



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

NOVEMBER 19, 2018

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 NO. 25473 – Intent to Adopt a Negative Declaration** – EA42649 – Applicant: Verizon Wireless – Engineer/Representative: Randi Newton – Fifth Supervisorial District – Pass & Desert District – Western Coachella Valley Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Southeasterly corner of Indian Palms Drive and Paseo Yucca Vista – .25 Acres – Zoning: Mixed Use (MU) – **REQUEST:** The plot plan proposes a concealed wireless communication facility, for Verizon Wireless, in the form of a 62 foot tall faux water tank with 12 panel antennas, one (1) parabolic antenna, and six (6) Remote Radio Units (RRU), a 30kw generator, and two (2) Global Positioning Satellite (GPS) antennas located inside the water tank tower, with a 624 sq. ft. lease area surrounded by a six (6) foot high decorative block wall enclosure. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@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: November 19, 2018

PROPOSED PROJECT

Case Number(s):	PP25473	Applicant(s): Verizon Wireless
EA No.:	42649	
Area Plan:	Western Coachella Valley	Representative(s): Randi Newton
Zoning Area/District:	Pass and Desert District	
Supervisory District:	Fifth District	
Project Planner:	Desiree Bowdan	
Project APN(s):	664-260-013	



 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The plot plan proposes a concealed wireless communication facility, for Verizon Wireless, in the form of a 62 foot tall faux water tank with twelve (12) panel antennas, one (1) parabolic antenna, and six (6) Remote Radio Units (RRU), a 30kw generator, and two (2) Global Positioning Satellite (GPS) antennas located inside the water tank tower, with a 624 square foot lease area surrounded by a 6 foot high decorative block wall enclosure (project). The Project will be located on the northwesterly corner of the vacant property and access to the facility will be provided via a 30 ft. wide access easement from Indian Palms Drive.

The project is located at the southeasterly corner of Indian Palms Drive and Paseo Yucca Vista, more specifically 63875 Paseo Yucca Vista.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42649, 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. 25473, 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:	Mixed Use Area (MUA)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Mixed Use Area (CD:MUA)
East:	Mixed Use Area (CD:MUA)
South:	Mixed Use Area (CD:MUA)
West:	Mixed Use Area (CD:MUA)
Existing Zoning Classification(s):	Mixed Use (MU)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Mixed Use (MU)
East:	Mixed Use (MU)
South:	Mixed Use (MU)
West:	Mixed Use (MU)
Existing Use:	Vacant
Surrounding Uses	
North:	Widely scattered residential use
South:	Widely scattered residential use
East:	Widely scattered residential use
West:	Widely scattered residential use

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	.25	Article IX, Sec. 9.4.a
Total Proposed Number of Lots:	1	Article IX, Sec. 9.4.a

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	624	Minimum one (1) onsite parking space required for service vehicle	1	1
TOTAL:				

Located Within:

City's Sphere of Influence:	Yes – Desert Hot Springs
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Low Potential

PROJECT LOCATION MAP

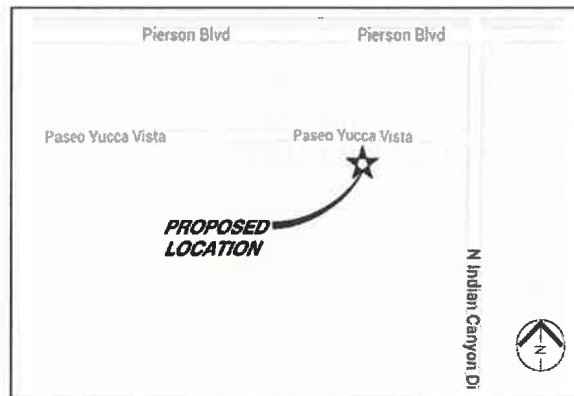


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

This project has been ongoing since 2013 due to lease agreement issues between Verizon and the property owner. Those issues were recently resolved.

Plot Plan No. 25473 was submitted to Riverside County on November 21, 2013.

General Plan Consistency

The project site is designated Development: Community Development: Mixed Use Area (CD:MUA) on the Western Coachella Valley Area Plan, which allows for development of local and regional servicing retail and service uses. The Public Facilities & Service Provision policy requires that all developments, including developments within the Community Development: Mixed Use Area (CD:MUA) land use designation, have available public facilities and services such as roads, utilities, public safety and public facilities. The

proposed project will provide better telecommunications (phone, text, and data) coverage and capacity for the nearby residential uses in the area, and will improve cell service for this 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. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105 June 9, 2018.

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: Mixed Use Area (CD: MUA). Commercial, and residential development alike is encouraged in the Mixed Use Area. Thousand Palms neighborhoods adjacent to I-10, are located near existing or proposed I-10 freeway interchanges. These neighborhoods are generally vacant with large parcels that can accommodate Mixed-Use Area developments with local-servicing commercial uses, office centers, and tourist-accommodating uses. The project site as well as the surrounding properties is currently vacant. The area currently has little to no cellular service. The wireless communication facility will service the local residents in the area by providing cellular coverage.
2. The project site has a Zoning Classification of Mixed Use (MU) consistent with the Riverside County General Plan of Community Development: Mixed Use Area (CD: MUA).
3. The project site is located within the San Gorgonio Pass Wind Energy Policy Area.
4. The proposed project is consistent with Ordinance No. 348 (Land Use) and is allowed within the Mixed Use (MU), Zoning Classification, subject to Plot Plan approval.

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 concealed wireless communication facilities as set forth in Section 19.403, the processing requirements for all wireless communication facilities as set forth in Section based on the following:
2. Pursuant to Section 19.403.a of Ordinance No. 348 (Appropriate Location), a concealed wireless communication facilities may be located in any zoning classification.
3. The facility is designed so that it is not visible at all or, if visible, it is not recognizable as a wireless communication facility. By proposing a 62 foot faux water tank with a 6 foot split-face decorative block wall, to assist in looking aesthetically pleasing to the surrounding area and not be recognizable as a communication facility. The faux water tank will have neutral earth tone colors and is consistent with Ordinance No. 348, Section 19.403.C.1.
4. The application has met the processing requirements set forth in Section 19.409 of Ordinance, 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):
5. 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 or is screened from view. The equipment cabinets will be placed on concrete pads and will be enclosed by a 6 foot decorative block wall. Therefore, it meets this requirement.

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.
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 with a split-face. Therefore, this meets the screening requirement.
3. Concealed wireless communication facilities are subject to the height limitations of the zone classification in which they are located. The project is located in the Mixed Use (MU) zone. Except

when adjacent to existing one family dwellings or property zoned R-1 (One-Family Dwellings), the maximum height for buildings or structures in the MU zone shall be seventy-five feet (75') unless a greater height is approved pursuant to section 18.34 of Ordinance No. 348. In no event, shall a building or structure exceed one hundred feet (100') in height unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348. The project proposes a sixty-two (62') foot tall faux water tank and does not abut any property zoned (R-1) (One-Family Dwellings), nor is the project located adjacent to a one family dwelling. 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 no landscaping located on the project site, or in the surrounding area, so any landscaping around the perimeter of the project site would not match the natural state of the surrounding area. Therefore, the design criteria for the cell tower proposes a faux water tank with earthen tones and a split face block wall with a decorative cap to ensure that it is still aesthetically pleasing.
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 concealed 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 411 feet away.
8. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets this development standard because the concealed wireless communication facility is located near a County maintained road which provides an all-weather surface for access through a non-exclusive easement from the road right of way.
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 concealed 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 concealed 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 concealed 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 faux water tank 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. Concealed 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 concealed wireless communication facility is located within the MU zone, which requires a setback of fifteen (15) feet from street side property lines. The project proposes a 30 foot setback from Indian Palms Drive.
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 concealed 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.
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 concealed 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 Desert Hot Springs Sphere Of Influence. This project was provided to Desert Hot Springs for review on December 5, 2013. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In accordance with AB52, notices were mailed to Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and Agua Caliente Band of Cahuilla Indians on July 20, 2015. The Agua Caliente Band of Cahuilla Indians responded on August 28, 2015, requesting that a specific set of Conditions of Approval be placed on the project. This request was granted and an email notification was sent on September 1, 2015, with consultation being concluded the same day. No other notifications were received.

5. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"), therefore nothing further is required.

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 not received written communication/phone calls who indicated support or 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 mailing of the Planning Director's decision.

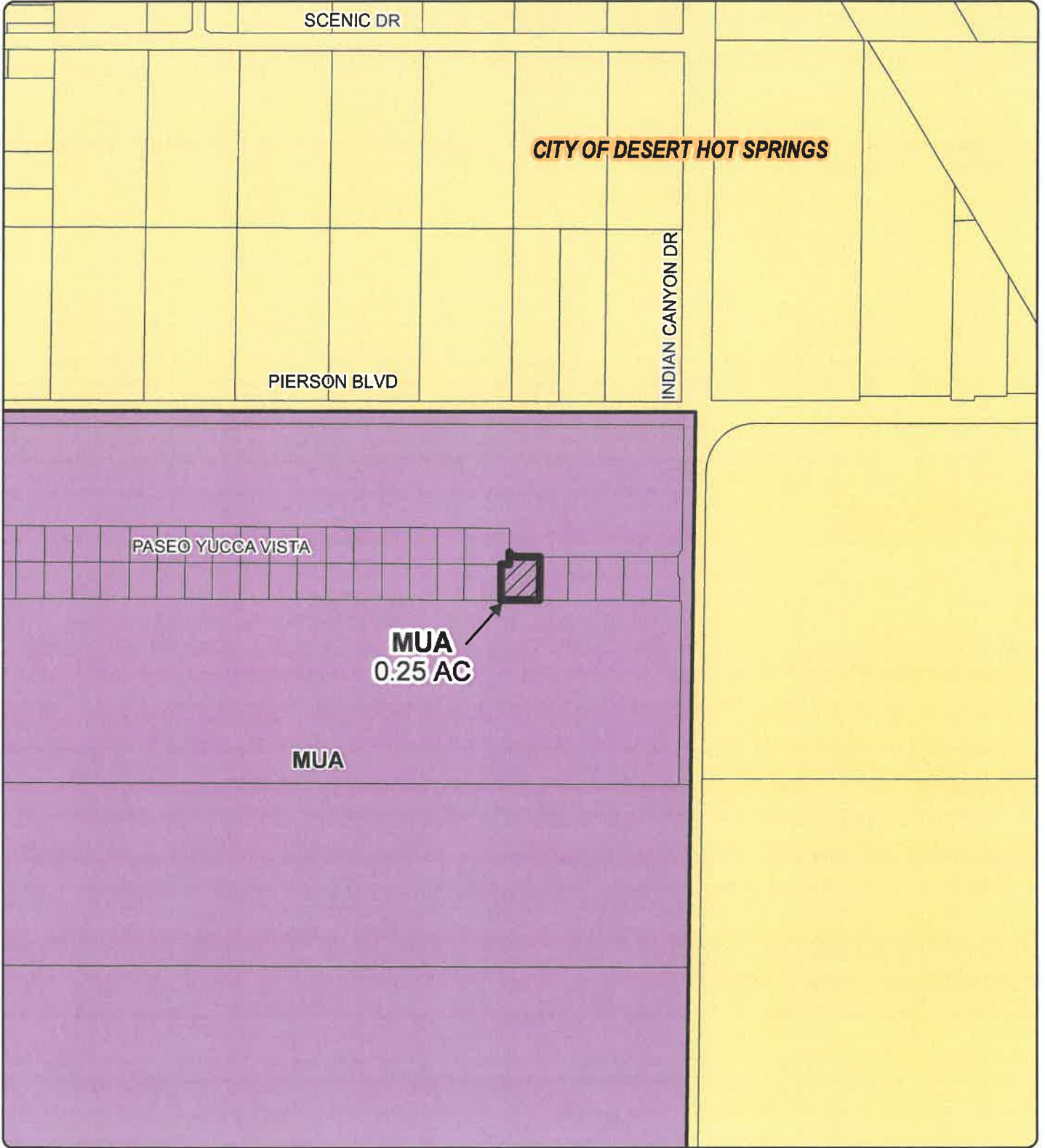
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25473

EXISTING GENERAL PLAN

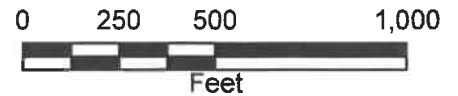
Supervisor: Ashley
District 5

Date Drawn: 08/07/2018
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

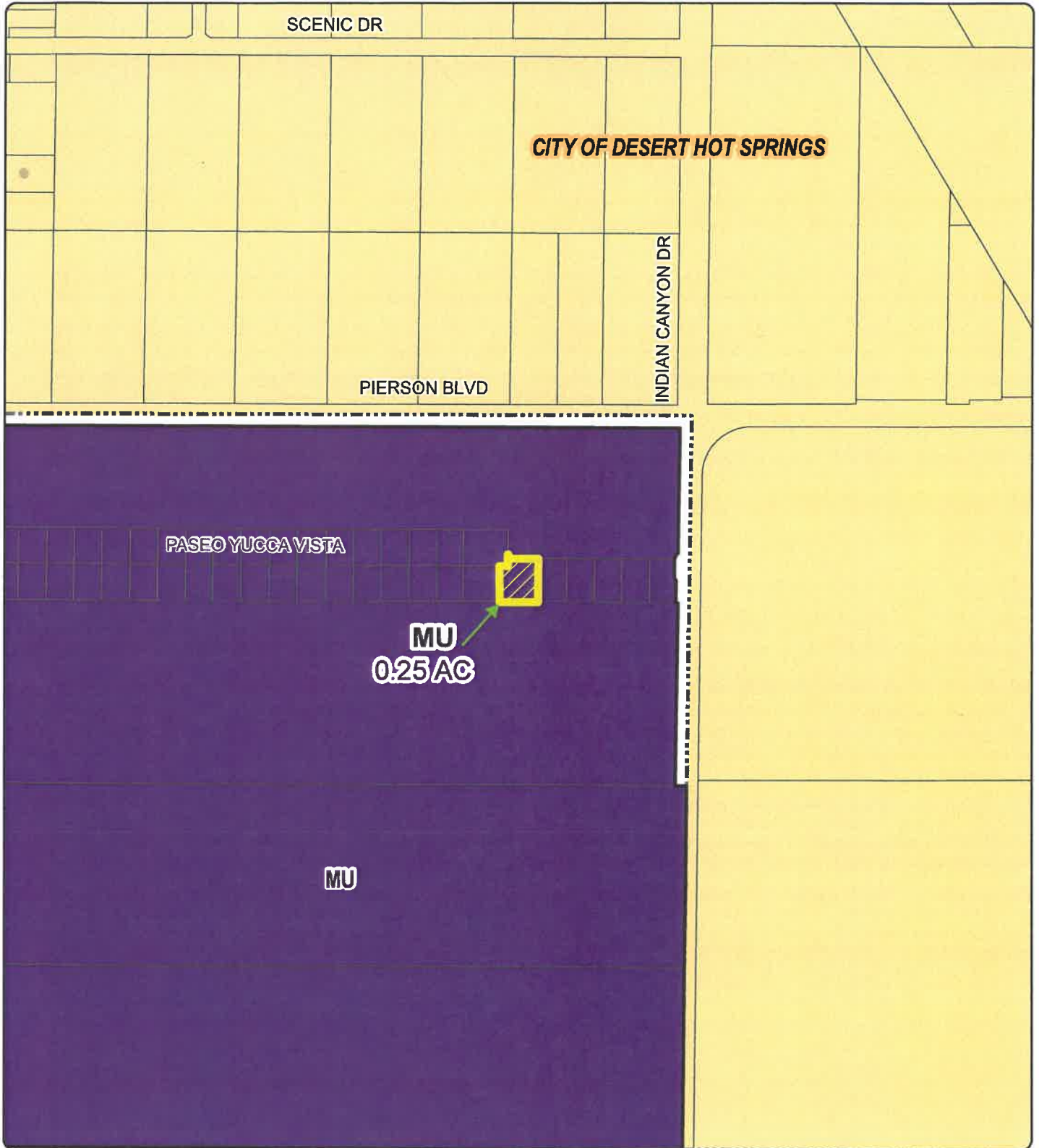
PP25473

EXISTING ZONING

Supervisor: Ashley
District 5

Date Drawn: 08/07/2018

Exhibit 2



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

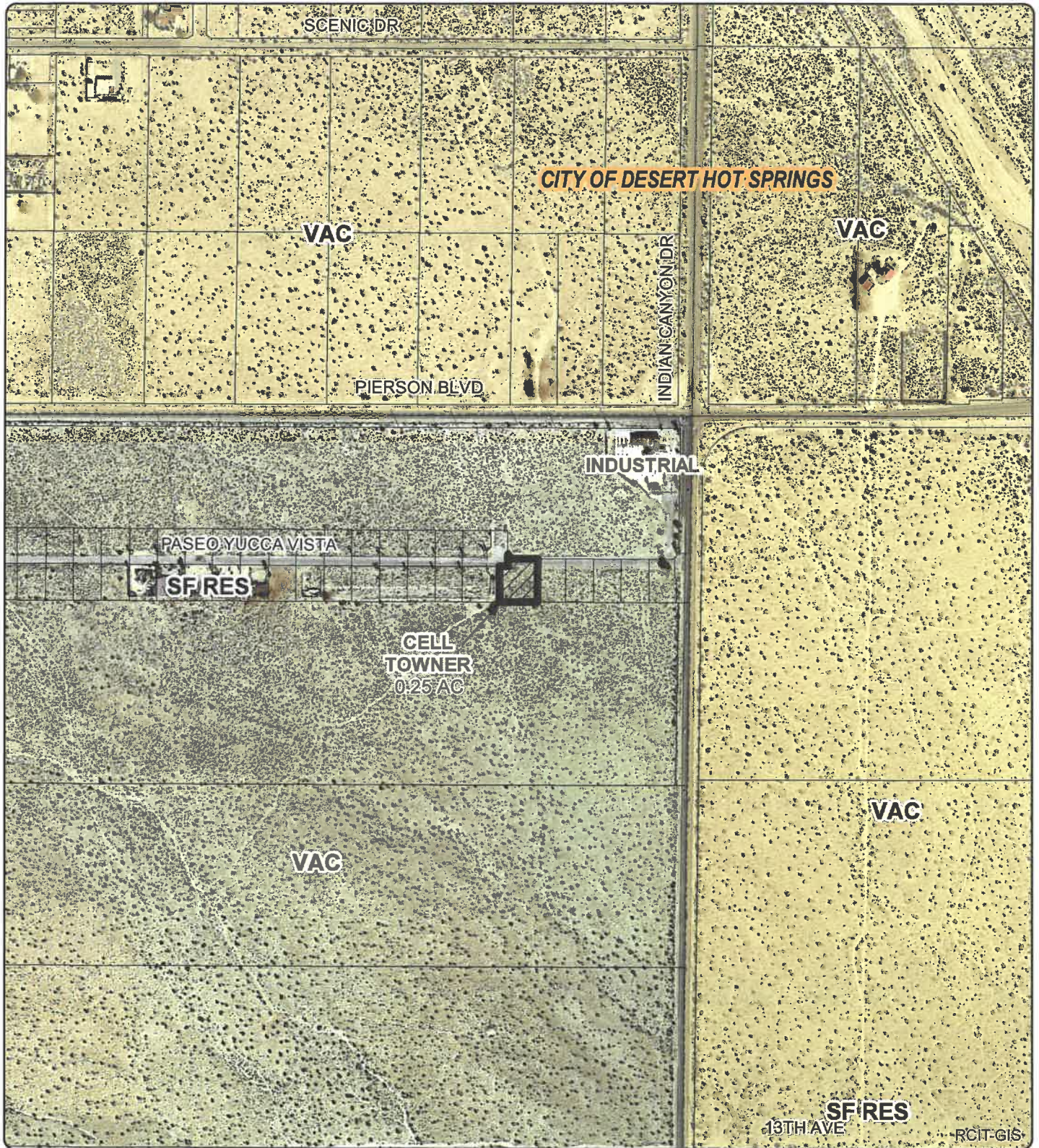
PP25473

LAND USE

Supervisor: Ashley
District 5

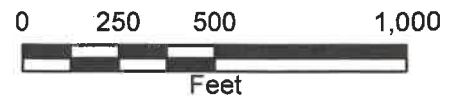
Date Drawn: 08/07/2018

Exhibit 1



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen

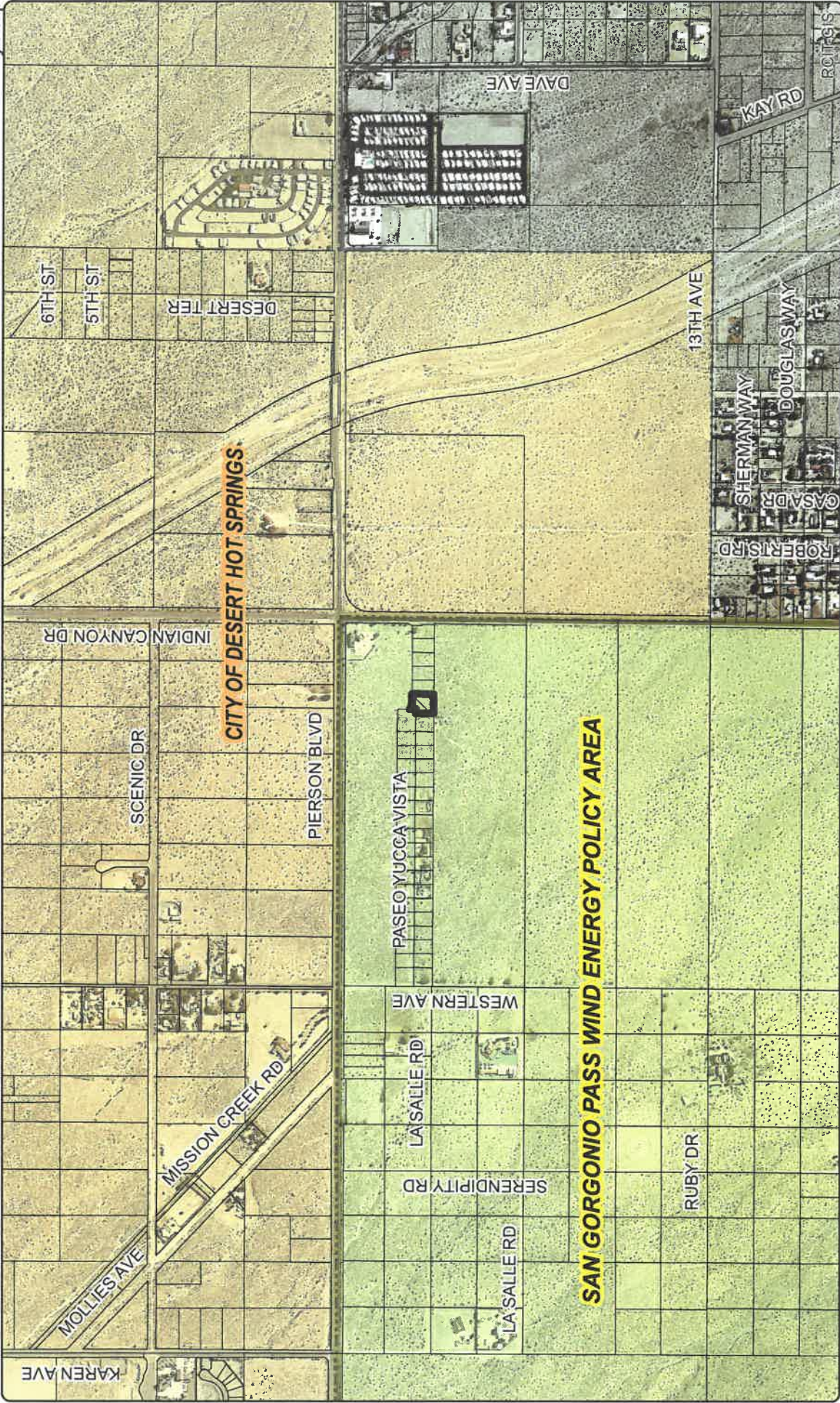


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RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25473
VICINITY/POLICY AREAS

Supervisor: Ashley
 District 5

Date Drawn: 08/07/2018
 Vicinity Map



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for the unincorporated Riverside County. The information on this map was prepared for the County of Riverside Planning Department for use under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3000 (Western County) or in Palm Desert at (760)661-8777 (Eastern County) or Website: <http://www.co.riverside.ca.us>

SPYGLASS 63875 PASEO YUCCA VISTA, DESERT HOT SPRINGS, CALIFORNIA 92240

VIEW 1



LOCATION



EXISTING



PROPOSED INSTALLATION OF (12) VERIZON WIRELESS ANTENNAS ON AN NEW 62' ANTENNA STRUCTURE. PROPOSED INSTALLATION OF AN EQUIPMENT COMPOUND SCREENED BY A 6' BLOCK WALL

SPECTRUM
4495 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
OFFICE: (909) 456-8401
FAX: (909) 456-8400

Verizon
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR IRVINE,
CALIFORNIA 92618

CASE: PP25473
EXHIBIT: A (SHEETS 1-18)
DATE: 5/2/2018
PLANNER: D. Bowdan



verizon

SPYGLASS
MTX-44 / BSC-15
MCE

63875 PASEO YUCCA VISTA
 DESERT HOT SPRINGS, CALIFORNIA 92240

OVERALL HEIGHT 62' 0"

PROJECT TEAM

SITE ACQUISITION PLANNING:
 SPECTRUM SERVICES, INC.
 1405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 PHONE: (909) 456-8400
 FAX: (909) 456-8408

OWNER:
 GAIL BREWER, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 CONTACT: GAIL BREWER
 PHONE: (909) 456-8401
 FAX: (909) 456-8408

ELECTRICAL ENGINEER:
 DCS CONSULTING ENGINEERING SERVICES LLC
 8611 W. SHARLSTON BOULEVARD, SUITE 2039
 LAS VEGAS, NEVADA 89148
 CONTACT: BOB O. STEPHANEC
 PHONE: (702) 985-1582

SUBCONTRACTOR:
 MCE
 8140 BRENT THURMAN WAY, SUITE 200
 LAS VEGAS, NEVADA 89148
 CONTACT: MCE
 PHONE: (702) 853-3257

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS HAMMED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- INSTALLATION OF A 6X4 FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
- INSTALLATION OF (10) VERIZON WIRELESS PANEL ANTENNAS AT A 90° CONTIGUOUS MOUNTED ON A MAST
- INSTALLATION OF (4) VERIZON WIRELESS 4 PARABOLIC ANTENNAS
- INSTALLATION OF (10) VERIZON WIRELESS REMOTE RADIO UNITS (RRUs)
- INSTALLATION OF (10) VERIZON WIRELESS MCE CABINETS ON A CONCRETE PAD
- INSTALLATION OF (10) VERIZON WIRELESS 50' ANTENNAS
- INSTALLATION OF (10) VERIZON WIRELESS 90' ANTENNAS
- INSTALLATION OF (10) VERIZON WIRELESS 4' 8" SILENT CELL
- INSTALLATION OF A VERIZON WIRELESS 1500W 24VDC 50AMP CELL
- INSTALLATION OF A VERIZON WIRELESS 1500W 24VDC 50AMP CELL
- NEW PIPES CONDUIT RUN TO CABINETS
- NEW 240V 400VA TRANSFORMER
- NEW 240V TOWARD ELECTRICAL SERVICE TO METER

PROJECT SUMMARY

APPLICANT/LESSEE:
 verizon/
 VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618
 OFFICE: (949) 288-7000

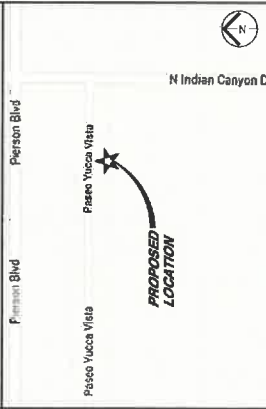
ASSESSOR'S PARCEL NUMBER:
 644-280-013-8 (LEASE AREA) 864-280-016-1 (ACCESS)
 664-280-014-8 (ACCESS) 864-280-017-2 (ACCESS)
 664-280-015-0 (ACCESS) 864-280-018-3 (ACCESS)

PROPERTY OWNER:
 MCE
 63875 PASEO YUCCA VISTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240
 CONTACT: BRUCE EDWARDS
 TELEPHONE: (949) 288-7000

PROPERTY INFORMATION:
 SITE NAME: SPYGLASS
 SITE ADDRESS: 63875 PASEO YUCCA VISTA
 JURISDICTION: COUNTY OF RIVERSIDE

CONSTRUCTION INFORMATION:
 AREA OF CONSTRUCTION: 24' X 20' (664 SQ FT)
 OCCUPANCY TYPE: U
 TYPE OF CONSTRUCTION: V-B
 CURRENT ZONING: U
 CONTROLLING DEVELOPMENT AREA (W-2)
 & COMBINATIONAL (C-W-2)
 HABITATIONAL WAREHOUSE SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CGS SECTION 118-200.05

VICINITY MAP



DRIVING DIRECTIONS

FROM: VERIZON OFFICE
 TO: 63875 PASEO YUCCA VISTA
 CALIFORNIA 92240

550 SOUTHWARD SAND CANYON SIDE PATH 300 FT. TURN RIGHT ONTO CROSS STREET ONTO BARRANCA PARKWAY 1.1 MI. TURN RIGHT ONTO PACIFICA PARKWAY 0.1 MI. TURN LEFT ONTO BARBARA WALKWAY 0.1 MI. TURN RIGHT ONTO CALISA N 5.0 MI. MERGE ONTO CA-241 N TO A MILLER TRIP LANE 2 LANES TO TAKE EXITS 30A TO MERGE ONTO CA-91 E TOWARD RIVERBEND 24.5 MI. TURN LEFT ONTO SAN DIEGO AVENUE 0.3 MI. MERGE ONTO CAMINO SAN DIEGO 0.8 MI. MERGE ONTO CA-90 E 0.3 MI. VERGE ONTO CAMINO 6.7-215 S 4.4 MI. KEEP LEFT AT THE FORK CONTINUE ON CA-90 E 18.2 MI. MERGE ONTO PERSHING BLVD 2.8 MI. TURN LEFT ONTO PERSHING BLVD 3.1 MI. TURN RIGHT ONTO PERSHING BLVD 2.8 MI. TURN RIGHT ONTO N INDIAN CANYON BLVD 3.1 MI. TURN LEFT ONTO PASEO YUCCA VISTA 0.1 MI. DESTINATION WILL BE ON THE LEFT

REV.	DATE	DESCRIPTION	BY	R.C.
0	04/23/18	90% CONSTRUCTION		
1	03/04/18	100% CONSTRUCTION		
2	11/02/15	ACCESS REVISION	B.O.	
3	01/29/16	CLERT REVISION	D.C.	
4	02/09/18	BY REVISION		
5	11/02/18	CLERT REVISION	R.S.	

SPECTRUM
 SPECTRUM SERVICES, INC.
 1405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 PHONE: (909) 456-8400
 FAX: (909) 456-8408

PROPRIETARY INFORMATION
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verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
KAREN R. MANNING
 No. 85158
 Exp. 03/31/20
CIVIL ENGINEER
STATE OF CALIFORNIA

APR 02 2018
SPYGLASS
MTX-44 / BSC-15
MCE
 63875 PASEO YUCCA VISTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
T1
REVISION:
5
LAX-295

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A2	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	0
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D1	EQUIPMENT CABINET LAYOUT AND ELEVATIONS	0
D2	CONSTRUCTION DETAILS	0
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811
Know what's below.
 Call before you dig.
 To OBTAIN LOCATION OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), TOLL FREE: 1-800-257-2600 OR WINDIGALF@CALIFORNIA.WINDIGALF.ORG
 CALIFORNIA STATE LAW REQUIRES MIN 48 HOURS NOTICE BEFORE YOU EXCAVATE.

GENERAL CONTRACTOR NOTES
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING CODE

DISCIPLINE:	SIGNATURE:	DATE:
RE VENDOR:		
AAE VENDOR:		
AAE COORDINATOR:		
UTILITY VENDOR:		
RF:		
RE:		
CE:		
EE:		
TRANSPORT:		

REV.	DATE	DESCRIPTION	BY
1	04/27/16	90% CONSTRUCTION	R.C.
2	06/24/16	100% CONSTRUCTION	E.G.
3	11/03/16	ACCESS REVISION	B.O.
4	01/28/17	CLEAR REVISION	D.C.
5	02/09/18	BY REVISION	R.S.
6	04/02/18	CLIENT REVISION	R.C.

SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
IRVINE, CALIFORNIA 92618
TEL: (949) 456-8408
FAX: (949) 456-8409

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO SPECTRUM SERVICES, INC. ANY UNAUTHORIZED DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.



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GENERAL &
CONSTRUCTION NOTES
REVISION
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- ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM 1988.
- EVERY INFORMATION SHOWN IS BASED ON A SURVEY PREPARED BY DIAMONDBACK LAND SURVEYING, DATED 06/29/16.
- THE ENGINEER, SPECTRUM SERVICES, INC. AND REPRESENTATIVES OF THE OWNER, MUST BE ADVISED AT LEAST TWO FULL DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT (709) 387-7705.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.
- ANY DRAIN AND/OR FIELD TILE DISCONTINUED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF CONSTRUCTION. ALL FIELD TILES SHALL BE PROTECTED FROM DAMAGE OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE ARCHITECT/ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR AS TO THE LOCATION, DEPTH, OR CHARACTER OF EXISTING UTILITIES, FACILITIES, OR CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND CHARACTER OF EXISTING UTILITIES, FACILITIES, OR CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION.
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- THE BUILDING DEPARTMENT ISSUING THE BUILDING PERMIT SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO OBTAIN ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION.
- GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS WITHIN THE SITE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION.
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- NEW GRADING NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.
- ALL FILL SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
- ANY FILL PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 10 TO 1 SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHALL NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
- EXISTING SLOPES AS DIRECTED BY A GEOTECHNICAL ENGINEER.
- THE GRADES WITHIN THE FENCED IN AREA ARE TO BE AS SHOWN BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL CLEAN EXISTING SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, WASTE, BRUSH OR ANY OTHER DEPOSITS REMAIN ON THE SITE. ALL DEBRIS SHALL BE COLLECTED DURING CLEANING OPERATIONS. ALL DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- DRIVEWAY CONSTRUCTION, GRADING AND DRAINAGE WORK SHALL CONFORM TO CALIFORNIA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION" EDITIONS, AND ALL APPLICABLE PROVISIONS OF LOCAL COUNTY ORDINANCES.
- ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL ELECTRIC COMPANY, TELEPHONE COMPANY, AND OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.
- SPECIAL INSPECTIONS: SPECIAL INSPECTIONS ARE REQUIRED FOR HIGH STRENGTH BOLTING BY THIRD PARTY INSPECTOR.
- CONCRETE: IF THE CONCRETE MIX ACHIEVES ITS DESIGN STRENGTH PRIOR TO 28 DAY BREAK TEST, IT IS ACCEPTABLE FOR FINAL REPORT. COMPRESSION STRENGTH TEST SPECIMENS WITH DIMENSIONS OF 4" X 8" MAY BE USED.

- THE FACILITY IS AN UNOCCUPIED SPECIALIZED MOBILE RADIO FACILITY.
- PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A GENERAL GUIDE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE PROJECT SITE AND VERIFY ALL DIMENSIONS AND LOCATIONS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL RECEIVE IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND REGULATORY REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION.
- ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE CONSTRUCTION OF THE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION.
- SEAL PENETRATIONS THROUGH FLOOR RATED AREAS WITH UL LISTED AND FIRE CODE APPROVED MATERIALS.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-ABC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER 18A, LOCAL EARTHQUAKE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS DISCREPANCIES BEFORE STARTING ANY WORK.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN, MINOR DISCREPANCIES SHALL BE CORRECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION.
- KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL EXISTING IMPROVEMENTS, PAVERS, CURBS, GALVANIZED SURFACES, AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE, WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
- CONTRACTOR IS TO SPRAY WITH EPA APPROVED WEED CONTROL PRIOR TO PLACING AGGREGATE BASE, SCOTCH FABRIC AND CRUSHED PAVEMENT TOPPING. REMOVE ENTIRE BIT.

PROJECT GENERAL NOTES

SPECIAL INSPECTIONS ARE REQUIRED FOR THE TYPES OF WORK DESCRIBED BELOW:

- CONCRETE REINFORCING STEEL AND PLACEMENT.
- CONCRETE CURING.
- PILE, PIPE OR CAISSON FOUNDATIONS.
- SOILS SITE PREPARATION, FILL PLACEMENT IN-PLACE.
- MASONRY CONSTRUCTION.
- POST INSTALLED ANCHORS.

ABBREVIATIONS	SPECIAL INSPECTIONS	CONSTRUCTION NOTES
1P-2P-4P-8P	1. CONCRETE REINFORCING STEEL AND PLACEMENT.	1. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM 1988.
A/C	2. CONCRETE CURING.	2. EVERY INFORMATION SHOWN IS BASED ON A SURVEY PREPARED BY DIAMONDBACK LAND SURVEYING, DATED 06/29/16.
APPX	3. CONCRETE PILE, PIPE OR CAISSON FOUNDATIONS.	3. THE ENGINEER, SPECTRUM SERVICES, INC. AND REPRESENTATIVES OF THE OWNER, MUST BE ADVISED AT LEAST TWO FULL DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT (709) 387-7705.
APR	4. SOILS SITE PREPARATION, FILL PLACEMENT IN-PLACE.	4. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
AWG	5. MASONRY CONSTRUCTION.	5. DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.
A OR AMP		6. ANY DRAIN AND/OR FIELD TILE DISCONTINUED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF CONSTRUCTION.
B/B		7. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
B/L		8. THE ARCHITECT/ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR AS TO THE LOCATION, DEPTH, OR CHARACTER OF EXISTING UTILITIES, FACILITIES, OR CONDITIONS.
B/S		9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND CHARACTER OF EXISTING UTILITIES, FACILITIES, OR CONDITIONS PRIOR TO CONSTRUCTION.
B/T		10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION.
B/W		11. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS WITHIN THE SITE WORK AREA.
B/W		12. ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION.
B/W		13. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION.
B/W		14. NEW GRADING NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.
B/W		15. ALL FILL SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
B/W		16. ANY FILL PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 10 TO 1 SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHALL NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
B/W		17. EXISTING SLOPES AS DIRECTED BY A GEOTECHNICAL ENGINEER.
B/W		18. THE GRADES WITHIN THE FENCED IN AREA ARE TO BE AS SHOWN BY THE CONTRACTOR.
B/W		19. CONTRACTOR SHALL CLEAN EXISTING SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, WASTE, BRUSH OR ANY OTHER DEPOSITS REMAIN ON THE SITE.
B/W		20. DRIVEWAY CONSTRUCTION, GRADING AND DRAINAGE WORK SHALL CONFORM TO CALIFORNIA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION" EDITIONS, AND ALL APPLICABLE PROVISIONS OF LOCAL COUNTY ORDINANCES.
B/W		21. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL ELECTRIC COMPANY, TELEPHONE COMPANY, AND OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.
B/W		22. SPECIAL INSPECTIONS: SPECIAL INSPECTIONS ARE REQUIRED FOR HIGH STRENGTH BOLTING BY THIRD PARTY INSPECTOR.
B/W		23. CONCRETE: IF THE CONCRETE MIX ACHIEVES ITS DESIGN STRENGTH PRIOR TO 28 DAY BREAK TEST, IT IS ACCEPTABLE FOR FINAL REPORT. COMPRESSION STRENGTH TEST SPECIMENS WITH DIMENSIONS OF 4" X 8" MAY BE USED.

LEGEND	CONSTRUCTION NOTES
NEW ANTENNA	1. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM 1988.
EXISTING ANTENNA	2. EVERY INFORMATION SHOWN IS BASED ON A SURVEY PREPARED BY DIAMONDBACK LAND SURVEYING, DATED 06/29/16.
GROUND RIB	3. THE ENGINEER, SPECTRUM SERVICES, INC. AND REPRESENTATIVES OF THE OWNER, MUST BE ADVISED AT LEAST TWO FULL DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT (709) 387-7705.
GROUND BUS BAR	4. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
MECHANICAL GRD. CONN.	5. DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.
CAWLED	6. ANY DRAIN AND/OR FIELD TILE DISCONTINUED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF CONSTRUCTION.
GROUND ACCESS WELL	7. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
ELECTRIC BOX	8. THE ARCHITECT/ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR AS TO THE LOCATION, DEPTH, OR CHARACTER OF EXISTING UTILITIES, FACILITIES, OR CONDITIONS.
FIBER BOX	9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND CHARACTER OF EXISTING UTILITIES, FACILITIES, OR CONDITIONS PRIOR TO CONSTRUCTION.
LIGHT POLE	10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION.
FND. MONUMENT	11. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS WITHIN THE SITE WORK AREA.
SPOT ELEVATION	12. ALL NECESSARY PERMITS AND INFORMATION FROM ALL APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION.
SET POINT	13. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION.
REVISION	14. NEW GRADING NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.
GRID REFERENCE	15. ALL FILL SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.

REV	DATE	DESCRIPTION	BY
1	04/27/15	80% CONSTRUCTION	R.C.
2	02/04/16	100% CONSTRUCTION	E.G.
3	11/03/16	ACCESS REVISION	B.O.
4	01/29/16	CLIENT REVISION	D.C.
5	02/09/16	BP REVISION	R.S.
6	04/04/16	CLIENT REVISION	R.C.

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 ONTARIO, CALIFORNIA 91761
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 FAX: (951) 455-8408

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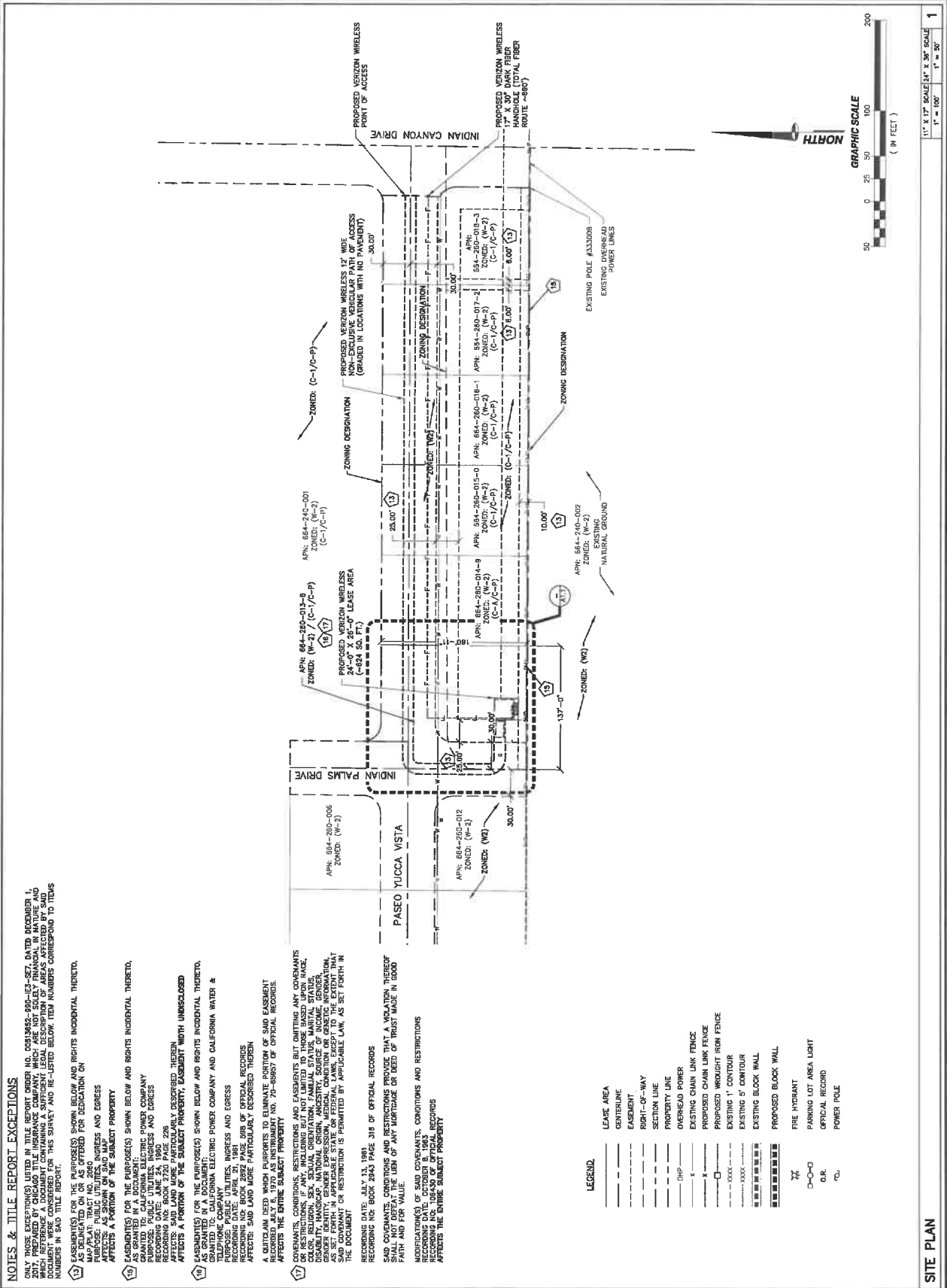
Verizon
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NOTES & TITLE REPORT EXCEPTIONS
 ONLY THOSE EXCEPTIONS LISTED IN TITLE ORDER NO. 00513892-898-123-SET, DATED DECEMBER 1, 2017, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WHICH ARE NOT SALES FINANCIAL IN NATURE AND WHICH DO NOT AFFECT THE VALIDITY OF THE INSTRUMENT, ARE SET FORTH IN THE INSTRUMENT. ALL OTHER EXCEPTIONS LISTED IN SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND ARE LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

(1) EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON RECORDING DATE, ARE SHOWN ON SAID MAP.
 AFFECTS: AS SHOWN ON SAID MAP.
 PURPOSES: PUBLIC UTILITIES, INGRESS AND EGRESS.
 AFFECTS A PORTION OF THE SUBJECT PROPERTY.

(2) EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT, ARE SHOWN ON SAID MAP.
 AFFECTS: AS SHOWN ON SAID MAP.
 PURPOSES: PUBLIC UTILITIES, INGRESS AND EGRESS.
 RECORDING NO. 8006 2720 PAGE 228
 RECORDING DATE: JAN 23, 1980
 AFFECTS A PORTION OF THE SUBJECT PROPERTY.

(3) EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT, ARE SHOWN ON SAID MAP.
 AFFECTS: AS SHOWN ON SAID MAP.
 PURPOSES: PUBLIC UTILITIES, INGRESS AND EGRESS.
 RECORDING NO. 8006 2822 PAGE 598 OF OFFICIAL RECORDS
 RECORDING DATE: JUL 6, 1970 AS INSTRUMENT NO. 70-89857 OF OFFICIAL RECORDS.
 AFFECTS THE ENTIRE SUBJECT PROPERTY.

(4) A QUITCLAIM DEED WHICH PURPORTS TO ELIMINATE PORTION OF SAID EASEMENT GRANTED IN A DOCUMENT, IS SHOWN ON SAID MAP.
 AFFECTS: AS SHOWN ON SAID MAP.
 PURPOSES: PUBLIC UTILITIES, INGRESS AND EGRESS.
 RECORDING NO. 8006 2822 PAGE 598 OF OFFICIAL RECORDS
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(5) EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT, ARE SHOWN ON SAID MAP.
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(6) EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT, ARE SHOWN ON SAID MAP.
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 AFFECTS THE ENTIRE SUBJECT PROPERTY.

(12) EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT, ARE SHOWN ON SAID MAP.
 AFFECTS: AS SHOWN ON SAID MAP.
 PURPOSES: PUBLIC UTILITIES, INGRESS AND EGRESS.
 RECORDING NO. 8006 2822 PAGE 598 OF OFFICIAL RECORDS
 RECORDING DATE: JUL 6, 1970 AS INSTRUMENT NO. 70-89857 OF OFFICIAL RECORDS.
 AFFECTS THE ENTIRE SUBJECT PROPERTY.

(13) EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT, ARE SHOWN ON SAID MAP.
 AFFECTS: AS SHOWN ON SAID MAP.
 PURPOSES: PUBLIC UTILITIES, INGRESS AND EGRESS.
 RECORDING NO. 8006 2822 PAGE 598 OF OFFICIAL RECORDS
 RECORDING DATE: JUL 6, 1970 AS INSTRUMENT NO. 70-89857 OF OFFICIAL RECORDS.
 AFFECTS THE ENTIRE SUBJECT PROPERTY.

(14) EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT, ARE SHOWN ON SAID MAP.
 AFFECTS: AS SHOWN ON SAID MAP.
 PURPOSES: PUBLIC UTILITIES, INGRESS AND EGRESS.
 RECORDING NO. 8006 2822 PAGE 598 OF OFFICIAL RECORDS
 RECORDING DATE: JUL 6, 1970 AS INSTRUMENT NO. 70-89857 OF OFFICIAL RECORDS.
 AFFECTS THE ENTIRE SUBJECT PROPERTY.

(15) EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT, ARE SHOWN ON SAID MAP.
 AFFECTS: AS SHOWN ON SAID MAP.
 PURPOSES: PUBLIC UTILITIES, INGRESS AND EGRESS.
 RECORDING NO. 8006 2822 PAGE 598 OF OFFICIAL RECORDS
 RECORDING DATE: JUL 6, 1970 AS INSTRUMENT NO. 70-89857 OF OFFICIAL RECORDS.
 AFFECTS THE ENTIRE SUBJECT PROPERTY.

LEGEND

—	LEAST AREA
---	CENTRELINE
- - - -	EASEMENT
- - - -	RIGHT-OF-WAY
- - - -	SECTION LINE
- - - -	PROPERTY LINE
- - - -	OVERHEAD POWER
- - - -	EXISTING CHAIN LINK FENCE
- - - -	PROPOSED CHAIN LINK FENCE
- - - -	PROPOSED WROUGHT IRON FENCE
- - - -	EXISTING 1' CONTOUR
- - - -	EXISTING 5' CONTOUR
- - - -	EXISTING BLOCK WALL
- - - -	PROPOSED BLOCK WALL
⊗	FIRE HYDRANT
⊙	PARKING LOT AREA LIGHT
○	O.R.
⊙	POWER POLE

SITE PLAN

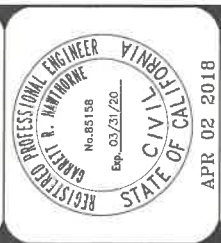
1" X 17" SCALE 24" X 36" SCALE
 1" = 100'
 1" = 50'

REV.	DATE	DESCRIPTION	BY
1	04/27/15	BOOK CONSTRUCTION	R.C.
2	09/04/15	100% CONSTRUCTION	E.G.
3	11/03/15	ACCESS REVISION	B.D.
4	01/29/16	CLIENT REVISION	D.C.
5	02/09/16	IP REVISION	R.S.
6	04/02/16	CLIENT REVISION	R.C.

SPECTRUM
SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 PHONE: (951) 833-8800
 FAX: (951) 456-8408

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Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618



SPYGLASS
 MTX-44 / B9C-15
 MCE
 63875 PASEO YUCCA VISTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

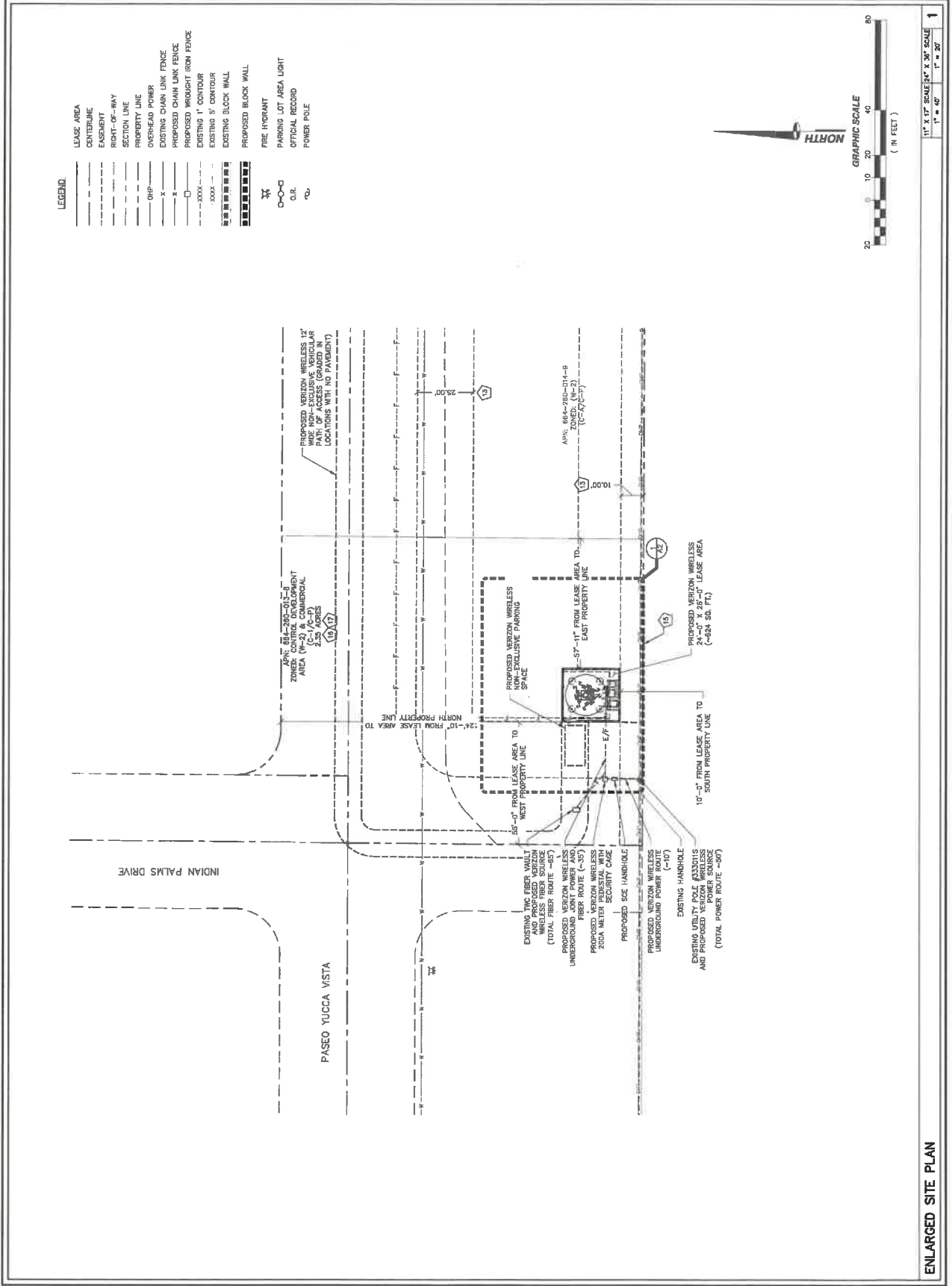
APR 02 2018

SHEET TITLE:
ENLARGED SITE PLAN

REVISION:
A1.1

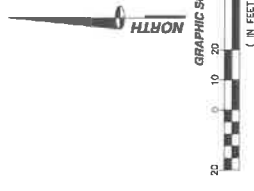
REVISION:
5

LAX-285



LEGEND.

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1" CONTOUR
- EXISTING 5" CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE



11" X 17" SCALE 24" X 36" SCALE
 1" = 40'
 1" = 20'

ENLARGED SITE PLAN

DATE	DESCRIPTION	BY
04/27/17	90% CONSTRUCTION	R.C.
06/04/17	100% CONSTRUCTION	E.G.
11/03/17	ACCESS REVISION	S.O.
01/29/18	CLUT REVISION	D.C.
02/09/18	BP REVISION	R.S.
04/02/18	CLEAR REVISION	R.C.

SPECTRUM
 SPECTRUM SERVICES, INC.
 4445 E. LAFAYETTE AVENUE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 PHONE: (951) 952-5500
 FAX: (951) 952-5501

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Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
 CAROL R. HARTWIG
 No. 85158
 Exp. 03/31/20
 STATE OF CALIFORNIA
 CIVIL ENGINEER

APR 02 2018
 SPC LASS
 MTX-44 / 88C-15
 MCE
 63875 PASEO YUCCA VISTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

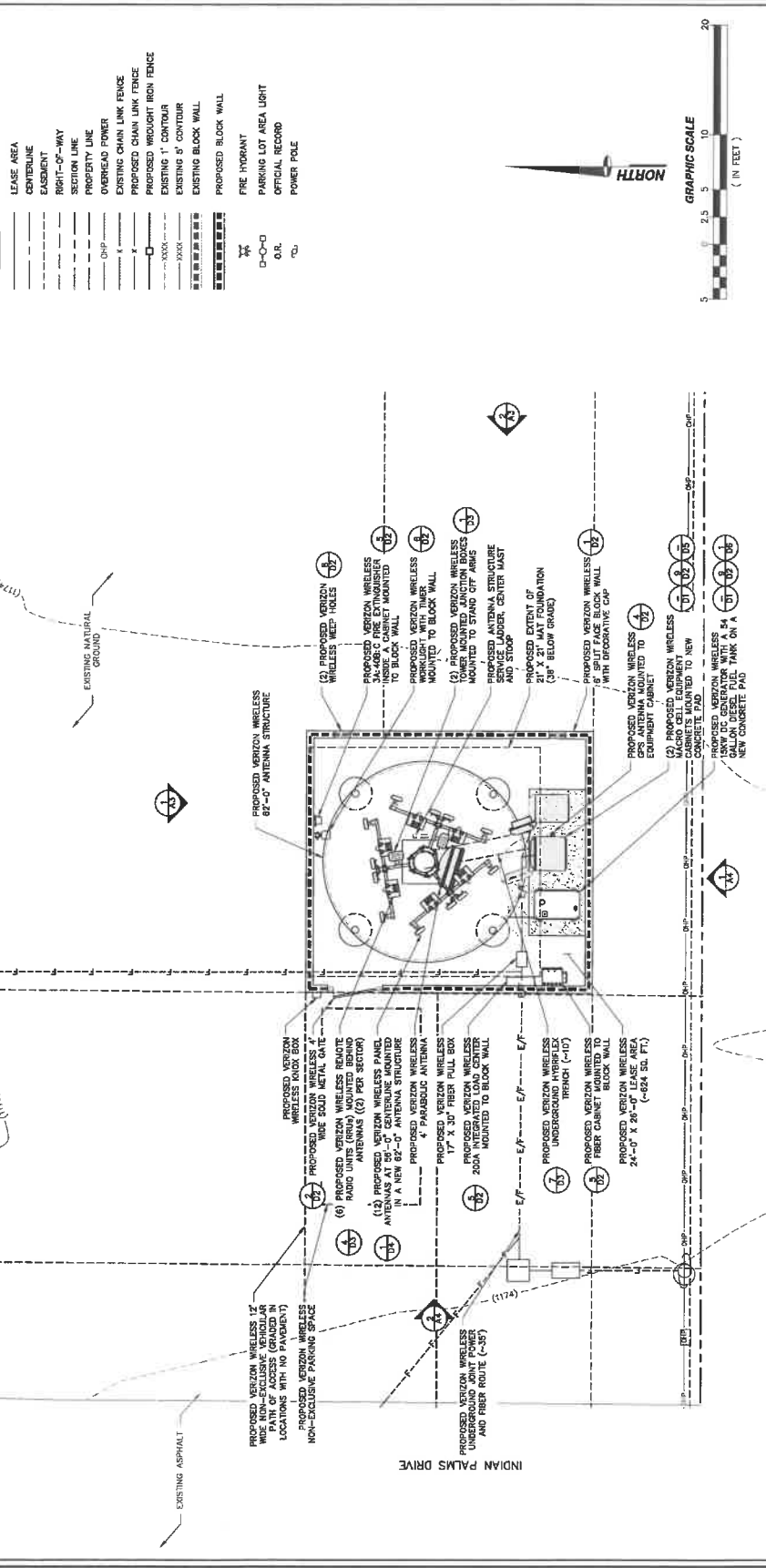
SHEET TITLE
SITE DETAIL ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT
 REVISION:
A2
5
 LAY-295

ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF RISERS	CENTERLINE	CABLE LENGTH	CABLE TYPE	COLOR CODE	HYBRID JUMPER	JUMPER	COMMENTS
SECTOR A	110°	4	2	55'	80'	(1) HYBRIFLEX		5'	15'	
SECTOR B	230°	4	2	55'	80'	(1) HYBRIFLEX		5'	15'	
SECTOR C	350°	4	2	55'	80'	(1) HYBRIFLEX		5'	15'	
PARABOLIC ANTENNA	T.B.D.	1	1	T.B.D.				1'		
GPS	N/A	1	1			1/2" COAX				

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES.

ANTENNA AND CABLE SCHEDULE

SCALE	NOTE
11" X 17" SCALE 24" X 36" SCALE 1" = 10'	3
11" X 17" SCALE 24" X 36" SCALE 1" = 5'	2



REV	DATE	DESCRIPTION	BY
1	04/27/15	BOX CONSTRUCTION	R.C.
2	06/04/15	100% CONSTRUCTION	E.G.
3	11/03/15	ACCESS REVISION	B.D.
4	01/29/16	CLIENT REVISION	D.C.
5	02/09/16	BP REVISION	R.S.
6	04/02/18	CLIENT REVISION	R.C.

SPECTRUM
SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 TEL: (951) 455-8400
 FAX: (951) 455-8408

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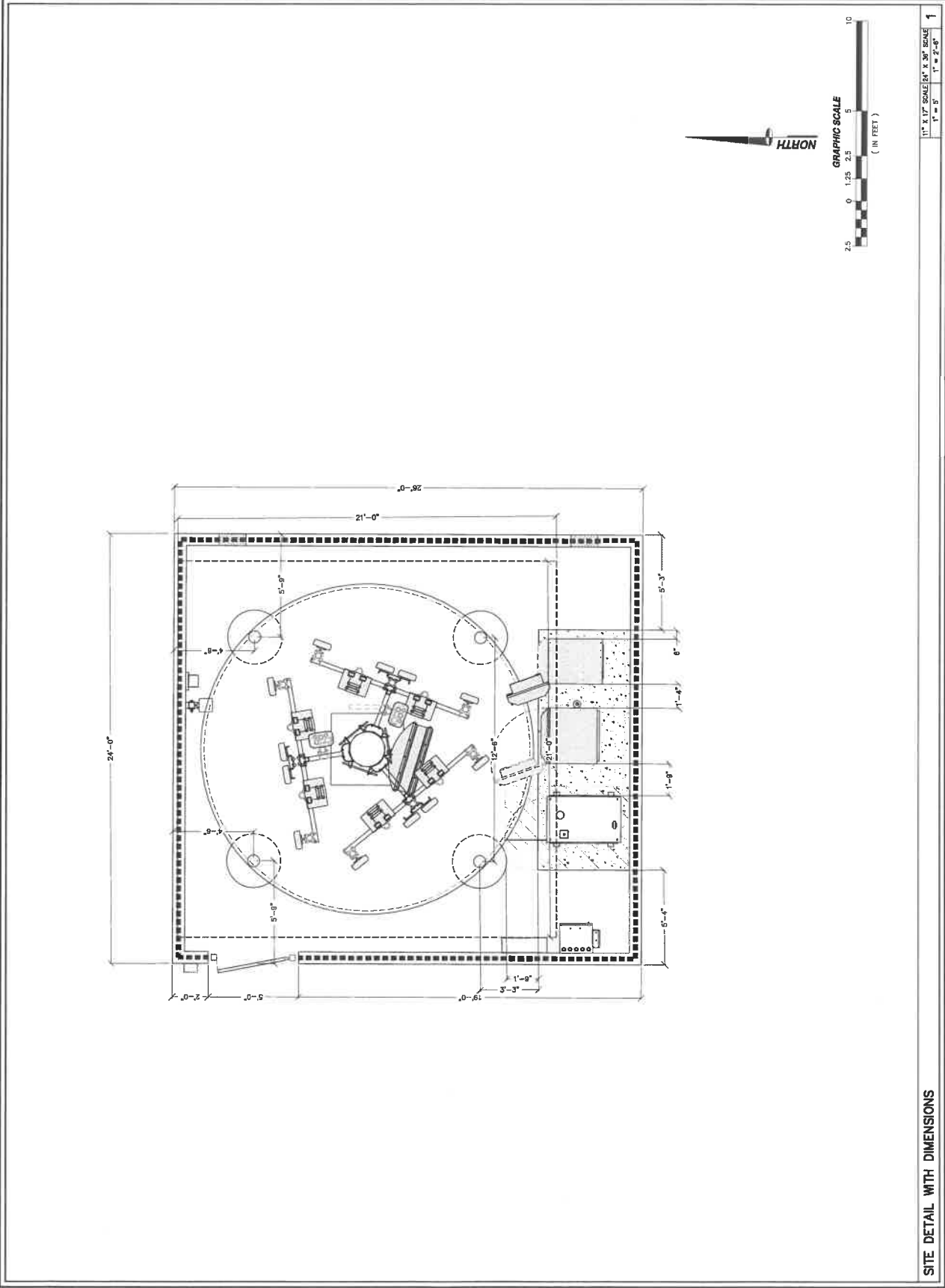
Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
CANNETT B. RAWHOORNE
 No. 85158
 Exp. 03/31/20
CIVIL
 STATE OF CALIFORNIA
 APR 02 2018

SPYGLASS
 MCE
 MTX-44 / B9C-15
 63875 PASEO YUCCA MSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
SITE DETAIL WITH DIMENSIONS

REVISION:
A2.1
5
 LAY-285



11" X 17" SCALE (24" X 36" SCALE)
 1" = 5' 1" = 2'-6" 1

SITE DETAIL WITH DIMENSIONS

NO.	DATE	DESCRIPTION	BY
1	04/27/15	50% CONSTRUCTION	R.C.
2	04/28/15	100% CONSTRUCTION	E.G.
3	11/03/15	ACCESS REVISION	B.D.
4	10/29/16	CLIENT REVISION	D.C.
5	07/09/18	DP REVISION	R.S.
6	04/02/18	CLIENT REVISION	B.C.

SPECTRUM
SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 IRVINE, CALIFORNIA 92718
 TEL: (949) 453-4400
 FAX: (949) 458-8408

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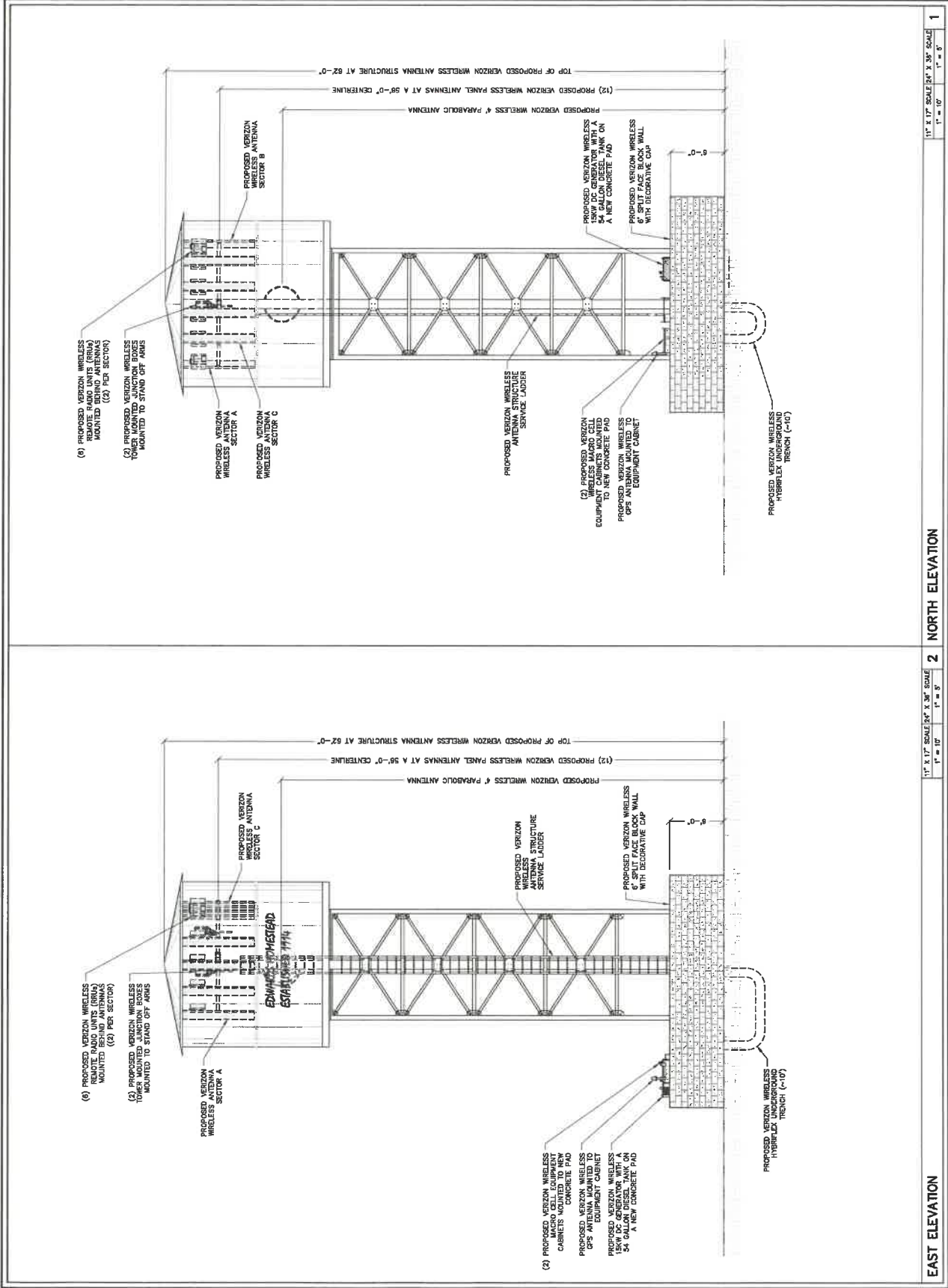


SPYGLASS
 MTR-44 / BSC-15
 MCE
 63875 PASCO YUCCA VISTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

APR 02 2018

SHEET TITLE:
NORTH & EAST ELEVATIONS

REVISION:
A3
5
 LAX-285



1" x 17' SCALE (4" x 36" SCALE) 1" = 10' 1" = 5' 1

1" x 17' SCALE (4" x 36" SCALE) 1" = 10' 1" = 5' 2 NORTH ELEVATION

EAST ELEVATION

REV	DATE	DESCRIPTION	BY
1	04/27/14	80% CONSTRUCTION	R.C.
2	06/24/15	100% CONSTRUCTION	E.C.
3	11/03/15	ACCESS REVISION	B.D.
4	01/29/16	CURT REVISION	D.C.
5	02/09/16	BP REVISION	R.S.
6	04/02/16	CURT REVISION	R.C.

SPECTRUM
 SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 TEL: (909) 456-5600
 FAX: (909) 456-5608

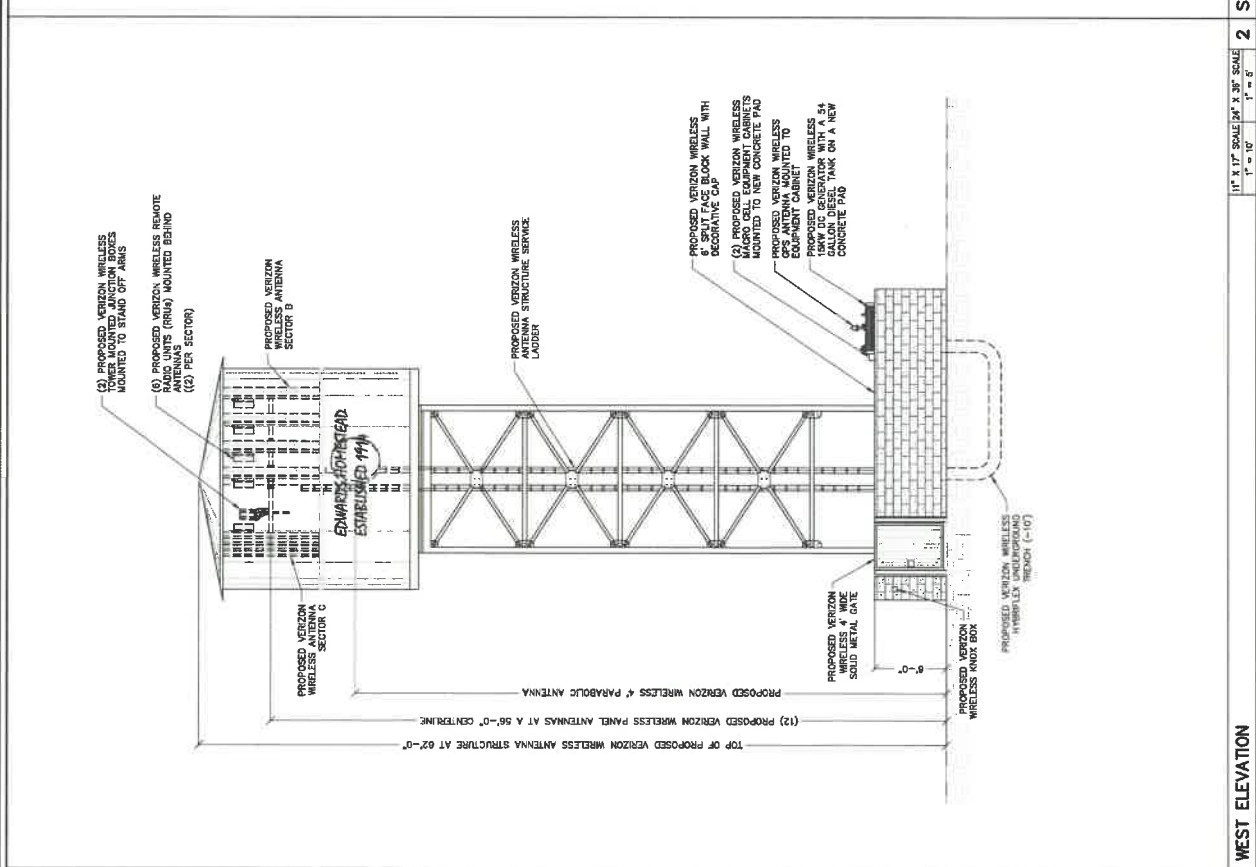
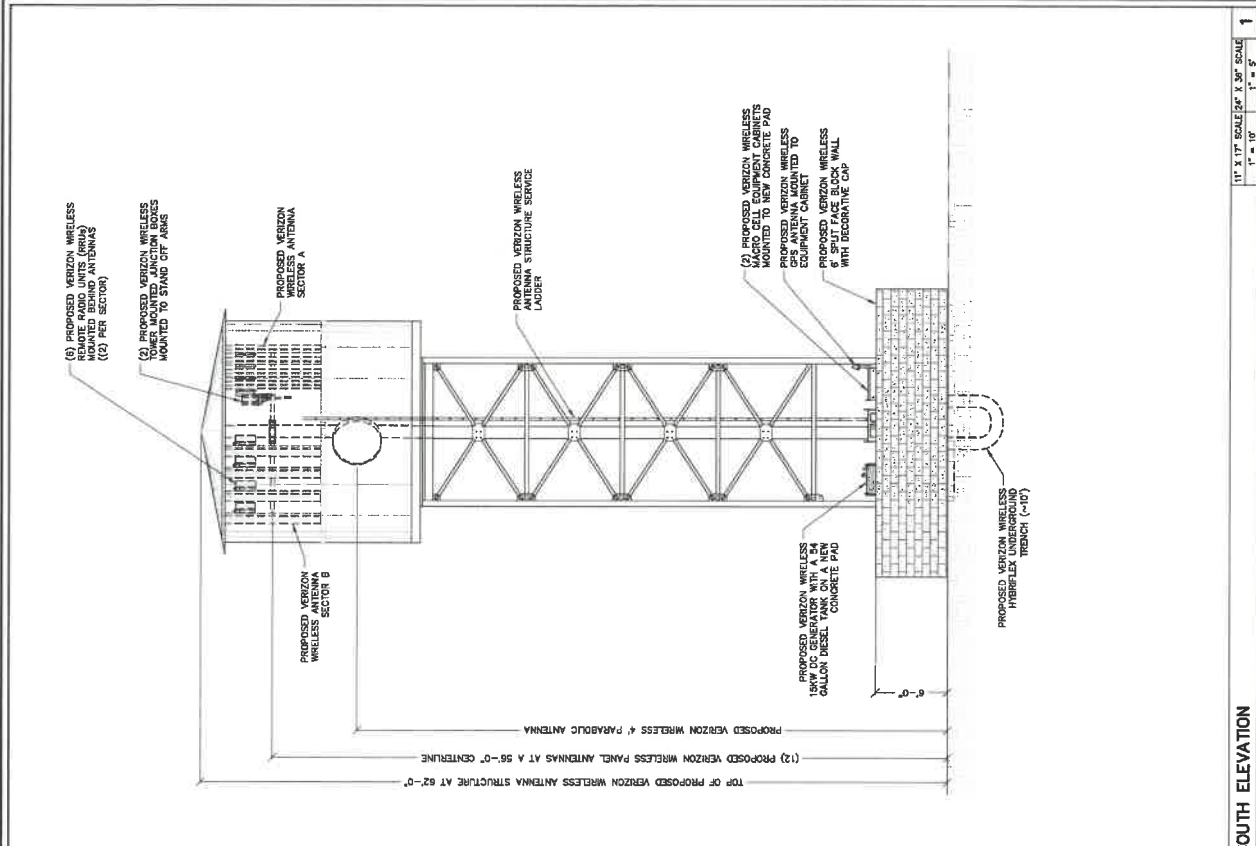
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 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 No. 85158
 Exp. 03/31/20

APR 02 2018
 SPLYGLASS
 MTX-44 / B9C-15
 MCE
 63875 PASEO YUCCA WEST
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
SOUTH & WEST ELEVATIONS
 REVISION:
A4
5
 LAX-295



REV	DATE	DESCRIPTION	BY
1	04/27/15	50% CONSTRUCTION	R.C.
2	08/04/15	100% CONSTRUCTION	E.G.
3	11/03/15	ACCESS REVISION	B.O.
4	01/29/16	CLIENT REVISION	D.C.
5	02/09/16	BP REVISION	R.S.
6	04/02/16	CLIENT REVISION	R.C.

SPECTRUM
SPECTRUM SERVICES, INC.
 4403 E. AIRPORT DRIVE, SUITE 100
 IRVINE, CALIFORNIA 92618
 TEL: (949) 455-4501
 FAX: (949) 455-4500

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 IRVINE, CALIFORNIA 92618

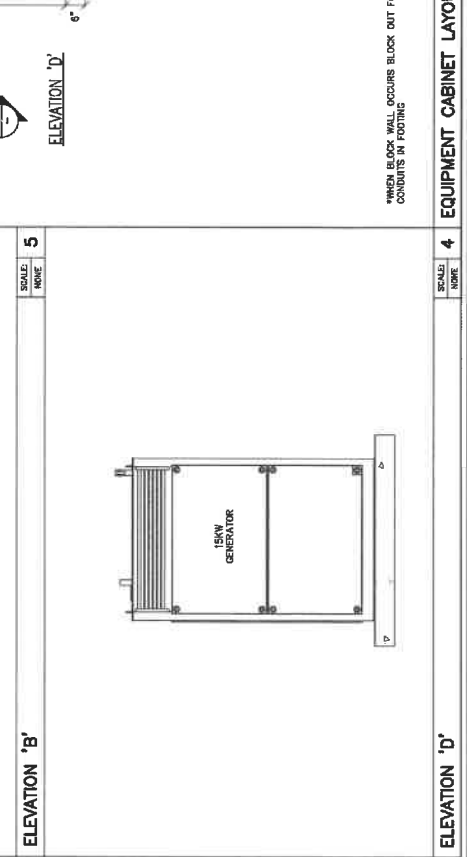
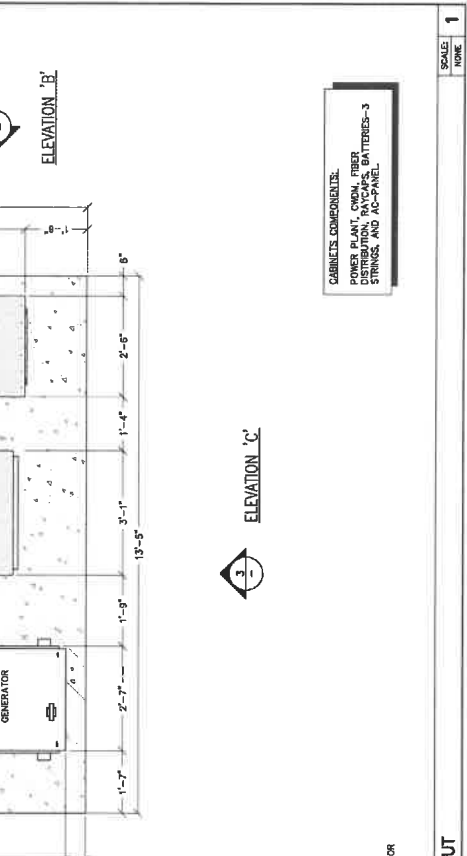
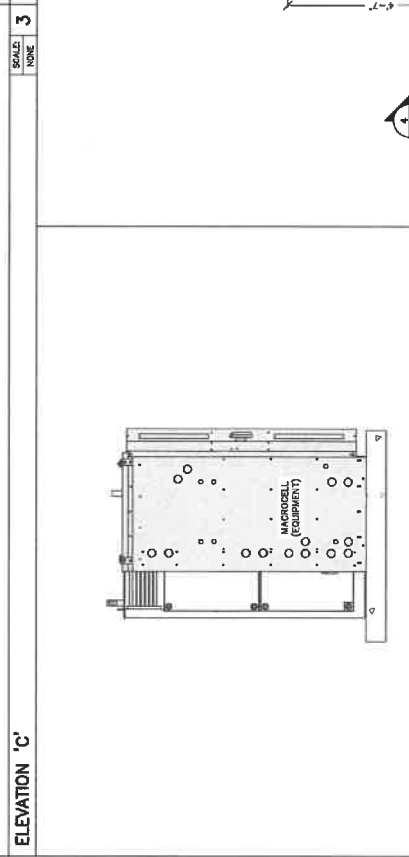
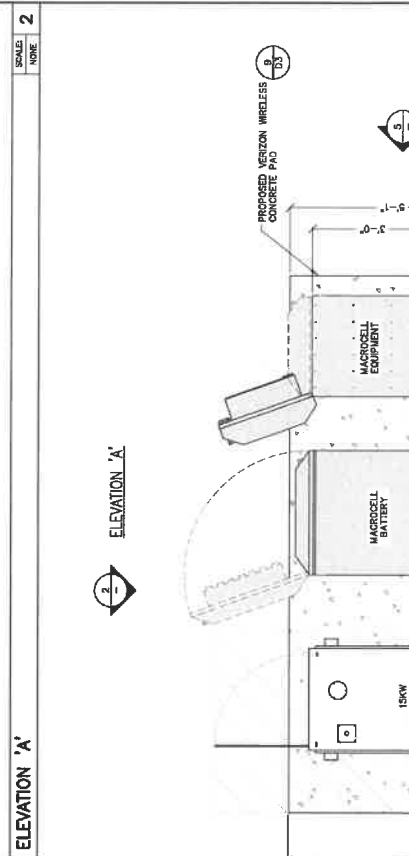
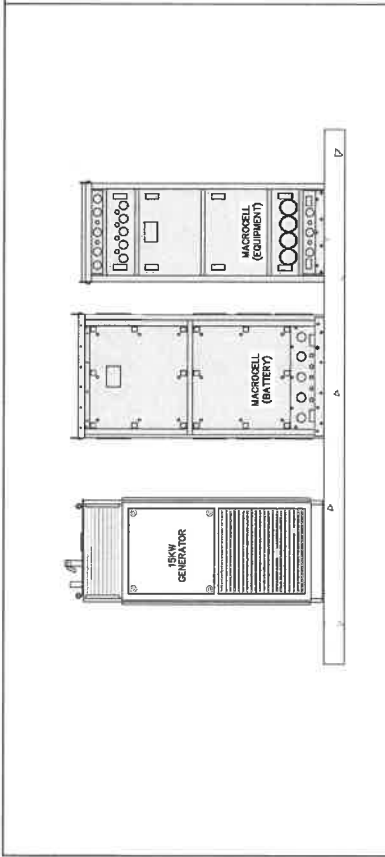
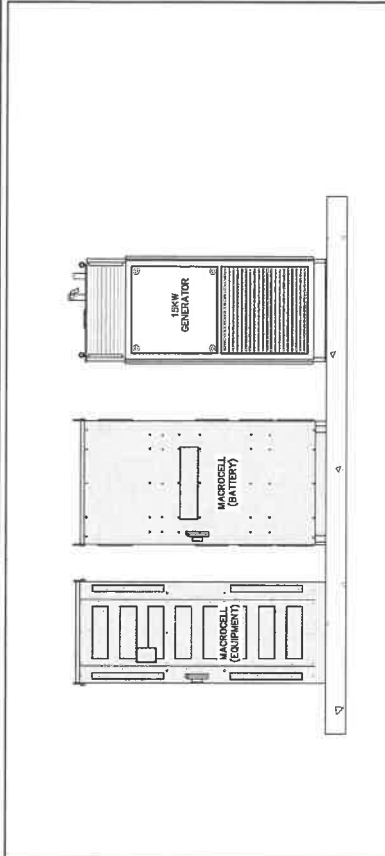
REGISTERED PROFESSIONAL ENGINEER
KARETT A. HANAWAY
 No. 85158
 Exp. 03/29/20
CIVIL
 STATE OF CALIFORNIA

APR 02 2016
SPYGLASS
 MTX-44 / B8C-15
 MCE
 63875 PASEO YUCCA VISTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
EQUIPMENT CABINET LAYOUT AND ELEVATIONS

REVISION:
D1

5
 LAX-595



CABINETS, COMPONENTS,
 POWER PLANT, OWN, FIBER
 OPTIC, BATTERIES-3,
 STRINGS, AND AC-PANEL.

REV.	DATE	DESCRIPTION	BY
1	04/27/15	BOX CONSTRUCTION	R.C.
2	09/04/15	100% CONSTRUCTION	E.G.
3	11/03/15	ACCESS REVISION	B.D.
4	01/29/16	CLIENT REVISION	D.C.
5	02/09/16	BP REVISION	R.S.
6	04/02/16	CLIENT REVISION	R.C.

SPECTRUM SERVICES, INC.
 4405 L AIRPORT DRIVE SUITE 100
 OAKLAND, CALIFORNIA 94761
 PHONE: (925) 434-4400
 FAX: (925) 434-4401

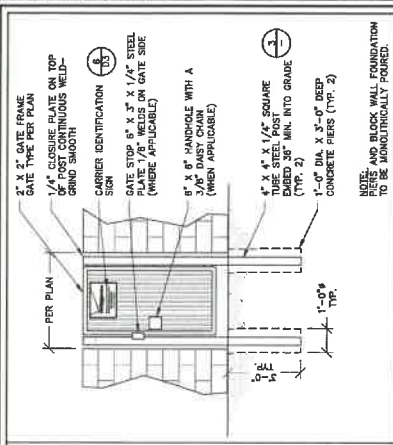
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 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
CARLETT R. HAYHORN
 No. 85198
 Exp. 03/31/20
 CALIFORNIA
 APR 02 2018

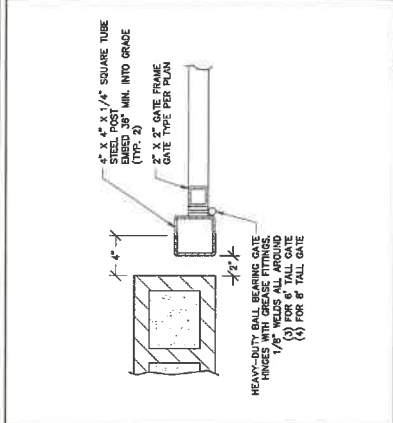
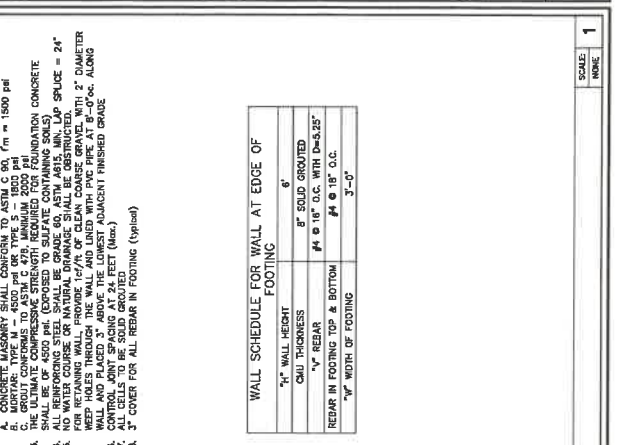
SPLCLASS
 MTX-44 / BSC-15
 MCE
 63875 PASEO WYCA WSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
CONSTRUCTION DETAILS
 REVISION:
D2
5
 LAY-295

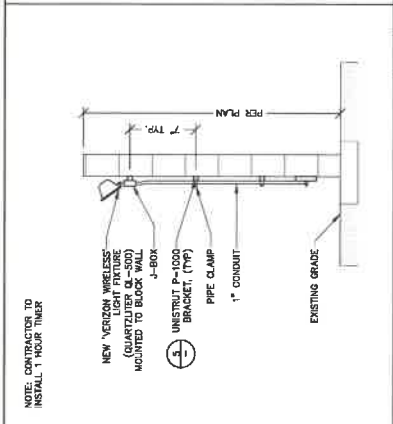
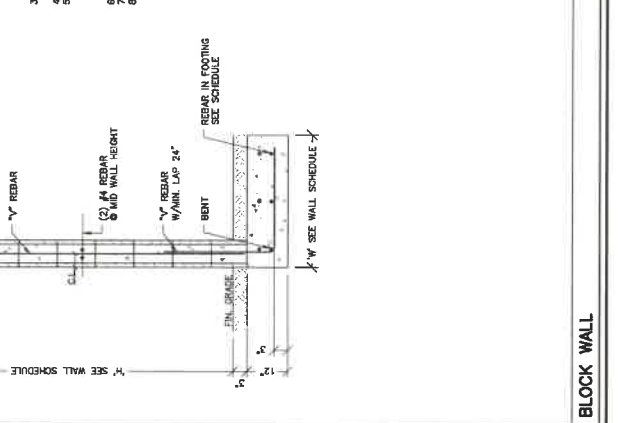


3 MAN GATE AT BLOCK WALL
 SCALE: NONE
 REQUIRED INSPECTIONS: (SPECIAL INSPECTION)
 1. FOUNDATION
 2. MASONRY PRECURET
 3. FINAL

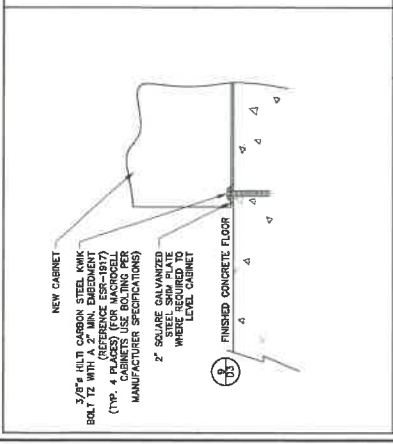
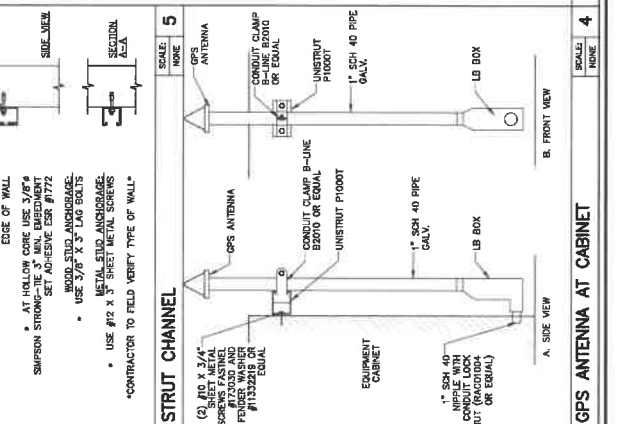
GENERAL NOTES:
 1. ALL WORK SHALL CONFORM TO THE IRC 2016 EDITION AS AMENDED
 2. FOUNDATION SHALL BE REINFORCED WITH #4 @ 18\"/>



3 HINGE POST AT BLOCK WALL
 SCALE: NONE



9 EQUIPMENT ANCHORAGE
 SCALE: NONE



8 WEEP HOLE
 SCALE: NONE

CONCRETE NOTES
 1. ALL CONCRETE SHALL BE MADE FROM TYPE V GEMENT AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. THE MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED 3/4\"/>

SCALE:	NAME:	SCALE:	NAME:	SCALE:	NAME:

REV	DATE	DESCRIPTION	BY
1	04/27/16	90% CONSTRUCTION	R.C.
2	06/04/16	100% CONSTRUCTION	E.G.
3	11/03/16	ACCESS REVISION	B.O.
4	07/29/16	CLIENT REVISION	O.C.
5	02/09/16	BP REVISION	R.S.
6	04/02/16	CLIENT REVISION	R.C.

SPECTRUM
 SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 TEL: (909) 456-8400
 FAX: (909) 456-8408

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 IRVINE, CALIFORNIA 92618



APR 02 2018
SPYGLASS
 MTX-44 / B9C-15
 MCE
 63875 PASCO YUCCA VISTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
CONSTRUCTION DETAILS
 REVISION: **5**
D3
 LAY-205

REF: 31E-PE-48 SPECIFICATIONS

MATERIAL TYPE: HIGH-IMPACT POLYCARBONATE, UV RESISTANT

DIMENSIONS (Overall): 10.3" x 28.7" x 11.7"

WEIGHT: 32.0 LBS

APPLICATION: USED AS A FIBER/POWER JUNCTION BOX

COLOR: BLACK

DRAWING KIT: DRAWING KIT

MOUNT TYPE: PIPE, 1.75" - 4.5" OD

FRONT VIEW
SIDE VIEW
PLAN VIEW

6 JUNCTION BOX

SCALE: NONE

ERICSSON RADIO BLACK BOX SPECIFICATIONS

DIMENSIONS: 774.8 (MM)
 HEIGHT: 10" (254.0 MM)
 WIDTH: 14" (354.8 MM)
 DEPTH: 10" (254.0 MM)
 WEIGHT: 100 LBS (47.8 KG)

PLAN VIEW
FRONT VIEW
SIDE VIEW

2 REMOTE RADIO UNIT

SCALE: NONE

NEW JUNCTION BOX
PIPE CLAMP
PIPE MOUNT

MIN. 2" O.D. TO MAX. 5" O.D. PIPE (DIMENSIONED)

3 CARRIER IDENTIFICATION SIGN

SCALE: NONE

MANUFACTURER: VALMONT
 PART NO. 15894-01
 WEIGHT: 11.57 LBS

verizon
 Emergency Contact Information:
 Network Operations Control Center
 Phone: (800) 264-6620
 Site Name: SPYGLASS

5 CROSS-ARM ATTACHMENT

SCALE: NONE

ITEM	DESCRIPTION	PART NO.
1	CROSS OVER PLATE	SCM
2	1/2" HDG USS FLATWASHER	Q12W
3	1/2" HDG LOCKWASHER	Q12LW
4	1/2" HDG HEAVY 2H HEX NUT	Q12HUT
5	1/2" x 8" THREADED ROD (HOG)	Q12R-8
6	1/2" x 2-1/2" x 4-1/2" x 2" U-BOLT (HOG)	X-UB1212

PROPOSED 3-1/2" O.D. TO 4-1/2" O.D. STAGOFF ARM
 2 X 2 X 2
 2 X 2 X 2
 2 X 2 X 2

NEW 2-3/8" O.D. PIPE MOUNT (ORDERED SEPARATELY)
 2 X 2 X 2
 2 X 2 X 2
 2 X 2 X 2

OPTIONAL 2-5/8" O.D. PIPE (ORDERED SEPARATELY)

4 JUNCTION BOX PIPE MOUNT

SCALE: NONE

MANUFACTURER SUPPLIED POLE MOUNTING BRACKET
NEW MOUNTING PIPE
 (MIN. 2" O.D. TO MAX. 6" O.D. PIPE DIMENSIONED)

9 CONCRETE PAD

SCALE: NONE

43 BARS @ 18" O.C. (18" MIN. DEPTH)
 1" CHAMFER
 3/4" CRUSHED STONE OR EQUIV.
 EXTEND 1'-0" MIN. BEYOND PLATFORM OR FENCING

CONCRETE MIX DESIGN SHALL CONFORM TO BS 8007 (USE PORTLAND CEMENT SHALL BE TYPE V AND CONFORM TO ASTM C150). CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI. THE FINISH SHALL BE WELL FOR SLAB ON GRADE SHALL CONFORM TO ASTM A818.

8 DIAMOND PLACARD - DIESEL FUEL

SCALE: NONE

7 RRU ATTACHMENT

SCALE: NONE

TRENCH
PROPOSED SURFACE/GROUND COVER TO MATCH EXISTING
PROPOSED COMPACTED BACKFILL SOX
UNDISTURBED SOX
WARNING TAPE W/ OPTIONAL TRACE WIRE
 (3) 4" SCHED 40 PWC CONDUIT
 4" BEDDING SAND MIN.

12 DIAMOND PLACARD - Ni-Cd

SCALE: NONE

BATTERY MODEL	SAFT
TOTAL STRINGS	3
TOTAL CELLS PER STRING	36
TOTAL CELLS	114
TOTAL GALLONS OF ELECTROLYTE PER CELL	0.213
TOTAL GALLONS OF ELECTROLYTE	24.28

11 BATTERY CALCULATIONS

SCALE: NONE

DANGER
 H2 SO4 ACID BATTERIES
 CORROSIVE LIQUIDS (ELECTROLYTE)
 ENERGIZED ELECTRICAL CIRCUITS
 NO SMOKING

10 NFPA CHEMICAL HAZARD LABEL

SCALE: NONE

REV.	DATE	DESCRIPTION	BY
0	04/27/15	90% CONSTRUCTION	R.C.
1	06/04/15	100% CONSTRUCTION	C.C.
2	11/03/15	ACCESS REVISION	B.O.
3	07/29/16	CLIENT REVISION	D.C.
4	02/09/18	BP REVISION	R.S.
5	04/02/18	CLIENT REVISION	R.C.

SPECTRUM
SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 TEL: (909) 455-8400
 FAX: (909) 455-8400

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Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

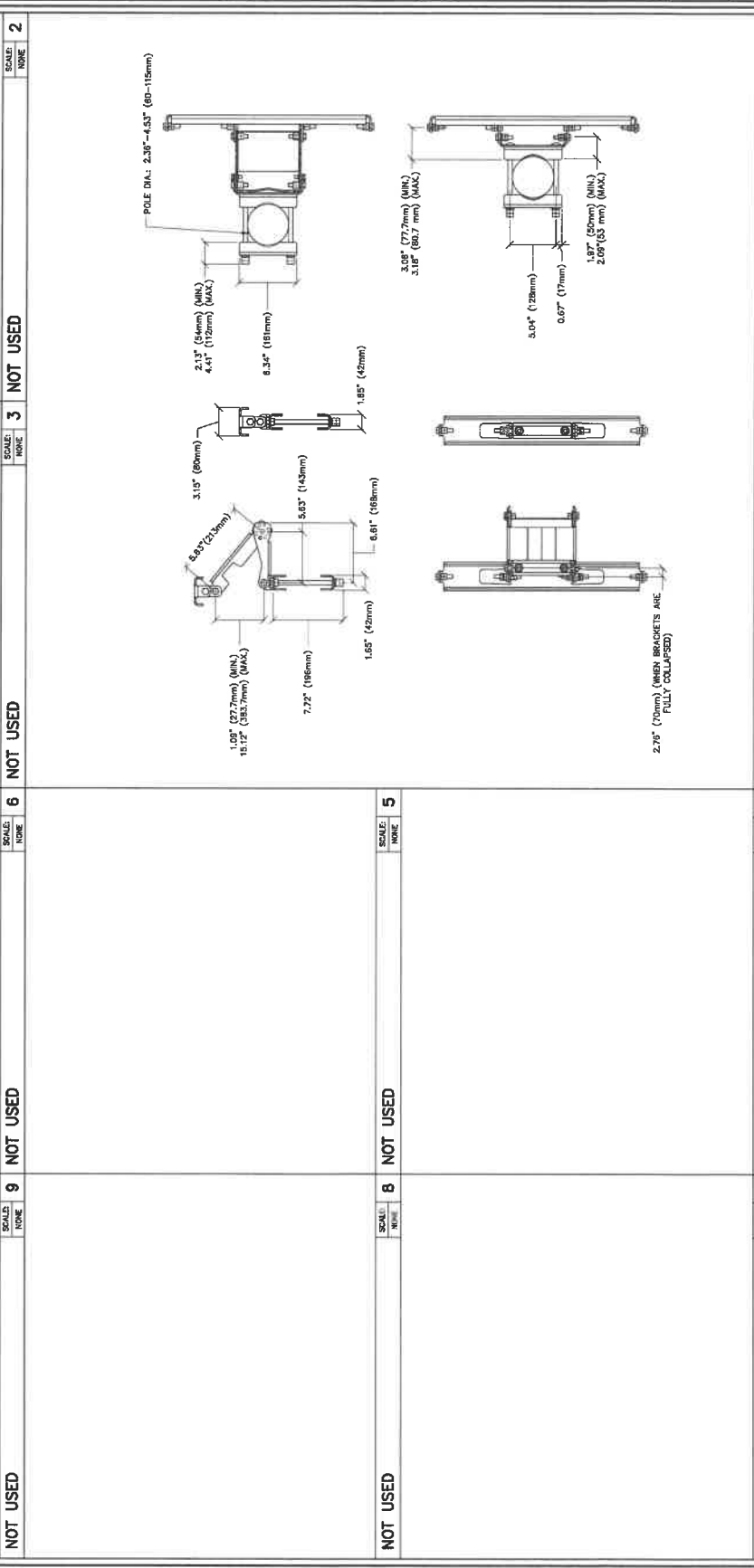
REGISTERED PROFESSIONAL ENGINEER
KARLETT R. WATKINS
 No. 05158
 Exp. 03/31/20
 STATE OF CALIFORNIA
 APR 02 2018

SPYGLASS
MTX-44 / B8C-15
MCE
 63875 PASEO YUCCA N151A
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
CONSTRUCTION DETAILS

REVISION:
D4
5
 LAX-295

NOT USED	SCALE: NONE	9	NOT USED	SCALE: NONE	6	NOT USED	SCALE: NONE	3	NOT USED	SCALE: NONE	2
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NOT USED	SCALE: NONE	8	NOT USED	SCALE: NONE	5	NOT USED	SCALE: NONE	4	ANTENNA MOUNTING KIT	SCALE: NONE	1
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REV	DATE	DESCRIPTION	BY
1	04/17/15	90% CONSTRUCTION	R.C.
2	06/04/15	100% CONSTRUCTION	E.G.
3	11/03/15	ACCESS REVISION	B.O.
4	01/27/16	CLIENT REVISION	D.C.
5	02/09/16	BP REVISION	R.S.
6	04/02/16	CLIENT REVISION	R.C.

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 SPECTRUM SERVICES, INC.
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 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
 KARETT B. HARTWIG
 No. 051569
 Exp. 03/31/20
 CIVIL
 STATE OF CALIFORNIA

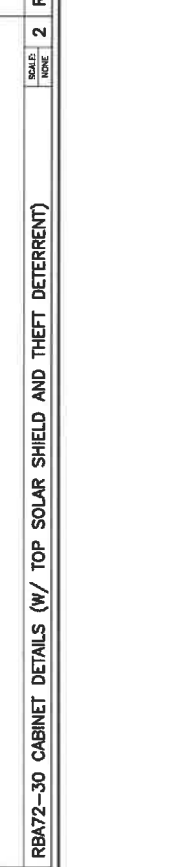
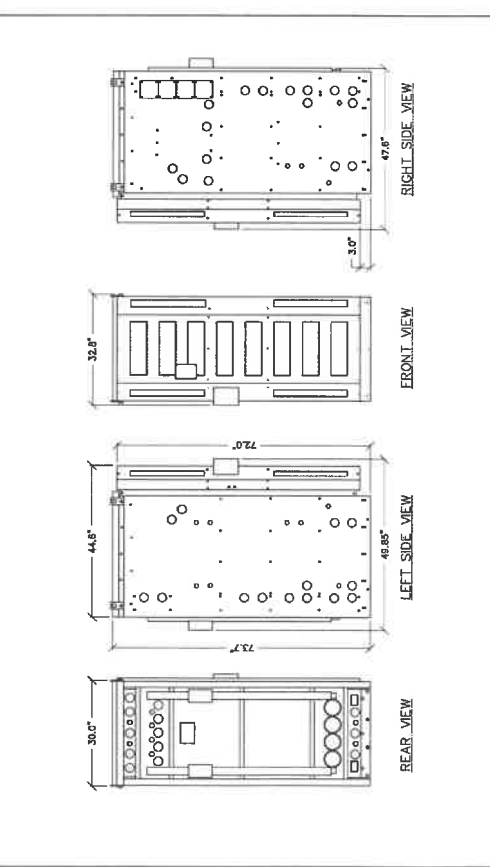
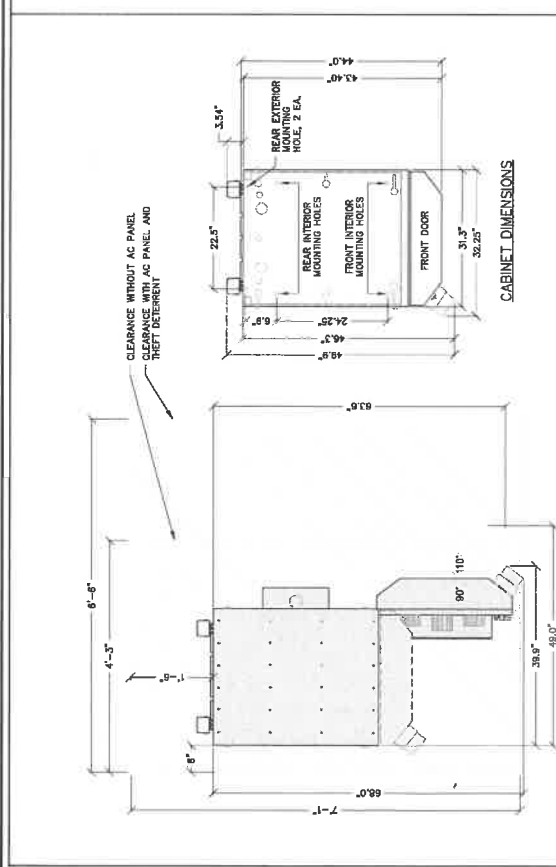
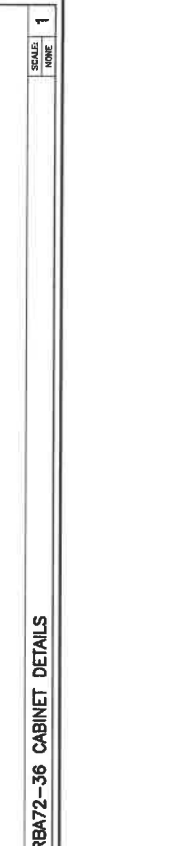
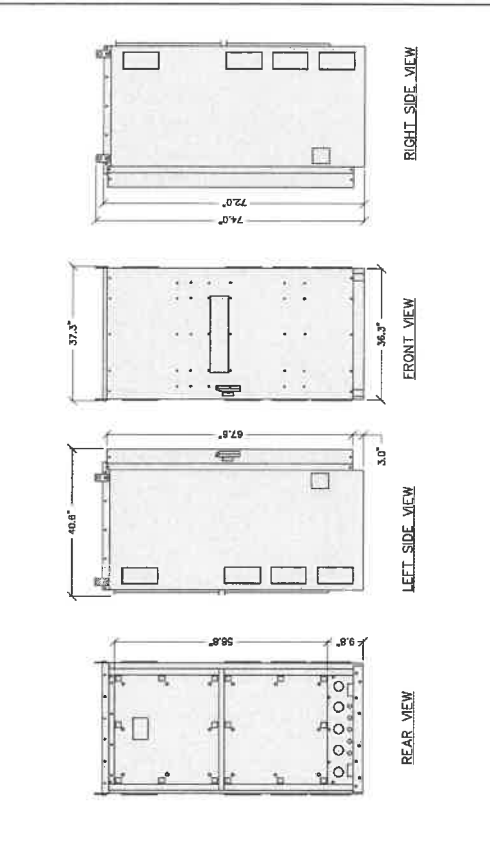
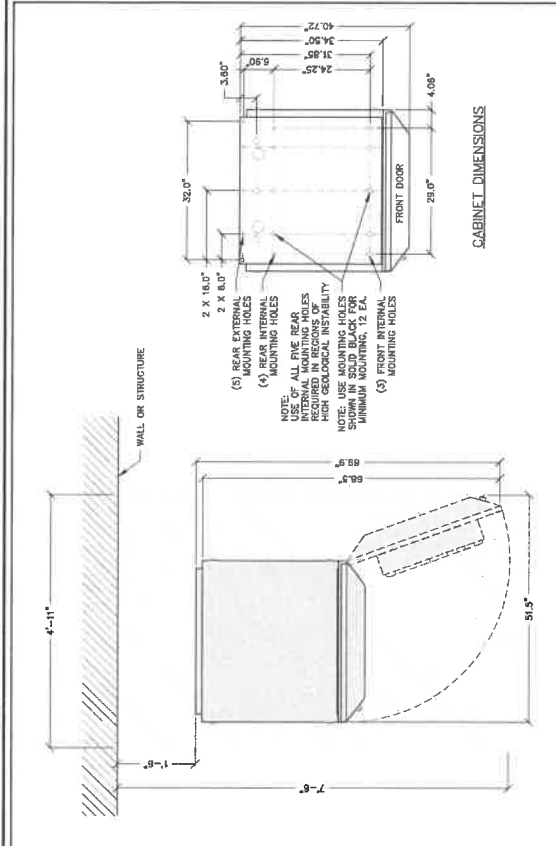
APR 02 2018

SPYGLASS
 MTX-44 / B8C-15
 MCE
 63875 PASEO YUCCA WEST
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
**MCE EQUIPMENT CABINET
 DETAILS**

REVISION:
D5

LAY-235



REV.	DATE	DESCRIPTION	BY	EC.
1	04/27/18	90% CONSTRUCTION		
2	04/27/18	100% CONSTRUCTION		
3	04/27/18	ACCESS REVISION		
4	04/27/18	CLIENT REVISION		
5	04/27/18	BP REVISION		
6	04/27/18	CLIENT REVISION		

SPECTRUM
 SPECTRUM SERVICES, INC.
 4405 LINDERO ROAD, SUITE 100
 DANA POINT, CALIFORNIA 92629
 TEL: (949) 456-6400
 FAX: (949) 456-6400

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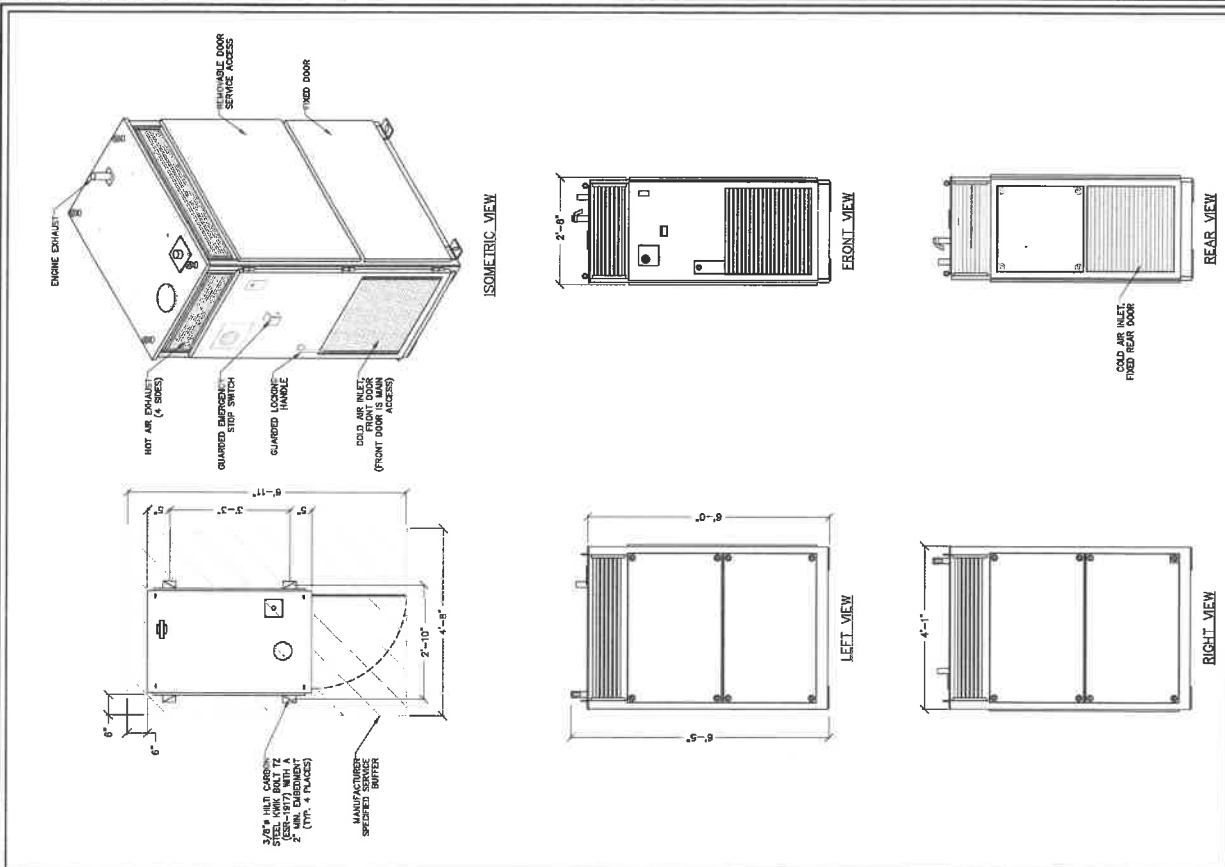
Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
 CARROLL R. HANAWAY
 No. 85198
 Exp. 03/31/20
 STATE OF CALIFORNIA
 APR 02 2018

SPGLASS
 MTX-44 / B9C-16
 MCE
 63875 PASEO YUCCA WSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
GENERATOR DETAILS

REVISION:
5
D6
 LAM-295



SCALE: NONE
 SHEET: 2
 PROJECT: 15KW DC GENERATOR
 SCALE: NONE
 SHEET: 1

NOT USED

REV#	DATE	DESCRIPTION	BY	R.C.
0	04/27/15	50% CONSTRUCTION		
1	06/04/15	100% CONSTRUCTION		
2	11/03/15	ACCESS REVISION	B.O.	
3	01/29/16	CLIENT REVISION	D.C.	
4	02/09/16	BP REVISION	R.S.	
5	04/02/16	CLIENT REVISION	R.C.	

SPECTRUM
SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 IRVINE, CALIFORNIA 92618
 TEL: (949) 456-8400
 FAX: (949) 456-8408

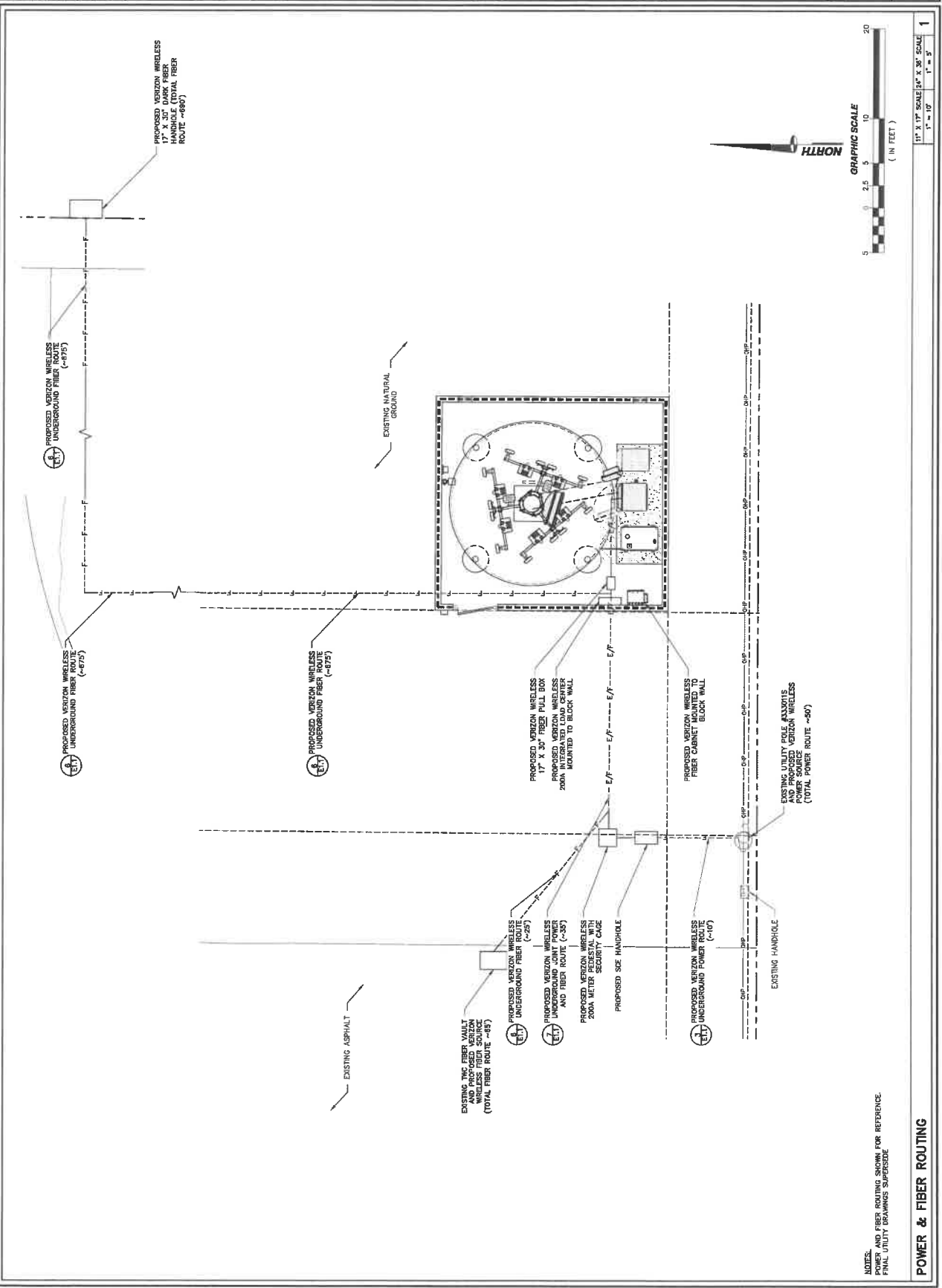
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 IRVINE, CALIFORNIA 92618



APR 02 2018
SPYGLASS
 MTX-44 / B8C-15
 MCE
 83875 PASEO YUCCA MSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
POWER & FIBER ROUTING
 REVISION:
E1
 LAN-295



NOTES:
 POWER AND FIBER ROUTING SHOWN FOR REFERENCE.
 FINAL UTILITY DRAWINGS SUPPOSED.

POWER & FIBER ROUTING

11" X 17" SCALE (4" X 30" SCALE)
 1" = 10'

REV	DATE	DESCRIPTION	BY
1	04/27/16	60% CONSTRUCTION	R.C.
2	08/24/15	100% CONSTRUCTION	E.G.
3	11/03/15	ACCESS REVISION	B.O.
4	01/29/16	CLIENT REVISION	D.C.
5	07/28/16	CLIENT REVISION	R.S.
6	04/22/16	CLIENT REVISION	R.C.

ISSUE STATUS

UTILITY POINTS OF SERVICE AND WORK/TERMINALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANIES AND ARE FOR BID PURPOSES ONLY.

CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK/TERMINALS REQUIREMENTS AND CONDUCT TO UTILITY SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, BARRIERS, ETC. CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS, BARRIERS, ETC. CONTRACTOR SHALL PROVIDE ALL NECESSARY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

PROPRIETARY INFORMATION
SPECTRUM SERVICES, INC.
4445 L ARBOR DRIVE, SUITE 101
DOWNEY, CALIFORNIA 91704
TEL: (626) 458-8400
FAX: (626) 458-8400

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IRVINE, CALIFORNIA 92618

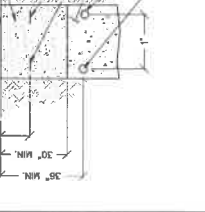
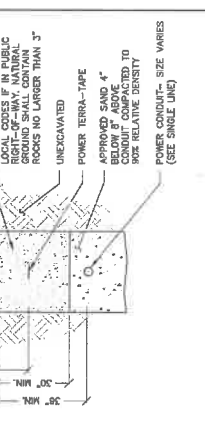
REGISTERED PROFESSIONAL ENGINEER
CALIFORNIA
E 19828
EM 0324242
ELECTRICAL

APR 02 2018

SPGLASS
MCE
MTX-44 / 88C-15
63875 PASEO YUCA YSTA
DESERT HOT SPRINGS,
CALIFORNIA 92240

SHEET TITLE:
SINGLE DIAGRAM, DETAILS
AND PANEL SCHEDULE

REVISION: 5
LAX-295

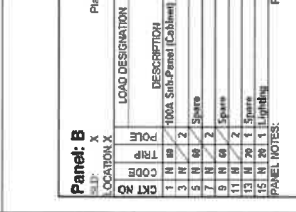
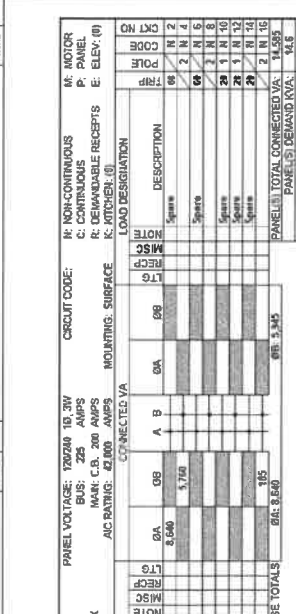
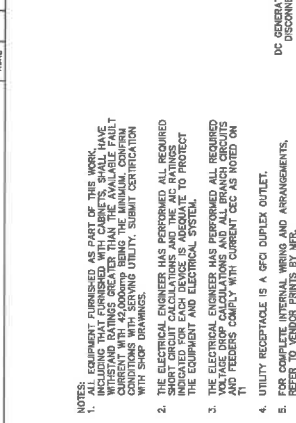
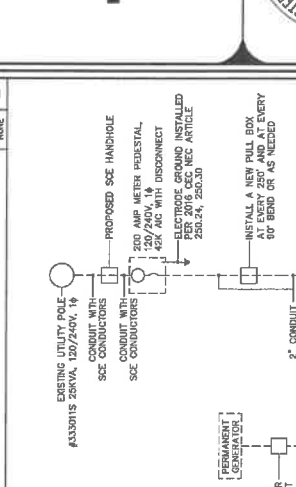


3 UTILITY GENERAL NOTES

6 POWER TRENCH

7 FIBER TRENCH

4 ELECTRICAL SINGLE LINE DIAGRAM



NOTE: TYPICAL INSTALLATION. UTILITY DESIGN TAKES PRECEDENCE.

NOTE: TYPICAL INSTALLATION. UTILITY DESIGN TAKES PRECEDENCE.

NOTE: TYPICAL INSTALLATION. UTILITY DESIGN TAKES PRECEDENCE.

NOTE: TYPICAL INSTALLATION. UTILITY DESIGN TAKES PRECEDENCE.

2

5

8

1

SCALE: NONE

SCALE: NONE

SCALE: NONE

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SCALE: NONE

REV	DATE	DESCRIPTION	BY
1	04/27/15	90% CONSTRUCTION	R.C.
2	06/04/15	100% CONSTRUCTION	E.G.
3	11/03/15	ACCESS REVISION	B.O.
4	01/29/16	CLIENT REVISION	D.C.
5	02/09/16	RF REVISION	R.S.
6	04/02/16	CLIENT REVISION	R.C.

SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
TEL: (909) 456-8600
FAX: (909) 456-8600

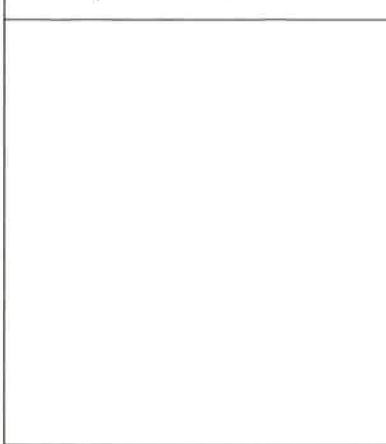
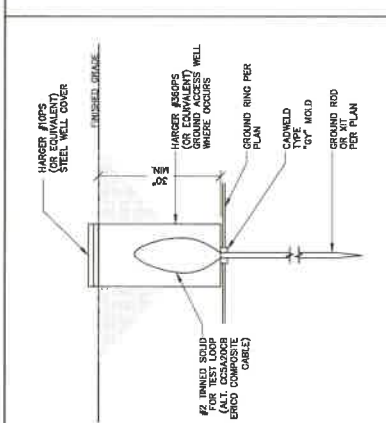
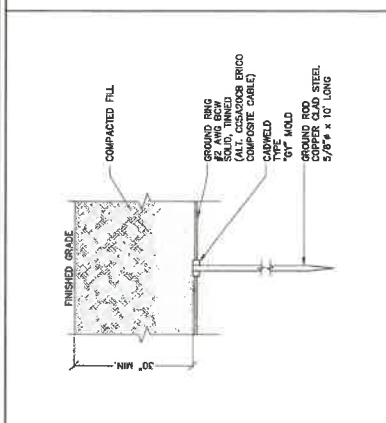
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Verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
DEE K. GEORGE STEWART
E 19828
Exp. 03/31/20
ELECTRICAL
CALIFORNIA
APR 02 2016

SPYGLASS
MTX-44 / BSC-15
MCE
63875 PASEO YUCCA WSTA
DESERT HOT SPRINGS,
CALIFORNIA 92240

SHEET TITLE:
**GROUNDING LAYOUT,
NOTES & DETAILS**
REVISION:
G1
5
LAN-295



SCALE	NOTE	SCALE	NOTE	SCALE	NOTE		
NOT USED	6	TEST WELL	4	GROUND ROD	3	NOT USED	2

GROUNDING NOTES

- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS AND VERIZON GROUNDING STANDARDS, NSRP 05-100-001.
- ALL GROUNDING CONDUCTORS, #2 AWG SOLID BARE THINDED COPPER WIRE UNLESS OTHERWISE NOTED. (ALT. CDS4000B ERIC COMPOSITE CABLE)
- GROUND RING TO GROUND BAR CONNECTIONS SHALL BE C/WELDED QTY. (2) #2 CDS4000B ERIC COMPOSITE CABLE UNLESS OTHERWISE NOTED. (ALT. CDS4000B ERIC COMPOSITE CABLE)
- GROUND BAR TO EQUIPMENT AND CABLES SHALL BE #2 AWG ST1W W/DOUBLE LUG CONNECTIONS. (ALT. CDS4000B ERIC COMPOSITE CABLE)
- GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
- GROUND BAR LOCATED BELOW WAVEGUIDE ENTRY POINT, CABLES SHALL BE #2 AWG ST1W/DOUBLE LUG CONNECTIONS. TWO PATHS TO GROUND RING. (ALT. CDS4000B ERIC COMPOSITE CABLE)
- ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
- EXTERIOR GROUNDING CONDUCTORS: BURIED TO A MINIMUM DEPTH OF 3'-0" BELOW FINISHED GRADE TO ALLOW FOR FUTURE CONSTRUCTION.
- INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, BRIDGE FOOTINGS, OR FENCE.
- EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST; TREAT WITH A COLD GALVANIZED SPAN.
- GROUND BARS:
 - EQUIPMENT GROUND BARS (EGB) LOCATED AT BOTTOM OF ANTENNA ENCLOSURE SHALL BE #2 AWG ST1W W/DOUBLE LUG CONNECTIONS. (ALT. CDS4000B ERIC COMPOSITE CABLE)
 - FEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPER (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR AND BE INTERNAL TO POLE.
 - MAIN GROUND BARS (MGB) LOCATED NEAR THE BASE OF THE RADIO ENCLOSURE SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
- ALL BOLT TORQUE CONNECTORS SHALL BE LONG-BARRELED TYPES AND HAVE 1/2" HOLE FOR CONNECTION TO SURFACE AND NON-ORBITING AGENT APPLIED TO INHIBIT CORROSION.
-

NOTE:
ALL GROUNDING TO BE INSTALLED IN ACCORDANCE WITH VERIZON WIRELESS STANDARD RSTD 46
CONTRACTOR TO MODIFY OR ADD TO PROVIDE A MAX. RESISTANCE OF 5 OHMS

GRAPHIC SCALE
(IN FEET)
0 1.25 2.5 5 10

GROUNDING LAYOUT
SCALE: NONE
11" x 17" SCALE: 24" x 36" SCALE
1" = 5'-0"
1" = 2'-0"
1

REV#	DATE	DESCRIPTION	BY
1	04/27/15	90% CONSTRUCTION	R.C.
2	06/04/15	100% CONSTRUCTION	E.G.
3	11/03/15	ADDRESS REVISION	B.O.
4	07/29/16	CLIENT REVISION	D.C.
5	02/09/16	IP REVISION	R.S.
6	04/13/16	CLIENT REVISION	R.C.

SPECTRUM
SPECTRUM SERVICES, INC.
 4445 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 TEL: (951) 833-8800
 FAX: (951) 456-8408

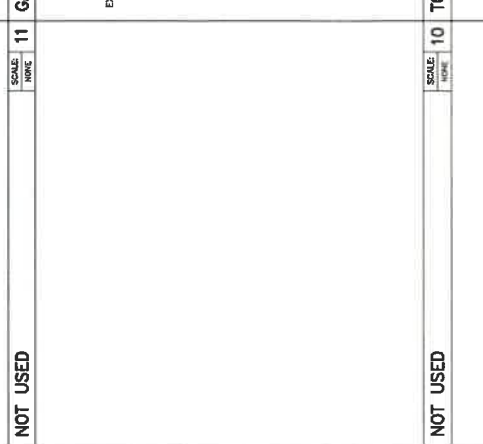
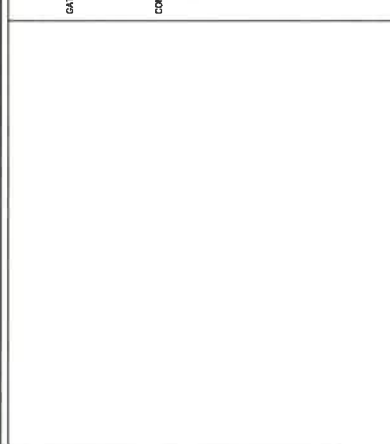
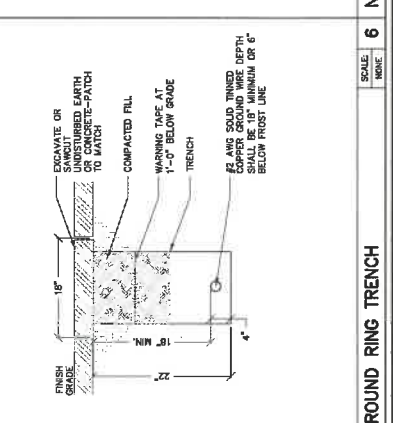
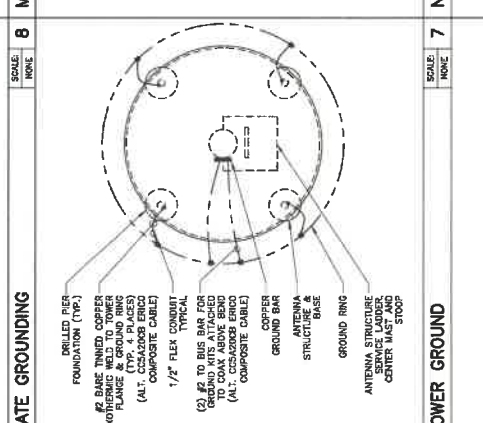
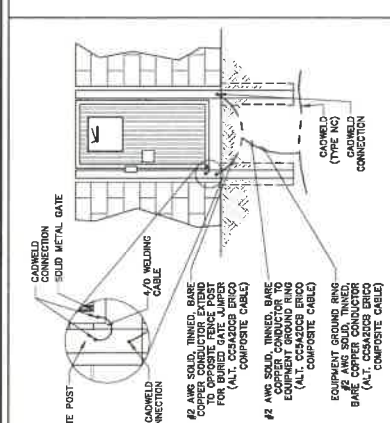
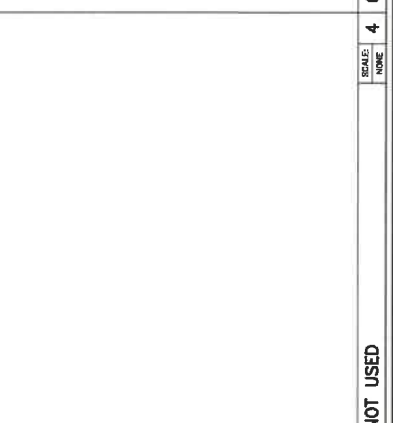
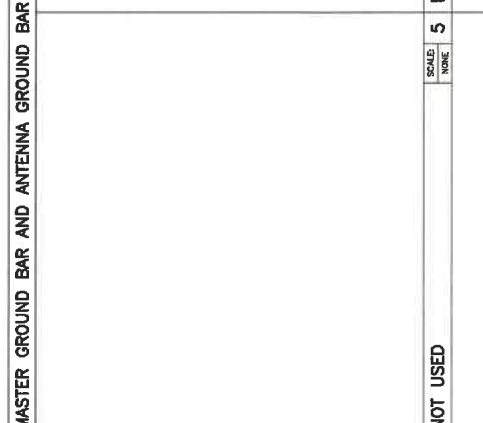
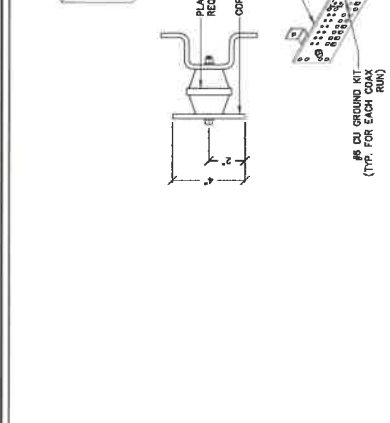
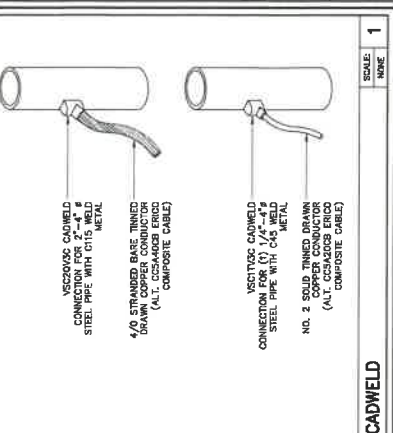
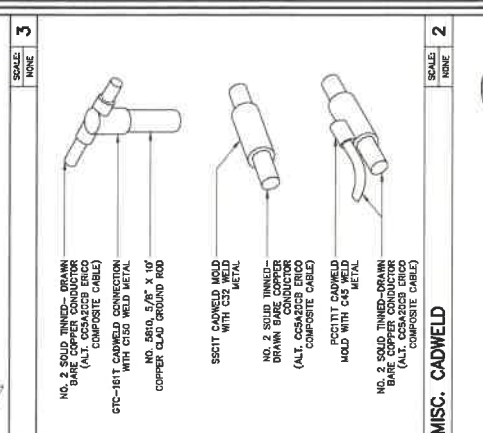
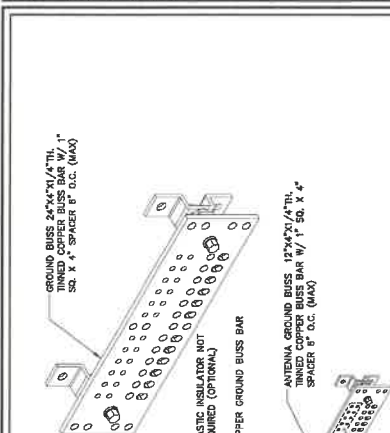
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Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618



SPYGLASS
 MTX-44 / B9C-15
 MOE
 63875 PASEO YUCCA WSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
GROUNDING DETAILS
 REVISION:
G2
5
 LAY-295



SCALE	SCALE	SCALE	SCALE	SCALE	SCALE	SCALE	SCALE
NOT USED	11 NONE	8 NONE	5 NONE	2 NONE	4 NONE	7 NONE	1 NONE
NOT USED	10 NONE	6 NOT USED	5 MISC. CADWELD	2 NONE	4 CADWELD	7 NOT USED	1 CADWELD



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: Plot Plan 25473 / EA42649

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: Desiree Bowdan Title: Project Planner Date: 9/25/2018

Applicant/Project Sponsor: Verizon Wireless Date Submitted: 11/21/2013

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: 06/28/18
Y:\Planning Case Files-Riverside office\PP25473\DH-PC-BOS Hearings\DH-PC\Cover_Sheet_PP25473_Negative_Declaration.docx

Please charge deposit fee case#: ZEA4264 ZCFG6029

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42649
Project Case Type (s) and Number(s): PP25473
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Desiree Bowdan
Telephone Number: (951) 955-8254
Applicant's Name: Los Angeles SMSA LLC, DBA Verizon Wireless
Applicant's Address: 4405 E. Airport Dr. Suite 100, Ontario, CA 91761

I. PROJECT INFORMATION

Project Description: The plot plan proposes a concealed wireless communication facility, for Verizon Wireless, in the form of a 62 foot tall faux water tank with twelve (12) panel antennas, one (1) parabolic antenna, and six (6) Remote Radio Units (RRU), a 30kw generator, and two (2) Global Positioning Satellite (GPS) antennas located inside the water tank tower, with a 624 square foot lease area surrounded by a 6 foot high decorative block wall enclosure (project). The Project will be located on the (northwesterly corner) of the vacant property and access to the facility will be provided via a 30 ft. wide access easement from Indian Palms Drive.

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

B. Total Project Area: 1,067 sq. ft. on

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

C. Assessor's Parcel No(s): 664-260-013

D. Street References: The project is located at the southeasterly corner of Indian Palms Drive and Paseo Yucca Vista, more specifically 63875 Paseo Yucca Vista

E. Section, Township & Range Description or reference/attach a Legal Description:
Township 2 South, Range 4 East, Section 34

F. Brief description of the existing environmental setting of the project site and its surroundings: The parcel is a vacant parcel with no other structures on the property or within close proximity to the site location.

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: Mixed Use Area (CD: MUA)
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 any other special hazard zone (including flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

8. **Healthy Communities:** Not Applicable

B. **General Plan Area Plan(s):** San Gorgonio Pass

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

D. **Land Use Designation(s):** Mixed Use Area (MUA)

E. **Overlay(s), if any:** Not Applicable

F. **Policy Area(s), if any:** San Gorgonio Pass Wind Energy Policy Overlay

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Community Development: Mixed Use Area (CD: MUA) to the north, east, west, and south.

1. **Area Plan(s):** Western Coachella Valley

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: Mixed Use (MU)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: Mixed Use (MU) 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 / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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


Signature

August 3, 2018
Date

Desiree Bowdan

For Charissa Leach, Assistant TLMA
Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant 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 faux water tank with browns and beiges 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 split face 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 62 foot high faux water tank design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.11 and COA 80.PLANNING.1).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

According to GIS database, the project site is located more than 49.53 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communication facility may provide a service light to be used at the time of servicing the facility. However, it will not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is located on a land designated as "Other Lands" under the Farmlands layer of GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. There are no impacts

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project. There are no impacts.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. There are no impacts.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2016. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 414, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) 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 SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is consistent with the General Plan and the Reche Canyon/Badlands Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight 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 documented in EIR No. 441 prepared for the General Plan. 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. 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.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. 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. Therefore, there are no impacts.

e) 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.

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

Mitigation: No mitigation measures are required.

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

BIOLOGICAL RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, 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 Eastern Coachella Valley Multiple Species Habitat Conservation Plan Area (ECVMSHCP), however, it is not located within a conservation area. Therefore, there is no significant impact.

b-c) EPD site visit on 8/1/12, where, the site was identified to have nesting bird. Disturbance of this nesting bird habitat shall be avoided from February 1st to September 15th, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a grading permit, and the results

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of this presence/absence survey be provided in writing to the Environmental Programs Division. (COA 60.EPD.2) 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. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Materials County Archaeologist Review, County Archaeological Report No. 4852 (PDA04852)

Findings of Fact:

a-b) According to PDA04852, no significant cultural resources are located within one mile of the area of potential effect. PDA04852 also concluded that it is unlikely that cultural resources, including Historic Properties will be affected by the proposed project. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials County Archaeologist Review, County Archaeologist Review, County Archaeological Report No. 4852 (PDA04852)

Findings of Fact:

a-b) According to PDA04852, no significant cultural resources are located within one mile of the area of potential effect. PDA04852 also concluded that it is unlikely that cultural resources will be affected by the proposed project. 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. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) 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.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

e) In accordance with AB52, notices were mailed to Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and Agua Caliente Band of Cahuilla Indians on July 20, 2015. The Agua Caliente Band of Cahuilla Indians responded on August 28, 2015, requesting that a specific set of Conditions of Approval be placed on the project. This request was granted and an email notification was sent on September 1, 2015. No other notifications were received. Per Public Resource Code 21074, this will not cause a substantial impact to tribal cultural resources. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

a) The site is mapped in the County’s General Plan as having a low potential for paleontological resources (fossils). The proposed project site/earthmoving activities will not potentially impact this project. With incorporation of the recommended measures, the project will have less than significant impact on paleontological resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, County Geologist review (GEO02377)

Findings of Fact:

a-b) According to GEO02377, there are no active or potentially active faults trending towards or through the site. The potential for surface fault rupture to occur at the site is considered low (COA 10.PLANNING.19). California Building Code (CBC) requirements pertaining to commercial development will reduce the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction” GIS Database, County Geologist review (GEO02377)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GEO02377, the potential for liquefaction at the site is low. The project will have less than significant impact

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk) County Geologist review (GEO02377)

Findings of Fact:

According to GEO02377, 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) requirements pertaining to residential development will reduce the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" County Geologist review (GEO02377)

Findings of Fact:

a) According to GEO02377, the possibility of debris flow is low. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map” County Geologist review (GEO02377)

Findings of Fact:

a) According to GEO02377, the potential for subsidence and ground fissures at the site is considered low. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, County Geologist review (GEO02377)

Findings of Fact:

a) According to GEO02377, the property is not subject to seiche inundation. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site. Impacts are less than significant.

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

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. There are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Building and Safety Grading review

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 reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development.

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 measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. There are no impacts.

b) The grading slopes on the project site will not create an increase in water erosion on-site or off-site. There are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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 Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<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) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 62 foot high faux water tank within a 624 square foot lease area. The installation of the faux water tank 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 measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

a-b) The project proposes the use of a backup emergency generator and there is a potential for spill of fuel used for the generator. The Department of Environmental Health has required a business

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

Monitoring: No monitoring measures are required.

23. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. There are no impacts.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. There are no impacts

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. There are no impacts.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. There are no impacts.

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

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to GIS database, the project site is located in a high fire area. However, the project has been reviewed and cleared by the Riverside County Fire Department. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements. Impacts are less than significant.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, there is no impact.

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

e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. There are no impacts.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows. There are no impacts.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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26. Floodplains

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

	NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 “100- and 500-Year Flood Hazard Zones,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) Because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The project will have less than significant impact.

b) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well-defined water course with a drainage area of approximately 170-acres from north. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff. The project will have less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well-defined water course with a drainage area of approximately 170-acres from north. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. Therefore, the project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

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

LAND USE/PLANNING Would the project

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

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

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Mixed Use Area (CD:MUA) in the Western Coachella Valley Area Plan. 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.

b) The project site is located within the Desert Hot Springs Sphere Of Influence. This project was provided to Desert Hot Springs for review on December 5, 2013. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) During the course of this entitlement process at this location for this project, the zoning classification changed from General Commercial (C-1/C-P) and Controlled Development (W-2) to the Mixed Use (MU) zoning classification. A disguised wireless communication facility is not a specifically listed use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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allowed within the MU zone. However parking lots and parking structures are permitted within the Mixed Use zone, subject to Plot Plan Approval. Pursuant to Section 9.86.D (Same Character and Intensity) of Ordinance No. 348, "Any use that is not specifically listed in subsections B. or C. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections and therefore is consistent with the MU zoning classification. Such a use is subject to the permit process which governs the category in which it falls." The project will have no significant impact.

c) The proposed wireless communication facility will be designed as a 62 foot high faux water tank. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. There is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There is no impact.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. There is no impact.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. There is no impact.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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31. Railroad Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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

Findings of Fact:

The project is not located directly adjacent to railroad track. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is located adjacent to Big Timber Road and Box Springs Mountain Road. However, the project is for an unmanned wireless communications facility that does not create a noise sensitive use and that only requires occasional site visits for maintenance. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact:

No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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, the impacts are not considered significant.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project is a 62 foot high faux water tank with an equipment shelter in a 624 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.

b) The project 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 significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no significant impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated 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. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA. Therefore, impacts are less than significant.

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

Monitoring: No monitoring measures are required.

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to reduce the potential effects to sheriff services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Palm Springs Unified 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 Palm Springs Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to reduce the potential effects to school services. (COA 80.PLANNING.6) This is a standard Condition of Approval and pursuant to CEQA. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to reduce the potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA. Impacts are less than significant

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project proposes a 62 foot high faux water tank with an equipment shelter in a 624 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 a County Service Area and commercial projects are not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

Findings of Fact:

The project is for 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 measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

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

Source: Riverside County General Plan

Findings of Fact:

a) The project 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 will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. 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; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. There will be no impact.

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

Source: Staff review, project application

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

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

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

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 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.

Revised: 9/25/2018 2:47 PM
EA42649



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



*Juan C. Perez
Agency Director*

08/23/18, 11:56 am

PP25473

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP25473. 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 Telecom - Equipment Cabinet

Unless otherwise specifically noted on the approved plans, the telecommunication equipment cabinet shelter color shall be grey or earth-tone, in order to be more compatible with the surrounding setting.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 2 0010-BS-Grade-USE - GENERAL INTRODUCTION

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

BS-Grade. 3 0010-BS-Grade-USE - NPDES INSPECTIONS

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

ADVISORY NOTIFICATION DOCUMENT**BS-Grade**

BS-Grade. 3 0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)

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

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

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

BS-Grade. 4 0010-BS-Grade-USE - OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic

ADVISORY NOTIFICATION DOCUMENT**BS-Grade**

BS-Grade. 4 0010-BS-Grade-USE - OBEY ALL GDG REGS (cont.)
yards, the applicant shall obtain a grading permit from the Building and Safety Department.

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE - BUILD & SAFETY PLNCK

The applicant shall obtain the required building permits from tyhe Building Department for the proposed 60"-0" high faux water tank with twelve (12) antennas, one (1) parabolic antenna, and six (6) RRUs located inside the faux watertank tower, as well as the 194 sq. ft equipment shelter, with a 30kw generator, two (2) GPS antennas and the 8'-0" high CMU wall.

CODE/ORDINANCE REQUIREMENTS: The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply. NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

E Health

E Health. 1 0010-E Health-INDUSTRIAL HYGIENE-NOISE STUDY

Proposal for the unmanned wireless communication facility includes a 30kW generator enclosed behind an 6 foot high CMU block wall to mitigate the noise. There are no apparent sensitive receivers in the immediate area, therefore, a noise study is not required.

This facility must not exceed the following worst-case noise levels 45 dB(A), 10 minute noise equivalent level (leq), between the hours of 10:00pm to 7:00am and 65 dB(A), 10 minute leq between 7:00am and 10:00pm.

ADVISORY NOTIFICATION DOCUMENT**E Health**

E Health. 1 0010-E Health-INDUSTRIAL HYGIENE-NOISE STUDY (cont.)

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

E Health. 2 0010-E Health-PAR - HAZMAT BEP

The facility requires a business 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.

E Health. 3 0010-E Health-PP25473 - DEH COMMENTS

PP25473, Exhibit A, dated 11/27/14 proposes an unmanned wireless communication facility. No plumbing has been proposed. Future plans to install plumbing will require the submission of an On-site Wastewater Treatment System application. Further questions may be directed to 951-955-8980.

E Health. 4 0010-E Health-USE - EMERGENCY GENERATOR

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

a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).

b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.

c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.

d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.

e) If the generator is located outdoors, the NFPA 704 sign

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 0010-Flood-USE FLOOD HAZARD REPORT (cont.)
northwest. The project shall be designed to allow for flow through during storm events. Any proposed inhabitable and insurable buildings or structures shall be floodproofed by constructing the finished floors a minimum of 24 inches above surrounding ground.

Planning

Planning. 1 0010-Planning-USE - CEASED OPERATIONS

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

Planning. 2 0010-Planning-USE - CO-LOCATION

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

Planning. 3 0010-Planning-USE - COMPLY WITH ORD./CODES

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

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

Planning. 4 0010-Planning-USE - DESERT/BLYTHE TELECOM

Due to the location of this site, building permits and inspections may occur in Riverside County's Desert Permit Assistance Center (DPAC) and/or the City of Blythe. Please contact the DPAC office to determine which office will do the processing of the permits and inspections. The County of Riverside's DPAC office main line phone number is (760) 863-8271.

Planning. 5 0010-Planning-USE - EQUIPMENT/BLDG COLOR CT

The equipment cabinet color shall be grey or in earth tones, which will blend with the surrounding setting.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-USE - EQUIPMENT/BLDG COLOR CT (cont.)

The color of the faux water tank shall be either earth tones in order to minimize visual impacts.

The faux water tank shall not have any written language on the outside of the tank.

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. 6 0010-Planning-USE - FEES FOR REVIEW

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

Planning. 7 0010-Planning-USE - 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. 8 0010-Planning-USE - GEO02377

County Geologic Report (GEO) No. 2377, submitted for this project (PP25473) was prepared by Geotechnical Solutions, Inc. and is entitled: "Geotechnical Engineering Report Verizon Cellular Facility Spyglass - LAX-295", and is dated June 27, 2014. Geotechnical Solutions, Inc. also submitted the following: "Responses to County of Riverside Review Comment County Geologic Report No. 2377 Geotechnical Engineering Report - Verizon Spyglass LAX-295" dated August 12, 2014. This document is herein incorporated as a part of GEO02377.

GEO02377 concluded: 1.The site does not lie within an Alquist-Priolo Earthquake Fault zone.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0010-Planning-USE - IF HUMAN REMAINS FOUND (cont.)

overlie adjacent human remains until: i)A County Official is contacted. ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American: iii)The Coroner shall contact the Native American Heritage Commission within 24 hours. b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98. d)Under the following conditions, the landowner or his authorized representative shall reburial the Native American human remains and associated grave goods on the property in a location not subject to further disturbance: i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission. (1)The MLD identified fails to make a recommendation; or (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

Planning. 10 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 11 0010-Planning-USE - LOW PALEO

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-USE - LOW PALEO (cont.)

activities may be diverted to other areas of the site.

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

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

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-USE - LOW PALEO (cont.)

maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

Planning. 12 0010-Planning-USE - MAX HEIGHT

Pursuant to this plan, the telecommunication facility tower shall not exceed 62-feet in height.

Planning. 13 0010-Planning-USE - NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 664-260-013 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 14 0010-Planning-USE - NOISE REDUCTION

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

Planning. 15 0010-Planning-USE - PDA04852

County Archaeological Report (PDA) No. 4852 submitted for this project (PP25473) was prepared by Wayne H. Bonner of Michael Brandman Associates and is entitled: "A Cultural Resources Assessment Verizon Wireless Facility Candidate 'Spyglass', Desert Hot Springs, Riverside County, California" dated March 19, 2014.

The Archaeological survey was negative for cultural resources and the report concluded that it is unlikely that

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 0010-Planning-USE - PDA04852 (cont.)
cultural resources will be adversely affected by this project. PDA 4852 does not recommend additional cultural resource mitigation prior to construction and does not recommend archaeological or Native American monitoring during construction activities.

This document is herein incorporated as a part of the record for this project.

Planning. 16 0010-Planning-USE - SITE MAINTENANCE CT

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

Planning. 17 0010-Planning-USE - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: 1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find. b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the

ADVISORY NOTIFICATION DOCUMENT**Planning**

Planning. 17 0010-Planning-USE - UNANTICIPATED RESOURCES (cont.)

appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource. c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

Planning. 18 0020-Planning-USE - 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 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. 19 0020-Planning-USE - LIFE OF PERMIT

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25473 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25473, Exhibit A, Amended No. 1, dated 6/26/15.

Planning-All. 2 0010-Planning-All-USE - 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 PLOT PLAN; and,

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

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

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

Planning-All. 3

0010-Planning-All-USE - PROJECT DESCRIPTION

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3

0010-Planning-All-USE - PROJECT DESCRIPTION (cont.)

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 PP25473 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 PP25473, 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 Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-USE - 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 0010-Transportation-USE - LC LANDSCAPE SPECIES

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site <http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

Transportation. 3 0010-Transportation-USE - LC RECLAIMED WATER

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

Transportation. 4 0010-Transportation-USE - LC VIABLE LANDSCAPING

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Transportation Department shall require inspections in accordance with the Transportation Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

Transportation. 5 0010-Transportation-USE - 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 0010-Transportation-USE - STD INTRO (ORD 461) (cont.)
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: PP25473

Parcel: 664260013

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

0060-BS-Grade-USE - NPDES/SWPPP

Not Satisfied

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

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

Planning

060 - Planning. 1

0060-Planning-USE - ARCHAEOLOGIST RETAINED

Not Satisfied

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified

Plan: PP25473

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - ARCHAEOLOGIST RETAINED (cont.) Not Satisfied
 archaeologist.

060 - Planning. 2 0060-Planning-USE - GRADING PLANS Not Satisfied

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 3 0060-Planning-USE - IF HUMAN REMAINS FOUND Not Satisfied

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

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - DESERT TORTOISE NOTICE Not Satisfied

The proposed project or portions of the proposed project are located within the CVMSHCP Desert Tortoise Notification Area. The Riverside County Planning Department Environmental Programs Division is required to provide notification to the U.S. Fish and Wildlife Service prior to

Plan: PP25473

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - DESERT TORTOISE NOTICE Not Satisfied

the issuance of a grading permit so that any Desert Tortoises present on site could be salvaged if necessary. The applicant must provide written notice to EPD no less than 50 days prior to the issuance of a grading permit. The written notice must include the following information: Riverside County assigned Planning Case Number(s), Grading Permit Number, Start date of anticipated grading and Assessor's Parcel numbers. No grading permits shall be issued if notice is not provided at least 50 days in advance or a current and valid Desert Tortoise clearance survey that follows U.S. Fish and Wildlife Service protocol has been submitted to EPD.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - MBTA 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 September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to EPD that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD).

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE-NO GRADING 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.

Fire

Plan: PP25473

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 0080-Fire-USE-CELL TOWER AND GENERATOR Not Satisfied

The above referenced plans have been reviewed and are approved by the Riverside County Fire Department with the following conditions:

1)Emergency and standby power systems shall be installed in accordance with CFC, CBC, NFPA 110 and NFPA 30. 2)An on-site acceptance test shall be conducted as a final approval. The test of the transfer switch shall consist of electrically operating the transfer switch from the normal position. 3)A 40 BC fire extinguisher shall be installed 4)No smoking signs shall be posted 5)NFPA 704 placard shall be installed 6)Knox box shall be installed d)The address shall be posted and shall be a minimum of 12" letters and non contrasting

Applicant/installer shall be responsible to contact the Fire Department to schedule inspections. A re-inspection fee will be required if more than one (1) inspection is necessary. Requests for inspections are to be made at least 72 hours in advance and may be arranged by calling (951) 955 5282.

All questions regarding the meaning of these conditions should be referred to the Fire Department Planning & Engineering Staff at (951) 955 5282.

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT Plot Plan 25473 date 6/26/15.

080 - Planning. 2 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied

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

Transportation

080 - Transportation. 1 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE INSPTN DPST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request

Plan: PP25473

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE INSPTN DPST Not Satisfied

Form and deposit sufficient funds to cover the costs of the Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Transportation Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Transportation Department shall clear this condition upon determination of compliance.

080 - Transportation. 3 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

080 - Transportation. 4 0080-Transportation-USE - 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. 5 0080-Transportation-USE - 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 submitted to the Transportation Department for verification purposes.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE - 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 0090-E Health-USE - HAZMAT CONTACT Not Satisfied

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

090 - E Health. 3 0090-E Health-USE - HAZMAT REVIEW Not Satisfied

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

Planning

090 - Planning. 1 0090-Planning-USE - ORD 810 O S FEE (2) Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of

Plan: PP25473

Parcel: 664260013

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-USE - ORD 810 O S FEE (2) (cont.) Not Satisfied

occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25473 is calculated to be .25 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 2 0090-Planning-USE - 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 No. 25473 has been calculated to be .25 net acres.

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

090 - Planning. 3 0090-Planning-USE - 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:

Plan: PP25473

Parcel: 664260013

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090-Planning-USE - SIGNAGE REQUIREMENT (cont.) Not Satisfied

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

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

090 - Planning. 4 0090-Planning-USE - 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. 5 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

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

Transportation

090 - Transportation. 1 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

090 - Transportation. 2 0090-Transportation-USE LNDSCPE INSPCTN RQRMNTS Not Satisfied

Plan: PP25473

Parcel: 664260013

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-USE LANDSCAPE INSPCTN RQRMNTS Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 3 0090-Transportation-USE-UTILITY INSTALL CELL TOWER Not Satisfied

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

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

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

FILE COPY

DATE: December 5, 2013

TO:

Riv. Co. Transportation Dept. – Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Coachella Valley Water Dist.
Riv. Co. Fire Department – Palm Desert
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Information Tech. – J. Sarkissian

Riv. Co. Waste Management Dept.
5th District Supervisor
5th District Planning Commissioner
City of Desert Hot Springs
Palm Spring Unified School Dist.

PLOT PLAN NO. 25473 – EA42649 – Applicant: Verizon Wireless – Engineer/Representative: Michael Hayes – Fifth/Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of 13th Street, southerly of Pierson Blvd, and westerly of Indian Canyon Drive – 0.25 Gross Acres - Zoning: General Commercial (C-1/C-P) and Controlled Development Areas with Mobilehomes (W-2-M) - **REQUEST: The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 60 foot high faux water tank with twelve (12) panel antennas, one (1) parabolic antenna, and six (6) RRUs located inside the water tank tower. The 1,067 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square foot equipment shelter, a 30kw generator, and two (2) GPS antennas. - APN: 664-260-013**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT Comments Only Agenda on January 2, 2014**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Halimah Shenghur**, Project Planner, at (951) 955-3205 or email at hshenghur@rctlma.org / MAILSTOP# 1070.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Demand

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-056

August 27, 2015

[VIA EMAIL TO: Hthomson@rcthma.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: AB-52, PP25473

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP25473 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). For this reason, the ACBCI THPO requests the following:

*Should human remains be discovered during construction of the proposed project, the project contractor would be subject to either the State law regarding the discovery and disturbance of human remains or the Tribal burial protocol. In either circumstance all destructive activity in the immediate vicinity shall halt and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and Developer will work with the designated MLD to determine the final disposition of the remains.

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 keskew@aguacaliente.net.

Cordially,

Katie Eskew
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Steven Weiss · Planning Director

Standard Letter of Change of Applicant

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner) SpyGlass - PP25473 EA 42649 - GEO 02377 - CF606029

CASE NUMBER(S): _____ Set I.D. No. _____
 Check box if all concurrent cases are to be withdrawn.

APPLICATION INFORMATION

Applicant's Name: Los Angeles SMSA Lp dba Verizon Wireless E-Mail: rnewton@spectrumse.com

Applicant's Contact Person: Randi Newton
If the applicant is not a person or persons, a contact person and their title is required

Mailing Address: 4405 E. Airport dr. STE 100 Street
Ontario City CA State 91761 ZIP

Daytime Phone No: (909) 456-8401 ext. 13 Fax No: (____) _____

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: 8/15/16

(CHECK THE APPROPRIATE BOX)

- I _____ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.
- I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.
- I _____ verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to _____.
- I Same Applicant verify that I am the new applicant and acknowledge the receipt thereof. My new address is 4405 E. Airport Dr. STE 100, phone number is 909-456-8401-ext. 13, and can be e-mailed at rnewton@spectrumse.com

(name of new applicant)

Justin Davis
Signature of Existing Applicant

Justin Davis
Signature of New Applicant



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: WIRELESS 60' CELL SITE

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

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

CASE NUMBER: PP 25473 DATE SUBMITTED: 11/21/13

APPLICATION INFORMATION

Applicant's Name: LOS ANGELES MSA LLC
DBA VERIZON WIRELESS E-Mail: _____

Mailing Address: 15505 SAND CANYON AVE BLDG 104
Street
IRVINE City CA State 92618 ZIP

Daytime Phone No: (949) 286-7000 Fax No: () _____

Engineer/Representative's Name: MICHAEL HAYES E-Mail: MHAYES@SPECTRUMSE.COM

Mailing Address: 8390 MAPLE PLACE
Street
RANCHO CUCAMONTA City CA State 91730 ZIP

Daytime Phone No: (909) 268-3920 Fax No: () _____

Property Owner's Name: BREAN EDWARDS E-Mail: EAEDWARDS@YAHOO.COM

Mailing Address: 63655 PASEO YUCLA VESTA
Street
DESERT HOT SPRINGS City CA State 92240 ZIP

Daytime Phone No: (760) 406-1036 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 • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 0.25

General location (nearby or cross streets): North of 13th ST, South of

PASEO VILLA VISTA, East of INDIAN PALMS, West of INDIAN CANYON DR

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

CONSTRUCTION OF A G-STEAM CELL TOWER ASSIGNED
AS A FAUX WATER TOWER WITH EQUIPMENT AND
EMERGENCY GENERATOR IN AN APPROXIMATE 1000' LEASE AREA

Related cases filed in conjunction with this application:

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

If yes, provide Case No(s) _____ (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: NONE

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

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

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

Name of Applicant: LOS ANGELES SMOGA DBA VERIZON WIRELESS
Address: 15505 SAND CANYON AVE BLDG 104 IRVINE, CA 92618
Phone number: 949-286-7000

Address of site (street name and number if available, and ZIP Code): UNADDRESSABLE
Local Agency: COUNTY OF RIVERSIDE
Assessor's Book Page, and Parcel Number: PASEO YUCLA VISTA
DESERT HOT SPRINGS 92240
Specify any list pursuant to Section 65962.5 of the Government Code: 664-260-013
Regulatory Identification number:
Date of list:

Applicant (1) M D Mage Date 11/20/13
Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

- 1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.
Yes No

LETTER OF AUTHORIZATION
(APPLICATION FOR ZONING/LAND USE ENTITLEMENTS)

Property Address: Unaddressed Parcel, desert Hot Springs, Ca. 92240
Assessor's Parcel Numbers: 664-260-013
Vested Owner: Jane A. Edwards Trust
Verizon Site Name: Spyglass

The undersigned, authorizes Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless, by AirTouch Cellular, its general partner, with its principal offices at 180 Washington Valley Road, Bedminster, New Jersey 07921, its employees, representatives, agents, and/or consultants, to act as agent on the undersigned's behalf for the sole purpose of obtaining land use approvals, building permits and or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility on the above identified parcel of land. It is understood that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

It being further understood that signing this Letter of Authorization in no way creates an obligation of any kind.

Vested Owner:

By:

Print Name:

Date:

Brian L Edwards
BRIAN L. EDWARDS
10-15-2013

State of CALIFORNIA)
) ss.
County of RIVERSIDE)

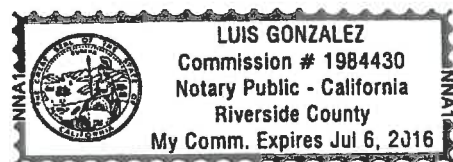
On 10/15, 2013, before me, LUIS GONZALEZ, notary public, personally appeared BRIAN L. EDWARDS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Luis Gonzalez

(Seal)





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

March 17, 2016

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

RE: AB 52 Consultation Conclusion Letter

Dear Ms. Plotkin,

An AB 52 notification for PP25473, was sent to you on July 20, 2015. On August 28, 2015, the Riverside County Planning Department ("Planning") received your request on behalf of the Agua Caliente Band of Cahuilla Indians for specific conditions of approval to be placed on the project. This request was granted and the condition was placed on the project. On September 01, 2015 an email was sent to you with the conditions of approval attached. These conditions of approval included your request.

At this time, other than the initial letter from the tribe, Planning has not received any further communication or information from you regarding this project. Hence, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that this proposed project poses no potential for a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present. I have attached the final cultural conditions of approval (COA's) for your files.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Agua Caliente and considers AB 52 consultation concluded as of this letter's date. Planning will notify Agua Caliente when the Project's CEQA document is released for public review as well as when the Project is scheduled for a public hearing. Planning welcomes any additional comments you may have on this project under this public review period and/or at the public hearing.

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

Thank you for your assistance in assessing the potential impacts to cultural resources for this project.

Sincerely,



Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
Desiree Bowie, Urban Regional Planner I

Attachments: COA's



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

Officers:

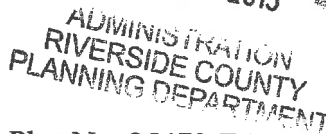
Jim Barrett, General Manager
Julia Fernandez, Board Secretary

December 18, 2013

Redwine and Sherrill, Attorneys

File: 0163.1
1150.11
Geo. 020434-1
PZ 13-5077

Halimah Shenghur
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501



Dear Mr. Shenghur:

Subject: Plot Plan No. 25473-EA42649

This is in response to your request for comments dated December 5, 2013, for the above referenced project. This project is outside of the Coachella Valley Water District's jurisdiction. We have no comments.

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

Sincerely,

Mark L. Johnson
Director of Engineering

cc: Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Michael Mistica, MBA
County of Riverside, Department of Environmental Health
Land Use and Water Resources Program
3880 North Lemon St., Suite 200
Riverside, CA 92501

SL/ch/eng/sw/Dec 13/Dev Review Ltr Plot Plan No. 25473

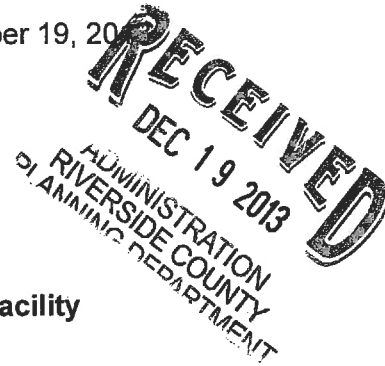




**Riverside County
Waste Management Department**

Hans W. Kernkamp, General Manager-Chief Engineer

December 19, 2013



Halimah Shenghur, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan (PP) No. 25473
Proposal: The PP proposes a wireless communication facility
APN: 664-260-013

Dear Ms. Shenghur:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of 13th Street and south of Pierson Boulevard, in the Western Coachella Valley Area Plan. To mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from disposal, the RCWMD recommends the following Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,

Ryan Ross
Principal Planner

LAND LEASE AGREEMENT

This Land Lease Agreement ("Lease") made this 17 day of APRIL, 2018, ("Effective Date") between Brian L. Edwards, as Trustee of the Brian L. Edwards Trust dated May 10, 2011, with its principal offices located at 63655 Paseo Yucca Vista, Desert Hot Springs, California 92240, hereinafter designated "LESSOR" and Los Angeles SMSA Limited Partnership, dba Verizon Wireless, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated "LESSEE". LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

1. PROPERTY AND PREMISES. LESSOR hereby leases to LESSEE a portion of that certain parcel of property (the entirety of LESSOR's property is referred to hereinafter as the "Property" and is legally described in Exhibit "A" attached hereto and made a part hereof), located at an unaddressed parcel, Desert Hot Springs, California 92240, and being described as a twenty-four-foot (24') by twenty-six-foot (26') parcel containing approximately six hundred twenty-four (624) square feet (the "Land Space"), together with the non-exclusive right (the "Access Right of Way") for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks over or along a right-of-way approximately twelve (12) feet wide, extending from the nearest public right-of-way, Indian Canyon Drive, to the Land Space, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes ("Utility Right of Way") over, under, on or along one or more rights of way from the Land Space, said Land Space and Access Right of Way and Utility Right of Way (hereinafter collectively referred to as the "Premises") being substantially as described herein in Exhibit "B" attached hereto and made a part hereof. The Access Right of Way and Utility Right of Way do not create easements across, on, above, or under the Land Space. In connection with the installation of LESSEE's facility, LESSEE agrees to paint the following on LESSEE's proposed faux water tank: "Edwards Homestead/Established 1914" (the "Graphic"). LESSOR and LESSEE acknowledge and agree that the Graphic shall be in a format, color and size reasonably approved by LESSOR and the applicable governmental agency.

In the event that LESSEE's public utility company is unable to use the Utility Right of Way shown in Exhibit "B", LESSOR shall cooperate with LESSEE, at LESSEE's cost and expense, to locate an alternative Utility Right of Way so long as the alternative Utility Right of Way is not materially different in size and space when compared to the original Utility Right of Way.

2. TERM AND BASE RENT.

a. This Lease shall be effective as of the date of execution by both Parties, provided, however, the initial term shall be for five (5) years and shall commence on the Commencement Date (as hereinafter defined) at which time rental payments shall commence and be due. The initial term and all extensions shall be collectively referred to herein as the "Term."

b. LESSEE agrees to pay LESSOR a monthly sum of [REDACTED] ("Rent"), in advance on the first day of each month of the Term or to such other person, firm or place as LESSOR may, from time to time, designate in writing at least

thirty (30) days in advance of any rental payment date by notice given in accordance with Paragraph 21 below. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of LESSEE. The Commencement Date shall be the earlier of (i) the first day of the month in which LESSEE commences any construction or installation of the equipment at the Premises or (ii) June 1, 2018. However, LESSOR and LESSEE acknowledge and agree that initial Rent payment(s) shall not actually be sent by LESSEE until sixty (60) days after the Commencement Date.

c. After written notice to LESSEE that Rent is late, LESSEE shall pay LESSOR a late payment charge equal to [REDACTED] of any amount not paid to LESSOR within ten (10) days after such payment is due. All payments received shall apply first to any interest owed and then to any principal amount owed. The provisions of this subsection shall survive the termination or expiration of this Lease.

d. LESSEE agrees to pay LESSOR a one-time, lump sum payment of [REDACTED] as additional rent within forty-five (45) days after full execution of this Lease. Such payment shall be non-refundable and shall not be considered Rent or any offset to Rent.

e. LESSOR hereby agrees to provide to LESSEE certain documentation (the "Rental Documentation") evidencing LESSOR's interest in, and right to receive payments under, this Lease, including without limitation: (i) documentation, acceptable to LESSEE in LESSEE's reasonable discretion, evidencing LESSOR's good and sufficient title to and/or interest in the Property and right to receive Rent payments and other benefits hereunder; (ii) a complete and fully executed Internal Revenue Service Form W-9, or equivalent, in a form acceptable to LESSEE, for any party to whom Rent payments are to be made pursuant to this Lease; and (iii) other documentation requested by LESSEE in LESSEE's reasonable discretion. From time to time during the Term of this Lease, but no more often than annually (unless LESSOR requests a change in payee) and within thirty (30) days of a written request from LESSEE, LESSOR agrees to provide updated Rental Documentation in a form reasonably acceptable to LESSEE. The Rental Documentation shall be provided to LESSEE in accordance with the provisions of and at the address given in Paragraph 21 below. Delivery of Rental Documentation to LESSEE shall be a prerequisite for the payment of any Rent by LESSEE and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any Rent payments until Rental Documentation has been supplied to LESSEE as provided herein.

Within thirty (30) days of obtaining an interest in the Property or this Lease, any assignee(s) or transferee(s) of LESSOR shall provide to LESSEE Rental Documentation in the manner set forth in the preceding paragraph. From time to time during the Term of this Lease and within thirty (30) days of a written request from LESSEE, any assignee(s) or transferee(s) of LESSOR agrees to provide updated Rental Documentation in a form reasonably acceptable to LESSEE. Delivery of Rental Documentation to LESSEE by any assignee(s) or transferee(s) of LESSOR shall be a prerequisite for the payment of any Rent by LESSEE to such party and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any Rent payments to any assignee(s) or transferee(s) of LESSOR until Rental Documentation has been supplied to LESSEE as provided herein.

3. EXTENSIONS. This Lease shall automatically be extended for four (4) additional five (5) year terms unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term.

4. ANNUAL RENTAL INCREASES. Commencing on the first (1st) annual anniversary of the Commencement Date, and on each annual anniversary thereafter, Rent shall increase by an amount equal to [REDACTED] of the Rent in effect during the immediately preceding year or the Holdover Rent (as that term is defined in Paragraph 5(b) below) in effect during the immediately preceding year.

5. HOLDOVER TERM.

a. LESSEE's right to possess the Premises shall immediately terminate at the end of the Term or within ninety (90) days after the earlier termination of this Lease unless the Parties are then currently negotiating in good faith to reach a new agreement.

b. If upon the end of the Term or the earlier termination hereof, the Parties are in the process of negotiating a new lease agreement or extension to the Term in good faith, or otherwise upon the written consent of LESSOR, and LESSEE holds over past the expiration or earlier termination of this Lease, then the Rent in effect immediately prior to the expiration or earlier termination of this Lease shall be increased by one hundred twenty percent (120%) ("Holdover Rent"). Holdover shall be on a month-to-month basis subject to termination by either Party hereto upon thirty (30) days written notice to the other Party. Holdover is subject to all of the applicable terms of this Lease including without limitation the Holdover Rent and annual increases set out in Paragraph 4 above.

6. UTILITIES. LESSEE shall procure its own electrical, gas, telephone, trash, and other such services (collectively, "Utilities") under its own account and at its sole cost and expense. LESSOR shall reasonably cooperate with LESSEE's Utilities providers to bring Utilities to the Land Space. LESSOR shall not provide any Utilities whatsoever to LESSEE and under no circumstances shall LESSEE "submeter" from LESSOR. LESSEE's Utilities providers shall install their equipment solely within the Utility Right-of-Way or in another location at the Property to be approved in writing by LESSOR, which approval shall not be unreasonably withheld, conditioned or delayed.

7. TAXES.

a. LESSEE shall have the responsibility to pay any taxes, assessments, or charges owed on the Property which LESSOR demonstrates is the result of LESSEE's use of the Premises and/or the installation, maintenance, and operation of LESSEE's improvements, and any sales tax imposed on the Rent or Holdover Rent (except to the extent that LESSEE is or may become exempt from the payment of sales tax in the jurisdiction in which the Property is located), including any increase in real estate taxes at the Property which LESSOR demonstrates arises from LESSEE's improvements and/or LESSEE's use of the Premises. LESSOR and LESSEE shall each be responsible for the payment of any taxes, levies, assessments and other charges imposed including franchise and similar taxes imposed upon the business conducted by

LESSOR or LESSEE at the Property. Notwithstanding the foregoing, LESSEE shall not have the obligation to pay any tax, assessment, or charge that LESSEE is disputing in good faith in appropriate proceedings prior to a final determination that such tax is properly assessed provided that no lien attaches to the Property. Nothing in this Paragraph shall be construed as making LESSEE liable for any portion of LESSOR's income taxes in connection with any Property or otherwise. Except as set forth in this Paragraph, LESSOR shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property and shall do so prior to the imposition of any lien on the Property.

b. LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's sole cost and expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this Paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

c. LESSOR shall provide LESSEE with copies of all tax, assessment, and/or charges notices on or including the Premises immediately upon receipt, but in no event later than thirty (30) days after receipt by LESSOR, along with written documentation received by LESSOR detailing any assessment or tax increases directly attributable to LESSEE's leasehold improvements, Premises, and Communications Facility (as defined below), if such written documentation is available (collectively, "Billing Documentation"). LESSEE shall submit payment of all tax-related assessments and/or charges payable under this Lease to LESSOR within thirty (30) days from LESSEE's receipt of Billing Documentation from LESSOR. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by LESSOR. The provisions of this subsection shall survive the termination or expiration of this Lease with respect to any taxes assessed during the Term and for which LESSEE is responsible hereunder.

8. PERMITTED USE.

a. LESSEE shall use the Premises for the purpose of constructing, maintaining, repairing and operating a communications facility and uses incidental thereto, including transmitting and receiving its own wireless signals ("Permitted Use"). To facilitate its Permitted Use, LESSEE may, at LESSEE's sole cost and expense, construct, maintain, repair, remove, and operate a wireless communication facility (the "Communications Facility"), as more particularly described and depicted in Exhibit "B," and perform such other acts as are reasonably necessary for the Permitted Use. LESSEE may install, at LESSEE's sole cost and expense, a non-lethal security fence that may be placed on or within the perimeter of the Land Space.

b. All improvements, equipment, antennas and conduits shall be at LESSEE's expense and their installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its utilities, equipment, antennas and/or conduits or any portion thereof and the frequencies over which the equipment operates ("Subsequent Alterations"). Before commencing any Subsequent Alterations to the Premises, LESSEE shall submit plans and specifications to LESSOR in accordance with the Notices section in Paragraph 21 below for LESSOR's written approval, which approval shall not be unreasonably withheld, conditioned or delayed. In the event LESSOR does not either (i) object to the plans in writing or (ii) furnish LESSEE with written approval within thirty (30) days of the date LESSOR receives the plans, LESSOR will be deemed to have approved them. All work to be done by LESSEE shall be performed in accordance with the approved plans unless otherwise approved in writing by LESSOR, which approval shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, LESSOR's approval shall not be required for equipment replacements with equipment of a "like kind" or substantially similar in nature or that occur wholly within LESSEE's equipment cabinets.

9. GOVERNMENTAL APPROVALS.

a. It is understood and agreed that LESSEE's ability to use the Premises is contingent upon its obtaining after the execution date of this Lease all of the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any Federal, State or Local authorities as well as satisfactory soil boring tests which will permit LESSEE use of the Premises as set forth above. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Premises with respect to the proposed use thereof by LESSEE.

b. In the event that (i) any of such applications for such Governmental Approvals should be finally rejected; (ii) any Governmental Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority; (iii) LESSEE determines that such Governmental Approvals may not be obtained notwithstanding LESSEE's good faith efforts to obtain the same; (iv) LESSEE determines that any soil boring tests are unsatisfactory; (v) LESSEE determines that the Premises is no longer technically compatible for its use, or (vi) LESSEE, in its reasonable discretion, determines that the use of the Premises is obsolete or unnecessary, LESSEE shall have the right to terminate this Lease upon payment to LESSOR of an "Early Termination Fee" equal to six (6) months' of the then-current Rent. Notice of LESSEE's exercise of its right to terminate shall be given to LESSOR in writing by certified mail, return receipt requested, and shall be effective upon the mailing of such notice by LESSEE and payment of the Early Termination Fee. All rentals paid to said termination date shall be retained by LESSOR. Upon such termination, this Lease shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder except for those terms and covenants which survive termination or expiration of this Lease.

10. MAINTENANCE AND REPAIR.

a. Throughout the Term, LESSEE, at its sole cost and expense, shall secure, maintain, and repair all areas where it enjoys exclusive control, which includes the entire

Premises, in a clean and neat manner, except for reasonable wear and tear. LESSOR shall not have any responsibility to secure, maintain, or repair any areas where LESSEE enjoys exclusive control. LESSEE shall promptly commence repairing any damage to any area where it enjoys exclusive control, which includes the Premises, to substantially the condition that existed prior to such damage.

b. LESSOR shall maintain and repair the Property as reasonably necessary for the Permitted Use and to permit access to and from the Communications Facility as required in this Lease, subject to reasonable wear and tear and damage from the elements. To the extent reasonably feasible, LESSOR shall provide LESSEE with written notice at least ninety (90) days before LESSOR commences any maintenance or repairs to the Property that will or reasonably might temporarily impair LESSEE's use of the Premises. LESSEE shall, at its sole cost and expense, promptly commence repairing any damage to the Property caused by LESSEE, or its agents, contractors, employees, or representatives upon receipt of such notice from LESSOR.

11. INDEMNIFICATION. Each Party shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying Party, its employees, representatives, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, representatives, contractors or agents. LESSEE shall also indemnify and save harmless LESSOR against and pay in full all losses, damages or expenses which LESSOR may sustain, incur or become liable with respect to any claim covered by that certain Indemnification Agreement between LESSOR and the County of Riverside ("County"), the form of which is attached hereto as Exhibit "C" and incorporated herein by this reference, except to the extent arising out of the willful misconduct or negligence of LESSOR or LESSOR's officers, agents or employees or LESSOR's breach of such Indemnification Agreement. To the extent the obligations under such Indemnification Agreement are triggered by a claim covered thereunder, LESSEE shall be solely responsible for any costs and fees to be paid to the County, including the deposit described therein.

12. INSURANCE.

a. From the Commencement Date until LESSEE's full completion of its removal and restoration duties described below in Paragraph 15 below, LESSEE will maintain at its own cost:

i. Commercial General Liability insurance (including bodily injury, personal and advertising injury, completed operations/products and contractual liability, and property damage) with limits of Two Million Dollars and 00/100 (\$2,000,000.00) per occurrence and Four Million Dollars and 00/100 (\$4,000,000.00) general aggregate; and

ii. "All-Risk" property insurance insuring LESSEE's equipment and its appurtenant personal property for full replacement costs; and

iii. Commercial Auto Liability insurance on all owned, non-owned and hired automobiles with a combined limit of Two Million Dollars and 00/100 (\$2,000,000.00) each accident for bodily injury and property damage; and

iv. Workers' Compensation Insurance (at statutory limits); and

v. One Million Dollars and 00/100 (\$1,000,000.00) of Employers Liability coverage each accident/disease/policy limit; and

vi. "Builder's Risk" property insurance during the construction of LESSEE's Communications Facility.

b. LESSEE shall procure all insurance policies required by this Paragraph 12 from an insurer licensed and authorized to do business in the State of California with an A.M. Best's Key Rating of not less than A-VII. LESSEE agrees that it will include LESSOR as an additional insured as their interest may appear under this Lease on the Commercial General Liability and Commercial Auto Liability insurance policies. LESSEE shall provide a certificate of insurance and a blanket additional insured endorsement to LESSOR as proof of said coverage required by this Paragraph 12.

c. LESSEE shall provide LESSOR with certificates of insurance and a blanket additional endorsement evidencing renewal of such coverage within thirty (30) days after any extension term commences.

13. LIMITATION OF LIABILITY. Except for the indemnification paragraphs in this Lease, neither Party shall be liable to the other, or any of their respective agents, representatives, or employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

14. INTERFERENCE. LESSEE agrees to install equipment of the type and frequency which will not cause interference to any equipment of LESSOR or other lessees of the Property which existed on the Property prior to the date this Lease is executed by the Parties. In the event any after-installed LESSEE's equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE will take all steps necessary to correct and eliminate the interference, including but not limited to, at LESSEE's option, powering down such equipment and later powering up such equipment for intermittent testing. In no event will LESSOR be entitled to terminate this Lease or relocate the equipment as long as LESSEE is making a good faith effort to remedy the interference issue. LESSOR agrees that LESSOR and/or any other tenants of the Property who currently have or in the future take possession of the Property will be permitted to install only such equipment that is of the type and frequency which will not cause interference to the then existing equipment of LESSEE. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.

15. REMOVAL AT END OF TERM. LESSEE shall, upon expiration of the Term, or within ninety (90) days after any earlier termination of this Lease, remove its building(s), antenna structure(s) (except footings deeper than three (3) feet below grade), equipment, conduits, fixtures and all personal property and restore the Premises to its original condition, reasonable wear and tear excepted. LESSOR agrees and acknowledges that all of the equipment, conduits, fixtures and personal property of LESSEE shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable Laws (as defined in Paragraph 31 below). If such time for removal and restoration causes LESSEE to remain on the Premises after termination of this Lease, LESSEE shall pay Rent at the then existing monthly rate until such time as the removal of such building, antenna structure, footings, equipment, conduits, fixtures and all personal property are completed and LESSEE has executed and recorded all legally-required documents to fully reconvey to LESSOR all of LESSEE's right and interest in the Property as required in Paragraph 24 below.

16. QUIET ENJOYMENT. LESSOR covenants that LESSEE, on paying the Rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises.

17. TITLE. LESSOR represents and warrants to LESSEE as of the execution date of this Lease, and covenants during the Term that LESSOR is seized of good and sufficient title and interest to the Property and has full authority to enter into and execute this Lease. LESSOR further covenants during the Term that there are no liens, judgments or impediments of title on the Property (or affecting LESSOR's title to the same) and no covenants, easements or restrictions any of which prevent or adversely affect the use or occupancy of the Premises by LESSEE as set forth above. By executing this Lease, LESSEE represents that it has independently determined to its own satisfaction that LESSOR is seized of good and sufficient title and interest to the Property.

18. INTEGRATION. It is agreed and understood that this Lease contains all agreements, promises and understandings between LESSOR and LESSEE and that no verbal or oral agreements, promises or understandings shall be binding upon either LESSOR or LESSEE in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Lease shall be void and ineffective unless made in writing signed by the Parties. In the event any provision of the Lease is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Lease. The failure of either Party to insist upon strict performance of any of the terms or conditions of this Lease or to exercise any of its rights under the Lease shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Lease, in law or in equity.

19. GOVERNING LAW AND VENUE. This Lease and the performance thereof shall be governed, interpreted, construed and regulated in accordance with the laws of the State of California without regard to conflict of laws. Venue for any action or claim arising out of or connected with this Lease shall reside exclusively in the Superior Court of the County of Riverside ("Court"). All Parties to this Lease agree to be subject to the jurisdiction of the Court,

and waive all claims whatsoever that would defeat the jurisdiction of the Court to hear and adjudicate any claim arising out of or connected with this Lease.

20. ASSIGNMENT AND SUBLEASING.

a. This Lease may be sold, assigned or transferred by LESSEE without any approval or consent of LESSOR to LESSEE's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization. As to other parties, this Lease may not be sold, assigned or transferred without the written consent of LESSOR, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of LESSEE shall constitute an assignment hereunder. Any such assignment shall not release LESSEE of its obligations under this Lease.

b. LESSEE may sublease any portion of LESSEE's antenna structure at its sole discretion, upon prior written notice to LESSOR but shall not sublease any ground space within the Land Space to any third parties except to the extent necessary to install utility connections. Any sublease that is entered into by LESSEE shall be subject to the provisions of this Lease and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties hereto. The term "Sublease", "Sublet", "Sublessee" and any other similar term shall apply to any situation by which LESSEE allows a third party use of the Premises in any manner for co-location, whether it be by formal sublease, license or other agreement. All rights and responsibilities of LESSEE set forth in this Lease shall be enjoyed by and binding on any Sublessee.

i. In connection with the sublease of space on LESSEE's antenna structure, LESSOR shall enter into an agreement with the Sublessee for ground space at the Property outside of the Premises that Sublessee requires to locate its equipment and facilities. LESSEE shall receive one hundred percent (100%) of the rent for the Sublease of LESSEE's antenna structure and utility connections, and LESSOR shall receive one hundred percent (100%) of the rent, negotiated by LESSOR and Sublessee, for the ground space needed for the Sublessee's facilities that are located on the Property outside of the Premises.

ii. Notwithstanding any other provision of this Lease, LESSEE shall not be required to obtain approval from LESSOR for Subletting the Premises or any part thereof. LESSEE shall have the sole right to determine whether it will Sublet any portion of the Premises or whether it will sublease to any specific Sublessee.

21. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender,

addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: Brian L. Edwards Trust
63655 Paseo Yucca Vista
Desert Hot Springs, California 92240
Attention: Brian Edwards

LESSEE: Los Angeles SMSA Limited Partnership,
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

22. SUCCESSORS. This Lease shall extend to and bind the heirs, personal representatives, successors and assigns of the Parties hereto.

23. SUBORDINATION AND NON-DISTURBANCE. If applicable, LESSOR shall obtain not later than fifteen (15) days following the execution of this Lease, a Non-Disturbance Agreement, as defined below, from its existing mortgagee(s), ground lessors and master lessors, if any, of the Property. At LESSOR's option, this Lease shall be subordinate to any future master lease, ground lease, mortgage, deed of trust or other security interest (a "Mortgage") by LESSOR which from time to time may encumber all or part of the Property or right-of-way; provided, however, as a condition precedent to LESSEE being required to subordinate its interest in this Lease to any future Mortgage covering the Property, LESSOR shall obtain, at LESSEE's sole cost and expense, for LESSEE's benefit a non-disturbance and attornment agreement in the encumbering party's standard form or another form reasonably satisfactory to LESSEE, (the "Non-Disturbance Agreement"), and shall recognize LESSEE's right to remain in occupancy of and have access to the Premises as long as LESSEE is not in default of this Lease beyond applicable notice and cure periods. The Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its successor's interest (a "Purchaser") acquires an ownership interest in the Property, Lender or such successor-in-interest or Purchaser will (1) honor all of the terms of the Lease, (2) fulfill LESSOR's obligations under the Lease, and (3) promptly cure all of the then-existing LESSOR defaults under the Lease. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, LESSEE will execute an agreement for Lender's benefit in which LESSEE (1) confirms that the Lease is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of the Property and (3) agrees to accept a cure by Lender of any of LESSOR's defaults, provided such cure is completed within the deadline applicable to LESSOR. In the event LESSOR defaults in the payment and/or other performance of any mortgage or other real property interest encumbering the Property, LESSEE, may, at its sole option and without obligation, cure or

correct LESSOR's default and upon doing so, LESSEE shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or other real property interest and LESSEE shall be entitled to deduct and setoff against all rents that may otherwise become due under this Lease the sums paid by LESSEE to cure or correct such defaults.

24. RECORDING. LESSOR agrees to execute a Memorandum of this Lease which LESSEE may record with the appropriate recording officer, substantially in the form attached hereto as Exhibit "D" and made a part hereof. The date set forth in the Memorandum of Lease is for recording purposes only and bears no reference to commencement of either the Term or rent payments. LESSEE acknowledges that its recording of the Memorandum of this Lease places a cloud on LESSOR's title to the Property. Within thirty (30) days after the expiration or earlier termination of this Lease, LESSEE shall execute and record a full reconveyance or quitclaim of all of its rights and privileges granted hereunder with the appropriate recording officer in the County of Riverside, California. In connection with the foregoing, Rent or Holdover Rent as applicable during the time of expiration or earlier termination shall continue until LESSEE records such reconveyance or quitclaim.

25. DEFAULT.

a. In the event there is a breach by LESSEE with respect to any of the provisions of this Lease or its obligations under it, including the payment of Rent, LESSOR shall give LESSEE written notice of such breach. After receipt of such written notice, LESSEE shall have fifteen (15) days in which to cure any monetary breach and thirty (30) days in which to cure any non-monetary breach, provided LESSEE shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSEE commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSOR may not maintain any action or effect any remedies in law or in equity for default against LESSEE unless and until LESSEE has failed to cure the breach within the time periods provided in this Paragraph.

b. In the event there is a breach by LESSOR with respect to any of the provisions of this Lease or its obligations under it, LESSEE shall give LESSOR written notice of such breach. After receipt of such written notice, LESSOR shall have thirty (30) days in which to cure any such breach, provided LESSOR shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSOR commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSEE may not maintain any action or effect any remedies for default in law or in equity against LESSOR unless and until LESSOR has failed to cure the breach within the time periods provided in this Paragraph. Notwithstanding the foregoing to the contrary, it shall be a default under this Lease if LESSOR fails, within fifteen (15) days after receipt of written notice of such breach, to perform an obligation required to be performed by LESSOR if the failure to perform such an obligation interferes with LESSEE's ability to operate its equipment on the Premises; provided, however, that if the nature of LESSOR's obligation is such that more than fifteen (15) days after such notice is reasonably required for its performance, then it shall not be a default under this Lease if performance is commenced within such fifteen (15) day period and thereafter diligently pursued to completion.

26. REMEDIES. Upon a default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation on the defaulting Party's behalf, including but not limited to the obtaining of reasonably required insurance policies. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. In the event of a default by either Party with respect to a material provision of this Lease, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Lease and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Premises are located; provided, however, each of the Parties shall use reasonable efforts to mitigate its own damages. In the event that either Party so performs an obligation of a Party in default, the Party in default shall immediately owe the other Party the full amount of the reasonable and actual cost and expense incurred to perform the omitted obligation, plus simple interest thereon from the date of payment at the lesser of (i) ten percent (10%) per annum, or (ii) the highest rate permitted by applicable Laws.

27. ENVIRONMENTAL. LESSOR represents as of the Effective Date that neither LESSOR nor, to LESSOR's knowledge, any third party has used, generated, stored or disposed of, or permitted the use, generation, storage or disposal of, any Hazardous Material (as defined below) on, under, about or within the Property in violation of any Law or regulation. LESSOR and LESSEE each agree that they will not use, generate, store or dispose of any Hazardous Material on, under, about or within the Property in violation of any Law or regulation. LESSOR and LESSEE each agree to defend and indemnify the other and the other's partners, affiliates, agents and employees against any and all losses, liabilities, claims and/or costs (including reasonable attorneys' fees and costs) arising from any breach of any warranty or agreement contained in this Paragraph. "Hazardous Material" shall mean any substance, chemical or waste identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation (including petroleum and asbestos).

28. CASUALTY. In the event of damage by fire or other casualty to the Premises not the fault of or attributable to LESSEE or its agents or contractors or subcontractors, so as to render the Premises unsuitable that cannot reasonably be expected to be repaired within forty-five (45) days following same or, if the Property is damaged by fire or other casualty not the fault of or attributable to LESSEE or its agents or contractors or subcontractors, so as to render the Premises unsuitable so that such damage may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, then LESSEE may, at any time following such fire or other casualty, provided LESSOR has not completed the restoration required to permit LESSEE to resume its operation at the Premises, terminate this Lease upon fifteen (15) days prior written notice to LESSOR. Any such notice of termination shall cause this Lease to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Lease. Notwithstanding such termination, LESSEE shall continue to pay the appropriate Rent or Holdover Rent and any monies due LESSOR until all of the removal and restoration requirements above are met. In the event LESSEE does not terminate this Lease in the event of such casualty, LESSEE shall be permitted to place a temporary facility on the Property in a location approved by LESSOR during restoration or repair of the Premises and Rent shall continue at the then-current rate in effect.

29. CONDEMNATION. In the event of any condemnation of all or any portion of the Property, this Lease shall terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever occurs first. If as a result of a partial condemnation of the Premises or Property, LESSEE, in LESSEE's reasonable discretion, is unable to use the Premises for the purposes intended hereunder, or if such condemnation may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, LESSEE may, at LESSEE's option, to be exercised in writing within fifteen (15) days after LESSOR shall have given LESSEE written notice of such taking (or in the absence of such notice, within fifteen (15) days after the condemning authority shall have taken possession) terminate this Lease as of the date the condemning authority takes such possession. The Parties will each be entitled to make their own claims as allowed by law. The sale of all or part of the Property to a purchaser with the power of eminent domain in the face of the specific exercise of that power shall be treated as a taking by condemnation. Any such notice of termination shall cause this Lease to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Lease and the Parties shall make an appropriate adjustment as of such termination date with respect to payments due to the other under this Lease. If LESSEE does not terminate this Lease in accordance with the foregoing, this Lease shall remain in full force and effect as to the portion of the Premises remaining, except that the Rent shall be reduced in the same proportion as the rentable area of the Premises taken bears to the total rentable area of the Premises.

30. SUBMISSION OF LEASE/PARTIAL INVALIDITY/AUTHORITY. The submission of this Lease for examination does not constitute an offer to lease the Premises and this Lease becomes effective only upon the full execution of this Lease by the Parties. If any provision herein is invalid, it shall be considered deleted from this Lease and shall not invalidate the remaining provisions of this Lease. Each of the Parties hereto warrants to the other that the person or persons executing this Lease on behalf of such Party has the full right, power and authority to enter into and execute this Lease on such Party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Lease.

31. APPLICABLE LAWS. During the Term, LESSOR shall maintain the Property in compliance with all applicable laws, rules, regulations, ordinances, directives, covenants, easements, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws"). LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with (a) all Laws relating solely to LESSEE's occupancy and use of the Premises; and (b) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises. Notwithstanding the foregoing, nothing in this Paragraph shall permit LESSEE to expand the Premises for any reason, except with LESSOR's prior written consent, which LESSOR may withhold in its sole but reasonable discretion. The Parties acknowledge and agree that this Paragraph constitutes a material provision of this Agreement.

32. BANKRUPTCY.

a. LESSOR and LESSEE hereby expressly agree and acknowledge that it is the intention of both Parties that if, during the Term of this Lease, LESSEE becomes a debtor in any voluntary or involuntary bankruptcy proceeding (a "Proceeding") under the United States Bankruptcy Code, 11 U.S.C. §§101, et seq. (the "Code"), this Lease is and shall be treated for all purposes and considered for all intents as an unexpired lease of nonresidential real property for purposes of Section 365 of the Code, 11 U.S.C. §365 (as may be amended), and, accordingly, shall be subject to the provisions of subsections (d)(3) and (d)(4) of said Section 365 (as may be amended).

b. Any person or entity to which this Lease is assigned pursuant to the provisions of the Code, shall be deemed without further act to have assumed all of the obligations of LESSEE arising under this Lease both before and after the date of such assignment. Any such assignee shall upon demand execute and deliver to LESSOR an instrument confirming such assumption. Any monies or other considerations payable or otherwise to be delivered in connection with such assignment shall be paid to LESSOR shall be the exclusive property of LESSOR, and shall not constitute property of LESSEE or of the estate of LESSEE within the meaning of the Bankruptcy Code. Any monies or other considerations constituting LESSOR's property under the preceding sentence not paid or delivered to LESSOR shall be held in trust for the benefit of LESSOR and be promptly paid to LESSOR.

33. EXHIBITS. All exhibits referenced in this Lease and attached hereto are made a part hereof and reincorporated herein by reference. In the event of a conflict between the terms and conditions of this Lease and those of any exhibit attached hereto, this Lease proper shall prevail. In the event of a conflict between the terms and conditions of any two or more exhibits or attachments hereto, those prepared by LESSOR shall prevail over those prepared by LESSEE, unless those prepared by LESSEE have been approved by LESSOR as indicated by LESSOR's authorized initials thereupon.

34. ATTORNEYS' FEES. The prevailing Party in any final or non-appealed court decision on the merits of the case arising from litigation hereunder may be entitled to its reasonable attorneys' fees and costs, including reasonable witness and associated fees if awarded in the sole discretion of the Court. With respect to any provision in this Lease providing for payment or indemnification of attorneys' fees, such fees shall be deemed to include reasonable fees incurred through any applicable appeal process and shall include but not be limited to fees attributable to legal services provided by any in-house counsel and staff to the prevailing or indemnified Party. For all purposes hereof, the services of attorneys and their staff shall be valued at the average hourly rate for independent legal counsel prevailing in Desert Hot Springs, California at the time any award is made by the Court.

35. LESSOR'S STATUTORY REMEDY. LESSOR shall have the remedy described in California Civil Code Section 1951.4 (LESSOR may continue this Lease in effect after LESSEE's breach and abandonment and recover Rent as it becomes due, if LESSEE has the right to sublet or assign, subject only to reasonable limitations).

36. PAYMENT OF SUMS DURING BREACH. The receipt of any sum paid by LESSEE to LESSOR after a non-monetary breach of this Lease shall not be deemed a waiver of such breach unless expressly set forth in writing by LESSOR.

37. LIENS. Throughout the Term, LESSEE shall keep the entire Premises free and clear from all liens and encumbrances. LESSEE shall at all times timely and fully pay and discharge any and all claims on which any such liens or encumbrances may or could be based in connection with the Permitted Use, and shall indemnify LESSOR against all such liens or encumbrances, claims of liens or encumbrances, and suits or other procedures that pertain thereto. Notwithstanding anything to the contrary in this Lease, LESSEE shall not have the right to execute or sign any document, instrument, or agreement, or to record or cause to be recorded any lien, encumbrance, or obligation that burdens the Property or Premises without the prior written consent from LESSOR, which LESSOR may withhold for any or no reason.

38. SURVIVAL. The provisions of this Lease relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Lease. Additionally, any provisions of this Lease which require performance subsequent to the termination or expiration of this Lease shall also survive such termination or expiration.

39. CAPTIONS. The captions contained in this Lease are inserted for convenience only and are not intended to be part of this Lease. They shall not affect or be utilized in the construction or interpretation of this Lease.

[Signatures appear on next page]

IN WITNESS WHEREOF, the Parties hereio have set their hands and affixed their respective seals the day and year first above written.

LESSOR:

BRIAN L. EDWARDS TRUST
DATED MAY 10, 2011

By: Brian L. Edwards
Name: Brian L. Edwards
Title: Trustee of the Brian L. Edwards
Trust dated May 10, 2011
Date: 3-06-2018

LESSEE:

Los Angeles SMSA Limited Partnership,
dba Verizon Wireless

By: AirTouch Cellular Inc. its General Partner

By: [Signature]
Name: STEVEN LAMB
Title: DIRECTOR - NETWORK
Date: 4/17/18

Exhibit "A"

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

That portion of APN 664-260-013-8 as shown on Exhibit B attached herein, also known as Lot 20 of Tract 2060, in the County of Riverside, State of California, as per map recorded in Book 41 Page 9 of Maps, in the office of the County Recorder of said county;

TOGETHER WITH that portion of Lot C lying adjacent to the West lines of said Lot 20, and those portions of Lot A lying adjacent to the North line of Lots 20 through 25, inclusive, as vacated by the County of Riverside by Resolution recorded July 15, 1970 as Instrument No. 70- 67961 of Official Records, all as shown on Exhibit B attached herein.

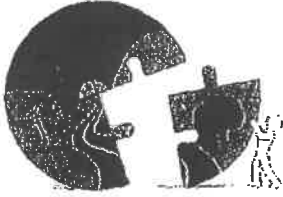
APN: 664-260-013-8; 664-260-014-9; 664-260-015-0; 664-260-016-1; 664-260-017-2;
664-260-018-3

Exhibit "B"

LAND SPACE; ACCESS RIGHT OF WAY AND UTILITY RIGHT OF WAY

Exhibit "C"

INDEMNIFICATION AGREEMENT



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.

Property Owner(s) Signature(s) and Date

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.*

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Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
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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.

Exhibit "D"

MEMORANDUM OF LAND LEASE AGREEMENT

**Recording Requested by and
Upon Recording Return to:**

McGuireWoods LLP
1800 Century Park East, 8th Floor
Los Angeles, CA 90067
Attn: Reena R. Yuba

[Space above this line for Recorder's Use]
D.T.T.=\$0; Lease term is less than 35 years
No prior recordings

MEMORANDUM OF LAND LEASE AGREEMENT

This Memorandum of Land Lease Agreement ("Memorandum") is made this ____ day of _____, 2017, between Brian L. Edwards, as Trustee of the Brian L. Edwards Trust dated May 10, 2011, hereinafter referred to as "LESSOR," and Los Angeles SMSA Limited Partnership, dba Verizon Wireless, hereinafter referred to as "LESSEE."


1. LESSOR and LESSEE entered into a Land Lease Agreement (the "Agreement") on _____, 2017, for an initial term of five (5) years, commencing on the Commencement Date. The Agreement shall automatically be extended for four (4) extension terms of five (5) years each, unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term. The total guaranteed term of the Agreement is less than thirty-five (35) years.
2. LESSOR leases to LESSEE a portion of that certain property (the entirety of LESSOR's property is referred to hereinafter as the "Property") located at an unaddressed parcel in the City of Desert Hot Springs, California, legally described on Exhibit "A," attached hereto and made a part hereof, together with the non-exclusive right for ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle, including trucks, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes.
3. The Commencement Date of the Agreement, of which this is a Memorandum, is as provided in the Agreement.
4. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.
5. In the event that any terms, covenants or provisions in this Memorandum conflict with any terms, covenants or provisions in the Agreement, the terms, covenants and provisions

in the Agreement will control over the terms, covenants or provisions in this Memorandum.

IN WITNESS WHEREOF, LESSOR and LESSEE have caused this Memorandum to be duly executed on the date first written hereinabove.

LESSOR:

BRIAN L. EDWARDS TRUST
DATED MAY 10, 2011

By: 
Name: Brian L. Edwards
Title: Trustee of the Brian L. Edwards
Trust dated May 10, 2011

LESSEE:

Los Angeles SMSA Limited Partnership,
dba Verizon Wireless

By: AirTouch Cellular Inc., its General Partner

By: _____

Name: _____

Title: _____

Exhibit "A"

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

That portion of APN 664-260-013-8 as shown on Exhibit B attached herein, also known as Lot 20 of Tract 2060, in the County of Riverside, State of California, as per map recorded in Book 41 Page 9 of Maps, in the office of the County Recorder of said county;

TOGETHER WITH that portion of Lot C lying adjacent to the West lines of said Lot 20, and those portions of Lot A lying adjacent to the North line of Lots 20 through 25, inclusive, as vacated by the County of Riverside by Resolution recorded July 15, 1970 as Instrument No. 70- 67961 of Official Records, all as shown on Exhibit B attached herein.

**APN: 664-260-013-8; 664-260-014-9; 664-260-015-0; 664-260-016-1; 664-260-017-2;
664-260-018-3**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Riverside)

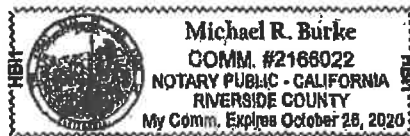
On Feb. 28, ²⁰¹⁸~~2017~~, before me, Michael R. Burke, Notary Public, personally appeared Brian L. Edwards, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Michael R. Burke
Notary Public

(Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Orange)

On _____, 2017, before me, _____ Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Reference: Verizon Wireless Project Site Name: "Spyglass"
Riverside County Plot Plot: 25473

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.

 4/10/18

Property Owner(s) Signature(s) and Date

STEVEN CAMB - DIRECTOR - NETWORK

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.

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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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.

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Advertising Order Confirmation

AdTaxi | The Press Enterprise

06/06/18 2:44:59PM
Page 1

Ad Order Number
0011132693

Sales Representative
Nick Eller

Order Taker
Nick Eller

Order Source
Select Source

Customer
TLMA/COUNTY OF RIVERSIDE

Customer Account
5209647

Customer Address
PO BOX 1605
RIVERSIDE, CA 92502

Customer Phone
951-955-5132

Payor Customer
TLMA/COUNTY OF RIVERSIDE

Payor Account
5209647

Payor Address
PO BOX 1605
RIVERSIDE, CA 92502

Payor Phone
951-955-5132

PO Number

Ordered By
Elizabeth Sarabia

Customer Fax

Customer EMail
tlmaacctspay@rivco.org

Current Queue
Ready

Tear Sheets
0

Invoice Text
PP25473

Blind Box

Affidavits
0

Materials

Promo Type

Production Color

Ad Attributes
Released for Publication

Production Method
AdBooker

Production Notes

Special Pricing

Ad Number
0011132693-01

Ad Size
3 X 52 Li

Color

Pick Up

External Ad Number

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. Riverside, CA 92502-1409

This is a public notice that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

Anyone wishing to comment on this application, or to request a public hearing, must submit written comments to the Planning Department at the above address no later than 5:00 p.m. on June 19, 2018.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS A WRITTEN REQUEST FOR A HEARING HAS BEEN SUBMITTED BY 5:00 P.M. ON JUNE 19, 2018. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

PLOT PLAN NO. 25473, subject to the California Environmental Quality Act (CEQA) - EA/2649 - Applicant: Verizon Wireless - Engineer/Representative: Verizon Wireless - REQUEST: The Plot Plan proposes a wireless communication facility, for Verizon Wireless, one (1) parabolic antenna, and six (6) Remote Radio Units (RRU), a 30kw generator, and two (2) Global Positioning Satellite (GPS) antennas located inside the water tank tower. The 624 sq. ft. lease area proposes a six (6) foot high decorative block wall enclosure on the vacant parcel, and the proposed wireless communication facility is proposed to be located on the (northwesterly corner) of the property and access to the facility will be provided via a 30' wide access easement from Indian Palms Drive. APN: 664-260-013

The project is located at the northwesterly corner of Indian Palms Drive and Paseo Yucca Vista, more specifically 63875 Paseo Yucca Vista.

For further information regarding this application, please contact Desirée Bowdan, Project Planner, at (951) 955-8254 or e-mail at dbowdan@rivco.org. The case file for the proposed application may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon St., 12th Floor, Riverside, CA 92501.

The decision of the Planning Director is considered final unless an appeal is filed by the applicant or interested party within 10 days of the approval date.

69

Product
PE Riverside:Full Run

Requested Placement
Legals CLS

Requested Position
County Legal - 1076-

Run Dates
06/09/18

Inserts
1

Advertising Order Confirmation

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Order Charges:

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
202.80	0.00	202.80	0.00	\$202.80

If this confirmation includes an advertising proof, please check your proof carefully for errors, spelling, and/or typos. Errors not marked on the returned proof are not subject to credit or refunds.
Please note: To meet our printer's deadline, we must have your proof returned by the published deadline, and as indicated by your sales rep.

Please note: If you pay by bank card, your card statement will show the merchant as "SoCal Newspaper Group".

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. Riverside, CA 92502-1409

This is a public notice that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

Anyone wishing to comment on this application, or to request a public hearing, must submit written comments to the Planning Department at the above address no later than 5:00 p.m. on June 19, 2018.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS A WRITTEN REQUEST FOR A HEARING HAS BEEN SUBMITTED BY 5:00 P.M. ON June 19, 2018. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

PLOT PLAN NO. 25473, subject to the California Environmental Quality Act (CEQA) – EA42649 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – **REQUEST:** The **Plot Plan** proposes a wireless communication facility, for Verizon Wireless, disguised as a 62 foot high faux water tank with 12 panel antennas, one (1) parabolic antenna, and six (6) Remote Radio Units (RRU), a 30kw generator, and two (2) Global Positioning Satellite (GPS) antennas located inside the water tank tower. The 624 sq. ft. lease area proposes a six (6) foot high decorative block wall enclosure on the vacant parcel, and the proposed wireless communication facility is proposed to be located on the (northwesterly corner) of the property and access to the facility will be provided via a 30' wide access easement from Indian Palms Drive. APN: 664-260-013

The project is located at the northwesterly corner of Indian Palms Drive and Paseo Yucca Vista, more specifically 63875 Paseo Yucca Vista.

For further information regarding this application, please contact Desirée Bowdan, Project Planner, at (951) 955-8254 or e-mail at dbowdan@rivco.org. The case file for the proposed application may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

The decision of the Planning Director is considered final unless an appeal is filed by the applicant or interested party within 10 days of the approval date.

RECEIVED
Planning Dept.
JUN 18 2018

.....
PLOT PLAN NO. 25473, (DaB)

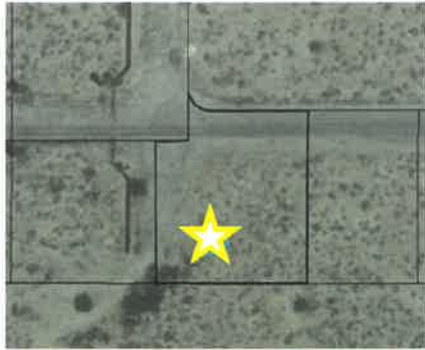
- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*
- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

I understand that I will be notified of the time and date if public hearing is requested.

PRINTED NAME SIGNATURE

PRINT STREET ADDRESS PRINT CITY/STATE/ZIP

SITE LOCATION



**RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502**

**OPTIONAL PUBLIC HEARING NOTICE
THIS MAY AFFECT YOUR PROPERTY**

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

PLOT PLAN NO. 25473 – Intent to Adopt a Negative Declaration – EA42649 – Applicant: Verizon Wireless – Engineer/Representative: Randi Newton – Fifth Supervisorial District – Pass & Desert District – Western Coachella Valley Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Southeasterly corner of Indian Palms Drive and Paseo Yucca Vista – .25 Acres – Zoning: Mixed Use (MU) – REQUEST: The plot plan proposes a concealed wireless communication facility, for Verizon Wireless, in the form of a 62 foot tall faux water tank with 12 panel antennas, one (1) parabolic antenna, and six (6) Remote Radio Units (RRU), a 30kw generator, and two (2) Global Positioning Satellite (GPS) antennas located inside the water tank tower, with a 624 sq. ft. lease area surrounded by a six (6) foot high decorative block wall enclosure.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **NOVEMBER 19, 2018**
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 Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/3/2018,

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

APN (s) or case numbers PP25473 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

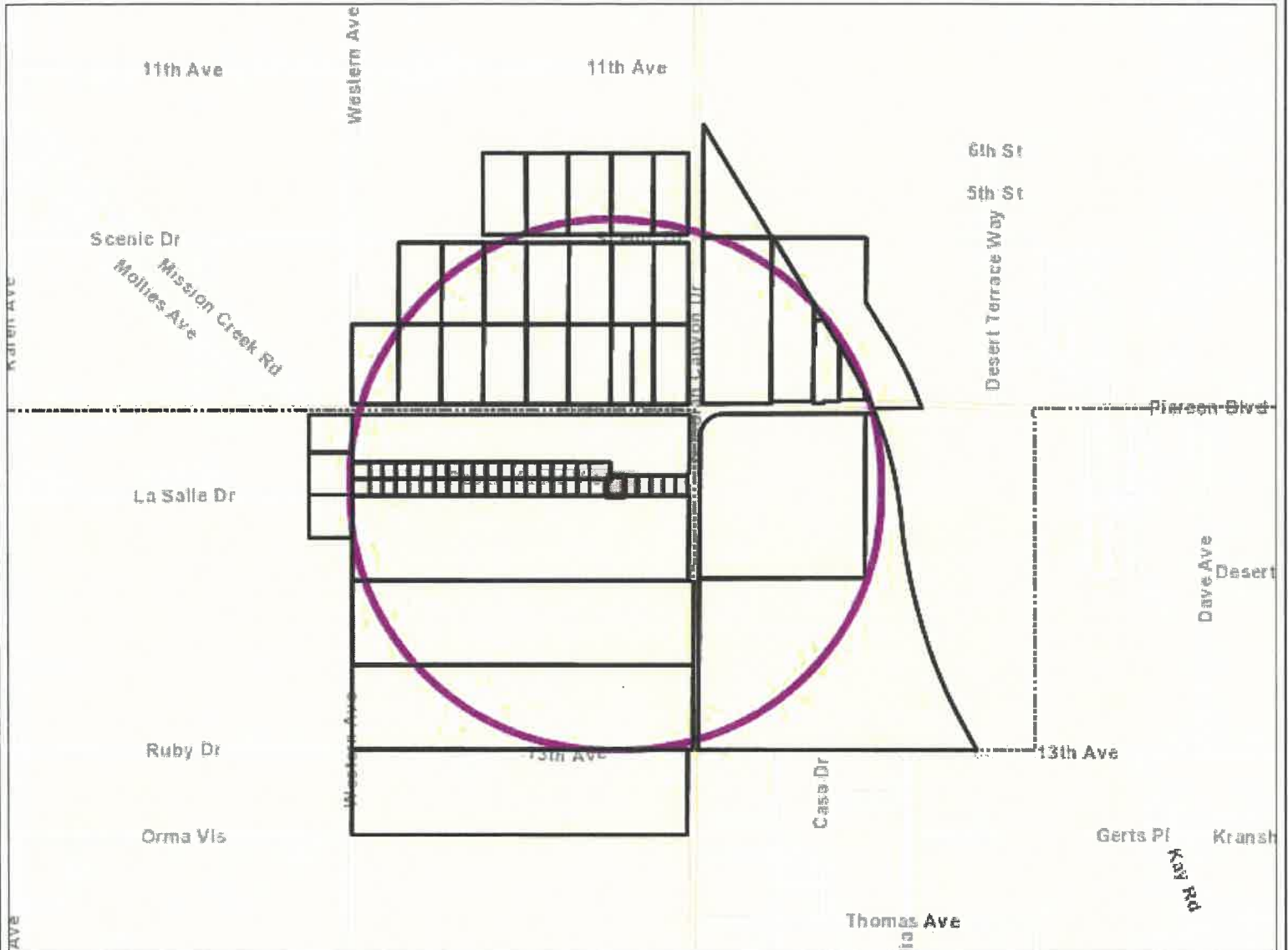
Riverside, Ca. 92502

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




5/3/18

Riverside County GIS Mailing Labels

PP25473



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... 5/3/2018 2:32:58 PM

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664260014
BRIAN L EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPG CA 92240

664260015
BRIAN L EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPG CA 92240

664260010
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664260004
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664260017
BRIAN L EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPG CA 92240

664240002
NSHE AUBURN
C/O C/O TIM HATZENBUHLER
4343 E CAMELBACK STE 400
PHOENIX AZ 85018

664260007
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664260011
JANE A EDWARDS
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DSRT HOT SPGS CA 92240

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63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

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BRIAN L EDWARDS
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DSRT HOT SPG CA 92240

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JANE A EDWARDS
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DSRT HOT SPGS CA 92240

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DSRT HOT SPGS CA 92240

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63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

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63655 PASEO YUCCA VISTA
DSRT HOT SPG CA 92240

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63655 PASEO YUCCA VISTA
DSRT HOT SPG CA 92240

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JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

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BRIAN L EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPG CA 92240

663020014
INDIO 40 INV
C/O C/O MANAGER
P O BOX 2399
RANCHO MIRAGE CA 92270

664250014
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664200020
VISARUT AKKARAPORN
3914 E CALLE SAN RAPHAEL
PALM SPRINGS CA 92264

664250001
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664250013
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664250026
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664270005
DANIELLE E DARLIN
8 PICKNEY CLOSE
LAGUNA NIGUEL CA 92677

663020001
INDIO 40 INV
C/O C/O MANAGER
P O BOX 2399
RANCHO MIRAGE CA 92270

664250007
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

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JANE A EDWARDS
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DSRT HOT SPGS CA 92240

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JANE A EDWARDS
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DSRT HOT SPGS CA 92240

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JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664250020
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664200028
ROSE A GODFREY
C/O C/O MARTINA K RAVICZ
PO BOX 699
PALM DESERT CA 92261

OK

664070032
STEVEN ZHI QIN
8651 ZERELDA ST
ROSEMEAD CA 91770

664070031
STEVEN ZHI QIN
8651 ZERELDA ST
ROSEMEAD CA 91770

664070033
STEVEN ZHI QIN
8651 ZERELDA ST
ROSEMEAD CA 91770

664080012
RICARDO P IBARRA
HOPE K M IBARRA
KEVIN K M IBARRA

29276 AVENIDA LA VISTA
CATHEDRAL CY CA 92234

664110030
S K MADAN
SHOBHANA MADAN
P O BOX 24066
LOS ANGELES CA 90024

664080013
STEVEN ZHI QIN
8651 ZERELDA ST
ROSEMEAD CA 91770

664080029
STEVEN ZHI QIN
8651 ZERELDA ST
ROSEMEAD CA 91770

664110046
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

664080014
STEVEN ZHI QIN
8651 ZERELDA ST
ROSEMEAD CA 91770

664080015
AMIR A BUTT
1461 TAHOE ST
BEAUMONT CA 92223

664080009
FRED CARNIGHAN
989 WOODBINE DR
ST LOUIS MO 63126

664080010
JERRY G HANSON
CHERYL L HANSON
1802 PRINCE ALBERT DR
RIVERSIDE CA 92507

664270002
NSHE AUBURN
C/O C/O TIM HATZENBUHLER
4343 E CAMELBACK STE 400
PHOENIX AZ 85018

664080016
AMIR A BUTT
1461 TAHOE ST
BEAUMONT CA 92223

664070034
STEVEN ZHI QIN
8651 ZERELDA ST
ROSEMEAD CA 91770

664110042
FISHBEIN PROP
222 E CARRILLO ST STE 400
SANTA BARBARA CA 93101

664080017
AMIR A BUTT
1461 TAHOE ST
BEAUMONT CA 92223

664110050
S K MADAN
SHOBHANA MADAN
P O BOX 24066
LOS ANGELES CA 90024

664110001
BRIAN L EDWARDS
JANE A EDWARDS
63695 PASEO YUCCA VISTA
DSRT HOT SPG CA 92240

664100020
PALM INV GROUP
P O BOX 24066
LOS ANGELES CA 90024

664080030
STEVEN ZHI QIN
8651 ZERELDA ST
ROSEMEAD CA 91770

664080031
STEVEN ZHI QIN
8651 ZERELDA ST
ROSEMEAD CA 91770

664080027
AMERIFUNDS SECURED INCOME FUND I
P O BOX 6262
SCOTTSDALE AZ 85261

664250011
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664250012
JANE A EDWARDS
63655 PASEO YUCCA VISTA
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DSRT HOT SPGS CA 92240

664250019
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664080026
ARTHUR H JOHNSON
63605 SCENIC DR
DESERT HOT SPRINGS CA 92240

664080028
STEVEN ZHI QIN
8651 ZERELDA ST
ROSEMEAD CA 91770

664270001
NSHE AUBURN
C/O C/O TIM HATZENBUHLER
4343 E CAMELBACK STE 400
PHOENIX AZ 85018

664250023
BRIAN L EDWARDS
JANE A EDWARDS
63695 PASEO YUCCA VISTA
DSRT HOT SPG CA. 92240

664070035
STEVEN ZHI QIN
8651 ZERELDA ST
ROSEMEAD CA 91770

664080032
AMIR A BUTT
1461 TAHOE ST
BEAUMONT CA 92223

664080011
JERRY G HANSON
CHERYL L HANSON
1802 PRINCE ALBERT DR
RIVERSIDE CA 92507

664250004
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664250006
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664250024
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664250021
BRIAN L EDWARDS
63695 PASEO YUCCA VISTA
DSRT HOT SPG CA 92240

664250005
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664200011
VISARUT AKKARAPORN
3914 E CALLE SAN RAPHAEL
PALM SPRINGS CA 92264

664250003
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664250010
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664250025
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664110049
ELLIOTT CONST INC
64085 OLYMPIC MOUNTAIN AVE
DESERT HOT SPRINGS CA 92240

664250008
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

664110048
PINK BANANAS
EQUITY TRUST CO
EQUITY TRUST

16634 OAKVIEW CT
ENCINO CA 91436

664250002
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

PP25473

**City of Desert Hot Springs
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240**

**Palm Springs Unified School District
980 East Tahquitz Canyon Way
Palm Springs, CA 92262**

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

PP25473

**Los Angeles SMSA LP Verizon
Wireless
c/o Randi Newton
4405 E. Airport Dr. Ste. 100
Ontario, CA 91761**

**Jane A. Edwards
63655 Paseo Yucca Vista
Desert Hot Springs, CA 92240**



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

38686 El Cerrito Road
Palm Desert, California 92211

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

PP25473/ EA42649
Project Title/Case Numbers

Desiree Bowdan
County Contact Person

951-955-8254
Phone Number

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

Verizon Wireless
Project Applicant

4405 E. Airport Dr. Suite 100 Ontario, CA 91761
Address

Southeasterly corner of Indian Palms Drive and Paseo Yucca Vista, more specifically 63875 Paseo Yucca Vista.
Project Location

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 62 foot high faux water tank with twelve (12) panel antennas, one (1) parabolic antenna, and six (6) Remote Radio Units (RRU), a 30kw generator, and two (2) Global Positioning Satellite (GPS) antennas located inside the water tank tower.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on 10/22/2018 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 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 earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Urban Regional Planner
Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42649 ZCFG6029

FOR COUNTY CLERK'S USE ONLY

INVOICE (PLAN-CFG06029) FOR RIVERSIDE COUNTY

BILLING CONTACT

Los Angeles Msa LLC
4405 E Airport Dr, Ste 100
Ontario, Ca 91761

County of Riverside Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06029	11/21/2013	11/21/2013	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06029	0451 - CF&G TRUST	\$2,210.25
	0452 - CF&G TRUST: RECORD FEES	\$50.00
63875 Paseo Yucca Vista Desert Hot Springs,		SUB TOTAL
		\$2,260.25

TOTAL **\$2,260.25**

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

Credit Card Payments By Phone:
760-863-8271

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 14
Palm Desert, CA 92211

**INVOICE (INV-00053830)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Los Angeles Msa LLC
4405 E Airport Dr, Ste 100
Ontario, Ca 91761

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00053830	08/10/2018	08/10/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06029	0451 - CF&W Trust ND/MND	\$70.50
63875 Paseo Yucca Vista Desert Hot Springs,		SUB TOTAL \$70.50

TOTAL **\$70.50**

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