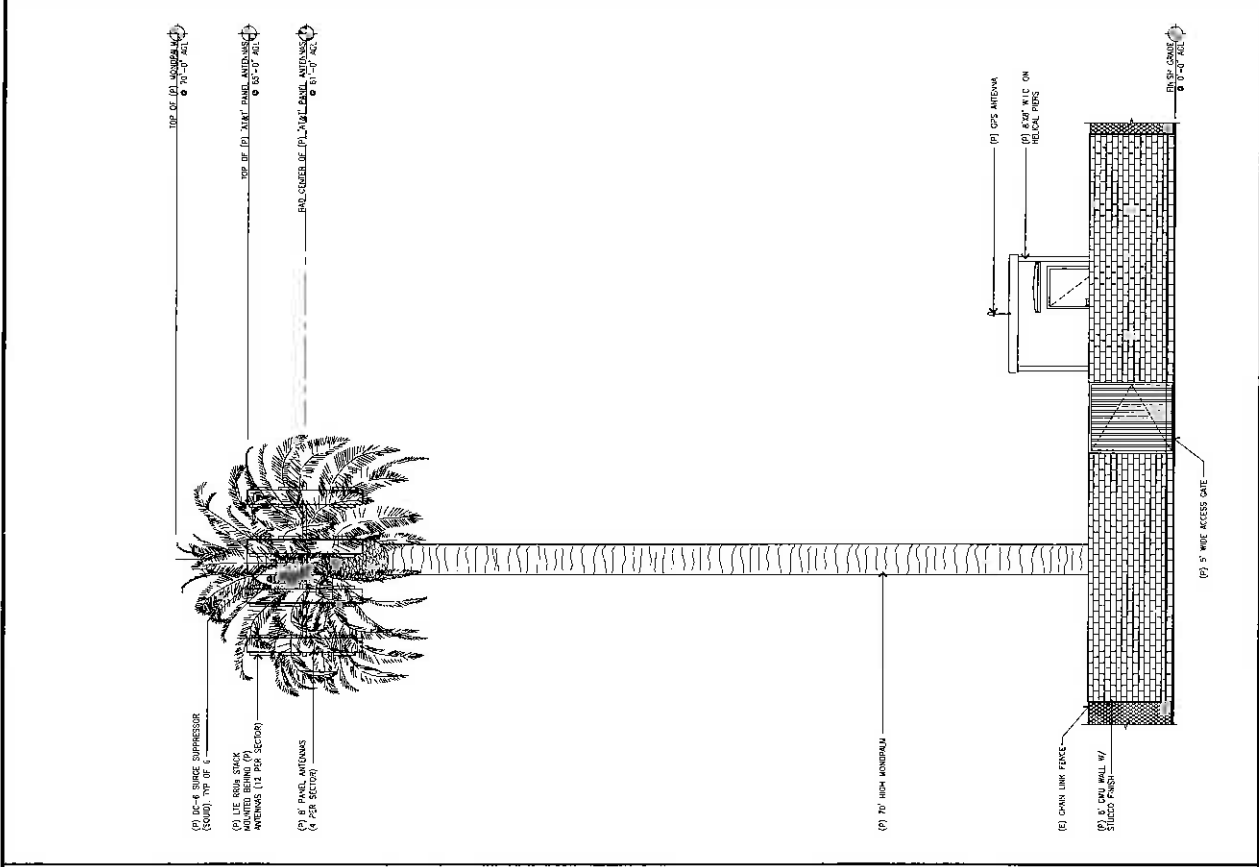
IF A MATERIAL IS NOT SPECIFIED BY THE CONTRACTOR
UNLESS THE CONTRACTOR MAKES THE SELECTION
OF A MATERIAL, THE CONTRACTOR SHALL BE RESPONSIBLE
TO ALTER THE DOCUMENT.

CSL02430
85240 AIRPORT BOULEVARD
THERMAL, CA 92374
MONOPALM (INDOOR)

DRAWN BY: ACME
CHECKED BY: LHC

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-3
REV: 0



SOUTH ELEVATION **2** **EAST ELEVATION** **1**

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



LOS ANGELES
TUSTIN CALIFORNIA 92680

FOR THE ARCHITECT'S USE ONLY. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY USE OR REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED.

1840 VON KERNAN AVE, SUITE 600
IRVINE, CA 92614
TEL: 949.396.1985
FAX: 949.396.1225

INGERSOLL RAND
LOS ANGELES, CALIFORNIA 90029

NO.	DATE	DESCRIPTION
1	01/22/14	ISSUE FOR PERMITS
2	02/10/14	REVISED PER COMMENTS
3	02/10/14	REVISED PER COMMENTS
4	02/10/14	REVISED PER COMMENTS

**NOT TO BE USED
FOR CONSTRUCTION**

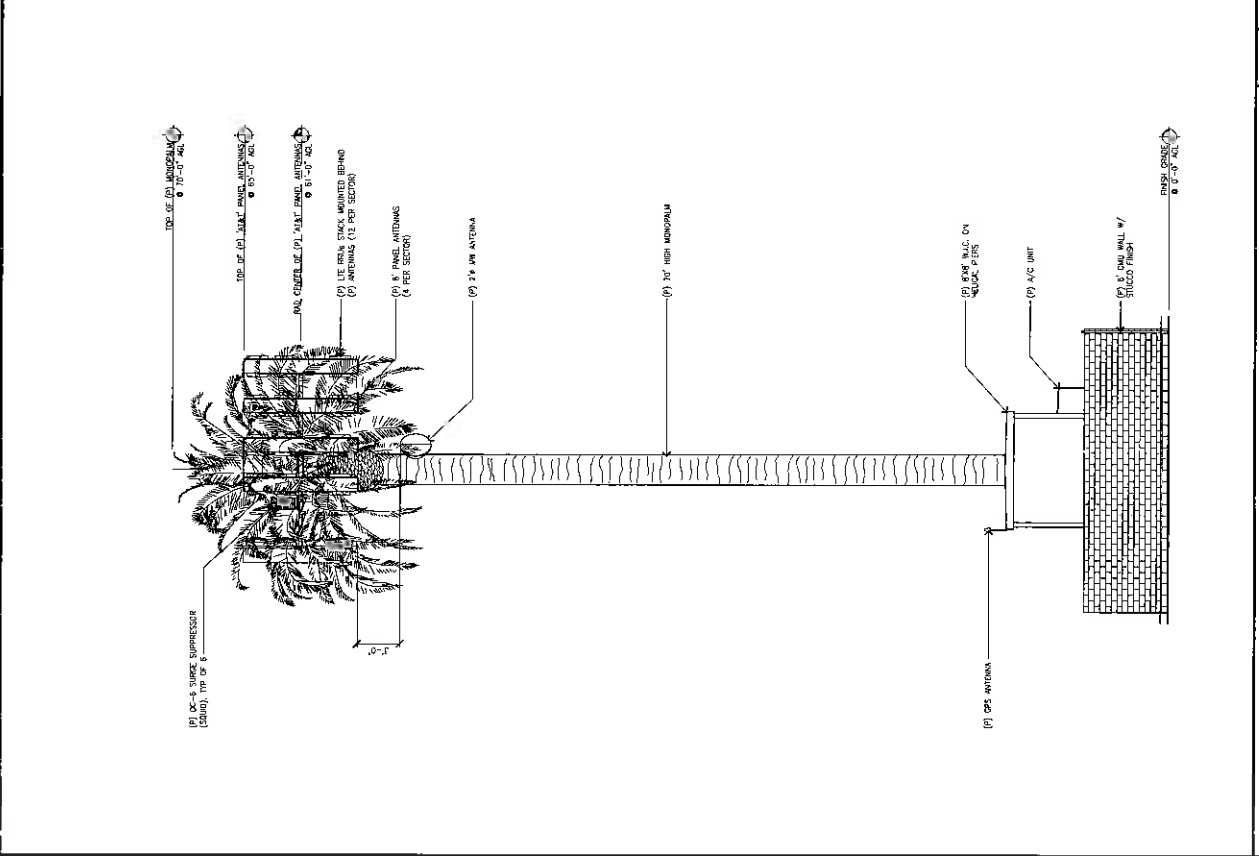
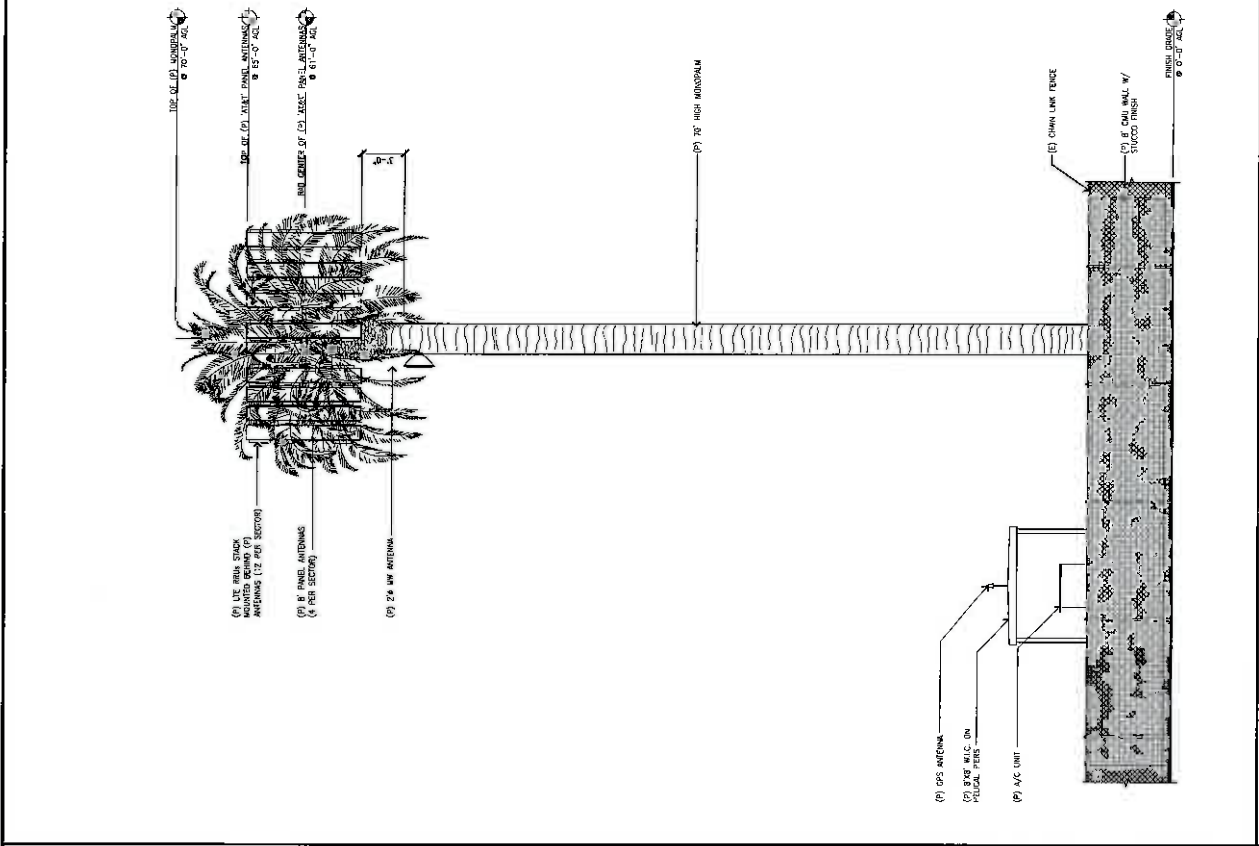
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY USE OR REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED.

CS.L02430
85240 AIRPORT BOULEVARD
THERMAL, CA 92374
MONOPALM (INDOOR)

DRAWN BY: AS/ME
CHECKED BY: LHC

SHEET TITLE:
ELEVATIONS

SHEET NUMBER: **A-4**
REV: **0**



2 WEST ELEVATION

2 NORTH ELEVATION

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

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

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

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

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	Lots: 1	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

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

I. 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.

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

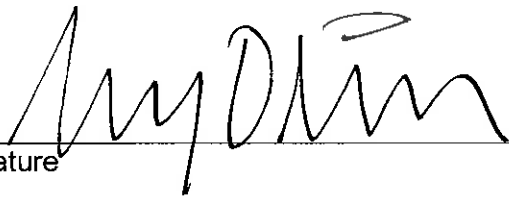
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project

will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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



Signature

2/19/19

Date

Jay Olivas

Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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 use designation of Light industrial in the unincorporated community of Thermal. Due to proposed 70-foot high mono-palm as a disguised tower, and existing second 70-foot high mono-palm previously approved under PP23890, less than significant visual impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) 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 purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as Advisory Notification Document (AND) 15.Planning.16-Mt. Palomar Lighting Area. These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. Additionally any lighting shall be limited to temporary maintenance purposes since permanent lighting is prohibited with wireless communication facilities unless required by FAA or California Building Code. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a) The project, consisting of proposed 70-foot-high mono-palm is not anticipated to create a new light source since any lighting shall be limited to temporary maintenance purposes since permanent lighting is prohibited with wireless communication facilities unless required by the FAA or California Building

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

Code and there has been no indication of any such lighting requirement. Therefore less than significant impacts are expected. .

b) Surrounding land uses include field crops, scattered dwellings, equestrian, commercial building, and industrial-related land uses such as storage lots. The project is not anticipated to expose residential property to unacceptable light levels since lighting is prohibited other than for temporary maintenance purposes. Other lighting impacts are therefore considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

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

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated as "other lands". The site has no existing agriculture uses and no impacts are expected.

b) The project will not conflict with existing agriculture uses since no existing agriculture use is located on the 0.50 acre site. The site is also not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.

c) The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). Therefore, there is no impact.

d) The project does involve changes to the existing environment that results in conversion of Farmland to non-agricultural use since the land is considered other lands with existing and proposed 70-foot mono palm tower. Therefore no impact is expected.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project.				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): 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.

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

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor. Less than significant impacts are expected.

Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor. There are no impacts. Less than significant impacts are expected.

d) The project of this type will not create objectionable odors affecting a substantial number of people. Therefore, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic sites or historic structure on the project site based on review by the County Archaeologist and prior Phase I Cultural Resources Report conducted on the property. The project therefore does not propose the disturbance of a known historic site or the demolishing of any known historic structures. The project will not cause a substantial adverse change in the significance of a known historical resource as defined in California Code of Regulations, title 14, Section 15064.5. No impacts are anticipated. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials

Findings of Fact:

a-b) No significant cultural resources are located on subject property and is unlikely that cultural resources will be affected by the proposed project based on review by the County Archaeologist and prior reviews conducted under PP23890 on same property. Additionally, 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.

If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 15.Planning-CUL. 2). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

c) There is no record of any cemetery or human remains onsite, and they are unlikely to be encountered. However, during any ground-disturbing activity, there may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a-b) The proposed project would primarily increase electrical usage at a minor level with installation of mainline electrical connection for the mono-palm tower. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. Due to the project's required compliance with these, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake				

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

Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

Findings of Fact:

a) According to RCLIS (GIS database) and County Geologic Report No. 180018, the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impact is expected. In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report

Findings of Fact:

a) According to the County Geologic Report No. 180018 and review by the County Geologist, the potential for liquefaction is high at this site, however, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Since the project is required to be in compliance with California Building Code as applicable, impacts from liquefaction are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

Findings of Fact:

a) According to GEO180018, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources (COA 10.PLANNING.19). California Building Code (CBC)

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

requirements pertaining to utility related development will reduce the potential impact to less than significant. As CBC requirements are applicable to all utility related development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. Therefore, no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source(s): On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the 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?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site since site preparation for 800 square foot lease area and 12-foot wide gravel driveway is located on flat topography. No impacts are

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet since flat topography. There are no impacts.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems since no septic systems are located within the 800 square foot lease area or proposed gravel driveway. 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): 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 topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance. BMPs are standard requirements that do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

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 communication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. With such compliance, the project will not result in an increase in wind erosion and blow sand, either on or off site and is considered a standard requirement and not considered CEQA mitigation. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility, disguised as a 70-foot-high mono-palm, within an 800 square foot lease area. The installation of the mono-palm will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, to the environment. Impacts are less than significant.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source(s): Project Application Materials

Findings of Fact:

a-b) The project proposes the use of a backup emergency generator and there is a slight potential for spill of fuel used for the generator. The Department of Environmental Health has required 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 materials (COA 90.E HEALTH. 1). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan due to immediate access from Airport Boulevard. There are no impacts.

d) The project site is not located within one-quarter mile of an existing or proposed school. There are no impacts.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

- a) The project site is located within an Airport Master Plan. The project was determined by the Airport Land Use Commission on July 9, 2018 to be “consistent” with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan. There will be no impact.
- b) The project site is located within an Airport Master Plan and required review by the Airport Land Use Commission. The Airport Land Use Commission (ALUC) Letter dated July 9, 2018 recommendations are summarized as follows: that outdoor lighting be hooded or shielded to prevent spillage of lumens or reflection into the sky, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the project as conditions of approval in AND .Planning.2–ALUC Letter. These are standard conditions of approval for projects within an Airport Land Use Plan and does not qualify as mitigation pursuant to CEQA. As a result of these measures, impacts would be less than significant.
- c) The project site is located within an airport land use plan and was determined to be consistent based on conditions as stated in the July 9, 2018 letter from ALUC; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Impacts would be less than significant.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

h) The project is not located in a flood hazard area, tsunami area, or seiche zones, nor will risk the release of pollutants due to project inundation. No impacts are anticipated.

i) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan since no groundwater is proposed to be used. Therefore no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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 mono-palm 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 Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
--------------------------------	--	------------------------------	-----------

b) The scope of the development will not divide the physical arrangement of an established community including low income or minority community due to the nature of the project as a proposed wireless communication facility. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:				
26. Airport Noise				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Findings of Fact:

a) The project site is located within two miles of a public use airport, but would not expose people using the project to any significant airport noise since the project is approximately 1.5 miles from the airport in buffer zone area (Airport Zone D) and the type of use will not result in people residing at all or working in the project area except for very short term during construction or occasional maintenance. Less than significant impacts are expected.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.

b) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. No impacts are anticipated.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source(s): 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 Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

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)?

Source(s): 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 Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

b) The project is an unmanned wireless communications facility, so it will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

c) The project is an unmanned wireless communication facility which will not provide or take away jobs or housing, so it will not induce substantial unplanned population growth in an area or cumulatively exceed official regional or local population projections. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential effects related to fire services will be prevented by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services. (COA 90.PLANNING.1) This is a standard Condition of Approval and pursuant to CEQA. Therefore, impacts are less than significant.

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 Sheriff's Department. As an unmanned wireless 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 Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Coachella Valley Unified School District. As an unmanned wireless communications facility, this project will not provide housing, create any jobs, or otherwise attract people to the area. However, this project has been conditioned to comply with School Mitigation Impact fees in order to prevent any potential effects to school services. (COA 80.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA. Impacts are less than significant.

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 demand for library services. The project will not require the provision of new or altered government facilities at this time. As an unmanned wireless communications facility, this project will not provide housing, create any jobs, or otherwise attract people to the area. Therefore no impacts are expected.

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 not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. As an unmanned wireless communications facility, this project will not provide housing, create any jobs, or otherwise

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

attract people to the area, requiring the need for additional library services. Therefore no impacts are expected. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:				
35. Parks and Recreation				
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project proposes a 70-foot high mono palm tower with an equipment shelter in an 800-square-foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within County Service Area Thermal #125-Lighting, however, utility related projects are not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

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

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System (If applicable)

Findings of Fact:

The project is for an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a) As an unmanned wireless communication facility that will only require occasional maintenance, the project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project provides temporary parking during construction and from occasional maintenance of the monopalm. A minimum 9-foot by 18-foot parking space is provided adjacent to the equipment lease area at the terminus of the 12-foot wide gravel driveway depicted on the site plan. (COA 90.TRANSPORTATION.1). The project will have less than significant impact.

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

c) The project will not substantially increase hazards due to a design feature or incompatible uses since there is immediate access along the Airport Boulevard street frontage. No impacts are expected.

d) The project may cause an effect upon a need for new or altered maintenance of roads since project site utilizes Airport Boulevard for access with slight increase in traffic, however, the project is conditioned to provide Transportation Uniform Mitigation Fees (TUMF) which assists in maintaining county roads (COA 80.TRANSPORTATION.1) from new development projects. Therefore, the project will have less than significant impact.

e) The project site will cause a slight temporary effect upon circulation during the project's construction; however, impacts are considered less than significant due to immediate access from Airport Boulevard and 12-foot on gravel driveway to the monopalm lease area.

f) The project will not cause inadequate emergency access or access to nearby uses due to immediate access from Airport Boulevard. The project will have less than significant impact.

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 communications facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

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

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

criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) 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 a wireless mono-palm tower. For these reasons, there is anticipated to be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Source(s): Project Application Materials, Water Company

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities since the project consists of a proposed unmanned wireless communications facility. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities since the project consists of an unmanned wireless communications facility. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities since the project consists of an unmanned wireless communications facility. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will require utility services in the form of electricity and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the property. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District will ensure that potential impacts to utility systems are reduced to less than significant level of impact.

d) The project would use existing storm water drainage facilities including partial road improvements along Airport Boulevard to be maintained by County Transportation Department with less than significant impacts

e) No street lights are located along Airport Boulevard in the project vicinity. Electricity is available at the project site and lines will have to be extended onto the site to accommodate the monopalms. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

f) Based on data available at this time, no offsite utility improvements will be required to support this project. This impact is considered less than significant.

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 ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) The project will not substantially impair an adopted emergency response plan or emergency evacuation plan since project proposes unmanned monopalm tower. The project is not located in a Fire Hazard Zone (Ord. 787) and has immediate access from Airport Boulevard. Less than significant impacts are expected.

b) The project will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire since project consist of an unmanned wireless communications facility with flat topography and light vegetation. Impacts are less than significant.

c) The project requires the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities), however, these improvements are required to be in conformance with the California Building Code and will not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts are less than significant.

d-e) The project will not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires due to the nature of the project as an unmanned monopalm structure constructed of metal and related California building code materials along with Fire Codes such as fire access drive, knox box access, portable fire extinguisher, addressing criteria, and verification inspection from CalFire (COA AND Fire.1). Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE	Does the Project.			
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source(s): Staff Review, Project Application Materials

Findings of Fact: This small project is limited to the addition of a 70-foot monopalm, and, for all of the above reasons, its implementation would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source(s): Staff Review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 0.71 acre site for proposed Plot Plan for wireless communications facility. The site is surrounded by existing industrial land with vacant properties, scattered dwellings and field crops, and largely serves moderate traffic volumes due to limited development and residents who would normally visit this area with or without the proposed wireless communication facility. Future development in the immediate vicinity is increasing slightly such as with proposed convenience market on northeast corner of Airport Boulevard and Harrison Street not currently entitled or built. However, new development is considered limited overall due to the lack of certain street improvements along Airport Boulevard and limited known current proposed urban projects in the immediate vicinity. So impacts as result of the proposed project are less than significant.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including traffic which would use existing adjoining street known as Airport Boulevard which is partially improved and existing and proposed desert landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the construction vehicles and automobiles that access the property with 12-foot wide gravel driveway and parking space for temporary parking of service vehicle when needed, and would not be cumulatively considerable. Therefore, impacts are less than significant.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Source(s): Staff Review, Project Application Materials

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

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

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.

Y:\Planning Case Files-Riverside office\PPW180002\DH Documents\EA-IS_Template719.docx



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

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-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 $\frac{3}{4}$ 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.

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

Plan: PPW180002

Parcel: 763250032

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 UTILITY PLAN CELL TOWER (cont.) Not Satisfied
submitted to the Transportation Department for verification purposes.

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 cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan 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

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. If a co-located facility (additional 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

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
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 hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- 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 55th 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

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

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



RIVERSIDE COUNTY 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 hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- 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 55th 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

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

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



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)

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 hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- 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 55th 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

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

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



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)

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 hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- 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 55th 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

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

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



RIVERSIDE COUNTY

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)

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 hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- 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 55th 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

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

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



RIVERSIDE COUNTY

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)

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 hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- 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 55th 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

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

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



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)

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 hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- 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 55th 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

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

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



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)

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 hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- 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 55th 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

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

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



RIVERSIDE COUNTY 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)

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 hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- 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 Coacheila Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: North of Airport Boulevard, south of 55th 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

Email CC: Jay Olivas, jolivas@rivco.org
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)

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 hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- 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 55th 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

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

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

PPW180002



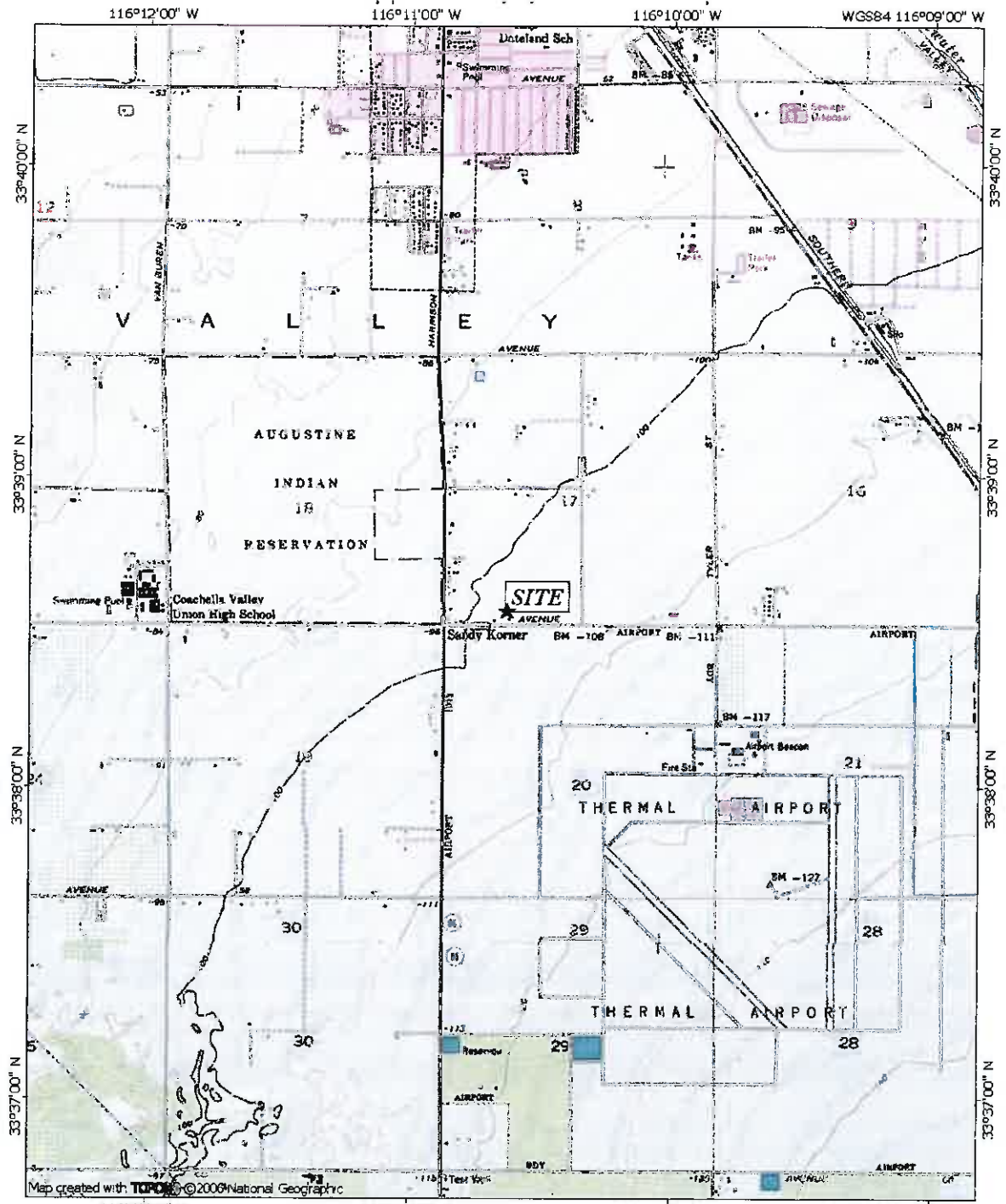
Legend

- Parcels
- ▬ Blueline Streams
- ▬ City Areas
- ▬ World Street Map

Notes

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





Map created with **TORO** ©2009 National Geographic



TORO INTERNATIONAL	
<i>Geotechnical Engineering</i>	
SITE LOCATION MAP	
CSL 2430	
PROJECT NO. 13-103.38	FIGURE 1



Law Offices of Christopher Glenn Beckom
1307 West 6th Street, Suite 223
Corona, CA 92882
Phone: (800) 581-7030



October 1, 2018

Jay Olivas, Planner
Riverside County Planning Department
4080 Lemon Street, 12th 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

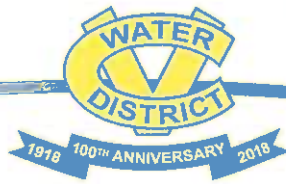
On May 21, 2018 in Thermal, AT&T proposed the Council take an advisory vote on a proposed 70-foot wireless telecommunications faux palm tree or “monopalm” at APN 763-250-024-1. AT&T proposes to construct an unmanned WTF with the antennas disguised within the branches of the palm tree. (Thermal-Oasis 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.

Sincerely,


for Carrie Oliphant
Assistant Director of Engineering

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, 8th 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:** *Presenters must direct their report to the council. 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:** *Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair. Please limit presentations to 15 minutes.*
 - A. **College of the Desert Presentation**

Becky Broughton, COD Board Trustee, (760)773-2500, bbroughton@collegeofthedesert.edu
Dr. Annebelle Nery, Vice President of Student Success, (760) 423-6644, anery@collegeofthedesert.edu
Dr. Oscar Espinoza-Parra, Dean of Enrollment Services, (760)674-7792, oespinozaparra@collegeofthedesert.edu
Jessica Enders, Director of our East Valley Education Centers, 760-636-7972, jenders@collegeofthedesert.edu
 - 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 1st 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

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

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., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

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

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

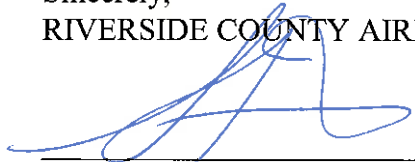
lighting of the structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in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

Y:\AIRPORT CASE FILES\JCRA\ZAP1042TH18\ZAP1042TH18.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-AWP-10899-OE

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)
- 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
Karen McDonald
Specialist

(DNE)

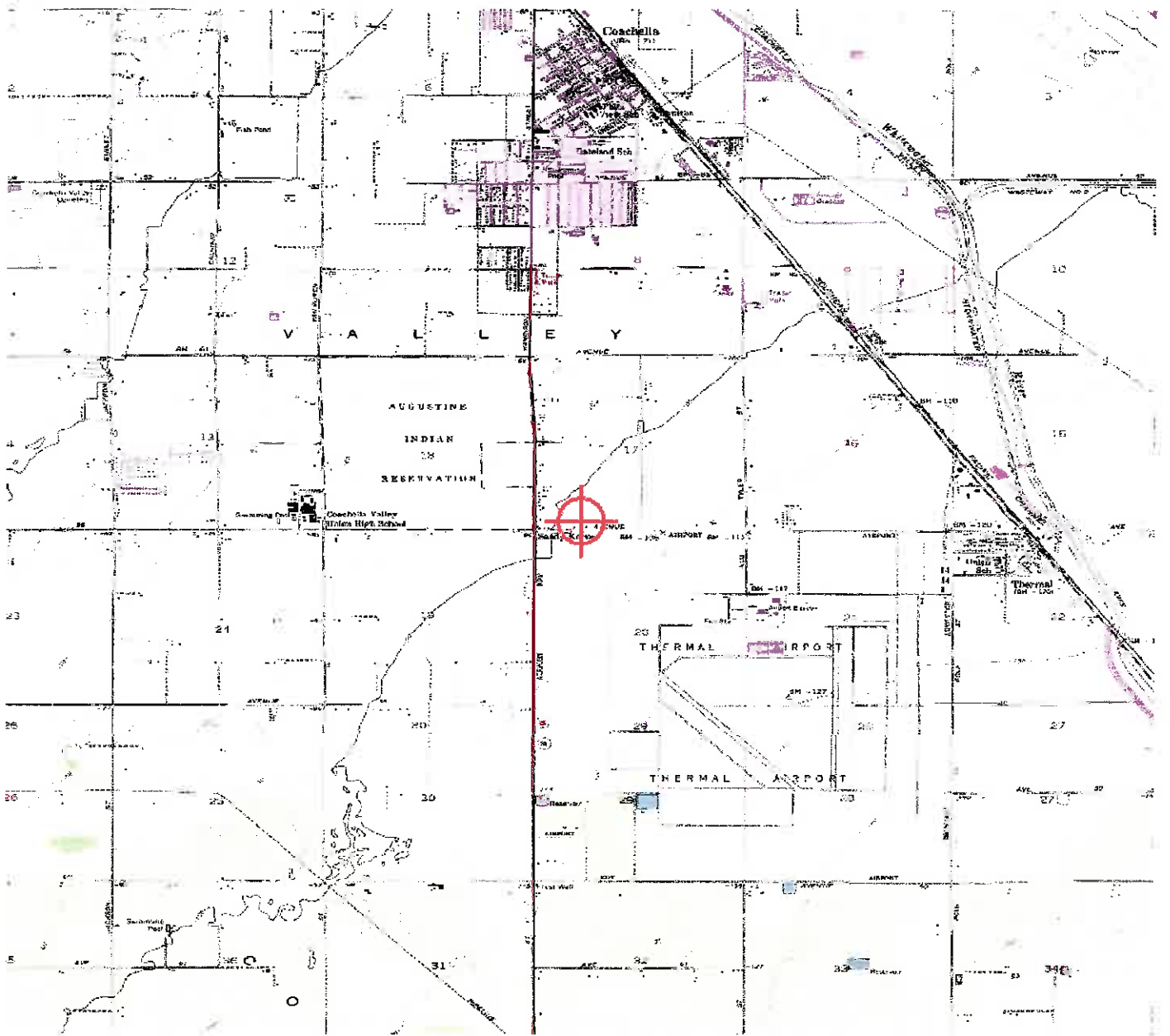
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2018-AWP-10899-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
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	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	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	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	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





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2018-AWP-10900-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.

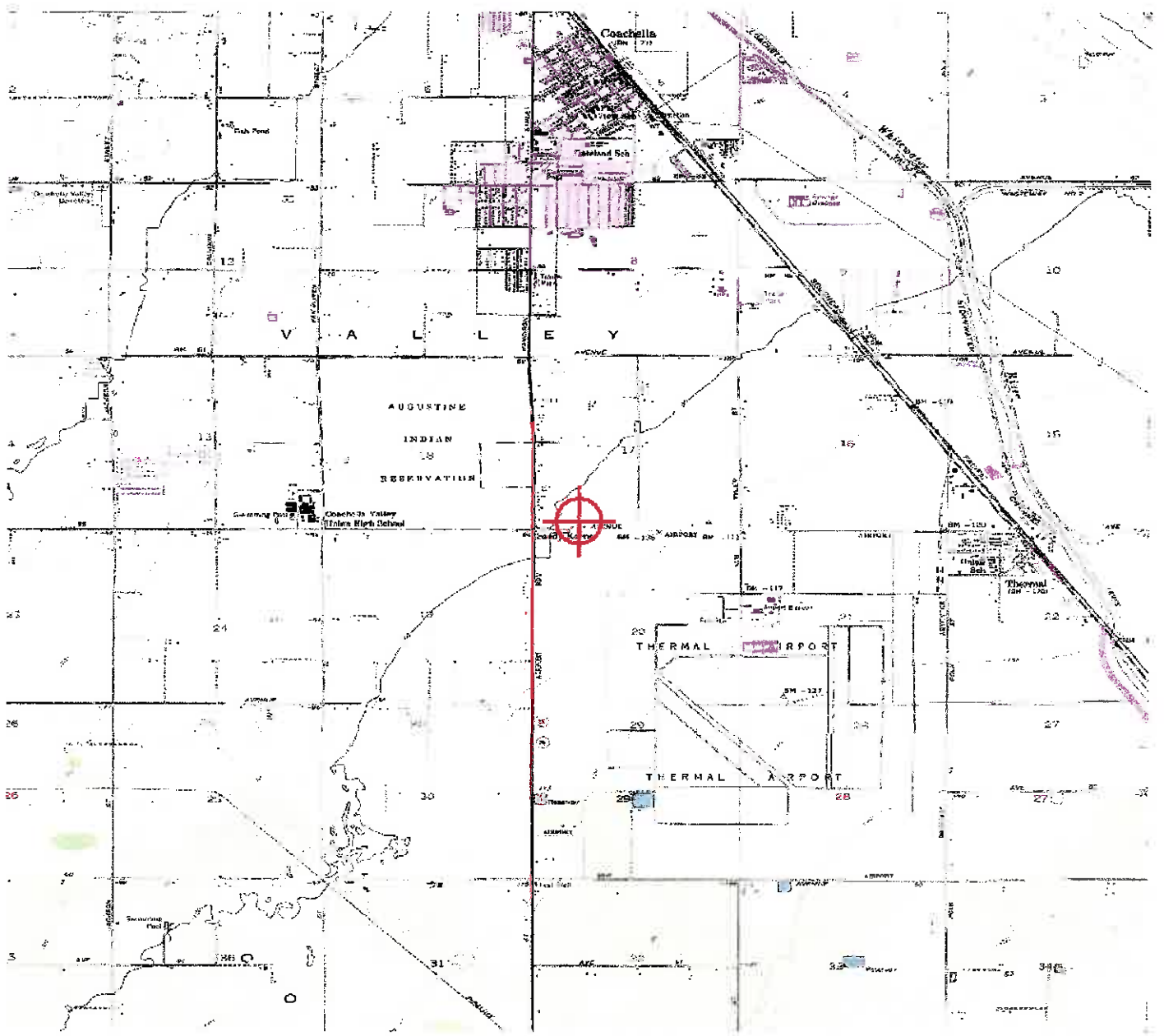
Based on this aeronautical study, the structure would not constitute a substantial adverse effect on aeronautical operations or procedures because it will be temporary. The temporary structure would not be considered a hazard to air navigation provided all of the conditions specified in this determination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



Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

Boundary Lines

- Airport Property Line - Existing
- Airport Property Line - Planned
- City Limits

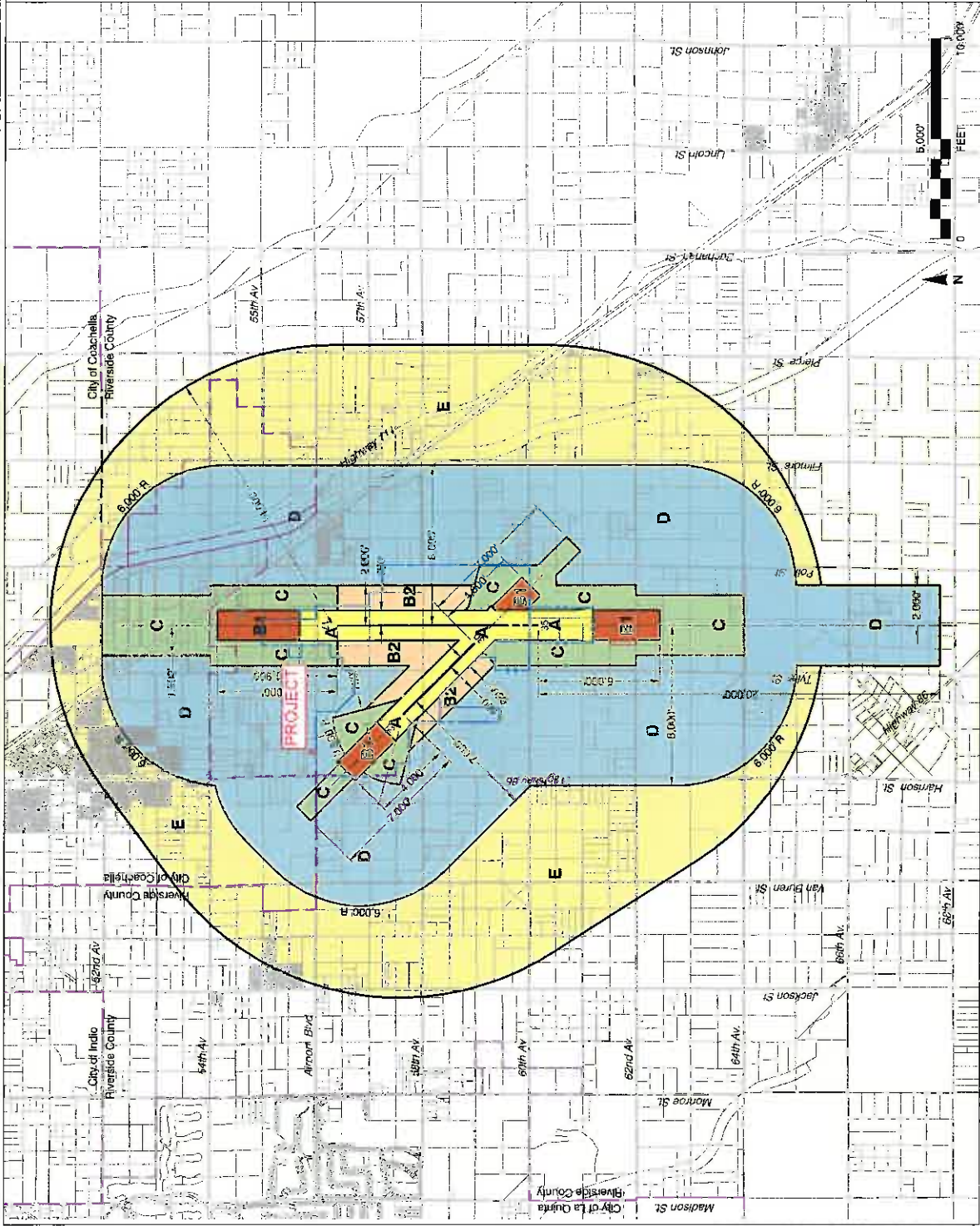
Note

Except for southern extension, Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAA Part 77). All other dimensions measured from runway ends and centerlines.

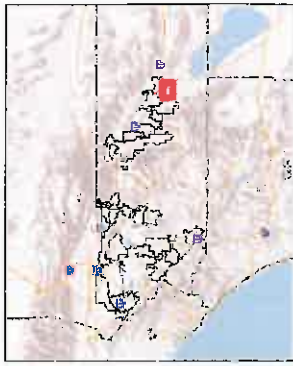
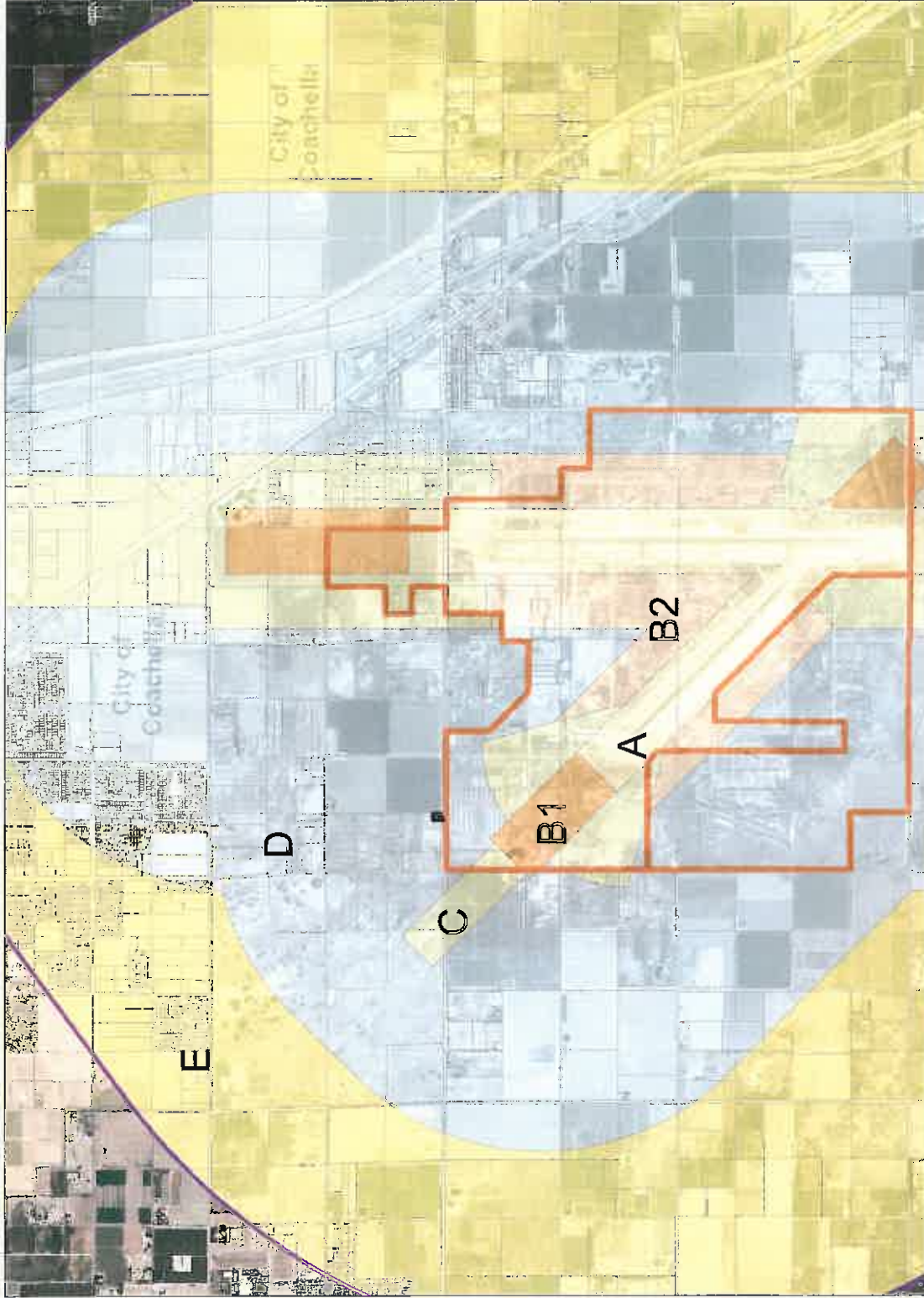
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
 Airport Land Use Commission
**Riverside County
 Airport Land Use Compatibility Plan
 Policy Document**
 (Adopted June 2005)

Map JC-1
Compatibility Map
 Jacqueline Cochran Regional Airport



My Map



Legend

Airports

AIA

Airport Compatibility

OTHER ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

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



0 4,245 8,490 Feet

REPORT PRINTED ON... 4/18/2018 10:16:27 AM



© Riverside County RCIT GIS

My Map



Legend



Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

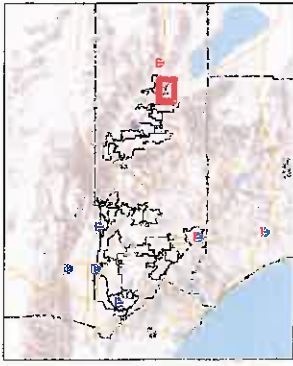
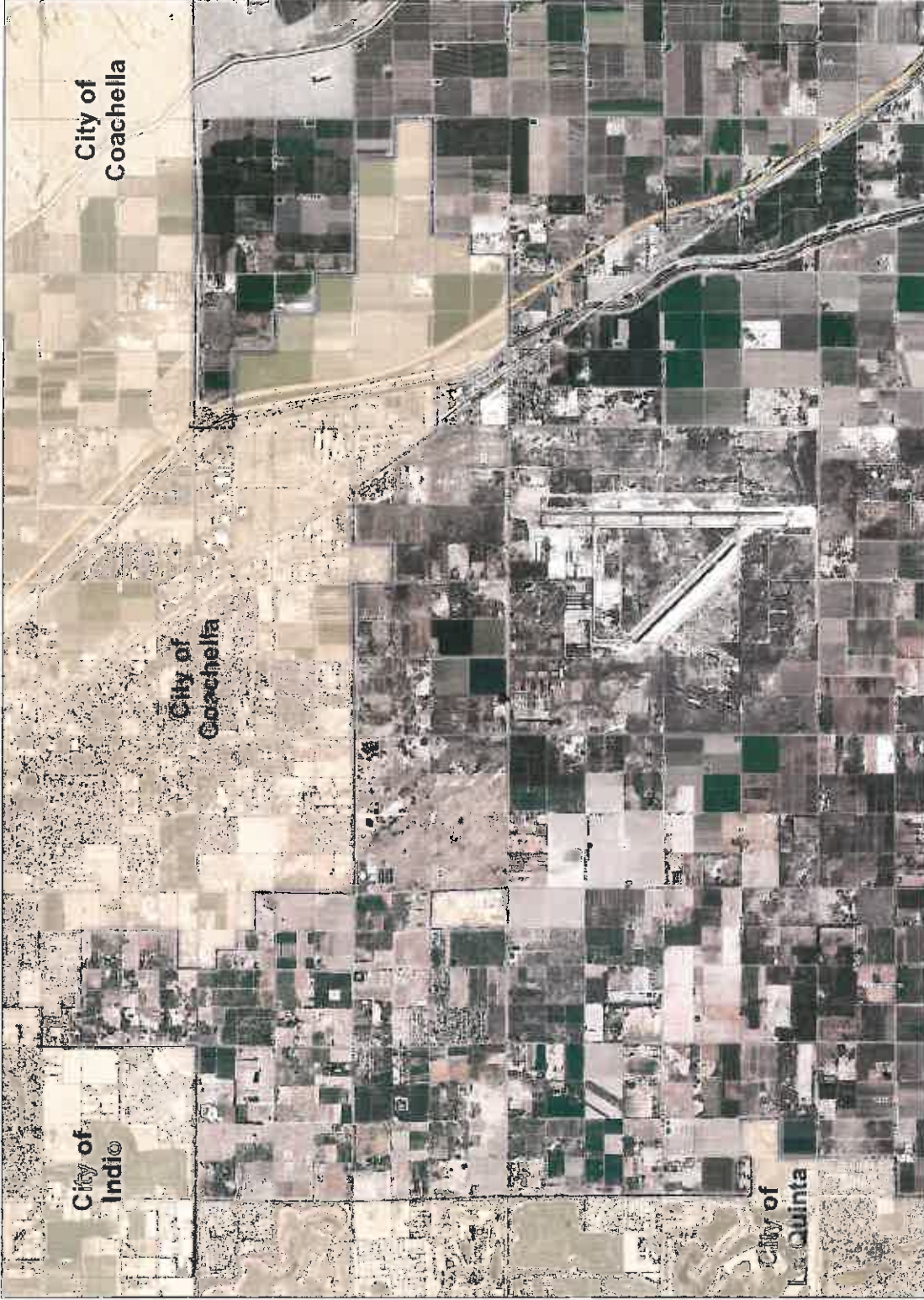
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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

© Riverside County RCIT GIS

My Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

Notes

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



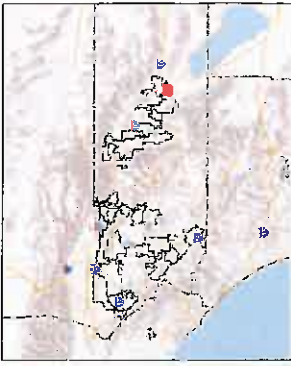
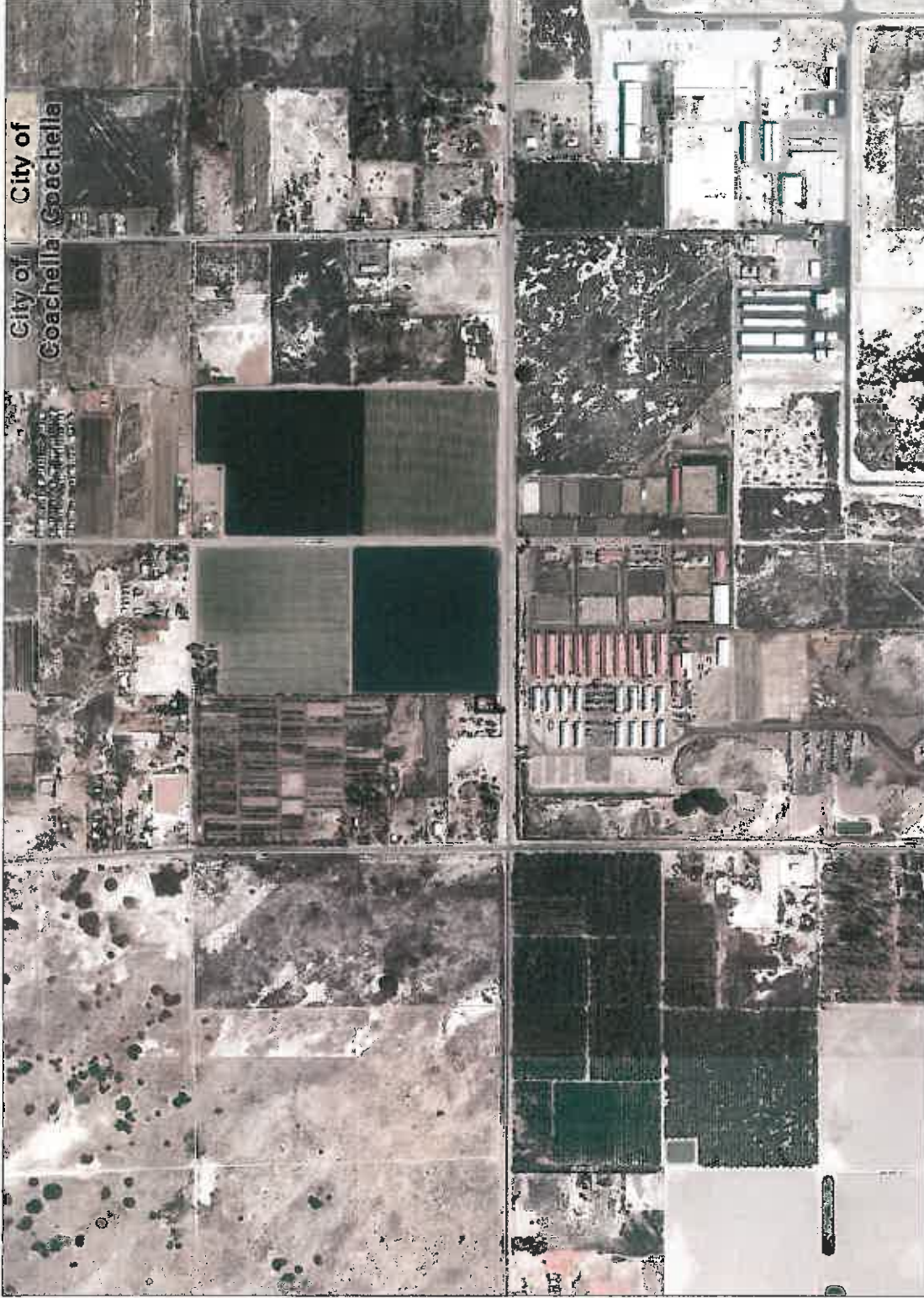
0 6,378 12,757 Feet



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

© Riverside County RCIT GIS

My Map



Legend

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

Notes

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



0 1,595

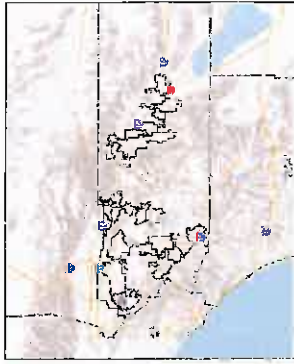
3,189 Feet



REPORT PRINTED ON... 4/18/2018 10:13:19 AM

© Riverside County RCIT GIS

My Map



- Legend**
- City Boundaries
 - Cities
 - roadsanno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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



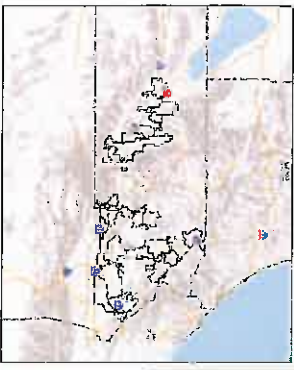
0 399 797 Feet



REPORT PRINTED ON... 4/18/2018 10:13:53 AM

© Riverside County RCIT GIS

My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - no
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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



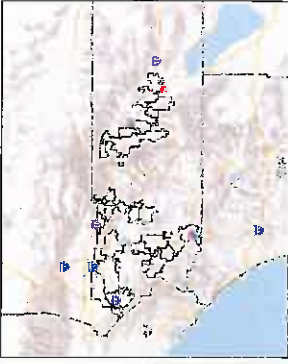
0 399 797 Feet



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

© Riverside County RCIT GIS

My Map



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

Notes

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



0 100 199 Feet



REPORT PRINTED ON... 4/18/2018 10:14:30 AM

© Riverside County RCIT GIS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. PPW 180002

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Tyler Kent with Smartlinkllc on Behalf of AT&T

Contact Person: Tyler Kent E-Mail: tyler.kent@smartlinkllc.com

Mailing Address: 18401 Von Karman Ave, Ste 400
Irvine Street CA 92612
City State ZIP

Daytime Phone No: (949) 701-2444 Fax No: (949) 468-0931

Engineer/Representative Name: CASA Industries

Contact Person: Julius Santiago E-Mail: jsantiago@casaind.com

Mailing Address: 10650 Reagan St. #482
Los Alamitos Street CA 90720
City State 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 Street CA 92274
City State ZIP

Daytime Phone No: (760) 219-5368 Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

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
PRINTED NAME OF PROPERTY OWNER(S)

June C Reed
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 **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 763-250-032

Approximate Gross Acreage: .41

General location (nearby or cross streets): North of Alport Blvd, South of 55th Ave, East of Harrison St, West of Shady Ln.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

ATT

70' faux mono-palm for a wireless communication facility with a storage facility.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): M-SC (Manufacturing - Service Commercial)

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	400	70'		Other Communication Towe	<input type="checkbox"/>	
2	200	10'	1	Old Tool Shed	<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function		
1	64	10'	1	Equipment Facility		
2	10	70'	7	Stealth Wireless Communication Facility (Faux Palm)		
3	800	6'	1	CMU Block Wall		
4						
5						
6						
7						
8						
9						
10						

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
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). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

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 No

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 [Riverside County's Map My County website](#) 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](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Tyler Kent with Smartlinkllc 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: _____

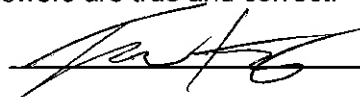
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

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

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

Owner/Authorized Agent (1)  Date 2/18/18

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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



RIVERSIDE COUNTY 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.

June C. Reed

Property Owner(s) Signature(s) and Date

June C Reed, Trustee

PRINTED NAME of Property Owner(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 Tyler Kenton Smith LLC hereafter "Applicant" and Jane C Reed, Trustee Property Owner".
on behalf of AT&T

Description of application/permit use:

Plot Plan for a wireless communication facility

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

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@aol.com

Address: 85240 Airport Blvd
Thermal, CA 92274

3. APPLICANT INFORMATION:

Applicant Name: Tyler Kent with Smartlink Behalf of AT&T Phone No.: ~~949-701-2944~~ 949-701-2944

Firm Name: Smartlink LLC Email: tyler.kent@smartlinkllc.com

Address (if different from property owner)
18401 Von Karman Ave, Ste 400
Irvine, CA 92612

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 2/8/18
Print Name and Title: Tyler Kent with Smartlink on Behalf of AT&T

Signature of Property Owner: [Signature] Date: 2/8/18
Print Name and Title: June C Reed, Trustee

Signature of the County of Riverside, by _____ Date: _____
Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



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,

A handwritten signature in black ink, appearing to read "Mark Rivera".

Mark Rivera
AT&T Mobility
Network Deployment Manager
12900 Park Plaza Drive
Cerritos, CA 90703
MR3921@att.com



On Behalf of



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 in coverage.
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/cm^2) 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 $\frac{1}{2}$ 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 $\frac{2}{10,000}$ th 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 guarantees 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

IE04959A SBB36 Eblmore Peak
IE23630A IE583 JFK Park

ON-AIR
ON-AIR

35603 S. MAIN DIVIDE TRUCK TRAIL
15113 Indian St.

LAKE ELSWORE
Moreno Valley

92550
.92551

Riverside
Riverside

31 6028702
31 9011383

-117.344141 Structure (Non-Build
-117.28625 Structure (Non-Build

Self-Support Tower
Light Pole

Final Build
Final Build

2/28/2002 A
12/31/2009 A

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 55th 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 jolivas@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501 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 Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

TITLE: GIS Analyst

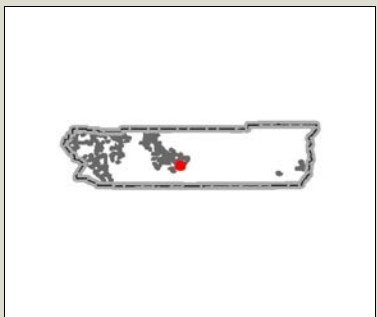
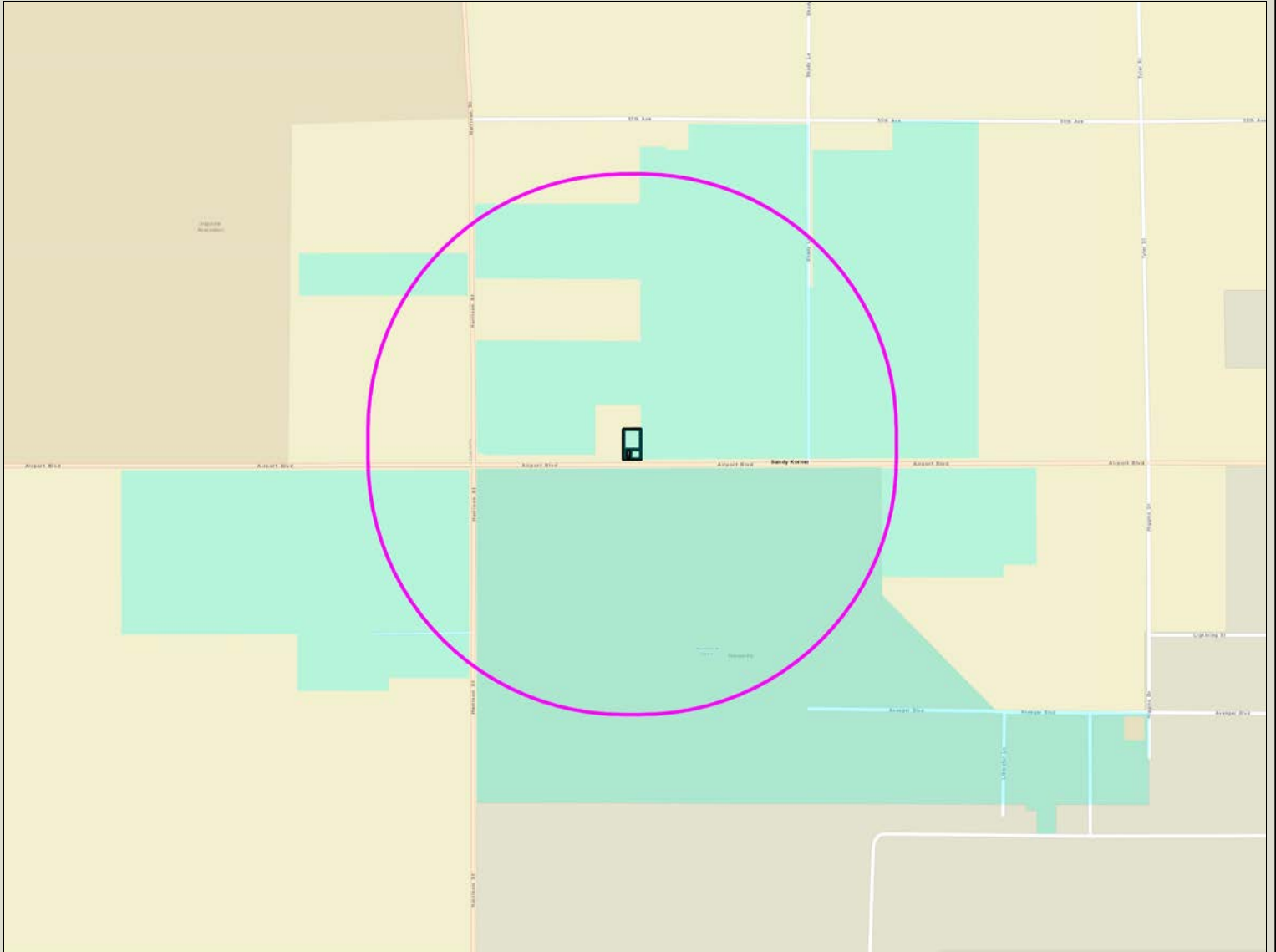
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPW180002 (2400 feet buffer)



- Legend**
-  County Boundary
 -  Cities
 -  World Street Map

Notes



0 1,505 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 the user.

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

© Riverside County RCIT

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

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 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:

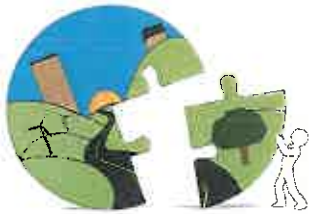
Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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



RIVERSIDE COUNTY 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

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 Resources Code.

Plot Plan No. 180002 / CEQ180028

Project Title/Case Numbers

Jay Olivas, Project Planner

County Contact Person

760-863-8271

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Smartlink on behalf AT&T Wireless

Project Applicant

18401 Von Karman Avenue Irvine, CA 92612

Address

North of Airport Boulevard, south of 55th Avenue, east of Harrison Street at 85240 Airport Boulevard.

Project Location

The plot plan proposes a wireless communication facility, for AT&T Wireless, disguised as a 70-foot high monopalm with equipment shelter.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on 03/18/2019 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$2,280.75+\$50.00**) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct, Ste. H, Palm Desert, CA 92211

Signature

Urban Regional Planner
Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCEQ180028 ZCFG0

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00042405)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

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

**County of Riverside
Trans. & Land Management Agency**



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