



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

MARCH 25, 2019

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

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

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

### 1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23096** – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Yucca Avenue, easterly of Hanson Avenue, southerly of Lakeview Avenue E, and westerly of Citrus Street – 6.15 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: An unmanned disguised 75' high palm tree for T-Mobile within a 775 sq. ft. equipment enclosure – **REQUEST:** First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.2 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23193** – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 acre min.) – Location: Northerly of Orange Avenue, easterly of Murrieta Road, southerly of Water Avenue, and westerly of Center Street – 12.88 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: An unmanned T-Mobile wireless telecommunications facility. The project shall consist of a 50' high monopole disguised as a monopine with 12 antenna panels mounted onto 3 sectors and located 47' high above grade level. Additionally the project shall include 6 equipment cabinets and 1 GPS antenna within a 7' high wrought iron fence enclosure on a 581 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.3 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22954** – Applicant: SBA Monarch Towers, LLC – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Location: Easterly of Rancho Road, southerly of Aurora Road and westerly of Long Canyon Road – 10.16 Acres – Zoning: Controlled Development Areas (W-2) – Approved Project Description: The Plot Plan is a proposal for the construction of an unmanned T-Mobile wireless telecommunication facility disguised as a 70' high broadleaf tree. The project will consist of 12 antennas mounted 65' high above grade level, six (6) equipment cabinets, and one (1) parabolic dish within a 600 sq. ft. net lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

### 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.

**NONE**

### 4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

**NONE**

### 5.0 PUBLIC COMMENTS:



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

7.1

Director's Hearing: March 25, 2019

## PROPOSED PROJECT

Case Number(s): PP23096E01

Applicant(s):

Area Plan: Lakeview/Nuevo

SBA Monarch Towers, LLC

Zoning Area/District: Lakeview Area

c/o Danielle Tschuscke

Supervisory District: Fifth District

Project Planner: Gabriel Villalobos

APN: 426-140-023

Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 23096 which is a 75-foot high unmanned telecommunications facility disguised as a palm tree with 12 antenna panels.

The project is located north of Orange Ave, east of Murrieta Rd, south of Water Ave, and west of Center St.

## PROJECT RECOMMENDATION

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23096**, extending the expiration date to December 15, 2028, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### ***Background***

Plot Plan No. 23096 was originally approved at the Director's Hearing on January 15, 2009. It proceeded to the Planning Commission where it was received and filed on February 4, 2009.

The First Extension of Time was received November 30, 2018, ahead of the expiration date of January 15, 2019. The applicant and the County discussed conditions of approval and reached consensus on December 12, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of this recommended condition and has agreed to accept it. Included in this staff report package is the new recommended condition of approval, and the correspondence from the Extension of Time applicant (December 12, 2018) indicating the acceptance of the one (1) recommended condition.

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

This 1<sup>st</sup> extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become January 15, 2029. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

## **ENVIRONMENTAL REVIEW**

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

## **FINDINGS**

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

### *Extension of Time Findings*

1. This Plot Plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.
2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.

3. No changes to the approved Plot Plan are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.



# 1st EOT for PP23096

## Vicinity Map



### Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

**Notes**

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



0 188 376 Feet

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3537 S. GARDEN ST., SUITE 200  
CAROLINA, CA 91701



PLANS PREPARED BY:  
COUNTY OF LOS ANGELES, PUBLIC WORKS DEPARTMENT  
CONTRACT NO. 50244-01  
CDD# 07-50996



CONSULTING ENGINEER:  
RLS  
461 JEFFERSON AVE., SUITE 600, CAROLINA, CA 91709  
PH: 951.505.2100

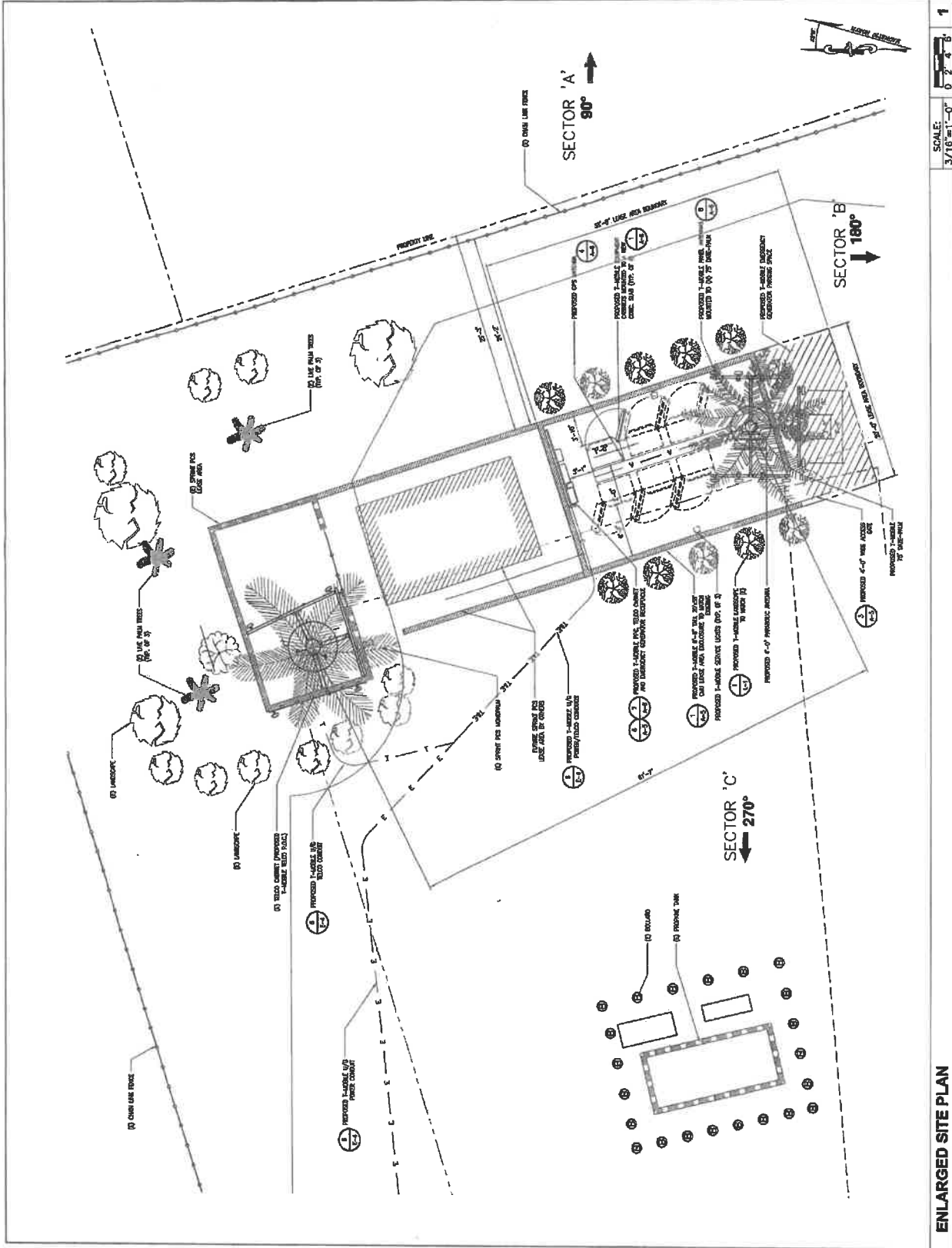
NO.	DATE	DESCRIPTION	BY
1	02/16/08	SKD CD'S	JPC
2	03/05/08	100% CD'S	ESK
3	04/23/08	FINAL POWER AND TELLO DESIGN	ESK

AMERICAN DOCK BOX  
IE05314A  
1180 HANSEN AVE.  
MUSTO, CA 92667  
COUNTY OF FRESNO

REVISIONS:

SHEET TITLE:  
PLOT PLAN #23469  
AMENDED NO. 1  
ENLARGED SITE PLAN  
REV. DATE: 12/12/07  
SHEET NUMBER:

A-2



SCALE:  
3/16" = 1'-0"

1

ENLARGED SITE PLAN

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3227 E. CENTER RD., SUITE 200  
DANFORTH, CA 94511



**EDG**  
COMMERCIAL DESIGN GROUP, LLC  
1000 UNIVERSITY AVENUE, SUITE 100  
SAN FRANCISCO, CA 94103  
TEL: 415.774.4400 FAX: 415.774.4401  
WWW.EDGARCHITECTS.COM  
CDCA#: 07-91096

CONSULTING GROUP:



440 HAYWARD AVE., SUITE 200, DUBLIN, CA 94568  
415.851.7171 FAX

NO.	DATE	DESCRIPTION	BY
1	02/18/08	ISSUE CO'S	JPC
2	03/05/08	100% CO'S	ESK
3	06/23/08	FINAL POWER AND TIE-IN DESIGN	ESK

SITE INFORMATION:

**AMERICAN DOCK BOX**  
**IE05314A**  
1500 HAYWARD AVE.  
DUBLIN, CA 94568  
COUNTY OF RIBESIDE

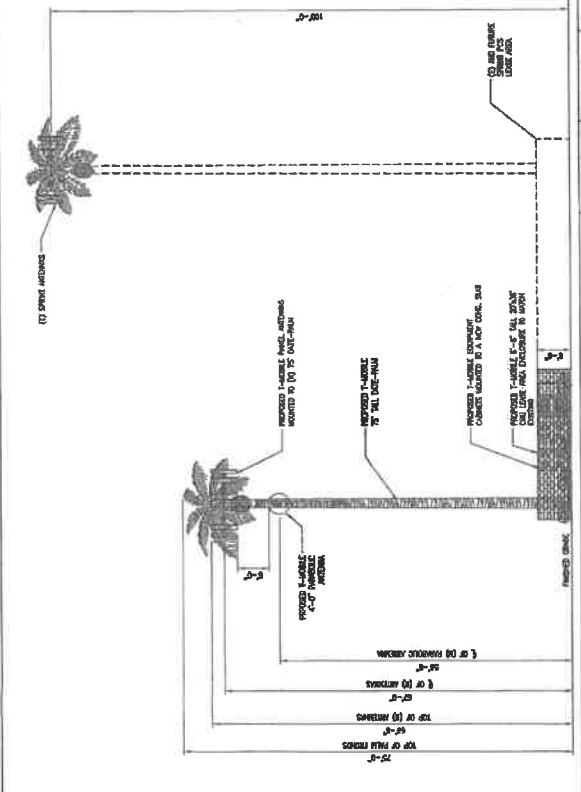
SCALE:

SHEET TITLE: **PLAT PLAN #220499**  
**AMENDED NO. 1**  
**ELEVATIONS**

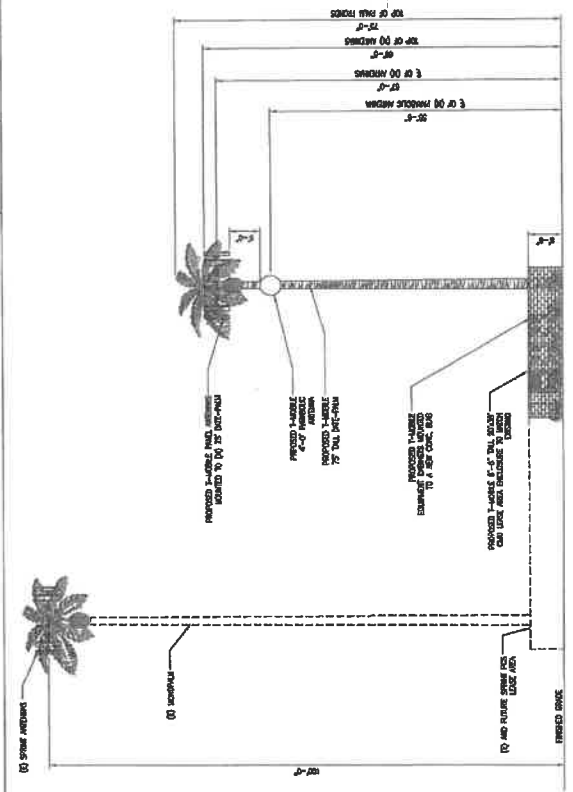
REV. DATE: 12/12/07

SHEET NUMBER:

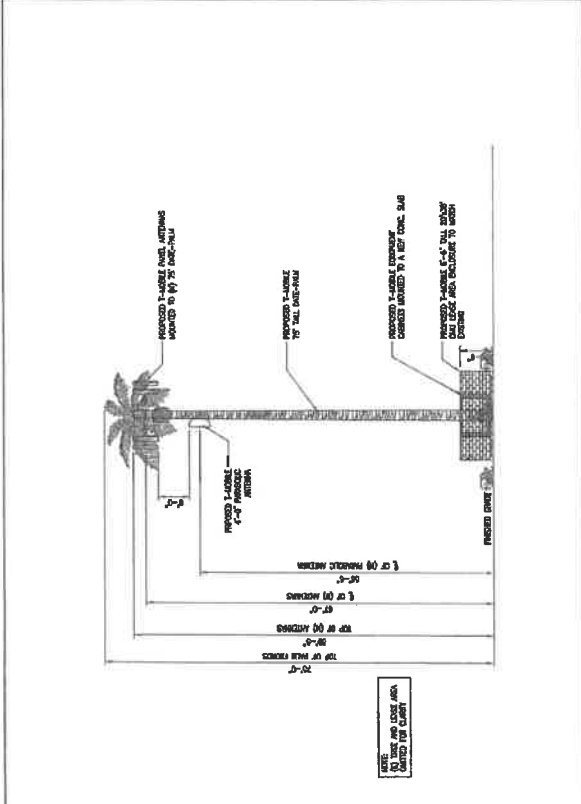
**A-3**



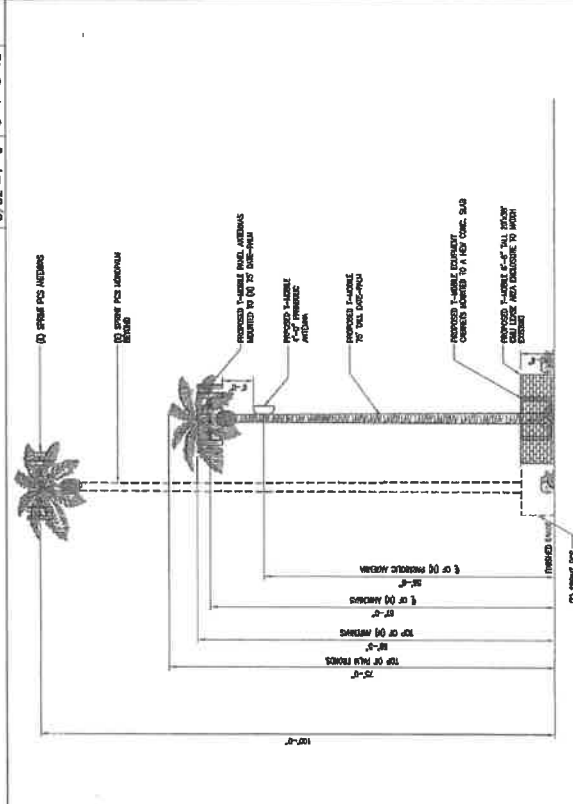
**NORTH ELEVATION**  
SCALE: 3/32"=1'-0"  
0 4 8 12'



**EAST ELEVATION**  
SCALE: 3/32"=1'-0"  
0 4 8 12'



**WEST ELEVATION**  
SCALE: 3/32"=1'-0"  
0 4 8 12'



**SOUTH ELEVATION**  
SCALE: 3/32"=1'-0"  
0 4 8 12'

# Extension of Time Environmental Determination

Project Case Number: PP23096  
 Original E.A. Number: N/A  
 Extension of Time No.: 1<sup>st</sup> EOT  
 Original Approval Date: January 15, 2009  
 Project Location: North of Yucca Ave, East of Hanson Ave, South of Lakeview Ave E, West of Citrus St  
 Project Description: an unmanned disguised 75' high palm tree (height includes 5' of tree foliage) for T-Mobile. The project consists of a 4' high parabolic dish, 12 panel antennas mounted onto 3 sectors located 69'-5" high above grade level. Additionally, the project will include six (6) equipment cabinets and one (1) GPS antenna within a 775 square foot lease area enclosed by a 6'- 6" tall concrete masonry wall.

On January 15, 2009, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*  
 Gabriel Villalobos, Project Planner

Date: 12/13/18  
 For Charissa Leach, Assistant TLMA Director



## Villalobos, Gabriel

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**From:** Danielle Tschuschke <DTschuschke@sbsite.com>  
**Sent:** Wednesday, December 12, 2018 6:35 AM  
**To:** Villalobos, Gabriel  
**Subject:** Recommended Conditions for PP23096 1st EOT

Good morning Gabriel,

On behalf of SBA Monarch Towers, LLC, the Extension of Time Applicant, I, Danielle Tschuschke, accept the following conditions of approval of the First Extension of Time, PP23096E01:

- Planning.1 Telecom - Entitlement Life

Please let us know once the Planning Director's Hearing has been scheduled for our EOT request.

Please let us know if there is anything else we can do to assist.

Kind Regards,

**Danielle Tschuschke**  
*Zoning Compliance Specialist*

561.981.9913 + T  
561.226.0883 + F

**From:** Villalobos, Gabriel [mailto:GVillalo@rivco.org]  
**Sent:** Tuesday, December 11, 2018 6:39 PM  
**To:** Danielle Tschuschke <DTschuschke@sbsite.com>  
**Subject:** [External] Recommended Conditions for PP23096 1st EOT

Attn: SBA Monarch Towers, LLC  
c/o Danielle Tschuschke  
8051 Congress Avenue  
Boca Raton, FL 33487

**RE: EXTENSION OF TIME REQUEST for No. 23096.**

The County Planning Department has determined it necessary to recommend the addition of new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

**Gabriel Villalobos**

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



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**County of Riverside California**



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

*Juan C. Perez  
Agency Director*



03/07/19, 5:31 pm

PP23096E01

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP23096E01. 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.

**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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND SGONZALE 20071107  
DRAFT SGONZALE 20071107  
PP23096

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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND SGONZALE 20071107  
DRAFT SGONZALE 20071107  
PP23096

BS-Grade. 3                      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 yards, the applicant shall obtain a grading permit from the Building and Safety Department.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND SGONZALE 20071107  
DRAFT SGONZALE 20071107  
PP23096

BS-Grade. 4                      0010-BS-Grade-USE-G1.4 NPDES/SWPPP

## **ADVISORY NOTIFICATION DOCUMENT**

**BS-Grade**

**BS-Grade. 4                              0010-BS-Grade-USE-G1.4 NPDES/SWPPP (cont.)**

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 (916) 341-5455.

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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND SGONZALE 20071107  
DRAFT SGONZALE 20071107  
PP23096

**E Health**

**E Health. 1                              0010-E Health-USE - GENERAL COMMENTS**

Based on the information provided to the Department of Environmental Health (DEH), no further information is required at this time. However, DEH reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND MMISTICA 20081028  
PP23096

**Flood**

**Flood. 1                              0010-Flood-USE ELEVATE ELECTRONIC EQUIP**

To protect the electronic equipment, electronic equipment shall be floodproofed a minimum of 12-inches above highest adjacent ground.

**ADVISORY NOTIFICATION DOCUMENT**

## Flood

Flood. 1                                    0010-Flood-USE ELEVATE ELECTRONIC EQUIP (cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND JGALE 20071025  
PP23096

Flood. 2                                    0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan 23096 is a proposal to construct a telecommunications monopole and in the Lakeview/Nuevo area. The site is located south of Lakeview Avenue approximately 300 feet east of Hansen Avenue.

This site is located within the 100 year Zone B floodplain limits as delineated on Panel No. 060245-1455C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

This site receives sheet type flows from the northeast. To protect the electronic equipment, electronic equipment shall be floodproofed a minimum of 12-inches above highest adjacent ground.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND JGALE 20071025  
PP23096

## Planning

Planning. 1                                    0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 1                              0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND LMOURIQU 20071105  
DRAFT LMOURIQU 20071105  
PP23096

Planning. 2                              0010-Planning-MAP - INADVERTENT ARCHAEO FIND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of 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 mitigation.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND LMOURIQU 20071105  
DRAFT LMOURIQU 20071105  
PP23096

Planning. 3                              0010-Planning-USE - BUSINESS LICENSING

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

### ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3                                      0010-Planning-USE - BUSINESS LICENSING (cont.)  
business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

Planning. 4                                      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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

Planning. 5                                      0010-Planning-USE - CO-LOCATION

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

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

Planning. 6                                      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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 6                                    0010-Planning-USE - COMPLY WITH ORD./CODES (cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090115  
DRAFT KHESTERL 20081107  
PP23096

Planning. 7                                    0010-Planning-USE - EQUIPMENT/BLDG COLOR CT

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

The color of the monopalm shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Palm fronds shall be wide enough and thick enough to cover the width and length of antennas.

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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

Planning. 8                                    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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

Planning. 9                                    0010-Planning-USE - FUTURE INTERFERENCE

If the operation of the facilities authorized by this

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 9                                    0010-Planning-USE - FUTURE INTERFERENCE (cont.)  
 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.

Comments: INEFFECT VACALDE2 20090220  
 RECOMMND KHESTERL 20090113  
 DRAFT KHESTERL 20081107  
 PP23096

Planning. 10                                    0010-Planning-USE - GEO 2011

County Geologic Report (GEO) No. 2011, submitted for this project (PP23096) was prepared by AESCO Technologies, Inc. and is entitled: "Geotechnical Report, Proposed T-Mobile Wireless Communications Facility, Site Number: IE05314A, Site Name: American Dock Box, 19940 Hansen Avenue, Nuevo, CA, AESCO Project No. 20073365-A2397" dated November 27, 2007. In addition the following report was submitted for this project:

"Geotechnical Report, Proposed T-Mobile Wireless Communication Facility, Site No. IE5314A, Site Name: "American Dock Box, 19940 Hansen Avenue, Nuevo, CA, AESCO Project No. 20073365-A4328" dated June 9, 2008.

This additional report is now included as part of GEO No. 2011.

GEO No 2011 concluded:

1. The report and response concluded that the closest active fault (San Jacinto-San Jacinto Valley segment) is located about 6.1 kilometers from the site.
2. The geotechnical consultant determined that a peak site acceleration of 0.65g is expected at the project site from an earthquake on the San Jacinto fault with a 10% probability of exceedence in 50 years.
3. The geotechnical consultant concluded that the potential for surface fault rupture at the site is negligible, based upon their research, review of aerial photos and geologic mapping of the site.
4. There is a low potential for liquefaction at the site

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 10                                      0010-Planning-USE - GEO 2011 (cont.)  
based on the depth to groundwater and the relatively high  
density of the subsurface soils.

5. Aside from the potential for this site to be affected by strong seismic shaking, there is a low potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced flooding or landsliding or seismically induced dynamic settlement.

6. Although this site is located within a County methane potential zone, a Phase I Environmental site assessment and the data collected in this investigation revealed no evidence for past dairy or poultry operations on this site and no evidence of manure or highly organic soils were encountered in the boring advanced for this project study.

GEO No 2011 recommended:

1. The seismic design of structures shall adhere to the seismic design parameters in the report and the seismic design requirements in the recently adopted California Building Code (CBC 2007).

2. The surficial soils on this site should be removed to a depth sufficient to expose firm native soil exhibiting an in-place relative compaction of at least 90% as determined by ASTM D 1557. After approval of the removal bottoms, the areas to receive fill should be scarified, moisture conditioned and compacted prior to fill placement.

3. The excavated on-site soils are acceptable for re-use as compacted fill provided they are cleaned of organics and other deleterious materials. All fill should be placed in loose lifts of 8 inches or less, moisture conditioned to optimum to 4% above optimum moisture content and compacted to a minimum of 90%. Where engineered fill underlies structural elements such as slabs or footings, it should be compacted to a minimum of 95% relative compaction as determined by ASTM D 1557 and verified by field density testing.

GEO No. 2011 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2011 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 10                                   0010-Planning-USE - GEO 2011 (cont.)  
approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND DGADDIE 20080801  
DRAFT DGADDIE 20080801  
PP23096

Planning. 11                                   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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

Planning. 12                                   0010-Planning-USE - NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 426-140-023 (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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

Planning. 13                                   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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 13                                 0010-Planning-USE - SITE MAINTENANCE CT (cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

Planning. 14                                 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 to 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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

Planning. 15                                 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

Planning. 15                      0020-Planning-USE - LIFE OF PERMIT (cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

Planning. 16                      Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by 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 colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use) or subsequent replacement ordinance, this condition of approval shall become null and void.

### 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. 23096 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 23096, Exhibit A,B &L, (Sheets 1-20), dated December 22, 2008.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090115  
DRAFT KHESTERL 20081107  
PP23096

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 (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP23096. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 2                      0010-Planning-All-USE - HOLD HARMLESS (cont.)  
 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.

Comments: INEFFECT VACALDE2 20090220  
 RECOMMND KHESTERL 20090113  
 DRAFT KHESTERL 20081107  
 PP23096

Planning-All. 3                      0010-Planning-All-USE - PROJECT DESCRIPTION

This is a proposal for a wireless telecommunication facility disguised as a 70' high palm tree (with additional 5' of tree foliage) for T-Mobile. The project consists of a 4' high parabolic dish, twelve (12) panel antennas mounted onto three (3) sectors located 69'-5" high above grade level. Additionally, the project will include six (6) equipment cabinets and one (1) GPS antenna within a 775 square foot lease area enclosed by a 6'- 6" high block wall.

Comments: INEFFECT VACALDE2 20090220  
 RECOMMND KHESTERL 20090115  
 DRAFT KHESTERL 20081107  
 PP23096

### Transportation

Transportation. 1                      0010-Transportation-USE - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Hansen Road since adequate right-of-way exists, per MB 2/16.

Comments: INEFFECT VACALDE2 20090220  
 RECOMMND KTSANG 20071205  
 DRAFT BDUNMIRE 20071115  
 PP23096

Transportation. 2                      0010-Transportation-USE - NO ADD'L ROAD IMPRVMNTS

No additional road improvements will be required at this time along Hansen Road due to existing improvements.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 2                    0010-Transportation-USE - NO ADD'L ROAD IMPRVMENTS  
(cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KTSANG 20071205  
DRAFT BDUNMIRE 20071115  
PP23096

Transportation. 3                    0010-Transportation-USE - STD INTRO 3(ORD 460/461)

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 rdinance 460 and Riverside County Road Improvement tandards (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. These Ordinances 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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KTSANG 20071205  
DRAFT BDUNMIRE 20071115  
PP23096

Transportation. 4                    0010-Transportation-USE - TS/EXEMPT

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

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KTSANG 20071205  
DRAFT BDUNMIRE 20071115  
PP23096



Plan: PP23096E01

Parcel: 426140023

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-USE-G1.4 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 (916) 341-5455.

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 - 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. 2                      0060-Planning-USE - SKR FEE CONDITION

Not Satisfied

Plan: PP23096E01

Parcel: 426140023

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-USE - SKR FEE CONDITION (cont.)                      Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.01 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-USE - SITE EVALUATION                      Not Satisfied

The information provided does not indicate whether any grading has taken place or will take place on this lot. Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the cell tower and equipment site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department's Grading Division. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Planning

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

Building and structure elevations shall be in substantial

Plan: PP23096E01

Parcel: 426140023

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      0080-Planning-USE - ELEVATIONS & MATERIALS (cont.)                      Not Satisfied  
conformance with that shown on the APPROVED EXHIBIT A,  
dated 12/22/08.

080 - Planning. 2                      0080-Planning-USE - LANDSCAPING SECURITIES                      Not Satisfied  
Performance securities, in amounts to be determined by the  
Director of Building and Safety to guarantee the  
installation of plantings, walls and/or fences, in  
accordance with the approved plan, shall be filed with the  
Department of Building and Safety. The performance security  
shall be released one year after structural final and the  
inspection report provides the plantings have been  
adequately installed and maintained. A cash security shall  
be required when the estimated cost is \$2,500.00 or less.

080 - Planning. 3                      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.

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 the 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.

Plan: PP23096E01

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      0090-Planning-USE - CERTIFY LANDSCAPE COMPLY                      Not Satisfied

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

090 - Planning. 2                      0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN                      Not Satisfied

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The Transportation and Land Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

090 - Planning. 3                      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. Riveside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cummulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 23096 has been calculated to be 0.01 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

Plan: PP23096E01

Parcel: 426140023

90. Prior to Building Final Inspection

Planning

090 - Planning. 3                      0090-Planning-USE - ORD NO. 659 (DIF) (cont.)                      Not Satisfied  
rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 4                      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, and no greater than 18 inches by 18 inches, upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

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

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

090 - Planning. 5                      0090-Planning-USE - SKR FEE CONDITION                      Not Satisfied

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.01 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded,



Plan: PP23096E01

Parcel: 426140023

90. Prior to Building Final Inspection

Planning

090 - Planning. 5                      0090-Planning-USE - SKR FEE CONDITION (cont.)                      Not Satisfied  
this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 6                      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. 7                      0090-Planning-USE - WALL & FENCE LOCATIONS                      Not Satisfied  
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1                      0090-Transportation-USE - UTILITY INSTALL                      Not Satisfied  
Proposed electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.  
  
A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 2                      0090-Transportation-USE - UTILITY PLAN                      Not Satisfied  
Proposed electrical power, telephone, communication, street lighting, and cable television lines 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. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A

Plan: PP23096E01

Parcel: 426140023

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2      0090-Transportation-USE - UTILITY PLAN (cont.)      Not Satisfied  
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.

090 - Transportation. 3      0090-Transportation-USE - WRCOG TUMF      Not Satisfied  
Prior to the issuance of an occupancy permit, the project  
proponent shall pay the Transportation Uniform Mitigation  
Fee (TUMF) in accordance with the fee schedule in effect at  
the time of issuance, pursuant to Ordinance No. 824.



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.2

Director's Hearing: March 25, 2019

## PROPOSED PROJECT

Case Number(s): PP23193E01

Applicant(s):

Area Plan: Lakeview/Nuevo

SBA Monarch Towers, LLC

Zoning Area/District: Nuevo Area

c/o Danielle Tschuscke

Supervisory District: Fifth District

Project Planner: Gabriel Villalobos

APN: 300-120-002

Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 23242 which is a 50-foot high unmanned telecommunications facility disguised as a monopine with 12 antenna panels.

The project is located north of Orange Ave, east of Murrieta Rd, south of Water Ave, and west of Center St.

## PROJECT RECOMMENDATION

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23193**, extending the expiration date to December 15, 2028, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background**

Plot Plan No. 23193 was originally approved at the Director's Hearing on December 15, 2008. It proceeded to the Planning Commission where it was received and filed on February 4, 2009.

The First Extension of Time was received November 20, 2018, ahead of the expiration date of December 15, 2018. The applicant and the County discussed conditions of approval and reached consensus on December 4, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (December 4, 2018) indicating the acceptance of the one (1) recommended conditions.

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

This 1<sup>st</sup> extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become December 15, 2028. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

## **ENVIRONMENTAL REVIEW**

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

## **FINDINGS**

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

### *Extension of Time Findings*

1. This Plot Plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.
2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.

**FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23193**

**Directors Hearing Extension of Time Report: March 25, 2019**

**Page 3 of 3**

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3. No changes to the approved Plot Plan are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.



# 1st EOT for PP23193

## Vicinity Map



### Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas



### Notes

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







**GENERAL REQUIREMENTS**

- CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL LAWS, REGULATIONS AND RULES SET FORTH BY FEDERAL, STATE AND LOCAL AUTHORITIES WITH JURISDICTION OVER THE PROJECT. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER SPECIFICATIONS, REGULATIONS OR RULE IS MENTIONED IN THESE SPECIFICATIONS.
- ALL WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND T-MOBILE PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL HAVE AND MAINTAIN A VALID CONTRACTOR'S LICENSE FOR THE LOCATION IN WHICH THE WORK IS TO BE PERFORMED. FOR JURISDICTIONS THAT LICENSE INDIVIDUAL TRADES, THE TRADESMAN OR SUBCONTRACTOR PERFORMING THESE TRADES SHALL BE LICENSED, RESEARCH AND COMPLY WITH THE LICENSING REQUIREMENTS, LICENSE FEES, AND SELECT AND INFORM SUBCONTRACTORS REGARDING THESE LAWS.
- FOLLOW ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), FEDERAL, STATE AND LOCAL, AND ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ACT REGULATIONS, INCLUDING BUT ARE NOT LIMITED TO, REGULATIONS DEALING WITH TOWER CONSTRUCTION AND SAFETY, STEEL ERECTION, EXCAVATIONS AND TRENCHING, SCAFFOLDING AND FORMWORK, ELECTRICAL, AND WORK IN CONFINED SPACES.
- REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SHALL BE ADHERED TO AT ALL TIMES.
- PRIOR TO THE SUBMISSION OF THE BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH THE FIELD CONDITIONS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE VINCULUMS PROJECT MANAGER.
- THE CONTRACTOR SHALL RESOLVE IN WRITING ANY DISCREPANCIES TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY IDENTIFIED BY THE CONTRACT DOCUMENTS.
- WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE NOTED, THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING BEST SKILLED PERSONNEL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL DISCREPANCIES, OMISSIONS, AND/OR OBTAINING ALL NECESSARY PERMITS FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- DRAWING PLANS SHALL NOT BE SCALED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION AND NOTIFY THE VINCULUMS PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
- WHEN CONTRACTOR'S ACTIVITIES IMPEDE OR OBSTRUCT TRAFFIC FLOW, CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DEVICES, SIGNS, AND FLAGMEN IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.
- THE CONTRACTOR SHALL COORDINATE SITE ACCESS AND SECURITY WITH THE PROPERTY OWNER AND THE VINCULUMS PROJECT MANAGER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SITE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CALL THE LOCAL PUBLIC UTILITY LOCATING PROVIDER (811) AT LEAST 48 HOURS PRIOR TO EXCAVATING TO LOCATE THE PUBLIC RIGHT OF WAY TO ALLOW MEMBER UTILITIES TO LOCATE THEIR FACILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCKING PRIVATE UTILITIES ON PROPERTY OWNERS PROPERTY.
- WHEN EXCAVATING IN THE AREA OF EXISTING UTILITIES, THE CONTRACTOR SHALL USE REASONABLE CARE IN PROTECTING SUCH UTILITIES. CONTRACTOR SHALL NOTIFY THE VINCULUMS PROJECT MANAGER IMMEDIATELY OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED CONSTRUCTION.
- DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHALL BE REPORTED TO THE VINCULUMS PROJECT MANAGER AND THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
- UNLESS OTHERWISE NOTED ON THE PLANS, CONTRACTOR SHALL ASSUME ALL LANDSCAPING FEATURES AND PLANTS ARE TO BE SAVED AND PROTECTED FROM DAMAGE.
- KEEP THE CONSTRUCTION SITE CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND SHALL BE SUBJECT TO APPROVAL BY THE VINCULUMS PROJECT MANAGER.
- THE CONTRACTOR SHALL PROVIDE ON-SITE TRASH RECEPTACLES FOR COLLECTION OF NON-TOXIC DEBRIS. ALL TRASH SHALL BE COLLECTED ON A DAILY BASIS.
- ALL TOXIC AND ENVIRONMENTALLY HAZARDOUS SUBSTANCES SHALL BE USED AND DISPOSED OF IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS UNDER NO CIRCUMSTANCES SHALL RINSING OR DUMPING OF THESE SUBSTANCES OCCUR ON-SITE.

**GENERAL ELECTRIC PROVISION**

- SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
- CONTRACTOR SHALL PERFORM ALL VERIFICATION, OBSERVATIONS TEST, AND INSPECTIONS TO VERIFY THE ACCURACY OF THE DRAWINGS AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE VINCULUMS PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
- EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, PULL BOX, V-BOX, SWITCH BOX, ETC. IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.).
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "Y" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH ALL APPLICABLE STANDARDS AND REGULATIONS. CONTRACTOR SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBPV.
- ALL CONDUIT INSTALLED SHALL BE SURFACE MOUNTED OR DIRECT BURIAL UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL CARRY OUT THEIR WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND O.S.H.A.
- UNLESS NOTED OTHERWISE, CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY PERMIT FEES, AND BE RESPONSIBLE FOR SCHEDULING INSPECTIONS.
- POST INSTALLATION ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONDUIT SHALL HAVE A PULL WIRE OR ROPE.
- PROVIDE THE VINCULUMS PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
- ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO THE VINCULUMS PROJECT MANAGER AT JOB COMPLETION.
- ALL CONDUCTORS SHALL BE COPPER.
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10000 AIC.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
- PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH DRAWING PLANS.
- ALL MATERIALS SHALL BE U.L. LISTED.
- CONDUIT RUNS SHALL BE SURFACE MOUNTED IN CEILINGS OR WALLS UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL, OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH THE VINCULUMS PROJECT MANAGER PRIOR TO INSTALLING. SIX OR MORE CABLE IS NOT PERMITTED.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS NOTING USE FUNCTION.
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUND TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO THE VINCULUMS PROJECT MANAGER IMMEDIATELY. REPAIR ALL DEFECTS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAUNAGED CONDITION.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF THE TEMPORARY POWER AND TO PROVIDE ALL NECESSARY PERMITS AND TO BE PAID BY CONTRACTOR.
- CONTRACTOR SHALL ENSURE ALL ELECTRICAL/FIBER ENCLOSURES, JUNCTION BOXES, CONDUIT KNOCKOUTS, RACEWAYS, ETC. SHALL BE ROBERT-PROOF.



SBA COMMUNICATIONS  
8601 DUNSMITH AVE  
BOCA RATON, FL 33497-2797

PROJECT INFORMATION:  
**IE25426A**  
**CA40681-T**  
**IE426 ORANGE**  
**NURSERY**  
28230 ORANGE AVENUE  
PERRIS, CA 92571

DATE	DESCRIPTION
10/21/11	REVIEW PER
01/29/12	REVIEW COMMENTS BH
11/17/13	REVIEW COMMENTS BH

PLANS PREPARED BY:  
**FULLERTON**  
ENGINEERING DESIGN  
9460 W. BRAN HAVAS AVE. SUITE 206  
ROSELAND, ILLINOIS 60468  
TEL: 815-292-0200  
FAX: 815-292-0208  
www.fullerton-engineering.com



PROJECT MANAGER  
10 PASTEUR, SUITS 109  
IRVINE, CA 92614-3815  
949-753-9339

LICENSE:  
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND I BELIEVE COMPLETELY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

SHEET NAME  
**GENERAL NOTES**

SHEET NUMBER  
**SP-1**  
REV  
1  
CS4348A





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**SBA**  
 SBA COMMUNICATIONS  
 801 CONGRESS AVE  
 BOCA RATON, FL 33487-2797

PROJECT INFORMATION:  
 IE25426A  
 CA40681-T  
 IE426 ORANGE  
 NURSERY  
 28230 ORANGE AVENUE  
 PERRIS, CA 92571

REV	DATE	DESCRIPTION	BY
A	10/21/13	REVIEW	PKR
0	11/20/13	FINAL	PKR
1	11/17/18	REVIEW COMMENTS MET	

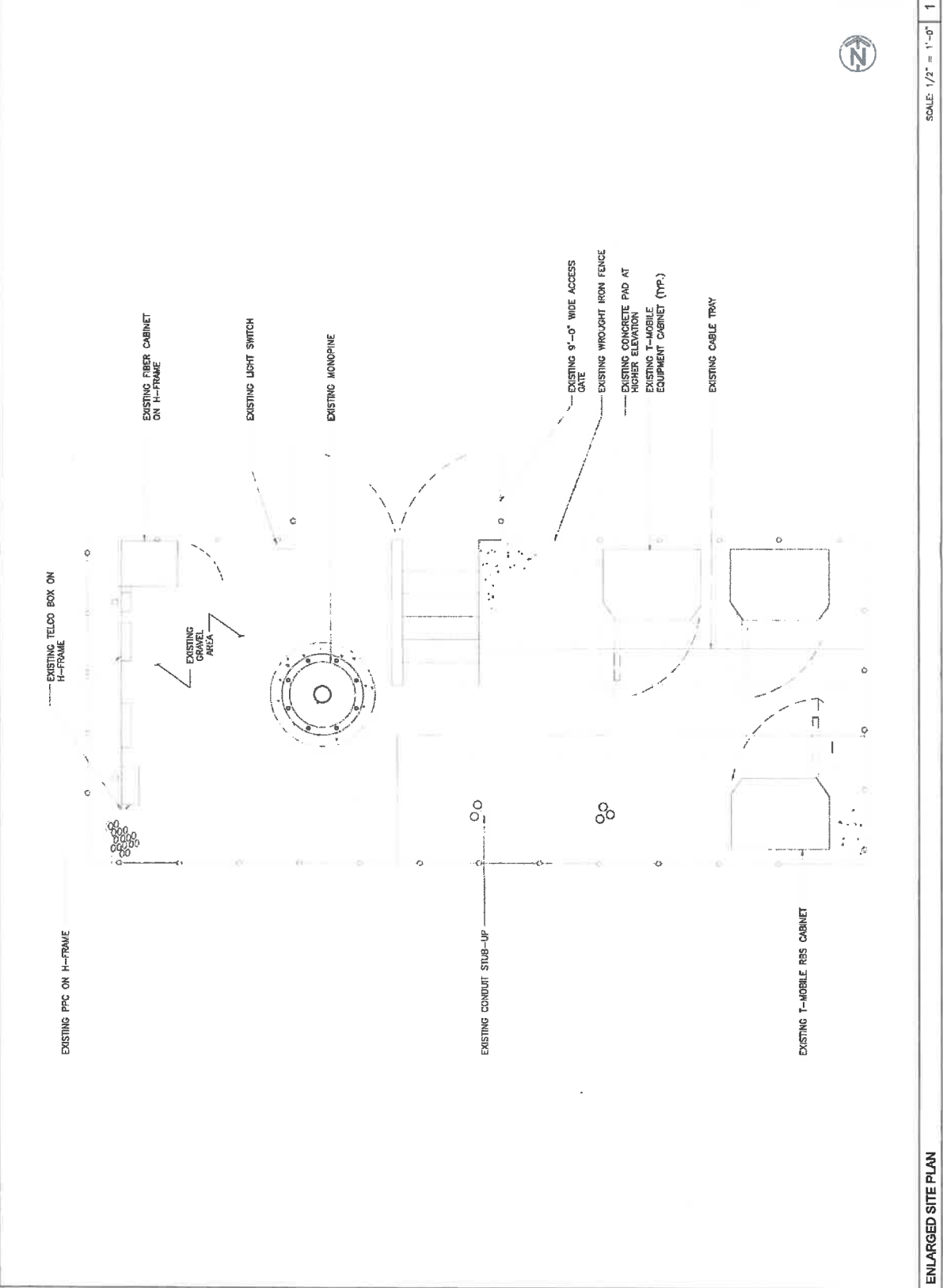
PLANS PREPARED BY:  
**FULLERTON**  
 ENGINEERING DESIGN  
 9600 VILCORNIA WILCORNIA SUITE 200  
 IRVINE, CA 92618-1815  
 TEL: 949-252-0200  
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 10 PASTERIS, SUITE 100  
 IRVINE, CA 92618-3815  
 949-83-5530

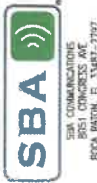
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SHEET NAME:  
**ENLARGED  
 SITE PLAN**

SHEET NUMBER:  
**C-2**  
 1  
 #25426A



ENLARGED SITE PLAN  
 SCALE: 1/2" = 1'-0" 1



SBA COMMUNICATIONS  
8511 CONGRESS AVE  
BOCA RATON, FL 33487-7797

PROJECT INFORMATION

IE25426A  
CA40681-T  
  
IE426 ORANGE  
NURSERY  
2623D ORANGE AVENUE  
PERRIS, CA 92571

REV	DATE	DESCRIPTION	BY
A	10/21/11	REVIEW	PK
D	11/26/13	FINAL	KR
I	11/17/18	REVIEW COMMENTS MET	

PLANS PREPARED BY:

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PROJECT MANAGER



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AND REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
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OR PROVIDING TO ANY OTHER PERSONS OR ORGANIZATIONS  
ANY INFORMATION OR DOCUMENTS  
OF ALL APPLICABLE COPIES.

SHEET NAME

ELEVATIONS

SHEET NUMBER

C-3

REV

1

IE25426A

1/ EXISTING BRANCHES  
ELEV. = 52'-0" ± A.G.L.

1/ EXISTING MONOPINE &  
2/ OF EXISTING T-MOBILE ANTENNAS  
ELEV. = 45'-0" A.G.L.

EXISTING T-MOBILE  
EQUIPMENT ON H-FRAME (TYP.)  
  
EXISTING T-MOBILE  
CABINET (TYP.)

EXISTING MONOPINE

EXISTING WROUGHT IRON FENCE

1/ GRADE  
ELEV. = 0'-0" A.G.L.

1/ EXISTING BRANCHES  
ELEV. = 52'-0" ± A.G.L.

1/ EXISTING MONOPINE &  
2/ OF EXISTING T-MOBILE ANTENNAS  
ELEV. = 45'-0" A.G.L.

EXISTING T-MOBILE  
CABINET (TYP.)

EXISTING MONOPINE  
EXISTING T-MOBILE EQUIPMENT  
ON H-FRAME  
EXISTING WROUGHT IRON FENCE

1/ GRADE  
ELEV. = 0'-0" A.G.L.

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

1

1

WEST ELEVATION

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

1

1

NORTH ELEVATION

# Extension of Time Environmental Determination

Project Case Number: PP23193  
 Original E.A. Number: 41653  
 Extension of Time No.: 1st EOT  
 Original Approval Date: December 15, 2008  
 Project Location: North of Orange Ave, East of Murrieta Rd, South of Water Ave, West of Center St

Project Description: an unmanned T-Mobile wireless telecommunications facility. The project shall consist of a 50' high monopole disguised as a monopine with 12 antenna panels mounted onto 3 sectors and located 47' high above grade level. Additionally the project shall include 6 equipment cabinets and 1 GPS antenna within a 7' high wrought iron fence enclosure on a 581 square foot lease area.

On December 15, 2008, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature:   
 Gabriel Villalobos, Project Planner

Date: 12/13/18  
 For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Danielle Tschuschke <DTschuschke@sbsite.com>  
**Sent:** Tuesday, December 04, 2018 9:08 AM  
**To:** Villalobos, Gabriel  
**Subject:** Recommended Conditions for PP23193 1st EOT

Good morning Gabriel,

On behalf of SBA Monarch Towers, LLC, the Extension of Time Applicant, I, Danielle Tschuschke, accept the following conditions of approval of the First Extension of Time, PP23193E01:

- Planning.1 Telecom - Entitlement Life

Please let us know once the Planning Director's Hearing has been scheduled for our EOT request.

Thank you for all of your help with our extension requests; we really appreciate it!

Kind Regards,

**Danielle Tschuschke**  
*Zoning Compliance Specialist*

561.981.9913 + **T**  
561.226.0883 + **F**

**From:** Villalobos, Gabriel [mailto:GVillalo@rivco.org]  
**Sent:** Tuesday, November 27, 2018 5:13 PM  
**To:** Danielle Tschuschke <DTschuschke@sbsite.com>  
**Subject:** [External] Recommended Conditions for PP23193 1st EOT

Attn: SBA Monarch Towers, LLC  
c/o Danielle Tschuschke  
8051 Congress Avenue  
Boca Raton, FL 33487

**RE: EXTENSION OF TIME REQUEST for No. 23193.**

The County Planning Department has determined it necessary to recommend the addition of new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



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**County of Riverside California**



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

*Juan C. Perez*  
*Agency Director*



03/07/19, 5:15 pm

PP23193E01

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP23193E01. 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.

**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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND SGONZALE 20080110  
DRAFT SGONZALE 20080110  
PP23193

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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND SGONZALE 20080110  
DRAFT SGONZALE 20080110  
PP23193

BS-Grade. 3                      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 yards, the applicant shall obtain a grading permit from the Building and Safety Department.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND SGONZALE 20080110  
DRAFT SGONZALE 20080110  
PP23193

BS-Grade. 4                      0010-BS-Grade-USE-G1.4 NPDES/SWPPP

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 4                                    0010-BS-Grade-USE-G1.4 NPDES/SWPPP (cont.)

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 (916) 341-5455.

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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND SGONZALE 20080110  
DRAFT SGONZALE 20080110  
PP23193

### Flood

Flood. 1    0010-Flood-USE - ELEVATE FINISH FLOOR

The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND CDECHAMB 20080616  
DRAFT CDECHAMB 20080616  
PP23193

Flood. 2    0010-Flood-USE - FLOOD HAZARD REPORT

Plot Plan 23193 proposes to construct and install an unmanned wireless communications facility on a 12.88 acre site. The site is located in the Lakeview/Nuevo Area Plan area northerly of Orange Avenue, southerly of Water Avenue, westerly of Evans Road and easterly of Murrieta Road.



## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 2                                      0010-Flood-USE - FLOOD HAZARD REPORT (cont.)

The project involves District Master Plan facilities, namely Perris Valley Channel which is directly adjacent to the site. As such, this project is subject to major flooding from the north. The proposed right of way width for the ultimate Perris Valley Channel is 520 feet. An alternative study currently in review proposes to widen Perris Valley Channel to an overall width of 645 feet. The telecommunications facility shall be located at least 135 feet easterly of the westerly property boundary.

In addition, the site is located within the 100-year Zone A floodplain limits as delineated on Panel No. 060245 1450D of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). All new structures should be floodproofed a minimum of 24 inches above FEMA's floodplain elevation of 1430 (NGVD 1929).

The District has reviewed the amended exhibits as submitted on May 28, 2008 and does not object to this proposal.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND CDECHAMB 20080616  
DRAFT CDECHAMB 20080616  
PP23193

### Planning

Planning. 1                                      0010-Planning-USE - BUSINESS LICENSING

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 2                                      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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 2                                      0010-Planning-USE - CEASED OPERATIONS (cont.)  
become null and void.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 3                                      0010-Planning-USE - CO-LOCATION

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

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 4                                      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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 5                                      0010-Planning-USE - GEO02044

County Geologic Report (GEO) No. 2044, submitted for this project (PP23193) was prepared by AESCO Technologies, Inc. and is entitled: "Geotechnical Report, Proposed T-Mobile Wireless Communications Facility, Site Number: IE25426A, Site Name: Orange Nursery, 2600 Block of Orange Avenue, Perris, California, AESCO Project No. 20073395-A3161", dated April 7, 2008. In addition, AESCO Technologies, Inc.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 5                              0010-Planning-USE - GEO02044 (cont.)  
submitted the following:

"Addendum 1, Response to County of Riverside, Proposed T-Mobile Wireless Communications Facility, Site Number: IE25426A, Site Name: Orange Nursery, 2600 Block of Orange Avenue, Perris, CA, AESCO Project No. 20073395-A4697" dated August 8, 2008.

This report is now included as part of GEO 2044.

GEO No. 2044 concluded:

1.No active or potentially active faults are known to project through or toward the subject site, nor does the site lie within the boundaries of an Earthquake Fault Zone.

Review of aerial photos and site mapping revealed no indication of active faults crossing or trending toward this site and therefore the potential for this site to be affected by surface fault rupture is considered low.

2.Based on the relatively dense nature of the subsurface soils and the fact that groundwater beneath the site is in excess of 50 feet below the ground surface, the potential for this site to be affected by seismically induced liquefaction is considered low.

3.With the exception of strong seismic shaking, the potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced landsliding or seismically induced rockfall is considered low.

4.Although this site lies within a County subsidence potential hazard zone, the relatively dense nature of the subsurface soils encountered in this investigation indicates that there is a low potential for this site to be affected by seismically induced settlement.

GEO No. 2044 recommended:

1.The site should be cleared of vegetation, debris, concrete, organic matter or any other unsuitable materials.

These materials should be disposed of offsite in an approved facility to prevent their incorporation into the proposed fills.

## **ADVISORY NOTIFICATION DOCUMENT**

### **Planning**

**Planning. 5    0010-Planning-USE - GEO02044 (cont.)**

2. Prior to placing compacted fill, all existing fill and low density surficial soils should be removed to expose competent native soils defined as soils exhibiting an in-place relative compaction of at least 90 percent per ASTM D 1557.

3. The removed surficial soils may be re-used as compacted fill soils provided they are cleaned of organics or other deleterious materials. All fill soils should be placed in loose lifts not exceeding 8 inches in thickness, moisture conditioned to optimum to 4 percent above optimum moisture content and compacted to a minimum of 90 percent of the maximum dry density as determined by ASTM D 1557 and verified by field density testing. All fill which will underlie structural elements such as slabs or footings should be compacted to a minimum of 95 percent of the maximum dry density.

4. Due to the potential for this site to be affected by strong seismic shaking, all structures should be designed in accordance with the latest provisions of the recently adopted California Building Code (CBC 2007).

GEO No. 2044 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2044 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KEARLY 20080829 C000662508  
PP23193

**Planning. 6    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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 7                                    0010-Planning-USE - SITE MAINTENANCE CT (cont.)

Planning. 7                                    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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 8                                    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 EXHIBITS, unless otherwise amended by these conditions of approval.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 9                                    0010-Planning-USE- EQUIPMENT/BLDG COLOR CT

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

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 9                                0010-Planning-USE- EQUIPMENT/BLDG COLOR CT (cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 10                              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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 11                              0010-Planning-USE- MAX HEIGHT

The monopine structure and antenna array located within the property shall not exceed a height of 52 feet.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20081215  
DRAFT KHESTERL 20081215  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 12                              0010-Planning-USE- NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 300-120-002 (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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 13                              0020-Planning-USE - EXPIRATION DATE-PP

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 13    0020-Planning-USE - EXPIRATION DATE-PP (cont.)

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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 14    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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 15    Telcom – Entitlement Life

**ADVISORY NOTIFICATION DOCUMENT**

Planning

Planning. 15    Telcom – Entitlement Life (cont.)  
Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by 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 colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use) or subsequent replacement ordinance, this condition of approval shall become null and void.

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. 23193 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 23193, Exhibit A, B & L (Sheets 1-9), Amended No. 2, dated October 7, 2008.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20081031  
DRAFT KHESTERL 20080917  
PP23193

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 (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP23193. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will 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.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 2                      0010-Planning-All-USE - HOLD HARMLESS (cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning-All. 3                      0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for the construction of a 52' high T-Mobile wireless telecommunications facility disguised as a pine tree, or monopine (this height includes 5' of tree foliage). The monopine will have 12 antenna panels mounted onto 3 sectors, located at 47' high above grade. The project shall include 6 equipment cabinets and 1 GPS antenna within a 7' high wrought iron fence enclosure in a 581 square foot lease area.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20081215  
DRAFT KHESTERL 20081215  
RECOMMND KHESTERL 20081031  
DRAFT KHESTERL 20080917  
PP23193

### Transportation

Transportation. 1                      0010-Transportation-USE - STD INTRO 3(ORD 460/461)

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 Ordinance 460 and 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. These Ordinances 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.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 1                    0010-Transportation-USE - STD INTRO 3(ORD 460/461)  
(cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND REGRAMLI 20080109  
DRAFT REGRAMLI 20080108  
PP23193

Transportation. 2                    0010-Transportation-USE - TS/EXEMPT

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

Comments: INEFFECT VACALDE2 20090220  
RECOMMND REGRAMLI 20080109  
DRAFT REGRAMLI 20080108  
PP23193

Plan: PP23193E01

Parcel: 300120002

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

0060-BS-Grade-USE-G1.4 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 (916) 341-5455.

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

Plan: PP23193E01

Parcel: 300120002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060-Planning-USE - ARCHAEOLOGIST RETAINED (cont.)      Not Satisfied  
potential for impacts to unique archaeological resources, a  
letter shall be submitted to the Planning Department  
certifying this finding by the retained qualified  
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.

Plan: PP23193E01

Parcel: 300120002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4                      0060-Planning-USE- SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 12.88 acres (gross) in accordance with APPROVED EXHIBITS. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR                      Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

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Parcel: 300120002

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1            0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR    Not Satisfied

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1            0080-BS-Grade-USE - SITE EVALUATION            Not Satisfied

The information provided does not indicate whether any grading has taken place or will take place on this lot. Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the cell tower and equipment site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department's Grading Division. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

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 EXHIBITS of PP23193.

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.

080 - Planning. 3            0080-Planning-USE- MARCH AIR RESERVE BASE            Not Satisfied

The March Air Reserve Base (MARB) requests the band frequencies, that will be used with this communications facility, to be reviewed by the MARB communications squadron before construction begins. The developer/permit holder shall contact MARB communications squadron member Mr. Donald Combs at donald.combs@march.af.mil.

Plan: PP23193E01

Parcel: 300120002

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3                      0080-Planning-USE- MARCH AIR RESERVE BASE (cont.)                      Not Satisfied  
In addition, the developer/permit holder may also contact  
Mr. Jack Porter Jr. at (951) 655-2115 with questions.

Transportation

080 - Transportation. 1                      0080-Transportation-USE - EVIDENCE/LEGAL ACCESS                      Not Satisfied  
Provide evidence of legal access.

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 - CERTIFY LANDSCAPE COMPLY                      Not Satisfied  
The permit holder's landscape architect or other state  
licensed party responsible for preparing landscaping and  
irrigation plans shall provide a Compliance Letter to the  
Planning Department and the Department of Building and  
Safety stating that the landscape and irrigation system  
has been installed in compliance with the approved  
landscaping and irrigation plans. The Compliance letter  
shall be submitted at least three (3) working days prior to  
final inspection of the structure or issuance of occupancy  
permit, whichever occurs first.

090 - Planning. 2                      0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN                      Not Satisfied  
All required landscape planting and irrigation shall have  
been installed in accordance with approved Landscaping,  
Irrigation, and Shading Plans and be in a condition

Plan: PP23193E01

Parcel: 300120002

90. Prior to Building Final Inspection

Planning

090 - Planning. 2                      0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN (cont)      Not Satisfied  
acceptable to The Land Management Agency - Land Use  
Division. The plants shall be healthy and free of weeds,  
disease or pests. The irrigation system shall be properly  
constructed and determined to be in good working order.

090 - Planning. 3                      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. 23193 has been calculated to be 0.01 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. 4                      0090-Planning-USE - SIGNAGE REQUIREMENT                                      Not Satisfied

Prior to final inspection of any building permit, the applicant, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches, and no greater than 18 inches by 18 inches, upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;



Plan: PP23193E01

Parcel: 300120002

90. Prior to Building Final Inspection

Planning

090 - Planning. 4                      0090-Planning-USE - SIGNAGE REQUIREMENT (cont.)                      Not Satisfied

- Full company address, including mailing address and Division name that will address problems;
- Telephone number of wireless communications facility company.

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

090 - Planning. 5                      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. 6                      0090-Planning-USE- CELL TOWER REQUIREMENTS                      Not Satisfied

CELL TOWER REQUIREMENTS:

- 1) The facility shall be designed as a 50' high monopine tree. However, an additional 5 feet of tree foliage shall be provided above the antenna panels creating an overall height appearance of 55' high.
- 2) Antenna panels shall be covered with leave foliage (pine needles) and colored dark green.
- 3) The tree branches shall extend as far as the antennas protrude in order to minimize the visual impact of the facility.
- 4) The tower structure (or trunk) shall be brown and of a bark-like material.

090 - Planning. 7                      0090-Planning-USE- SKR FEE CONDITION                      Not Satisfied

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

Plan: PP23193E01

Parcel: 300120002

90. Prior to Building Final Inspection

Planning

090 - Planning. 7                      0090-Planning-USE- SKR FEE CONDITION (cont.)                      Not Satisfied

that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 12.88 acres (gross) in accordance with APPROVED EXHIBITS. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 8                      0090-Planning-USE- WALL & FENCE LOCATIONS                      Not Satisfied

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

Transportation

090 - Transportation. 1                      0090-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.

090 - Transportation. 2                      0090-Transportation-USE - WRCOG TUMF                      Not Satisfied

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

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

03/07/19  
17:16

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 9

Plan: PP23193E01

Parcel: 300120002

90. Prior to Building Final Inspection

Transportation

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

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



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.3

Director's Hearing: March 25, 2019

## PROPOSED PROJECT

Case Number(s): PP22954E01

Applicant(s):

Area Plan: Western Coachella Valley

SBA Monarch Towers, LLC

Zoning Area/District: Pass and Desert District

c/o Danielle Tschuscke

Supervisory District: Fourth District

Project Planner: Gabriel Villalobos

APN: 656-390-008

  
Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 22954 which is a 70-foot high unmanned telecommunications facility disguised as a broadleaf tree with 12 antenna panels.

The project is located east of Rancho Rd, south of Aurora Rd and west of Long Canyon Rd.

## PROJECT RECOMMENDATION

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 22954**, extending the expiration date to December 30, 2028, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background**

Plot Plan No. 22954 was originally approved at the Director's Hearing on December 30, 2008. It proceeded to the Planning Commission where it was received and filed on February 4, 2009.

The First Extension of Time was received November 16, 2018, ahead of the expiration date of December 30, 2018. The applicant and the County discussed conditions of approval and reached consensus on December 4, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of this recommended condition and has agreed to accept it. Included in this staff report package is the new recommended condition of approval, and the correspondence from the Extension of Time applicant (December 4, 2018) indicating the acceptance of the one (1) recommended condition.

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

This 1<sup>st</sup> extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become December 30, 2028. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

## **ENVIRONMENTAL REVIEW**

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

## **FINDINGS**

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

### *Extension of Time Findings*

1. This Plot Plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.
2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.

**FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22954**

**Directors Hearing Extension of Time Report: March 25, 2019**

**Page 3 of 3**

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3. No changes to the approved Plot Plan are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.



# 1st EOT for PP22954

## Vicinity Map



**Legend**

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

**Notes**



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

REPORT PRINTED ON... 12/13/2018 3:32:30 PM

© Riverside County GIS





**PLANS PREPARED BY:**  
**NATIONAL**  
 COMMUNICATIONS & CONSTRUCTION, INC.  
 11111 N. SWEETWOOD DRIVE, SUITE 400  
 DENVER, CO 80233



NO.	DATE	DESCRIPTION
1	06/11/03	CLIENT REVIEWS
2	07/12/03	CLIENT REVIEWS
3	07/29/03	PLANNING REVIEWS
4	08/29/03	CONSTRUCTION SET
5	09/11/03	DRW. REVIEWS
6	09/12/03	POLE REVIEWS
7	09/29/03	CLIENT REVIEWS
8	11/26/03	CLIENT REVIEWS
9	12/29/03	CLIENT REVIEWS
10	01/15/04	ADD COM'S
11	01/15/04	ADD REVIEWS
12	01/15/04	ADD REVIEWS

**IE04734G**  
**LONG CANYON NURSERY**

TYPE LARGE CANYON DRIVE  
 DESIGNED BY SEQUOIA (UNINCORPORATED)

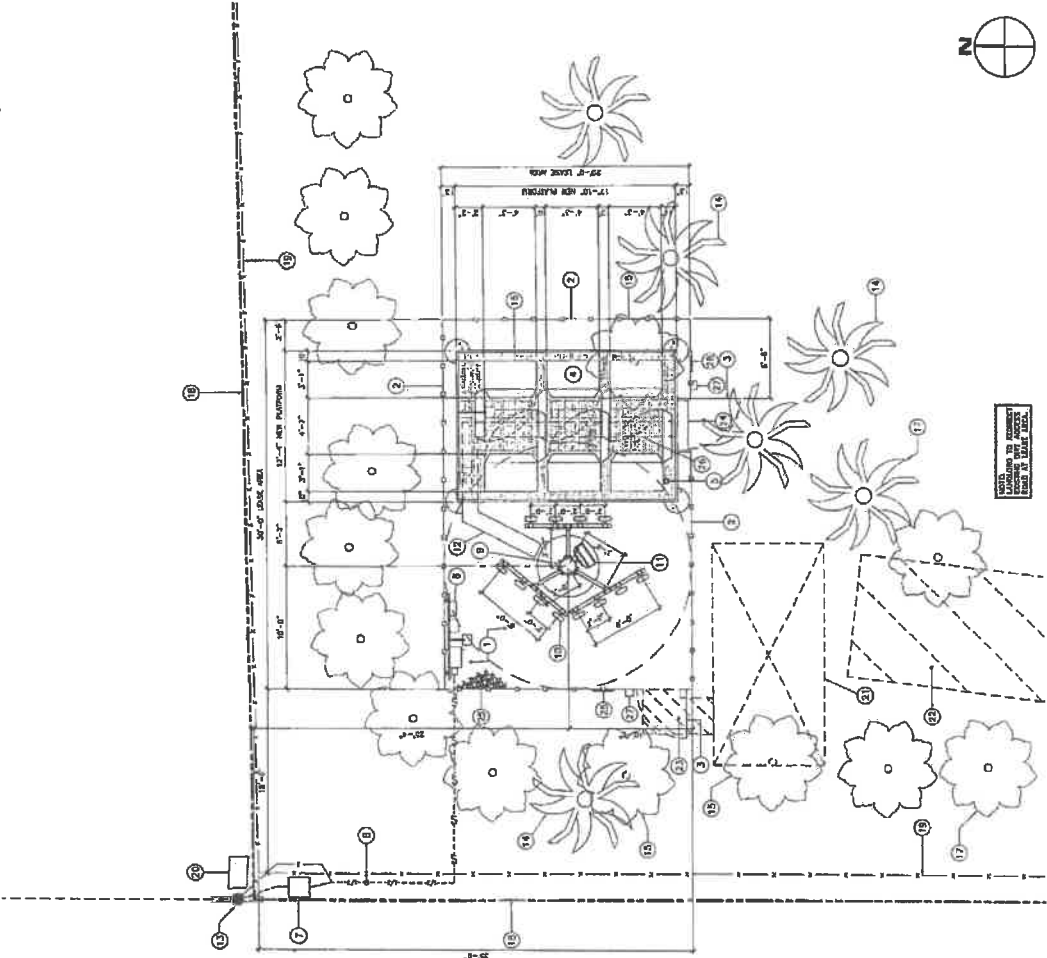


REPORT DATE: 1/15/04

**ENLARGED SITE PLAN**

PROJECT NUMBER: A-2

SCALE: 1/8"=1'-0"



**NOTES:**

- 1 USE 1-MOBILE 27'-0" x 18'-0" (450 sq. ft.) SIGNAGE TO BE INSTALLED AT DRIVE.
- 2 USE 1-MOBILE 8'-0" x 10'-0" SIGN HEIGHT SIGN OVERHUNG.
- 3 USE 1-MOBILE 4'-0" x 6'-0" SIGN HEIGHT SIGN OVERHUNG.
- 4 USE 1-MOBILE 4'-0" x 6'-0" SIGN HEIGHT SIGN OVERHUNG.
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- 27 USE 1-MOBILE 4'-0" x 6'-0" SIGN HEIGHT SIGN OVERHUNG.
- 28 USE 1-MOBILE 4'-0" x 6'-0" SIGN HEIGHT SIGN OVERHUNG.



NOTES: THE POWER IS REQUIRED FOR THE PROJECT.

**ENLARGED SITE PLAN**



**T-Mobile**  
Stick Together  
2007 © TAMM BROWN, STATE 020  
CANTON, CT 06103

**NATIONAL**  
ARCHITECTURAL FIRM  
2000 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.NATIONALARCHITECT.COM

**SEQUOIA**  
DIFFERENTIARY LANDSCAPE ARCHITECTURE  
1100 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100

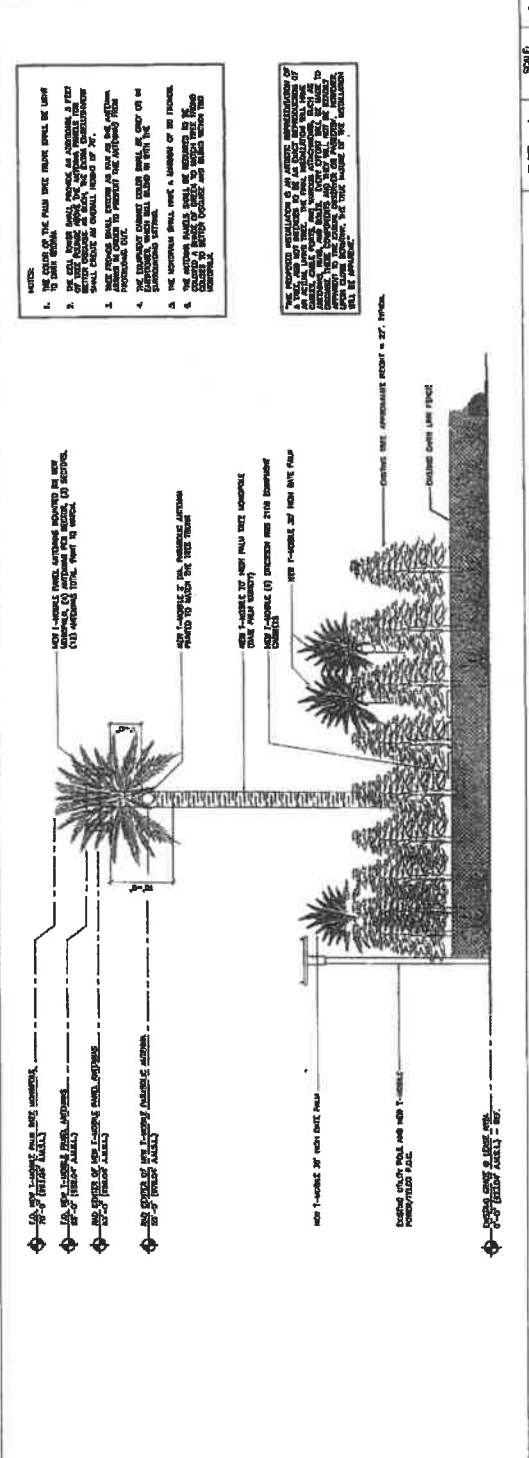
NO.	DATE	DESCRIPTION	BY
1	6/11/07	CLIENT REVISIONS	FRF
2	7/12/07	CLIENT REVISIONS	MD
3	10/02/07	PLANNING REVISIONS	FRF
4	01/29/08	CONSTRUCTION SET	MC
5	02/11/08	ORIG REVISIONS	CVD
6	04/12/08	PALE REVISION	MC
7	06/26/08	CLIENT REVISIONS	MD
8	11/29/08	CLIENT REVISION	MG
9	12/29/08	CLIENT REVISION	MG
10	01/15/09	ADD COA'S	MG
11	01/21/09	ORIG REVISIONS	MD
12		DATE REVISIONS	

**IE04734G**  
LONG CANYON NURSERY  
17500 LONG CANYON DRIVE  
CANTON, CA 95001  
(925) 255-0000

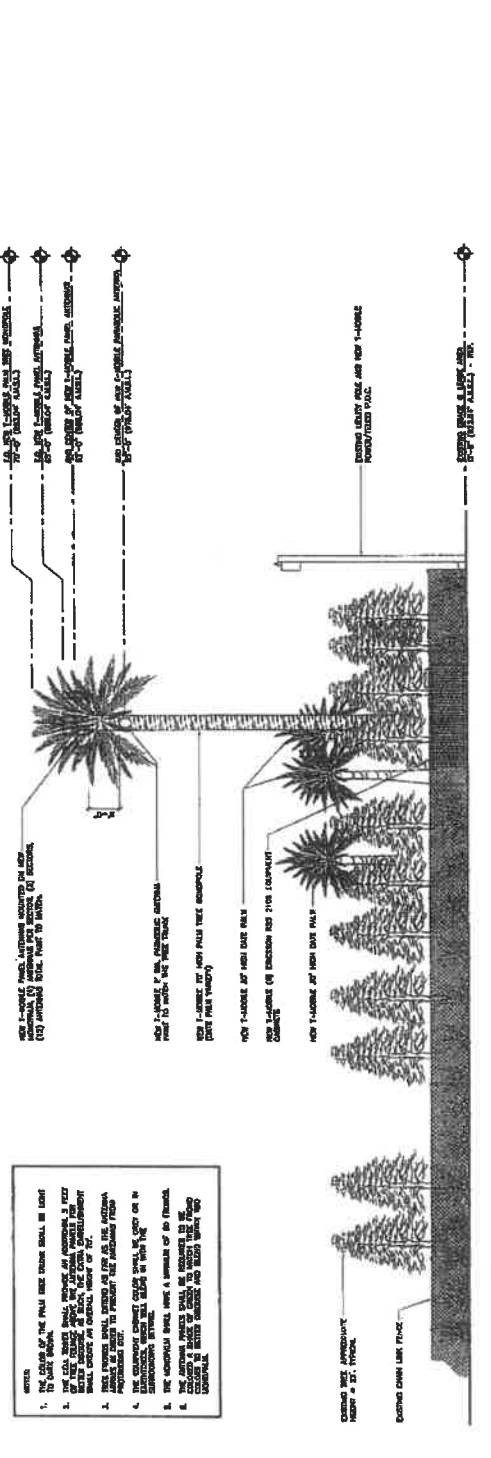


PROJECT TITLE:  
**ARCHITECTURAL ELEVATIONS**

SHEET NUMBER:  
**A-3**



**SOUTH ELEVATION** SCALE: 1/8"=1'-0"



**EAST ELEVATION** SCALE: 1/8"=1'-0"

**NOTES:**

1. THE CENTER OF THE PALM TREE SHALL BE USED TO LOCATE THE TREE SHALL BE USED TO LOCATE THE TREE SHALL BE USED TO LOCATE THE TREE...
2. THE CALL LETTER SHALL BE USED AS A REFERENCE TO THE TREE SHALL BE USED AS A REFERENCE TO THE TREE...
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**NOTES:**

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# Extension of Time Environmental Determination

Project Case Number: PP22954  
Original E.A. Number: 41492  
Extension of Time No.: 1<sup>st</sup> EOT  
Original Approval Date: December 30, 2008  
Project Location: East of Rancho Rd and West of Long Canyon Rd  
Project Description: The Plot Plan is a proposal for the construction of an unmanned T-Mobile wireless telecommunication facility disguised as a 70' high broadleaf tree. The project will consist of twelve (12) antennas mounted 65' high above grade level, six (6) equipment cabinets, and one (1) parabolic dish within a 600 square foot net lease area

On December 30, 2008, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*  
Gabriel Villalobos, Project Planner

Date: 12/13/18  
For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Danielle Tschuschke <DTschuschke@sbsite.com>  
**Sent:** Tuesday, December 04, 2018 9:25 AM  
**To:** Villalobos, Gabriel  
**Subject:** Recommended Conditions for PP22954 1st EOT

Gabriel,

On behalf of SBA Monarch Towers, LLC, the Extension of Time Applicant, I, Danielle Tschuschke, accept the following conditions of approval of the First Extension of Time, PP22954E01:

- Planning.1 Telecom - Entitlement Life

Please let us know once the Planning Director's Hearing has been scheduled for our EOT request.

Happy Holidays!

Kind Regards,

**Danielle Tschuschke**  
*Zoning Compliance Specialist*

561.981.9913 + T  
561.226.0883 + F

**From:** Villalobos, Gabriel [mailto:GVillalo@rivco.org]  
**Sent:** Tuesday, November 27, 2018 5:18 PM  
**To:** Danielle Tschuschke <DTschuschke@sbsite.com>  
**Subject:** [External] Recommended Conditions for PP22954 1st EOT

Attn: SBA Monarch Towers, LLC  
c/o Danielle Tschuschke  
8051 Congress Avenue  
Boca Raton, FL 33487

**RE: EXTENSION OF TIME REQUEST for No. 22954.**

The County Planning Department has determined it necessary to recommend the addition of new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

**Gabriel Villalobos**

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



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**[County of Riverside California](#)**



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

*Juan C. Perez*  
*Agency Director*



**03/07/19, 5:24 pm**

**PP22954E01**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP22954E01. 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.

**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.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND SGONZALE 20070905  
DRAFT SGONZALE 20070905  
PP22954

**BS-Grade. 2    0010-BS-Grade-USE - GIN 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.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND SGONZALE 20070905  
DRAFT SGONZALE 20070905  
PP22954

**BS-Grade. 3    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 yards, the applicant shall obtain a grading permit from the Building and Safety Department.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND SGONZALE 20070905  
DRAFT SGONZALE 20070905  
PP22954

**BS-Grade. 4    0010-BS-Grade-USE-G1.4 NPDES/SWPPP**

**ADVISORY NOTIFICATION DOCUMENT**

## BS-Grade

BS-Grade. 4

0010-BS-Grade-USE-G1.4 NPDES/SWPPP (cont.)

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 (916) 341-5455.

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.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND SGONZALE 20070905  
DRAFT SGONZALE 20070905  
PP22954

## Fire

Fire. 1

0010-Fire-USE-#25-GATE ENTRANCES

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

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND TWILLIAM 20070823  
DRAFT TWILLIAM 20070823  
PP22954

Fire. 2

0010-Fire-USE-#89-RAPID HAZMAT BOX

Rapid entry key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to

**ADVISORY NOTIFICATION DOCUMENT**

## Fire

Fire. 2                                      0010-Fire-USE-#89-RAPID HAZMAT BOX (cont.)  
installation.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND TWILLIAM 20070823  
DRAFT TWILLIAM 20070823  
PP22954

## Flood

Flood. 1                                      0010-Flood-USE ELEVATE ELECTRONIC EQ

The electronic equipment, the equipment/shelter shall either be elevated a minimum of 18 inches above the highest adjacent ground or the building shall be dry floodproofed to a height of 18 inches.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JGALE 20070910  
PP22954

Flood. 2                                      0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan 22954 proposes to install and maintain a wireless communication facility in the Desert Hot Springs area. The site is located on the west side of Long Canyon Road between 18th Avenue and Dillon Road.

This site receives sheet type flows from the northeast. To protect the electronic equipment, the equipment/shelter shall either be elevated a minimum of 18 inches above the highest adjacent ground or the building shall be dry floodproofed to a height of 18 inches.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JGALE 20070910  
PP22954

## Planning

Planning. 1                                      0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 1                              0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)  
has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND LMOURIQU 20070829  
DRAFT LMOURIQU 20070829  
PP22954

Planning. 2                              0010-Planning-MAP - INADVERTENT ARCHAEO FIND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
3. Grading of 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 mitigation.



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 2                      0010-Planning-MAP - INADVERTENT ARCHAEO FIND  
(cont.)

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND LMOURIQU 20070829  
DRAFT LMOURIQU 20070829  
PP22954

Planning. 3                      0010-Planning-USE - BUSINESS LICENSING

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 4                      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.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 5                      0010-Planning-USE - CO-LOCATION

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

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 6                      0010-Planning-USE - COMPLY WITH ORD./CODES

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 6                                      0010-Planning-USE - COMPLY WITH ORD./CODES (cont.)

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.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 7                                      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.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND PCLARK 20081204  
PP22954

Planning. 8                                      0010-Planning-USE - EQUIPMENT/BLDG COLOR CT

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

The color of the palm tree trunk shall be light to dark brown and the color of the antenna array shall be dark green in order to minimize visual impacts.

The antenna panels shall be required to be colored a shade of green to match tree frond colors to better disguise and blend within the monopalm.

The palm tree shall have a minimum of 80 fronds and all fronds shall extend as far as the antenna arrays. Additionally, the antenna panels shall be required to be colored green to match tree fronds to better disguise and blend within the monopalm wireless telecommunications facility. No antenna "leave socks" shall be installed.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 8                                    0010-Planning-USE - EQUIPMENT/BLDG COLOR CT  
(cont.)

The project shall provide an additional 5 foot of tree foliage above the antennas panels for better disguise. As such, the extra embellishment shall create an overall height of 70', as shown on APPROVED EXHIBIT A.

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.

AMENDED BY THE PLANNING DIRECTOR ON DECEMBER 30, 2008.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND MBORROWS 20090115  
DRAFT MBORROWS 20090115  
RECOMMND PCLARK 20081224  
DRAFT PCLARK 20081224  
RECOMMND MBORROWS 20081223  
DRAFT MBORROWS 20081223  
RECOMMND CARRIETA 20081022  
DRAFT PCLARK 20080918  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 9                                    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.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 10                                   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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 10                              0010-Planning-USE - FUTURE INTERFERENCE (cont.)  
communication facilities, the applicant shall consult with  
County Information Technology staff and implement  
mitigation measures acceptable to the Department of  
Information Technology.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND CARRIETA 20081022  
DRAFT CARRIETA 20081008  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 11                              0010-Planning-USE - GEO01923

County Geologic Report (GEO) No. 1923, submitted for this  
project (PP22954), was prepared by AESCO Technologies, Inc.  
and is entitled: "Geotechnical Report, Proposed  
T-Mobile Wireless Communication Facility, Site No.  
IE04734G, Site Name: Long Canyon Nursery, 17505 Long Canyon  
Road, Desert Hot Springs, California," dated July 20, 2007.

In addition, the following documents were submitted for  
this project:

"Response to the County of Riverside, Proposed T-Mobile  
Wireless Communications Facility, Site No. IE04734G, Site  
Name: Long Canyon Nursery, 17505 Long Canyon Road, Desert  
Hot Springs, California," dated January 16, 2008.

These documents are herein incorporated as part of GEO No.  
1923.

GEO No. 1923 concluded:

- 1.The consultant concluded that the nearest active fault to  
the site is the San Andreas Fault Zone, located about 0.4  
kilometers to the northeast of the site.
- 2.No faulting has been mapped on the site or noted during  
the consultant's geologic investigation of the site. .
- 3.The potential for surface fault rupture on the site is  
considered low.
- 4.The potential for liquefaction is considered low due to  
the lack of shallow groundwater.

GEO No. 1923 recommended:

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 11                      0010-Planning-USE - GEO01923 (cont.)

1.The seismic shaking parameters presented in the report should be applied to the proposed structures on the site.

GEO No. 1923 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1923 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND KEARLY 20080505  
PP22954

Planning. 12                      0010-Planning-USE - LANDSCAPING REVIEW/COMPL

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the preliminary landscaping plans.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND MBORROWS 20081203  
PP22954

Planning. 13                      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.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 14                      0010-Planning-USE - MAX HEIGHT

The monopole located within the property shall not exceed a height of 65 feet. However, the project shall be given an additional 5 feet for tree branches and foliage.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 14                                      0010-Planning-USE - MAX HEIGHT (cont.)

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 15                                      0010-Planning-USE - NO USE PROPOSED LIMIT CT

The balance of the subject property, APN:656-390-008 (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.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 16                                      0010-Planning-USE - ORD 875 CVMSHCP FEE (1)

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND CARRIETA 20081022  
PP22954

Planning. 17                                      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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 17                              0010-Planning-USE - SITE MAINTENANCE CT (cont.)

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 18                              0010-Planning-USE - 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 Planning Department shall require inspections in accordance with the Planning Department's conditions of approval 90 PLANNING 10 - Landscape/Irrigation Install.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND MBORROWS 20081203  
PP22954

Planning. 19                              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 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.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND CARRIETA 20081022  
PP22954

Planning. 20                              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

### ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20                                0020-Planning-USE - LIFE OF PERMIT (cont.)  
 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.

Comments: INEFFECT CARMUNO1 20090313  
 RECOMMND JEQUINA 20071214  
 DRAFT JEQUINA 20071214  
 PP22954

Planning. 21                                Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by 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 colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use) or subsequent replacement ordinance, this condition of approval shall become null and void.

Planning-All

Planning-All. 1                                0010-Planning-All-USE - 90 DAYS TO PROTEST

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

Comments: INEFFECT CARMUNO1 20090313  
 RECOMMND PCLARK 20081204  
 PP22954

Planning-All. 2                                0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 2                      0010-Planning-All-USE - DEFINITIONS (cont.)

all capitals in the attached conditions of Plot Plan

No.22954 shall be henceforth defined as follows:

- APPROVED EXHIBIT A = Plot Plan No.22954,
- Exhibit A-1, Amended No. 1 (cover page and notes),
- Exhibit A-2, Amended No. 1 (notes),
- Exhibit A-3, Amended No. 1 (topographic),
- Exhibit A-4, Amended No. 1 (site plan),
- Exhibit A-5, Amended No. 1 (enlarged site plan),
- Exhibit B-1, Amended No. 1 (elevations),
- Exhibit B-2, Amended No. 1 (elevations),
- Exhibit E-1, Amended No. 1 (conceptual planting plan),
- Exhibit E-2, Amended No. 1 (planting details),
- Exhibit M (simulation photos).

Comments: INEFFECT CARMUNO1 20090313  
 RECOMMND CARMUNOZ 20090109  
 DRAFT CARMUNOZ 20090109 C000670279  
 RECOMMND MBORROWS 20081203  
 DRAFT PCLARK 20080918  
 RECOMMND JEQUINA 20071214  
 DRAFT JEQUINA 20071214  
 PP22954

Planning-All. 3                      0010-Planning-All-USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP22954. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will 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.

Comments: INEFFECT CARMUNO1 20090313  
 RECOMMND JEQUINA 20071214  
 DRAFT JEQUINA 20071214  
 PP22954

Planning-All. 4                      0010-Planning-All-USE - PROJECT DESCRIPTION

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 4                      0010-Planning-All-USE - PROJECT DESCRIPTION (cont.)

The use hereby permitted is for the installation and operation of a wireless communications facility disguised as a 70' high palm tree. The project shall consist of 12 antenna panels, located 65' high above grade level, six (6) equipment cabinets, and one (1) 2' in diameter parabolic antenna within a 600 square foot lease area, located within Assessors Parcel Number 656-390-008.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND MBORROWS 20081224  
DRAFT MBORROWS 20081224  
RECOMMND PCLARK 20081204  
DRAFT PCLARK 20081204  
RECOMMND CARRIETA 20081022  
DRAFT PCLARK 20080918  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

### Transportation

Transportation. 1                      0010-Transportation-USE - ASSESS/BENEFIT DIST 1

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND REGRAMLI 20071220  
DRAFT REGRAMLI 20071217  
PP22954

Transportation. 2                      0010-Transportation-USE - STD INTRO 3(ORD 460/461)

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 Ordinance 460 and 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. These Ordinances and all

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 2                      0010-Transportation-USE - STD INTRO 3(ORD 460/461)  
(cont.)

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.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND REGRAMLI 20071220  
DRAFT REGRAMLI 20071217  
PP22954

Transportation. 3                      0010-Transportation-USE - TS/EXEMPT

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

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND REGRAMLI 20071220  
DRAFT REGRAMLI 20071217  
PP22954

Plan: PP22954E01

Parcel: 656390008

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-USE-G1.4 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 (916) 341-5455.

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 - FEE STATUS

Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 22954, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2                      0060-Planning-USE - PM10 MITIGATION PLAN

Not Satisfied

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional

Plan: PP22954E01

Parcel: 656390008

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-USE - PM10 MITIGATION PLAN (cont.)                      Not Satisfied  
that the control measures of the plan are included in the  
grading and building plans submitted to the Department of  
Building and Safety pursuant to obtaining a grading permit.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-USE - SITE EVALUATION                      Not Satisfied  
The information provided does not indicate whether any  
grading has taken place or will take place on this lot.  
Therefore, prior to the issuance of any building permits,  
the applicant shall provide the Building & Safety  
Department with documentation that the cell tower and  
equipment site is not graded - a site is considered not  
graded if it has less than 50 cubic yards of cut or fill  
(whichever is greater) material on it. If the grading  
status of the site cannot be determined from the  
information supplied by the applicant, documentation of  
site status will be required. Documentation can be in the  
form of a signed and stamped letter from a registered civil  
engineer - stating less than 50 cubic yards of cut or fill  
material has been graded - or by a special inspection  
permit from the Building & Safety Department's Grading  
Division. This permit pays for a site review to determine  
the need for further information or a permit on the  
existing grading - if any.

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  
M, dated 11/16/08.

AMENDED BY THE PLANNING DIRECTOR ON DECEMBER 30, 2008.

080 - Planning. 2                      0080-Planning-USE - LANDSCAPE PLOT PLAN                      Not Satisfied  
Prior to issuance of building permits, seven (7) copies  
of a Shading, Parking, Landscaping and Irrigation Plan  
shall be submitted to and approved by the County Planning  
Department. Said plan shall be submitted to the Department  
in the form of a plot plan application pursuant to County  
Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not  
subject to the California Environmental Quality Act and not  
subject to review by any governmental agency other than the  
Planning Department), along with the current fee. The plan  
shall be in compliance with Section 18.12, Sections 19.300

Plan: PP22954E01

Parcel: 656390008

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2                      0080-Planning-USE - LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied

through 19.304., and the conditions of approval of PP22954. The plan shall show all common open space areas and the location, number, genus, species, and container size of plants. The plan shall address all areas and conditions of the permit requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and which have low water usage.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department only. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Building & Safety Department.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

080 - Planning. 3                      0080-Planning-USE - LNDSCG CV PROJ SPECIFIC                      Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Landscape plans shall contain the Agricultural Commissioner's note as indicated in general conditions, above, if the project is located in the Coachella Valley.
- b. In order to assist in project coordination with county inspection requirements, including but not necessarily limited to the Agricultural Commissioner's Office, all landscape plans shall contain the name, address and phone number of both the landscape plan preparer and the project developer, the property's Assessors Parcel Number(s) and a vicinity map.
- c. A minimum of three (3) date palms, or equivalent species, at a height of thirty (30) feet shall be planted near the wireless communication facility; appropriate

Plan: PP22954E01

Parcel: 656390008

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3                      0080-Planning-USE - LNDSCG CV PROJ SPECIFIC (cont.)      Not Satisfied  
irrigation shall be included from an on-site well system or  
a water utility. The source of water shall be verified as  
determined by the Planning Department.

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 the 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 - CERTIFY LANDSCAPE COMPLY                      Not Satisfied  
The permit holder's landscape architect or other state  
licensed party responsible for preparing landscaping and  
irrigation plans shall provide a Compliance Letter to the  
Planning Department and the Department of Building and  
Safety stating that the landscape and irrigation system  
has been installed in compliance with the approved  
landscaping and irrigation plans. The Compliance letter  
shall be submitted at least thre (3) working days prior to  
final inspection of the structure or issuance of occupancy  
permit, whichever occurs first.

090 - Planning. 2                      0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN                      Not Satisfied  
All required landscape planting and irrigation shall be  
installed in accordance with approved Landscaping,  
Irrigation, and Shading Plans and be in a condition  
acceptable to the Mangement Agency - Land Use Division. The  
plants shall be healthy and free of weeds, disease or  
pests. The irrigation system shall be properly  
constructed and determined to be in good working order.

Plan: PP22954E01

Parcel: 656390008

90. Prior to Building Final Inspection

Planning

090 - Planning. 2                      0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN (cont)      Not Satisfied

090 - Planning. 3                      0090-Planning-USE - LNDSCPE/IRRIG INSTALL                      Not Satisfied

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOSIT," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

090 - Planning. 4                      0090-Planning-USE - ORD 875 CVMSHCP FEE (2)                      Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan No. 22954 is calculated to be 0.25 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 5                      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



Plan: PP22954E01

Parcel: 656390008

90. Prior to Building Final Inspection

Planning

090 - Planning. 5                      0090-Planning-USE - ORD NO. 659 (DIF) (cont.)                      Not Satisfied  
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.22954 has been calculated to be 0.25 acre.

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. 6                      0090-Planning-USE - PALM TREE TOWER REQ.                      Not Satisfied

The proposed cell tower shall be disguised as a 70' high palm tree. Therefore, the project shall adhere to the design requirements listed below:

- 1) Cell tower trunk shall be colored in light or dark brown to resemble a palm tree trunk.
- 2) The cell tower shall provide an additional 5 feet of palm tree fronds above the antenna panels for better disguise. As such, the extra embellishment shall create an overall height of 70'.
- 3) The antenna panels shall be required to be colored a shade of green to match tree frond colors to better disguise and blend within the monopalm.
- 4) A minimum of 80 tree fronds are required and fronds shall extend as far as the antenna arrays in order to prevent the antennas from protruding out.

AMENDED BY THE PLANNING DIRECTOR ON DECEMBER 30, 2008.

090 - Planning. 7                      0090-Planning-USE - SIGNAGE REQUIREMENT                      Not Satisfied

Prior to final inspection of any building permit, the applicant, 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: PP22954E01

Parcel: 656390008

90. Prior to Building Final Inspection

Planning

090 - Planning. 7                      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, a 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. 8                      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. 9                      0090-Planning-USE - WALL & FENCE LOCATIONS                      Not Satisfied

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

090 - Planning. 10                      0090-Planning-USE - WROUGHT IRON FENCE REQ.                      Not Satisfied

A six (6) foot high wrought iron fence shall be constructed along the perimeter of the lease area. The required fence shall be subject to the approval of the Building and Safety Department.