



RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

1:30 P.M.

JANUARY 26, 2011

**PLANNING
COMMISSIONERS
2011**

1st District
John Roth
Chairman

2nd District
John Snell
Vice Chairman

3rd District
John Petty

4th District
Jim Porras

5th District
Jan Zuppardo

Planning Director
Carolyn
Syms Luna

Legal Counsel
Michelle Clack
Deputy County
Counsel

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• **SPECIAL MEETING** • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR, BOARD CHAMBERS
RIVERSIDE, CALIFORNIA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. 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 any accommodations are needed, please contact Desiree Bowie at (951) 955-0222 or E-mail at dbowie@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR

1.1 **ADOPTION OF REVISED 2011 PLANNING COMMISSION CALENDAR**

2.0 PUBLIC HEARING: 1:30 P.M. or as soon as possible thereafter:

2.1 **PLOT PLAN NO. 24431/VARIANCE NO. 1874** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Drive – 3.2 Acres - Zoning: Residential Agricultural – 2½ Acres Minimum (R-A-2½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve panel antennas located on three sectors, one parabolic antenna, and one GPS antenna. The 860 square foot lease area will contain six equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three live pine trees are also proposed to be planted within the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance No. 348 Section 19.410 to 55 feet, which thereby raises the maximum height allowed by 5 feet due to the topography of the project's location. - APN: 285-440-022. Project Planner, Damaris Abraham at 951-955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

- 2.2 **GENERAL PLAN AMENDMENT NO. 1083** – CEQA Exempt - County Initiated – Countywide, All Area Plans – **PROPOSAL:** This GPA proposes to amend the Cultural and Paleontological Resources section of the Multipurpose Open Space Element found within the Riverside County General Plan. The proposal refines and enhances the original introductory text to highlight the County’s rich cultural heritage. The proposal also includes updated policies that will guide how the County preserves its cultural resources and proposes new policies that include but are not limited to preserving unique resources, maintaining the confidentiality of sensitive locations, exercising sensitivity and respect for historical human remains, and preserving resources in place to the extent feasible. The proposal would also eliminate a map that previously depicted sensitive archaeological resources in order to prevent collection of these resources by unauthorized individuals. Project Planner, Kristi Lovelady at 951-955-0781 or email klovelad@rctlma.org.
- 3.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 1:30 p.m. or as soon as possible thereafter. (Presentation available upon Commissioners’ request)
- 3.1 **NONE**
- 4.0 WORKSHOPS:
- 4.1 NONE
- 5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 6.0 DIRECTOR’S REPORT
- 7.0 COMMISSIONER’S COMMENTS

Agenda Item No.: 2.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisory District: First
Project Planner: Damaris Abraham
Planning Commission: January 26, 2011
Continued From: January 5, 2011

PLOT PLAN NO. 24431
VARIANCE NO. 1874
EA Number: 42274
Applicant: T-Mobile West
Engineer/Representative: Barbara Saito

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted within the project area.

The variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

The project is located northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Drive.

FURTHER PLANNING CONSIDERATIONS:

January 5, 2011

On December 13, 2010 the project was approved at Director's Hearing and set for Planning Commission Receive and File on January 5, 2011. On January 5, 2011, the Planning Commission set the project for hearing on January 26, 2011 in order for the applicant to provide more information regarding alternative sites that were analyzed for this project. The applicant indicated that other sites were evaluated. In particular, the Harley John Water Tank located south of Scottsdale Dr and west of Harley John Rd was evaluated and was not selected because the site is too far from the proposed coverage area and gives duplicate coverage that already exists, while leaving gaps where coverage is necessary.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west |
| 3. Existing Zoning: | Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) |
| 4. Surrounding Zoning: | Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west |
| 5. Existing Land Use: | Water tank |
| 6. Surrounding Land Use: | Single family residences to the north, south, east and west |

O.M.

7. Project Data: Total Acreage: 3.2 Acres
Lease Area: 860 Square Feet
8. Environmental Concerns: See Attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42274**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **VARIANCE NO. 1874**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 24431**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 55 foot high pine tree, is permitted use in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west.

4. The zoning for the subject site is Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2).
5. The proposed use, a wireless telecommunication facility disguised as a 55 foot high pine tree, is consistent with the development standards set forth in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 55 foot high pine tree is a permitted use, subject to approval of a plot plan and a variance in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
7. Ordinance 348 section 18.27 (a) states that variances may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of Ordinance 348 deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. The current placement and height of the facility is most viable due to the topography and the location of the project site. The proposed project is located in an area that has unique characteristics of rolling hills which create a coverage gap within certain areas. The site is very hilly and the streets wind throughout the area. A forty-one foot tall water tank reservoir is located on the property along with a steep slope to the east and a tree row to the south. In addition, there exists a 5 feet gradient difference between the perimeter road way and the project's location. Adhering to the maximum height allowed by the zone will prevent the wireless facility from reaching the minimum coverage needed for the area and will deprive the applicant of the subject application the coverage that other properties in the vicinity will normally enjoy.
8. The project site is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west.
9. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 42274 identified the following potentially significant impacts:
 - a) Aesthetics

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing the following letters have been received:
 - a. Letter in opposition from Sharon Stanke, dated August 6, 2010.
 - b. Letter in opposition from Thomas and Noel Roush, dated August 2, 2010.
2. The project site is not located within:
 - a. A Flood Zone.
 - b. A Fault Zone
 - c. A High Fire area.

- d. An Airport Influence Area.
 - e. A County Service Area.
 - f. A Subsidence Area.
 - g. A Liquefaction Area.
3. The project site is located within:
- a. The City of Riverside Sphere of Influence.
 - b. The Stephens Kangaroo Rat Fee Area.
 - c. The Boundaries of the Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 285-440-022.
5. This project was filed with the Planning Department on 02/2/2010.
6. This project was reviewed by the Land Development Committee one time on the following date
03/04/10
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total
\$11,629.18.

DA:da

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Date Revised: 1/26/11

Agenda Item No.: 1.3
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisory District: First
Project Planner: Damaris Abraham
Planning Commission: January 5, 2011

Plot Plan No. 24431
Variance No. 1874
E.A. Number: 42274
Applicant: T-Mobile West
Engineer/Representative: Barbara Saito

COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.

The variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

The project is located in the Lake Mathews/Woodcrest Area Plan, more specifically northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Drive.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on December 13, 2010.

The Planning Department staff recommended **APPROVAL**; and,
THE PLANNING DIRECTOR:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42274**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVED VARIANCE NO. 1874, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED PLOT PLAN NO. 24431, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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Date Revised: 12/13/10

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Agenda Item No.: 4.5
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisorial District: First
Project Planner: Damaris Abraham
Directors Hearing: December 13, 2010

Plot Plan No. 24431
Variance No. 1874
EA Number: 42274
Applicant: T-Mobile West
Engineer/Representative: Barbara Saito

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

The following items have been revised as a result of the December 13, 2010 Director's Hearing:

1. The following conditions of approval have been updated:

10. EVERY.3 DEFINITIONS
80. PLANNING.5 LC SPECIMEN TREES REQUIRE

2. The following condition of approval has been deleted:

80. PLANNING.7 LC SPECIMEN TREES REQUIRE

3. The following conditions of approval have been added to the project:

10. PLANNING.22 MAINTAIN ANT SOCKS/BRANC
80. PLANNING.8 BRANCH HT/ANTENNA SOCKS
90. PLANNING.12 SITE INSPECTION

Agenda Item No.: 4.5
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisorial District: First
Project Planner: Damaris Abraham
Director's Hearing: December 13, 2010

Plot Plan No. 24431
Variance No. 1874
EA Number: 42274
Applicant: T-Mobile West
Engineer/Representative: Barbara Saito

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.

The variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

The project is located in the Lake Mathews/Woodcrest Area Plan, more specifically northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Drive.

FURTHER PLANNING CONSIDERATIONS:

The project was continued off calendar from the August 9, 2010 Director's Hearing due to an advertising error.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west |
| 3. Existing Zoning: | Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) |
| 4. Surrounding Zoning: | Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west |
| 5. Existing Land Use: | Water tank |
| 6. Surrounding Land Use: | Single family residences to the north, south, east and west |
| 7. Project Data: | Total Acreage: 3.2 Acres
Lease Area: 860 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42274**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **VARIANCE NO. 1874**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 24431**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 55 foot high pine tree, is permitted use in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west.
4. The zoning for the subject site is Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2).

5. The proposed use, a wireless telecommunication facility disguised as a 55 foot high pine tree, is consistent with the development standards set forth in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 55 foot high pine tree is a permitted use, subject to approval of a plot plan and a variance in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
7. Ordinance 348 section 18.27 (a) states that variances may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of Ordinance 348 deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. The current placement and height of the facility is most viable due to the topography and the location of the project site. The proposed project is located in an area that has unique characteristics of rolling hills which create a coverage gap within certain areas. The site is very hilly and the streets wind throughout the area. A forty-one foot tall water tank reservoir is located on the property along with a steep slope to the east and a tree row to the south. In addition, there exists a 5 feet gradient difference between the perimeter road way and the project's location. Adhering to the maximum height allowed by the zone will prevent the wireless facility from reaching the minimum coverage needed for the area and will deprive the applicant of the subject application the coverage that other properties in the vicinity will normally enjoy.
8. The project site is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west.
9. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 42274 identified the following potentially significant impacts:
 - a) Aesthetics

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing the following letters have been received:
 - a. Letter in opposition from Sharon Stanke, dated August 6, 2010.
 - b. Letter in opposition from Thomas and Noel Roush, dated August 2, 2010.
2. The project site is not located within:
 - a. A Flood Zone.
 - b. A Fault Zone
 - c. A High Fire area.
 - d. An Airport Influence Area.
 - e. A County Service Area.
 - f. A Subsidence Area.

- g. A Liquefaction Area.
3. The project site is located within:
 - a. The City of Riverside Sphere of Influence.
 - b. The Stephens Kangaroo Rat Fee Area.
 - c. The Boundaries of the Riverside Unified School District.
 4. The subject site is currently designated as Assessor's Parcel Number 285-440-022.
 5. This project was filed with the Planning Department on 02/2/2010.
 6. This project was reviewed by the Land Development Committee one time on the following date
03/04/10
 7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total
\$11,629.18.

DA:da

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Date Prepared: 04/28/10

Date Revised: 10/13/10

Agenda Item No.: 3.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisorial District: First
Project Planner: Damaris Abraham
Director's Hearing: August 9, 2010

Plot Plan No. 24431
EA Number: 42274
Applicant: T-Mobile West
Engineer/Representative: Barbara Saito

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 50' high pine tree (55' with foliage) with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west |
| 3. Existing Zoning: | Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) |
| 4. Surrounding Zoning: | Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west |
| 5. Existing Land Use: | Water tank |
| 6. Surrounding Land Use: | Single family residences to the north, south, east and west |
| 7. Project Data: | Total Acreage: 3.2 Acres
Lease Area: 860 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42274**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **PLOT PLAN NO. 24431**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree (55' with foliage), is permitted use in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west.
4. The zoning for the subject site is Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2).
5. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree (55' with foliage) is a permitted use, subject to approval of a plot plan in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree (55' with foliage), is consistent with the development standards set forth in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
7. The project site is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west.
8. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 42274 identified the following potentially significant impacts:

a) Aesthetics

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Flood Zone.
 - b. A Fault Zone
 - c. A High Fire area.
 - d. An Airport Influence Area.
 - e. A County Service Area.
 - f. A Subsidence Area.
 - g. A Liquefaction Area.
3. The project site is located within:
 - a. The City of Riverside Sphere of Influence.
 - b. The Stephens Kangaroo Rat Fee Area.
 - c. The Boundaries of the Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 285-440-022.
5. This project was filed with the Planning Department on 02/2/2010.
6. This project was reviewed by the Land Development Committee one time on the following date 03/04/10
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,629.18.

DA:da

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Date Prepared: 04/28/10

Date Revised: 6/23/10

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP24431 VAR01874
VICINITY/POLICY AREAS

Supervisor Buster
District: 1

Date Drawn: 1/06/11
Vicinity Map



Zoning District: Cajalco
Township/Range: T4SR5W
Section: 1

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



Assessors Bk. Pg. 285-44
Thomas Bros. Pg. 776 B1
Edition 2009



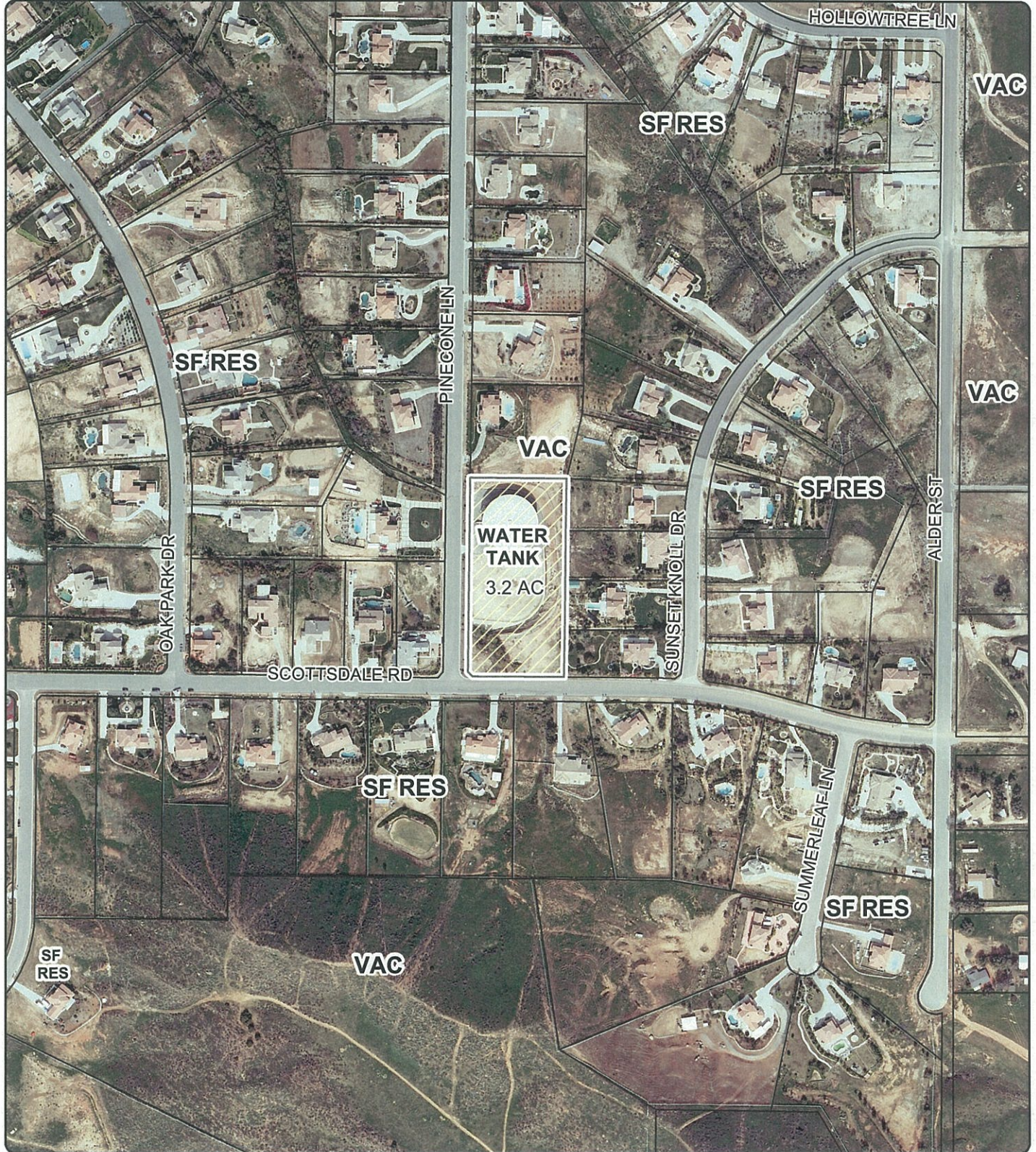
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24431 VAR01874

Supervisor Buster
District: 1

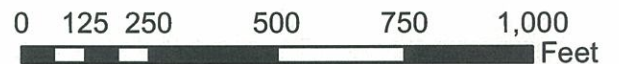
Date Drawn: 1/06/11
Exhibit 1

LAND USE



Zoning District: Cajalco
Township/Range: T4SR5W
Section: 1

Assessors Bk. Pg. 285-44
Thomas Bros. Pg. 776 B1
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

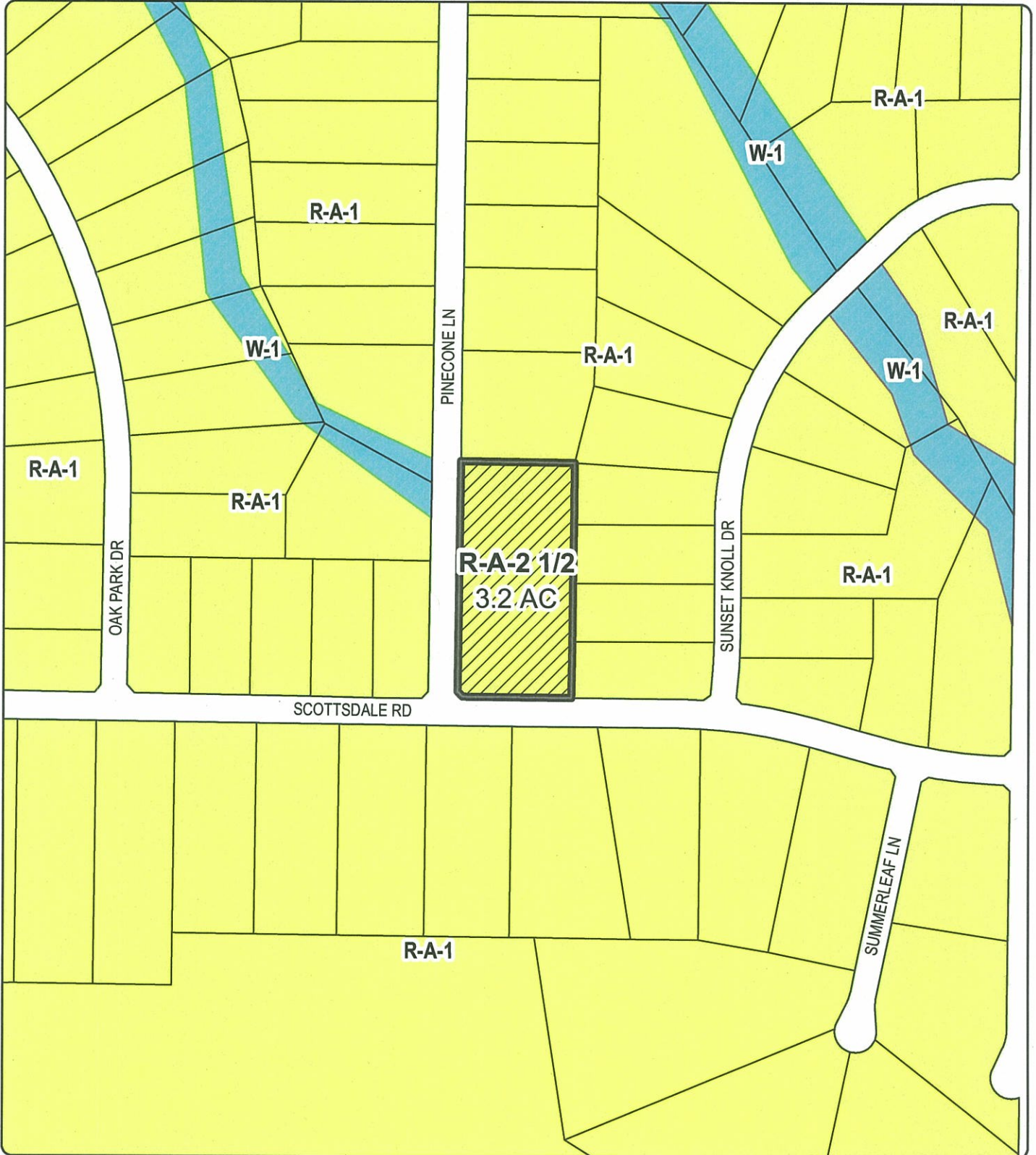
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24431 VAR01874

EXISTING ZONING

Supervisor Buster
District: 1

Date Drawn: 1/06/11
Exhibit 2



Zoning District: Cajalco
Township/Range: T4SR5W
Section: 1

Assessors Bk. Pg. 285-44
Thomas Bros. Pg. 776 B1
Edition 2009



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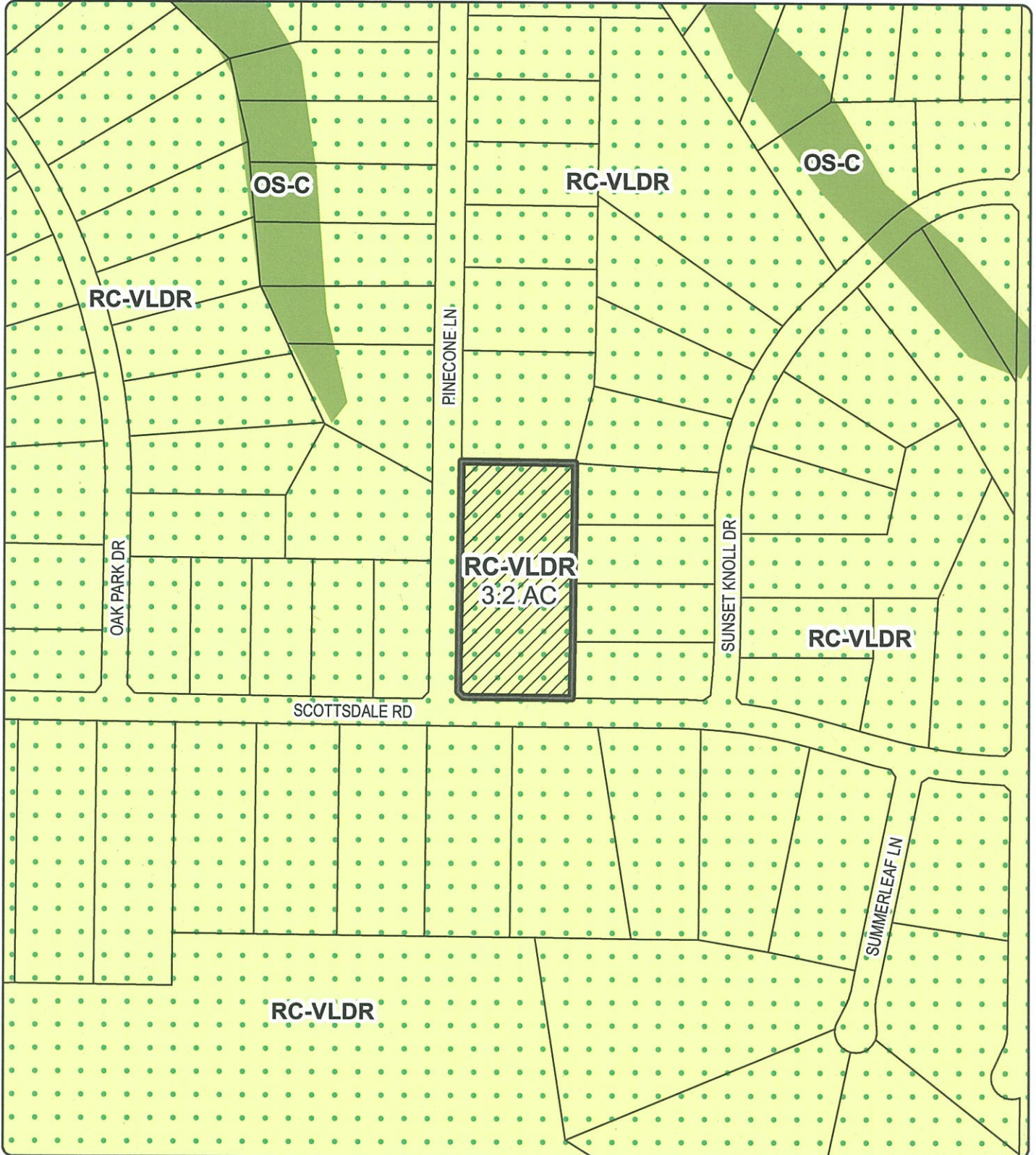
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP24431 VAR01874

EXISTING GENERAL PLAN

Supervisor Buster
District: 1

Date Drawn: 1/06/11
Exhibit 5



Zoning District: Cajalco
Township/Range: T4SR5W
Section: 1



Assessors Bk. Pg. 285-44
Thomas Bros. Pg. 776 B1
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>





IE24889A - ROOSEVELT

8727 PINECONE LANE RIVERSIDE, CA 92504

AVILA INC

VIEW FROM ROW

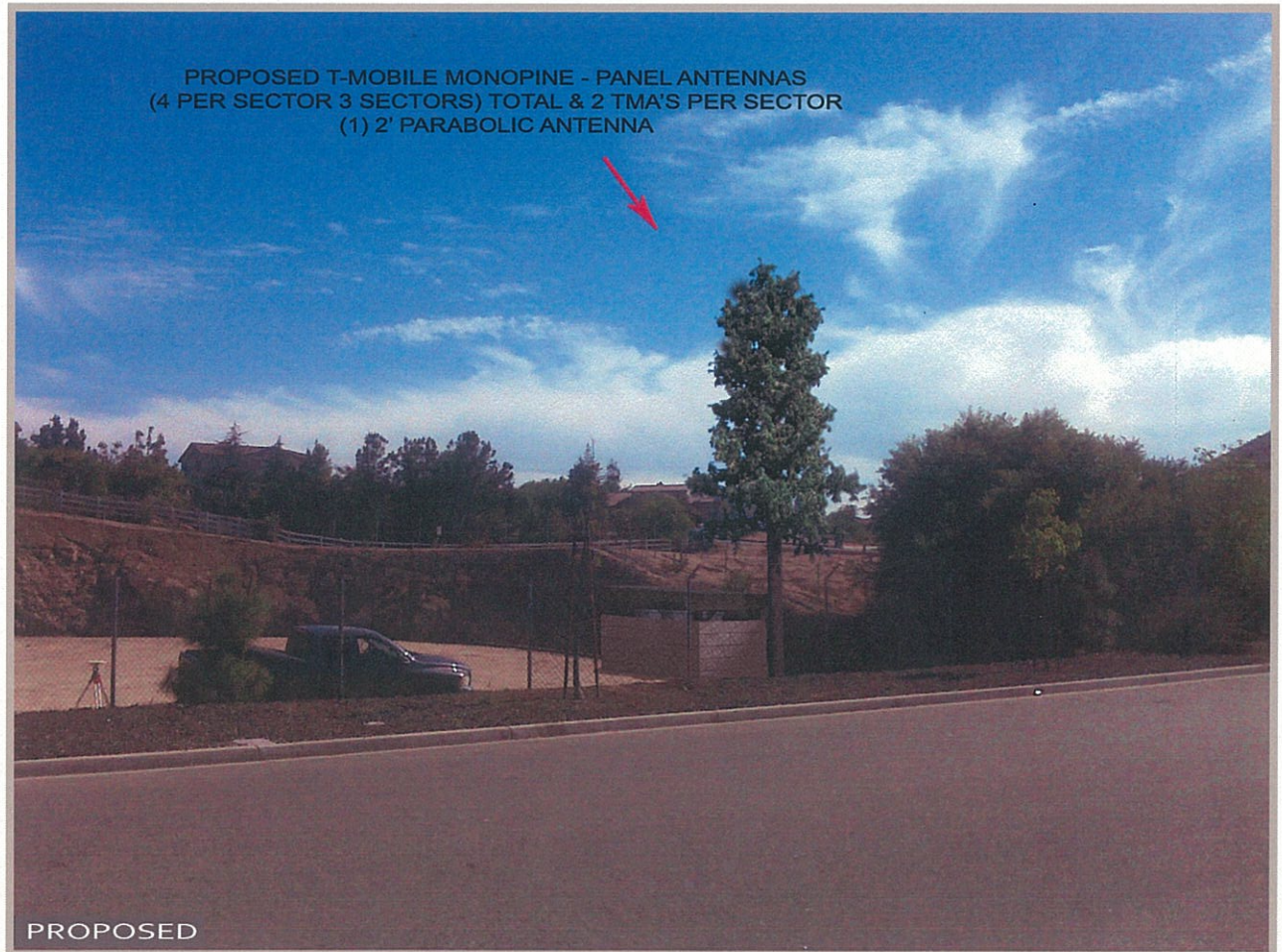
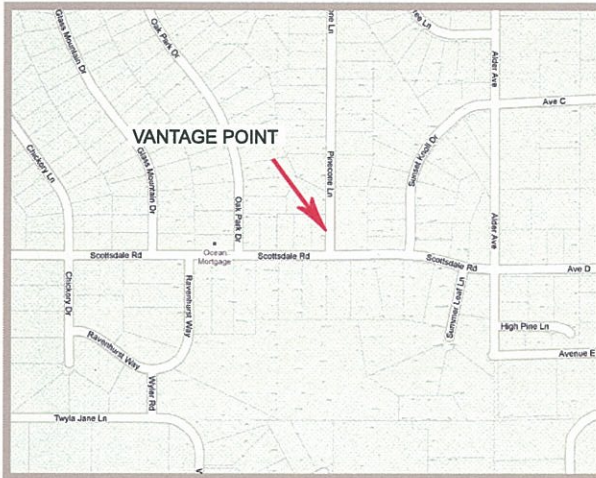


Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.



IE24889A - ROOSEVELT

18727 PINECONE LANE RIVERSIDE, CA 92507

AVILA INC

VIEW FROM WEST ON SCOTTSDALE

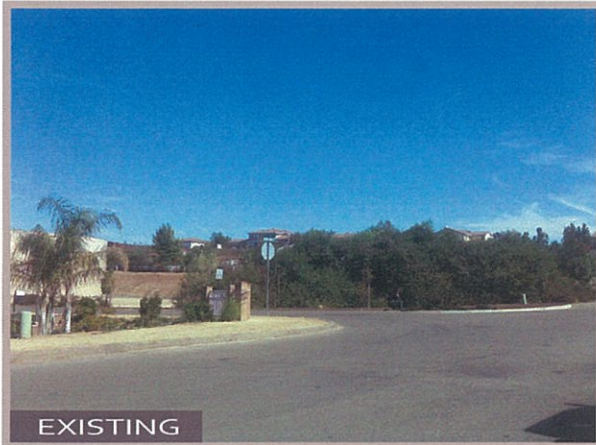


Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.

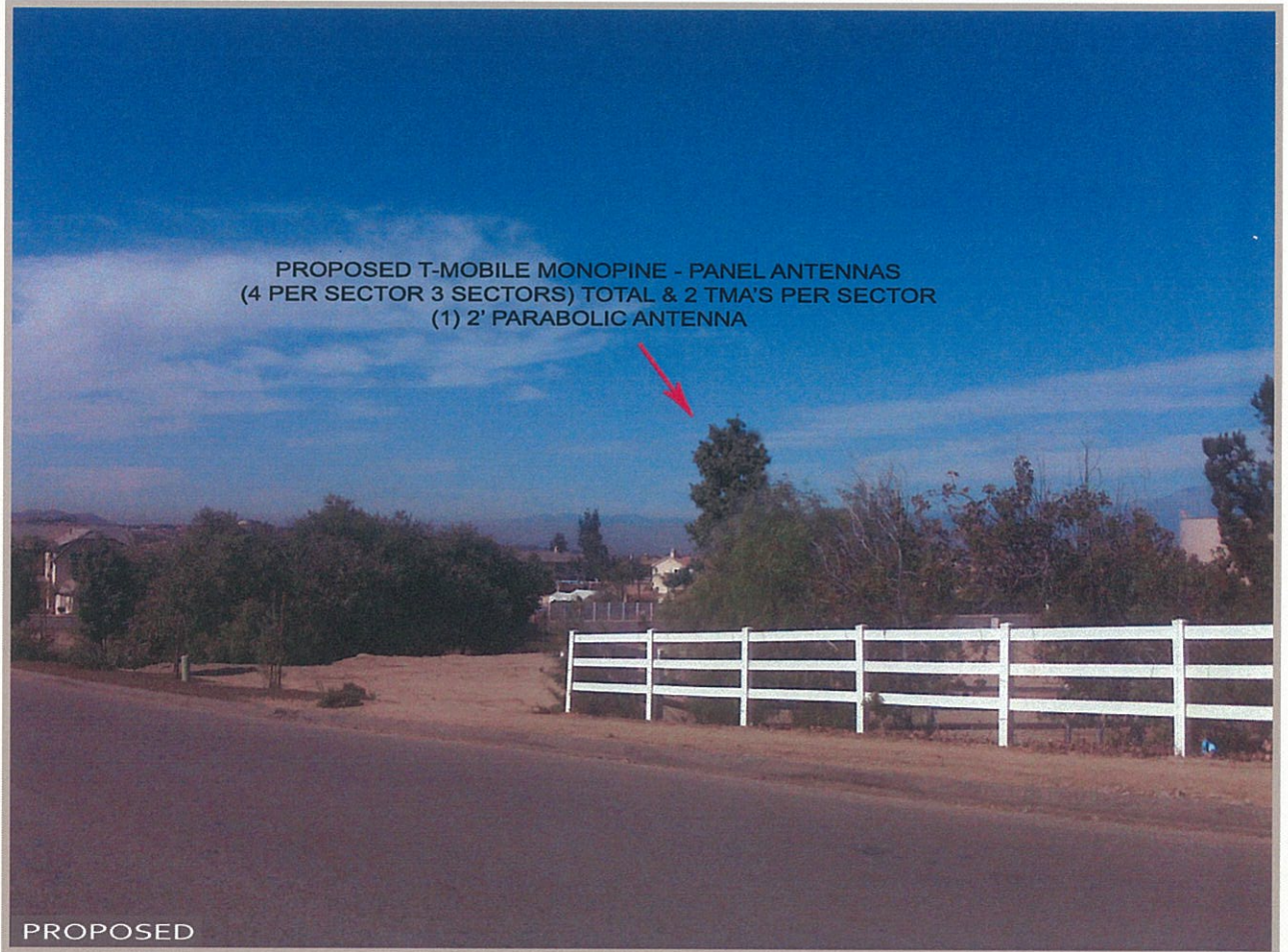
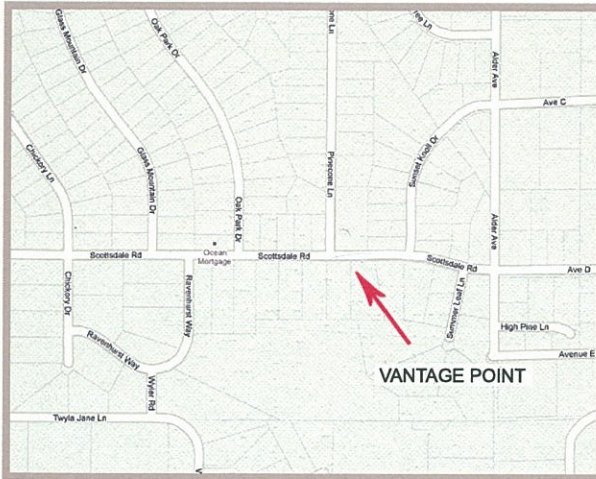


IE24889A - ROOSEVELT

18727 PINECONE LANE RIVERSIDE, CA 92504

AVILA INC

VIEW FROM EAST ON SCOTTSDALE



PROPOSED T-MOBILE MONOPINE - PANEL ANTENNAS
(4 PER SECTOR 3 SECTORS) TOTAL & 2 TMA'S PER SECTOR
(1) 2' PARABOLIC ANTENNA



EXISTING

PROPOSED

Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.

T-Mobile®

SITE NUMBER: IE24889A
SITE NAME: ROOSEVELT WT
SITE TYPE: RAWLAND

CITY: RIVERSIDE
COUNTY: RIVERSIDE
JURISDICTION: CITY OF RIVERSIDE

T-Mobile®
Stick Together™

3257 E. QUAST RD., SUITE 200
 CHICOPEE, CA 91791

PLANS PREPARED BY:



CONNELL DESIGN GROUP, LLC
 CONSULTING GROUP, L.L.C.
 4885 MACARTHUR COURT, SUITE 480, NEWPORT BEACH, CA 92660
 (949) 752-8887 OFFICE • (949) 752-8887 FAX
 CDG#: 09-6817

CONSULTING GROUP:

AVILA INC.
 6254 Avila Rd.
 Yucca Valley, CA 92284
 (760) 228-1556

PROJECT SUMMARY:

SITE ADDRESS:
 PINECONE LANE
 RIVERSIDE, CA 92504

PROPERTY OWNER:
 WESTERN MUNICIPAL WATER DISTRICT
 450 ALEJANDRO BLVD.
 RIVERSIDE, CA 92508
 PHONE: (951) 789-5000

ADJACENT:
 T-MOBILE WEST CORPORATION
 3257 E. QUAST RD., SUITE 200
 CHICOPEE, CA 91791
 PHONE: (949) 752-8887

T-MOBILE REPRESENTATIVES:
 ZONING MANAGER: LINDA PAUL
 CONSTRUCTION INSPECTOR: DENIS DEWARCO
 DEVELOPMENT MANAGER: JENNIFER CARMY (909) 331-7344

PROJECT DESCRIPTION:
 INSTALLATION OF A CMF EQUIPMENT ENCLOSURE WITH TRELLIS COVER AND EQUIPMENT CABINETS.
 INSTALLATION OF A 55'-0" TALL MONOPINE WITH ANTENNAS AND ONE GPS ANTENNA AT EQUIPMENT AREA.
 COAX RUNS FROM EQUIPMENT TO ANTENNAS
 200A ELECTRICAL & TELCO SERVICE TO EQUIPMENT

BUILDING SUMMARY:
 OCCUPANCY CLASSIFICATION: B (TELEPHONE EXCHANGE)
 TYPE OF CONSTRUCTION: V-3
 ZONING: R-A-2 1/2 RESIDENTIAL
 TOTAL LEASE AREA: 800 SQ FT
 ASSESSORS PARCEL NUMBER: 285-440-022

SHEET INDEX:

SHEET NUMBER: DESCRIPTION:

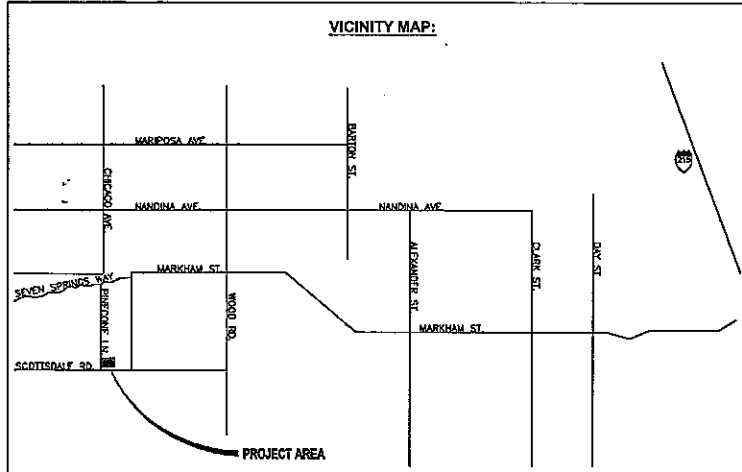
T-1 TITLE SHEET

LS-1 TOPOGRAPHIC SURVEY
 LS-2 TOPOGRAPHIC SURVEY

A-1 SITE PLAN
 A-2 ENLARGED SITE PLAN
 A-3 ARCHITECTURAL ELEVATIONS
 A-4 ARCHITECTURAL ELEVATIONS

L-1 EDUCATION PLAN AND NOTES
 L-2 LANDSCAPE DETAILS
 L-3 PLANTING PLAN AND NOTES

VICINITY MAP:



NO.	DATE	DESCRIPTION	BY:
1	11/11/09	90% ZD'S	ESK
2	11/16/09	100% ZD'S	ESK
3	03/31/10	ADD LANDSCAPE	JPC
4	04/29/10	UPDATE MONOPINE HEIGHT	JPC
5	06/16/10	100% ZD'S	JPC
6	08/02/10	100% ZD'S	JPC

SITE INFORMATION:

ROOSEVELT WT
IE24889A
 APN: 285-440-022
 INTERSECTION OF PINECONE LANE AND
 SCOTTSDALE ROAD
 RIVERSIDE, CA 92504

CONSULTING TEAM:

SAC/ZONING/PERMITTING:
 AVILA INC.
 6254 AVILA ROAD
 YUCCA VALLEY, CA 92284
 CONTACT: JOE SPELLEN
 PHONE: (805) 889-8259
 EMAIL: joespell@avila.net

ARCHITECTURAL & ENGINEERING:
 CDG-CONNELL DESIGN GROUP, L.L.C.
 4885 MACARTHUR COURT, STE 480
 NEWPORT BEACH, CA 92660
 CONTACT: JOE CONNELL
 PHONE: (949) 305-4650

ELECTRICAL ENGINEER:
 CDG-CONNELL DESIGN GROUP, L.L.C.
 4885 MACARTHUR COURT, STE 480
 NEWPORT BEACH, CA 92660
 CONTACT: CHAU TANG
 PHONE: (714) 252-8811

TELECO UTILITY CONTACT INFO:
 VERIZON
 MR. OSCAR ESCOBAR
 ENGINEER PLANNER
 1400 E. PHILLIPS BLVD.
 POMONA, CA 91768
 (909) 459-6340

POWER UTILITY CONTACT INFO:
 SCE
 JERRY CHAMBERLANE
 SCE IMS GROUP 1st FLOOR
 2885 FOOTHILL BLVD.
 RIALTO, CA 92376
 (909) 820-5881

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
PRECON. MGR			
DEVELOP. MGR			
CONST. MGR			
A&E MGR			
ZONING MGR			
RF ENGINEER			
OPERATIONS			
SAC REP.			
UTILITIES			

SECTOR	AZIMUTH	CENTERLINE	# OF ANTENNAS	ANTENNA MODEL #	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	330°	47'-10"	4	TMBXX-8516-R2M	8	7/8"	100' ±
B	90°	47'-10"	4	TMBXX-8516-R2M	8	7/8"	100' ±
C	250°	47'-10"	4	TMBXX-8516-R2M	8	7/8"	100' ±
N/A	N/A	N/A	1	CPS	1	1/2"	100' ±

NOTE: AZIMUTHS ARE FOR REFERENCE ONLY

DIRECTIONS FROM T-MOBILE ONTARIO OFFICE:

Start out going NORTHWEST on E QUAST RD toward E CENTRELAKE DR. Turn RIGHT onto E CENTRELAKE DR. Turn LEFT onto E QUAST RD. Turn LEFT onto N HANSEN AVE. Merge onto I-10 E. Merge onto I-15 S toward SAN DIEGO. Merge onto CA-52 E toward RIVERSIDE. Take the exit toward VAN BUREN BLVD/ETWING AVE. Turn RIGHT onto MISSION BLVD. MISSION BLVD becomes VAN BUREN BLVD. Turn RIGHT onto MCKENZIE RD. Turn LEFT onto HARLEY JOHN RD. Turn RIGHT to stay on HARLEY JOHN RD. Turn LEFT onto SCOTTSDALE RD. Turn LEFT onto PINECONE LN. 18722 PINECONE LN is on the LEFT.

THOMAS GUIDE (2004)
 REGION: RIVERSIDE
 PAGE: 378
 GRID #: 81

BUILDING CODE: CALIFORNIA BUILDING CODE 2007 **APPLICABLE CODES**

ALL WORK IS TO COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE (CBC)
 TA/EW-222-1996-F LIFE SAFETY CODE NFPA-101, 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
 ASC - CONSTRUCTION MANUAL, 9TH EDITION OR LATER.

SEAL:

TITLE SHEET

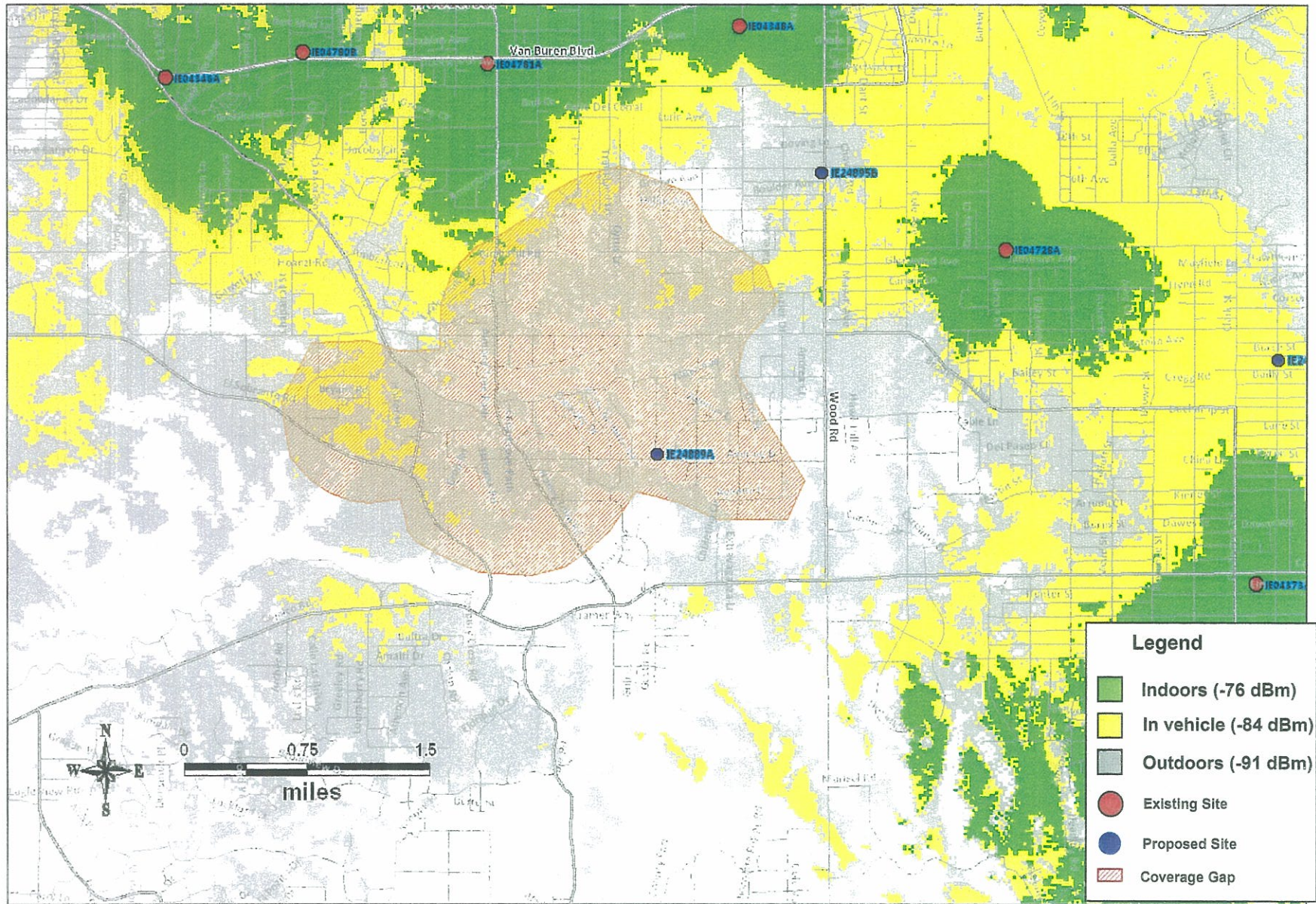
SHEET NUMBER:
T-1

Coverage Improvement Comparison Table

Overall Coverage Improvement comparison		
Coverage Gap	4.82	sq miles
Coverage Gap Improvement from	Area (sq miles)	% Improvement on the Coverage Gap (Overall)
Primary Site @ 50' TOA	4.28	89%
Primary Site @ 45' TOA	3.55	74%
	~	15%
*Losing approximately 15% of coverage improvement if the height is reduced by 5' due to the blocking caused by the Water tank		
Indoor only Coverage Improvement comparison		
Coverage Gap	4.82	sq miles
Coverage Gap Improvement from	Area (sq miles)	% Improvement on the Coverage Gap (Indoor only)
Primary Site @ 50' TOA	2.8	58%
Primary Site @ 45' TOA	1.5	31%
	~	27%
*Losing approximately 27% of coverage improvement if the height is reduced by 5' due to the blocking caused by the Water tank		

Predicted Coverage w/o the Proposed Site

T-Mobile Site IE24889A

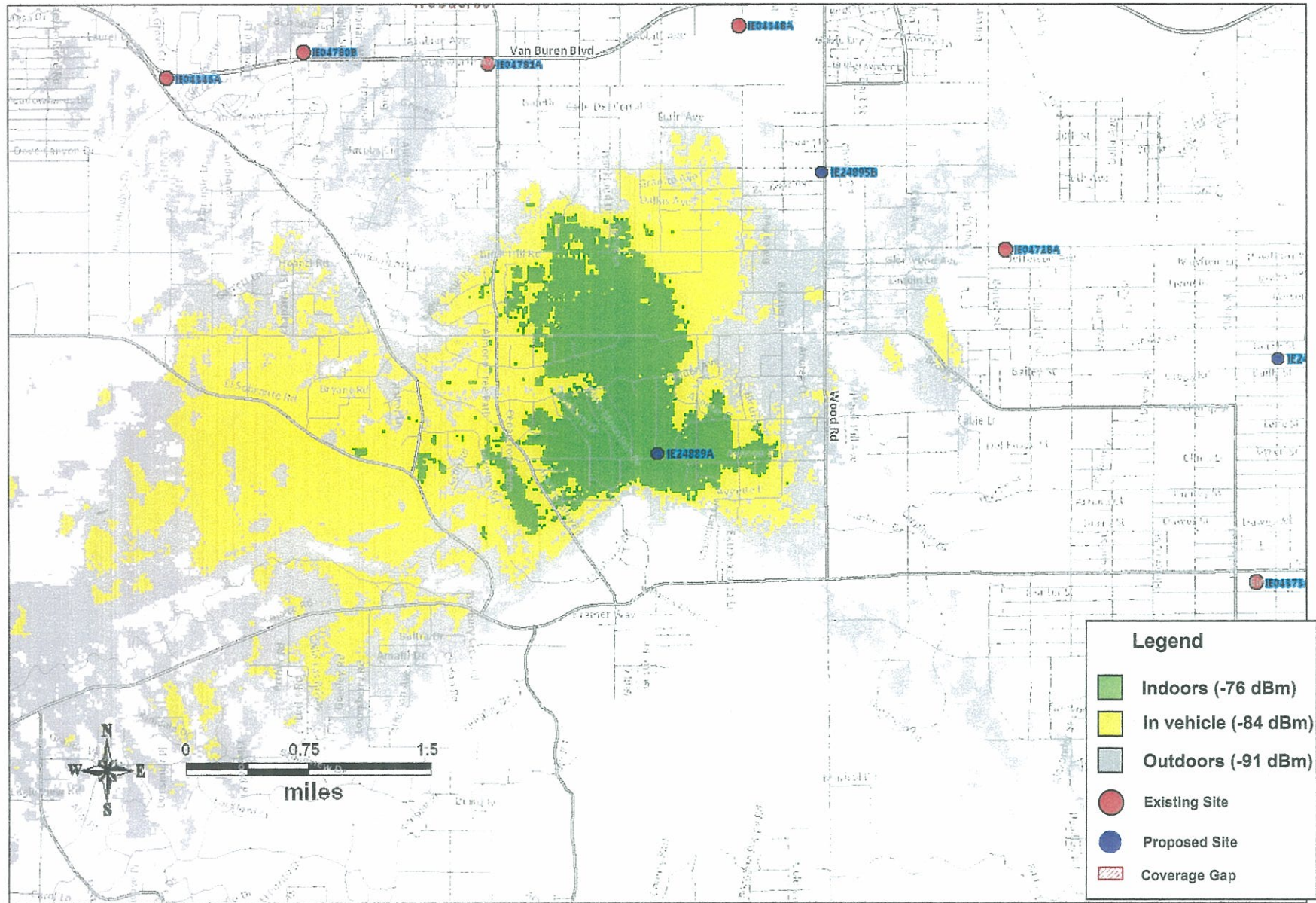


T-Mobile stick together™

Confidential and Proprietary Information of T-Mobile USA

Predicted Coverage with the Proposed Site Only @ 45' TOA

T-Mobile Site IE24889A

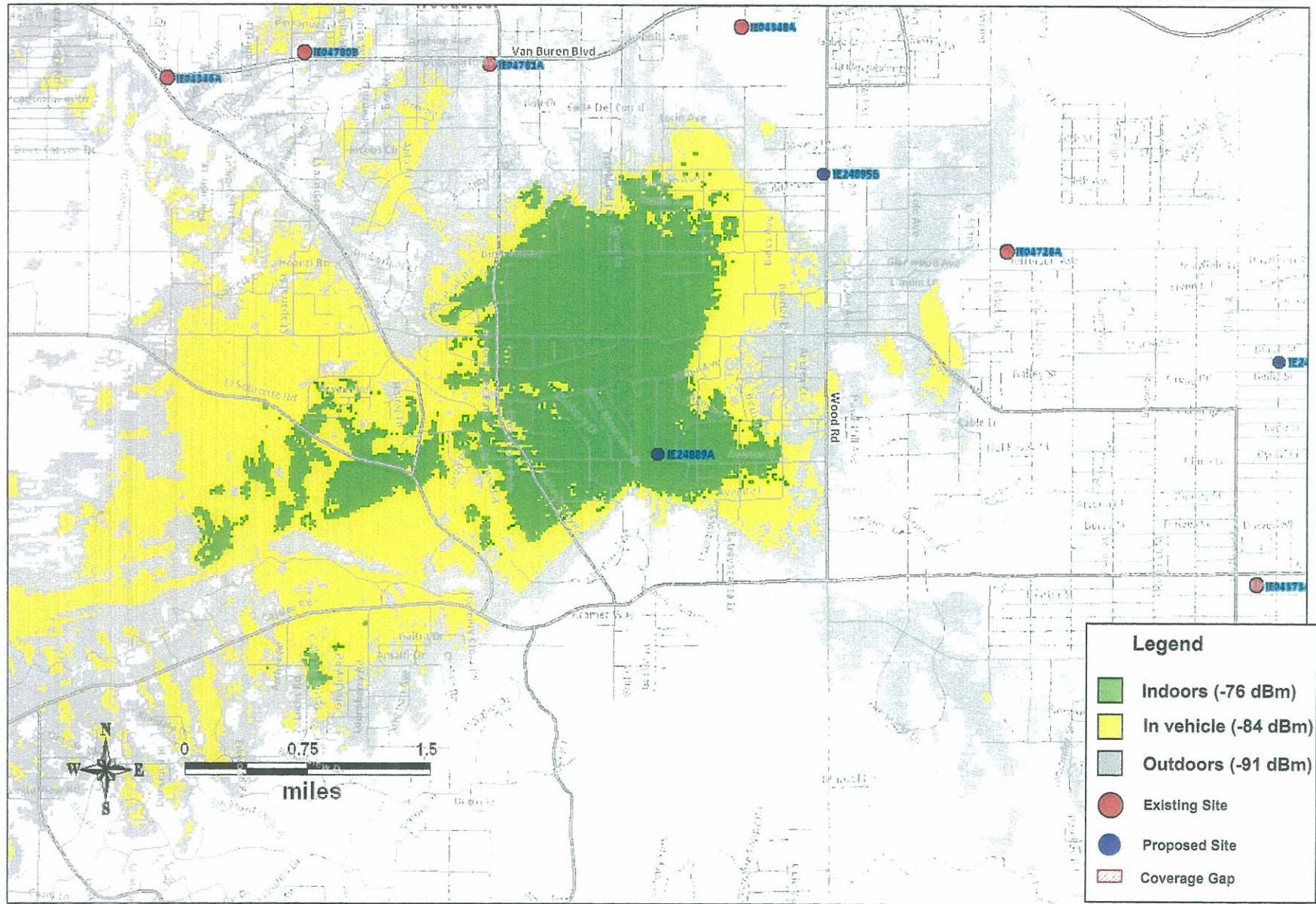


T-Mobile stick together™

Confidential and Proprietary Information of T-Mobile USA

Predicted Coverage with the Proposed Site Only @ 50' TOA

T-Mobile Site IE24889A

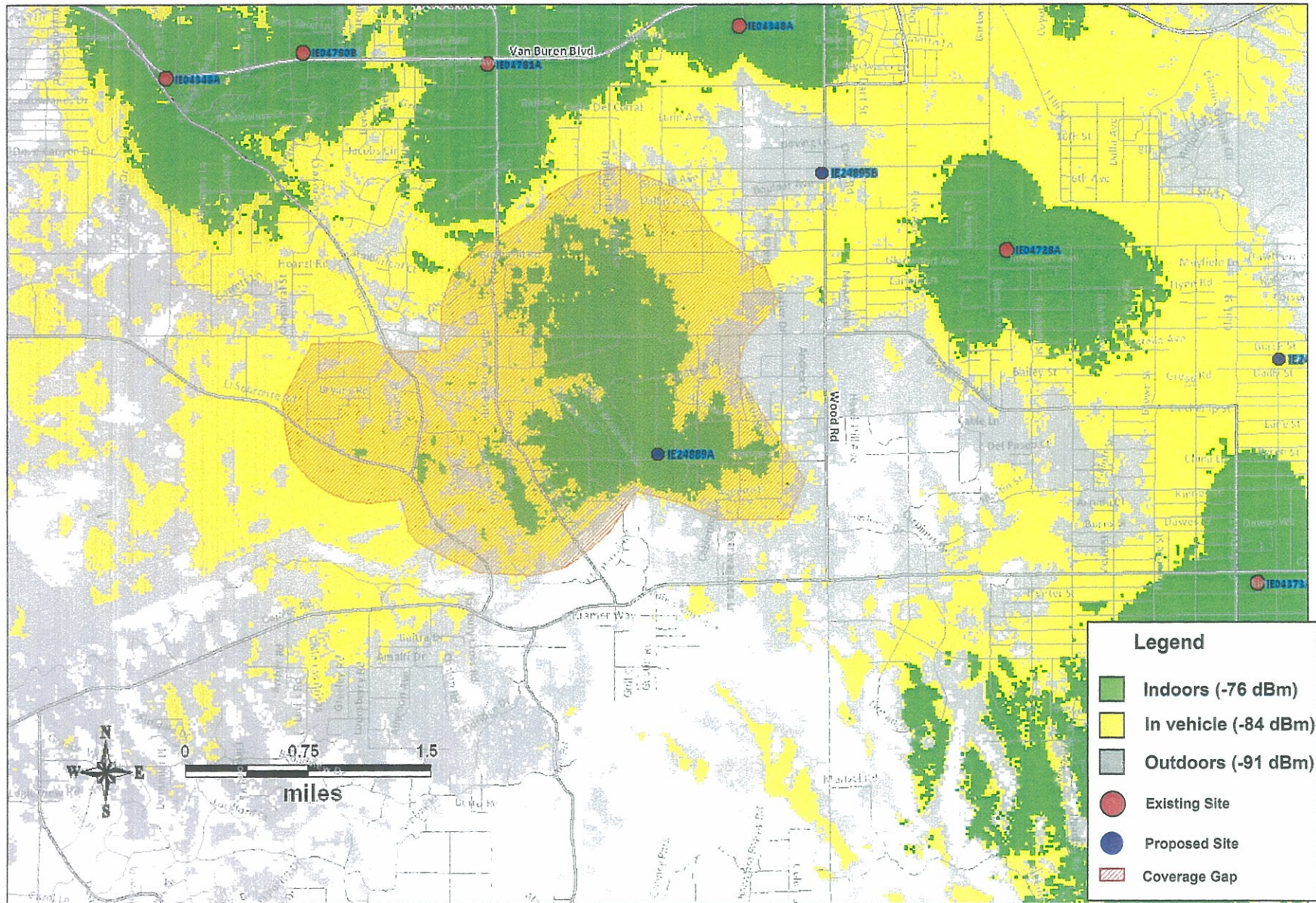


T-Mobile stick together

Confidential and Proprietary Information of T-Mobile USA

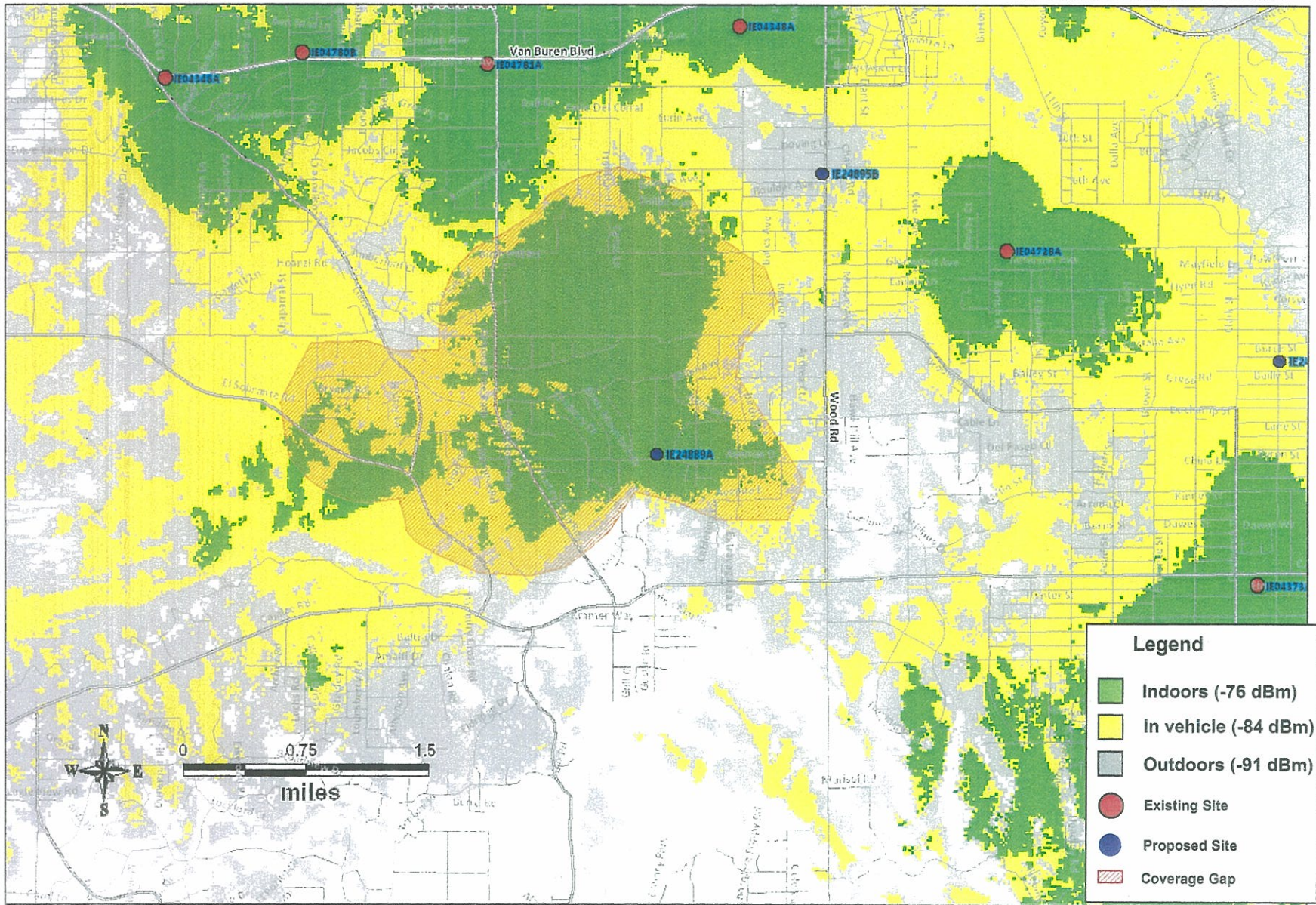
Predicted Coverage with the Proposed Site @ 45' TOA

T-Mobile Site IE24889A



Predicted Coverage with the Proposed Site @ 50' TOA

T-Mobile Site IE24889A



T-Mobile stick together

Confidential and Proprietary information of T-Mobile USA

OWNER'S NAME: W.M.W.D.
 ASSESSOR'S PARCEL NUMBER(S) 285-440-022
 BASIS OF BEARINGS: (NAD 83; Epoch 2002)
 THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.
 BASIS OF ELEVATIONS: NAVD 1988
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) TORP, ELEVATION = 103.51' AND 2) PNT1, ELEVATION = 4233.46' WITH GEOD99 CORRECTIONS APPLIED.

SITE TEMPORARY BENCHMARK:
 BENCHMARK IS A PK-HAL/WASHER LOCATED AT THE ENTRANCE OF THE WATER TANK SITE, AS SHOWN HEREON. ELEVATION = 1627.55'.

SITE DATA

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program
 County: RIVERSIDE Effective Date: 8/28/2009
 Panel: 1405S Community-Panel Number: 080650
 The Flood Zone Designation for this site is: ZONE: X

FEMA FLOOD ZONE INFORMATION

ALL THAT PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 5 WEST, AS SHOWN BY SECT IONIZED SURVEY OF THE OF THE RANCHO EL SOBRIANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 89°15' WEST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1182.36 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 5 WEST, AS SHOWN BY SAID SECT IONIZED SURVEY OF THE RANCHO EL SOBRIANTE DE SAN JACINTO; THENCE NORTH 89°52' WEST ALONG SAID NORTH LINE OF SECTION 1, A DISTANCE OF 123.09 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00°06'59" EAST, A DISTANCE OF 2646.04 FEET; THENCE SOUTH 06°10'23" WEST, A DISTANCE OF 754.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°00'23" WEST, A DISTANCE OF 574.85 FEET; THENCE SOUTH 89°59'37" EAST, A DISTANCE OF 280.00 FEET; THENCE NORTH 00°00'23" EAST, A DISTANCE OF 574.85 FEET; THENCE NORTH 89°59'37" WEST, A DISTANCE OF 280.00 FEET TO THE TRUE POINT OF BEGINNING.

PROPERTY LEGAL DESCRIPTION

TITLE REPORT NOTES:
 THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NGL09-72524410-A-58 PREPARED BY FIDELITY NATIONAL TITLE COMPANY AND DATED JULY 27, 2009 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #7 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
 Granted to: County of Riverside, a political subdivision
 Purpose: Easement
 Recorded February 25, 1999, Instrument No. 074845, of Official Records (AS SHOWN HEREON)

ITEM #8 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
 Granted to: Mochingdale 54, L.L.C., a California limited liability company
 Purpose: Roadway
 Recorded August 15, 2000, Instrument No. 2000-0318308, of Official Records (AS SHOWN HEREON)

ITEM #9 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
 Granted to: County of Riverside
 Purpose: Public road and drainage, including public utility and public services
 Recorded August 31, 2000, Instrument No. 342363, of Official Records (AS SHOWN HEREON)

ITEM #10 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
 Granted to: County of Riverside, a political subdivision
 Purpose: Drainage
 Recorded August 31, 2000, Instrument No. 342354, of Official Records (AS SHOWN HEREON)

END OF EASEMENTS
 **ALL PLOTTABLE EASEMENTS AS DESCRIBED IN SAID TITLE REPORT ARE SHOWN HEREON AND DO NOT EFFECT THE PROPOSED T-MOBILE LEASE AREA.

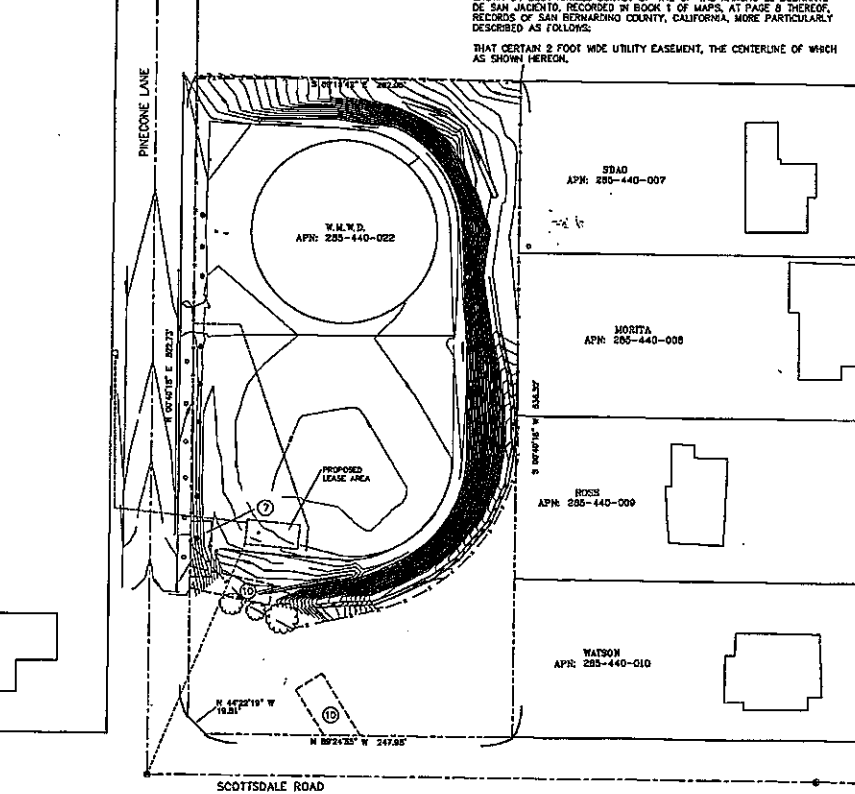
PRELIMINARY TITLE NOTES:

PARCEL 1: (Lease Parcel Area)
 BEING A PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 5 WEST, AS SHOWN BY SECT IONIZED SURVEY OF THE OF THE RANCHO EL SOBRIANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

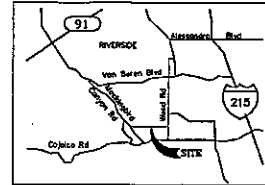
COMMENCING AT THE CENTERLINE INTERSECTION OF PINECONE LANE AND SCOTTSDALE ROAD WITH THE CENTERLINE OF SCOTTSDALE ROAD HAVING A BEARING OF SOUTH 87°24'54" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE NORTH 22°56'36" EAST, A DISTANCE OF 203.28 FEET TO THE SOUTHWEST CORNER OF THE LEASE PARCEL AREA (LPA), SAID POINT BEING THE POINT OF BEGINNING; THENCE, THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 53°38'29" EAST, A DISTANCE OF 30.00 FEET; THENCE,
- 2) SOUTH 84°21'31" EAST, A DISTANCE OF 43.00 FEET; THENCE,
- 3) SOUTH 53°38'29" WEST, A DISTANCE OF 20.00 FEET; THENCE,
- 4) NORTH 84°21'31" WEST, A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 860 SQUARE FEET, MORE OR LESS.



OVERALL SITE VIEW



VICINITY MAP

PARCEL 2: (Access Easements)
 BEING A PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 5 WEST, AS SHOWN BY SECT IONIZED SURVEY OF THE OF THE RANCHO EL SOBRIANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN 12 FOOT WIDE VEHICULAR ACCESS EASEMENT, THE CENTERLINE OF WHICH AS SHOWN HEREON.

PARCEL 3: (Utilities Easements)
 BEING A PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 5 WEST, AS SHOWN BY SECT IONIZED SURVEY OF THE OF THE RANCHO EL SOBRIANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN 2 FOOT WIDE UTILITY EASEMENT, THE CENTERLINE OF WHICH AS SHOWN HEREON.

ADD. LEGEND

BC	BOTTOM OF CURB
BTCH	BATCH CONCRETE
EC	EDGE OF CONCRETE
ELTR	ELECTRICAL TRANSFORMER
EP	EDGE OF PAVEMENT
FL	FLOWLINE CURB & GUTTER
FPCP	FENCE
LIP	LIP OF GUTTER
NG	GROUND SPOT ELEVATION
RAL	RAIL ON WATER TANK
RTOP	ROOF TOP
TC	TOP OF CURB
TRIP	TREE TOP
VG	V-GUTTER
WT	WATER TANK TOP
---	BOUNDARY LINE
---	CENTERLINE
---	MISC. PROPERTY LINE
---	MISC. TIE LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	FENCE LINE

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information or noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. releases Floyd Surveying, Inc. of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written consent shall take preference over sealed & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on NOVEMBER 4, 2009.

GENERAL NOTES

AC	AIR CONDITIONER	PM	PARCEL MAP
ASPH	ASPHALT	PK	PARKING METER
BC	BOTTOM OF CURB	PP	POWER POLE
BDD	BUILDING	ROS	RECORD OF SURVEY
BOL	BOLLARD	RD	ROOF DRAIN
CON	CONCRETE	RO	ROOF OUTLET
CP	CONTROL POINT	RTOP	ROOF TOP
D	DOOR	R	ROOF VENT
E	ELECTRIC BOX	S	SANITARY SEWER MANHOLE
F	FENCE	SC	SEWER CLEAN OUT
FH	FIRE HYDRANT	SP	SIGN POST
FM	FOUND MONUMENT	SPOT	SPOT ELEVATION
G	GAS METER	S	SPRINKLER
GV	GAS VALVE	SD	STORM DRAIN MANHOLE
GPS	GPS POINT	TB	TELEPHONE BOX
GR	GUARD RAIL	TM	TELEPHONE MANHOLE
GA	GUY ANCHOR	TP	TELEPHONE PEDISTAL
H	HEATER	TD	TEMPORARY BENCHMARK
I	INLET	TR	TITLE REPORT EXCEPTION
IB	IRRIGATION BOX	TC	TOP OF CURB
IV	IRRIGATION VALVE	TBS	TRAFFIC SIGNAL BOX
L	LIGHT BUILDING	TS	TRAFFIC SIGNAL POLE
LG	LIGHT GROUND	T	TREE
LS	LIGHT STREET	U	UTILITY POLE
M	MEASURED DISTANCE	W	WATER METER
MON	MONITORING WELL		

LEGEND



3251 E. GUASTI RD.
 SUITE 200
 ONTARIO, CA 91761

THE DOCUMENT AND INFORMATION HEREIN IS THE PROPERTY OF FLOYD SURVEYING, INC. THE DOCUMENT AND INFORMATION SHALL NOT BE REPRODUCED, COPIED OR DISSEMINATED WITHOUT THE PRIOR WRITTEN APPROVAL OF FLOYD SURVEYING, INC.

PREPARED BY: DAF
 CHECKED BY: DAF
 APPROVED BY: DAF

#	DATE	REVISIONS
1	11/10/09	80% ZONING
2	11/19/09	LEASE AREA

FLOYD SURVEYING, INC.
 2555 WAGON WHEEL ROAD
 RIVERSIDE, CA 92508
 OFFICE/FAX (951) 738-7949
 EMAIL floyd@floydsurveying.com



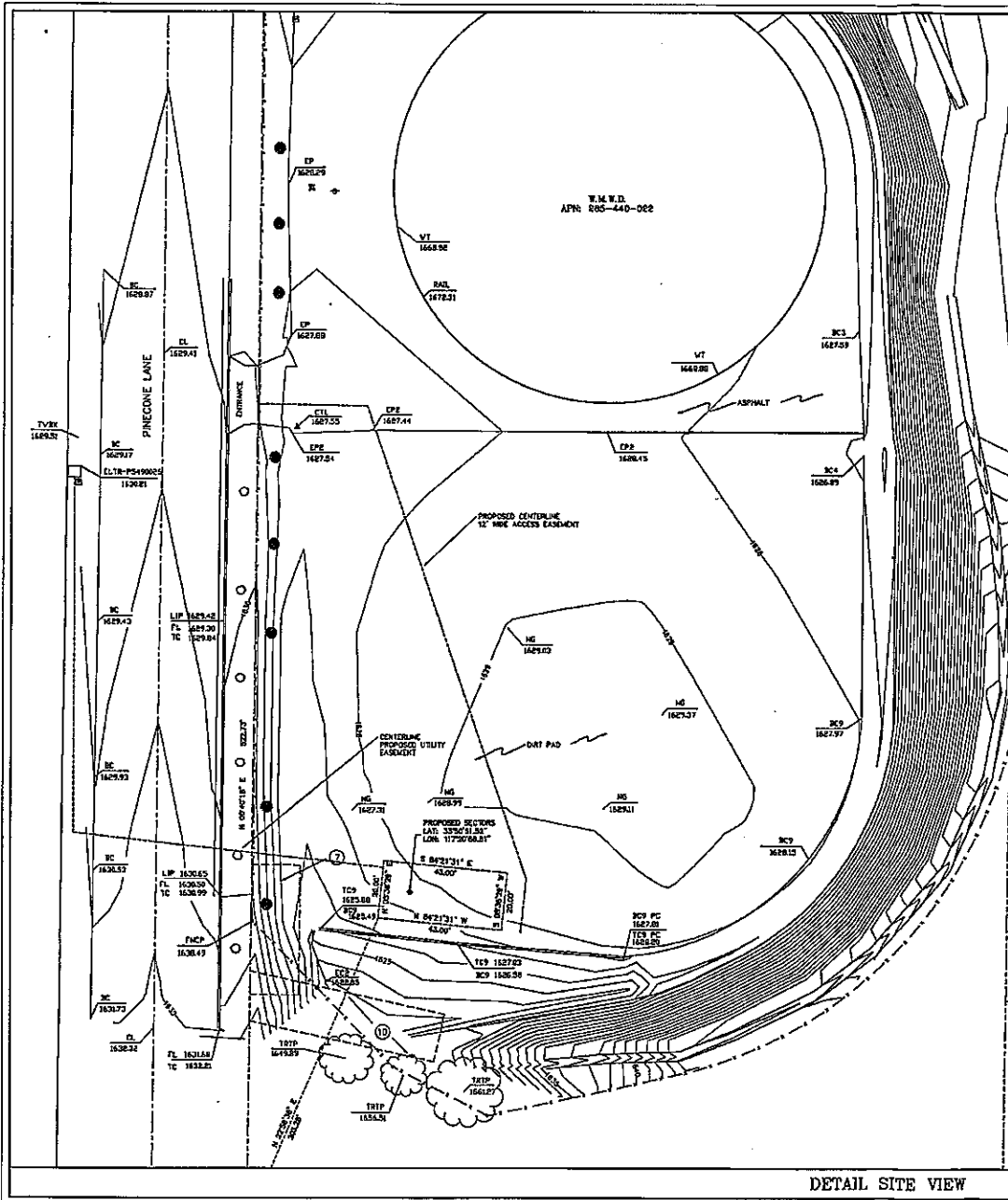
SITE NAME
ROOSEVELT

SITE NUMBER
1E24889A

SITE ADDRESS
 18121 PINECONE LANE
 RIVERSIDE, CA 92504

SHEET TITLE
**SITE SURVEY
 GENERAL INFORMATION**

SHEET NUMBER
LS1



SDAO
APR: 285-440-007

TRIP
164628

MORITA
APR: 285-440-008

ROSS
APR: 285-440-009

WATSON
APR: 285-440-010

1954

WATSON

ADD. LEGEND

BC	BOTTOM OF CURB	BC	BOTTOM OF CURB
BTCH	BENCH	EC	EDGE OF CONCRETE
EC	EDGE OF CONCRETE	ELTR	ELECTRICAL TRANSFORMER
ELTR	ELECTRICAL TRANSFORMER	EP	EDGE OF PAVEMENT
EP	EDGE OF PAVEMENT	FL	FLOWLINE CURB & GUTTER
FL	FLOWLINE CURB & GUTTER	FENCE	FENCE
FENCE	FENCE	GP	GIP OF GUTTER
GP	GIP OF GUTTER	GS	GROUND SPOT ELEVATION
GS	GROUND SPOT ELEVATION	RAL	RAIL ON WATER TANK
RAL	RAIL ON WATER TANK	RTOP	ROOF TOP
RTOP	ROOF TOP	TC	TOP OF CURB
TC	TOP OF CURB	TRIP	TREE TOP
TRIP	TREE TOP	VO	V-GUTTER
VO	V-GUTTER	WT	WATER TANK TOP
WT	WATER TANK TOP		

--- BOUNDARY LINE
--- CENTERLINE
--- MISC. PROPERTY LINE
--- MISC. TIE LINE
--- RIGHT-OF-WAY LINE
--- EASEMENT LINE
--- FENCE LINE

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written directions shall take preference over scales & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on NOVEMBER 4, 2009.

GENERAL NOTES

AC	AIR CONDITIONER	PK	PARCEL MAP
ASPH	ASPHALT	PP	PARKING METER
BC	BOTTOM OF CURB	PP	POWER POLE
BNG	BUILDING	RS	RECORD OF SURVEY
B	BOLLARD	R	ROOF DRAIN
C	CONCRETE	RO	ROOF OUTLET
CP	CONTROL POINT	RTOP	ROOF TOP
D	DOOR	R	ROOF VENT
EB	ELECTRIC BOX	S	SANITARY SEWER MANHOLE
F	FENCE	SC	SEWER CLEAN OUT
FH	FIRE HYDRANT	SP	SIGN POST
FM	FOUND MONUMENT	SE	SPOT ELEVATION
G	GAS METER	S	SPRINKLER
GV	GAS VALVE	SD	STORM DRAIN MANHOLE
GP	GPS POINT	TE	TELEPHONE BOX
GR	GUARD RAIL	TM	TELEPHONE MANHOLE
HA	HEATER	TP	TELEPHONE PEDISTAL
M	MALET	TB	TEMPORARY BENCHMARK
MB	MIRRIGATION BOX	TR	TITLE REPORT EXCEPTION
MV	MIRRIGATION VALVE	TC	TOP OF CURB
UB	LIGHT BUILDING	TB	TRAFFIC SIGNAL BOX
UG	LIGHT GROUND	TP	TRAFFIC SIGNAL POLE
US	LIGHT STREET	T	TREE
MD	MEASURED DISTANCE	UP	UTILITY POLE
MW	MONITORING WELL	W	WATER METER

T-Mobile

3291 E. GILBERT RD.
SUITE 200
ONTARIO, CA 91761

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PREPARED BY: DAF
CHECKED BY: DAF
APPROVED BY: DAF

#	DATE	REVISIONS
1	11/10/09	80% ZONING
2	11/19/09	LEASE AREA

FLOYD SURVEYING, INC.

2553 WAGON WHEEL ROAD
HUNTINGTON, CA 92305
OFFICE/FAX (951) 739-7948
EMAIL: 16191@floydsurveying.com

David A. Floyd
No. 7071
Cal. 12/17/2011
TITLE SURVEYOR

SITE NAME
ROOSEVELT

SITE NUMBER
1E24894

SITE ADDRESS
18121 PINECONE LANE
RIVERSIDE, CA 92504

SHEET TITLE
**SITE SURVEY
GENERAL INFORMATION**

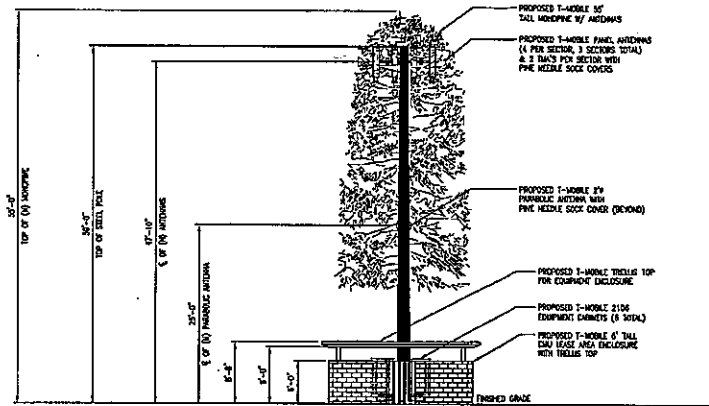
SHEET NUMBER
LS2

DETAIL SITE VIEW

SCALE: 30 10 0 20
1"=20'

LEGEND

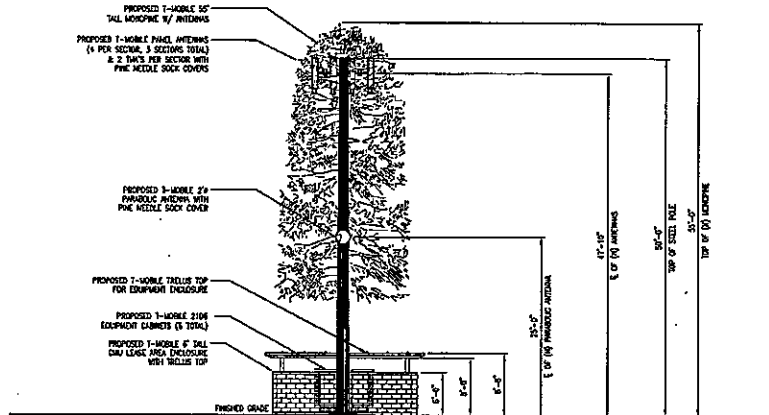
THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION OF A TREE, AND NOT INTENDED TO BE AN EXACT REPRODUCTION OF AN ACTUAL LIVING TREE. THE FINAL INSTALLATION WILL HAVE LIMBS, BRANCH POINTS, AND VARIOUS ATTACHMENTS, SUCH AS ANTENNAS, WIRES, AND BOULDS. EVERY EFFORT WILL BE MADE TO DISGUISE THESE COMPONENTS AND THEY WILL NOT BE READILY APPARENT TO THE CASUAL OBSERVER OR PASSERBY. HOWEVER, UPON CLOSE SCRUTINY, THE TRUE NATURE OF THE INSTALLATION WILL BE APPARENT.



EAST ELEVATION

SCALE: 1/8"=1'-0" 0 4 8' 1

THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION OF A TREE, AND NOT INTENDED TO BE AN EXACT REPRODUCTION OF AN ACTUAL LIVING TREE. THE FINAL INSTALLATION WILL HAVE LIMBS, BRANCH POINTS, AND VARIOUS ATTACHMENTS, SUCH AS ANTENNAS, WIRES, AND BOULDS. EVERY EFFORT WILL BE MADE TO DISGUISE THESE COMPONENTS AND THEY WILL NOT BE READILY APPARENT TO THE CASUAL OBSERVER OR PASSERBY. HOWEVER, UPON CLOSE SCRUTINY, THE TRUE NATURE OF THE INSTALLATION WILL BE APPARENT.



WEST ELEVATION

SCALE: 1/8"=1'-0" 0 4 8' 2

T-Mobile
Stick Together™

3257 E. QUARTER RD., SUITE 200
OAKLAND, CA 94701

PLANS PREPARED BY:

CDG
CONNELL DESIGN GROUP, LLC
CONSULTING GROUP OF PINECOKE LANE
4445 HUNTINGTON CIRCLE, SUITE 400, RIVERSIDE BEACH, CA 92504
PH: 714-487-0000 OFFICE - PH: 714-487-1444
CDG#: 09-6817

CONSULTING GROUP:

AVILA INC.
6254 Avila Rd.
Yucca Valley, CA 92284
(760) 228-1556

NO.	DATE	DESCRIPTION	BY:
1	11/11/09	90% ZD'S	ESK
2	11/18/09	100% ZD'S	ESK
3	03/31/10	ADD LANDSCAPE	JPC
4	04/29/10	UPDATE MONOPINE HEIGHT	JPC
5	06/16/10	100% ZD'S	JPC
6	08/02/10	100% ZD'S	JPC

SITE INFORMATION:

ROOSEVELT WT
IE24889A
APN: 285-440-022
INTERSECTION OF PINECOKE LANE AND
SCOTTSDALE ROAD
RIVERSIDE, CA 92504

SEAL:

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-4

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42274
Project Case Type (s) and Number(s): Plot Plan No. 24431/Variance No. 1874
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: : T-Mobile West
Applicant's Address: 3257 E. Guasti Rd., Suite 200, Ontario, CA 91761
Engineer's Name: Barbara Saito
Engineer's Address: 418 N. Cloverdale Lane, Walnut, CA 91789

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live trees are also proposed to be planted in the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

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

C. Total Project Area: 860 square feet on a 3.2 acre parcel

Residential Acres:	Lots: 1	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 860 square foot lease area			

D. Assessor's Parcel No(s): 285-440-022

E. Street References: Northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Alder Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 5 West, Section 1

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site is being utilized as a water tank and it is surrounded by single family residences to the north, south, east, and west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding

area. The proposed project is consistent with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
 3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
 4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
 5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
 6. **Housing:** The proposed project meets all applicable Housing Element Policies.
 7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- B. General Plan Area Plan(s):** Lake Mathews/Woodcrest
- C. Foundation Component(s):** Rural Community (RC)
- D. Land Use Designation(s):** Very Low Density Residential (VLDR)
- E. Overlay(s), if any:** Not Applicable
- F. Policy Area(s), if any:** Not Applicable
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west.
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** Not Applicable
 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable
- I. Existing Zoning:** Residential Agricultural – 2 and ½ Acres Minimum (R-A-2 ½)

J. **Proposed Zoning, if any:** Not Applicable

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

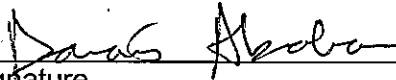
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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



Signature

October 5, 2010

Date

Damaris Abraham

Printed Name

For Carolyn Syms Luna, Director

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The General Plan indicates that the project is not located within a designated scenic corridor; therefore the project will have no impact.

b) The site is not anticipated to obstruct any prominent scenic vistas, views open to the public, or result in the creation of an aesthetically offensive site open to public view. Additionally, the project has been designed to be disguised as a pine tree and three live trees are also proposed to be planted in the project area. In addition, the equipment shelter has also been designed to blend in with the surrounding setting and will be screened by the proposed landscaping to minimize the visual impact of the telecommunication facility. Impacts are less than significant with mitigation incorporated.

Mitigation: The project must comply with its 55 foot high mono pine tree design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.13 and COA 80.PLANNING.1).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

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

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

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

a) The project site is located 43.84 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.17) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an urban-built up land. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

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

c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

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

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

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Lake Mathews/Woodcrest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Site Visit by Environmental Programs Department (EPD) on 03/2/10

Findings of Fact:

- a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within an MSHCP Criteria Area or cell. Therefore, there is no impact.
- b) No endangered or threatened species were identified on the project site during the Environmental Programs Department site visit. Therefore, there is no impact.
- c) Per the EPD site visit on March 2, 2010, the site is a fenced lot devoid of natural biological features with the existing water tank and soils are too compacted for burrow formation. Therefore, there is no impact.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.
- e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.
- g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a-b) The site is fully disturbed with an existing water tank on site. And project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no impact.

Mitigation: No mitigation measures are required.

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

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred from grading for the use of the water tank existing on site. The project site does not contain an archaeological site. Therefore, the project will not alter or destroy an archaeological site.

b) The proposed project is not expected to impact archaeological resources. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.2) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, County Geologist review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. The project is not likely to directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, the project site is not located within an area subject to liquefaction. The project will have no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

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

Findings of Fact:

a) The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and potentially result in ground subsidence?

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) According to GIS, the project site is not located in an area susceptible to subsidence. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a-c) Standard conditions of approval have been added stating that a grading permit is required prior to construction grading. These conditions are not considered unique mitigation and are not required for CEQA implementation purposes. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the installation of an unmanned wireless telecommunication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The RCIP, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Project application materials

Findings of Fact:

a) The project is for the installation of a 55 foot high monopine within an 860 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Findings of Fact:

a-e) The project does not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on emitting, or handling hazardous waste within one-quarter mile of an existing or proposed school. The project is not located on a list of hazardous materials sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

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

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). Therefore, the project will have less than significant impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) in the Lake Mathews/Woodcrest Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is located within the City of Riverside sphere of influence. The project has been reviewed by the City of Riverside. No information provided suggested that the proposed project would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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affect land uses within Riverside or adjacent city or county boundaries. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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

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

Findings of Fact:

a) The project will be consistent with the site's existing zoning of Residential Agricultural – 2 and ½ Acres Minimum (R-A-2 ½). The project proposes a height over the maximum height specified in the zone; however, a variance application was submitted to address the increase in height. The project will have a less than significant impact.

b-c) The proposed cell tower will be designed as a 55 foot high monopine. Due to the topography of the project's location, the proposed facility's height was increased beyond the maximum height of the zone. A variance application was submitted to address the increase in height. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. The project will have a less than significant impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

b) For a project within the vicinity of a private airstrip,

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: There are no railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not directly adjacent to any Highway. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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

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

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

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is a 55 foot high monopine with an equipment shelter in an 860 square foot lease area. The scope of the development is not substantial enough to displace a number of houses, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- d) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.
- f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.3) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

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

Monitoring: No monitoring measures are required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project proposes a 55 foot high monopine and an equipment shelter within an 860 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

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

c) The project is not located within a county service area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: RCIP

Findings of Fact: According to the RCIP, no regional or community trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

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

Source: RCIP

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: According to the RCIP, no bike trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

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

Source: Department of Environmental Health Review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Department of Environmental Health Review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will be served by Riverside County Waste Management Department. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

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

49. Energy Conservation

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

Source:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 PP24431. 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.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24431 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24431, Exhibit A, (Sheets 1-10), dated September 14, 2010.

APPROVED EXHIBIT B = Plot Plan No. 24431, Exhibit B (Photo Simulations), Sheets 1-3, dated December 13, 2010.

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

(MODIFIED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N:P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED FACILITY RECOMMND

Plot Plan#24431 is proposing an unmanned wireless communications facility without plumbing. Therefore, connection to a dedicated onsite wastewater treatment system (OWTS), advanced treatment unit (ATU), or sanitary sewer is not required at this time. However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 24431 proposes a wireless communication facility for T-Mobile within 860 square-foot of lease area in Lake Mathews/Woodcrest area. The project site is located northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Alder Street.

The site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard, however, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance

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10. GENERAL CONDITIONS

10.PLANNING. 1

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 6 USE - CEASED OPERATIONS RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 7 USE - MAX HEIGHT RECOMMND

The monopine/antenna array located within the property shall not exceed a height of 55 feet.

10.PLANNING. 8 USE - CO-LOCATION RECOMMND

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

10.PLANNING. 9 USE - FUTURE INTERFERENCE RECOMMND

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

10.PLANNING. 12 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 285-440-022 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 13 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

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

The color of the monopine (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.

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - SITE MAINTENANCE CT RECOMMND

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

10.PLANNING. 15 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 16 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 17 PPA - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 18 USE- LC RECLAIMED WATER RECOMMND

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

10.PLANNING. 19 USE- LC VIABLE LANDSCAPE RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE- LC VIABLE LANDSCAPE (cont.) RECOMMND

Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

10.PLANNING. 20 USE- LC RECLAIMED WATER RECOMMND

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

10.PLANNING. 21 USE- LC VIABLE LANDSCAPE RECOMMND

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

10.PLANNING. 22 USE - MAINTAIN ANT SOCKS/BRANC RECOMMND

The proposed monopine shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing, they shall be replaced within 30 days.

(ADDED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 2 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Scottsdale Road and Pinecone Lane due to existing improvements.

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - STD INTRO 3 (ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. 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.

10.TRANS. 4 USE - COUNTY WEB SITE

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

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.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

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

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

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

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

60.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.2 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - SKR FEE CONDITION (cont.) RECOMMND
shall be required.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND
Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated September 14, 2010.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND
Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 3 USE - SCHOOL MITIGATION RECOMMND
Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 4 USE- LC LANDSCAPE SECURITIES RECOMMND
Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 5 USE- LC SPECIMEN TREES REQUIRE RECOMMND
Landscaping plans shall incorporate the use of specimen (24" box or greater) trees. All trees and shrubs shall be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE- LC SPECIMEN TREES REQUIRE (cont.) RECOMMND

drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

(MODIFIED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

80.PLANNING. 6 USE- LC LANDSCAPE SECURITIES RECOMMND

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

80.PLANNING. 8 USE - BRANCH HT/ANTENNA SOCKS RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that all antennas have "socks", the branches start 15' from the bottom of the tree, and the appearance of the branches are in substantial conformance with the APPROVED EXHIBIT B (Photo Simulations) dated December 13, 2010.

(ADDED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

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

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

90.PLANNING. 3 USE - SKR FEE CONDITION RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - SKR FEE CONDITION (cont.)

RECOMMND

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 3.2 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County 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. 24431 has been calculated to be 0.02 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.) RECOMMND
ordinance shall be required.

90.PLANNING. 5 USE - SIGNAGE REQUIREMENT RECOMMND

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

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

If a co-located facility (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.

90.PLANNING. 6 USE- LC LANDSCAPE INSPECT DEP RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE- LANDSCAPE INSPECT REQ

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

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

90.PLANNING. 8 USE- LC COMPLY W/LNDSCP/IRRIG

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." 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.

90.PLANNING. 9 USE- LC LANDSCAPE INSPECT DEP

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE- LC LANDSCAPE INSPECT DEP (cont.) RECOMMND

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

90.PLANNING. 10 USE- LC LANDSCAPE INSPECT REQ RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

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

90.PLANNING. 11 USE- LC COMPLY W/ LAND/IRR PLN RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE- LC COMPLY W/ LAND/IRR PLN (cont.) RECOMMND

County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." 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.

90.PLANNING. 12 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP24431 have been met; specifically that all antennas have "socks" and the branches start at 15' from the bottom of the tree, and that the elevations are in substantial conformance with the APPROVED EXHIBIT A, dated September 14, 2010 and the appearance of the branches are in substantial conformance with the APPROVED EXHIBIT B (Photo Simulations), dated December 13, 2010.

(ADDED PER DIRECTOR'S HEARING ON DECEMBER 13, 2010)

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 2 USE - UTILITY PLAN CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

12/13/10
16:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 20

PLOT PLAN:TRANSMITTED Case #: PP24431

Parcel: 285-440-022

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

USE-UTILITY INSTALL CELL TOWER

RECOMMND

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

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

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

DATE: February 10, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Information Tech. – John Sarkasian

Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner
City of Riverside
Riverside Unified School Dist.

PLOT PLAN NO. 24431 – EA42274 – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST: The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 52' high pine tree (57' with foliage) with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 860 square foot lease area will contain six (6) equipment cabinets in a 6' high wall enclosure with trellis cover. - APN: 285-440-022.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on March 4, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **DABRAHAM@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Installation of a disguised wireless communication facility with antennas attached to a structure designed to resemble a pine tree and attendant radio equipment within a block surround.

Related cases filed in conjunction with this request:

none

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

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

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither _____

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

Set ID# CC00 5935

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP24431 / VAR01874 DATE SUBMITTED: 8-23-10

APPLICATION INFORMATION

Applicant's Name: T-Mobile West, dba T-Mobile E-Mail: _____

Mailing Address: Zoning Manager IE24889, 3257 E. Guasti Road, Suite 200
Ontario Street 91789
CA State ZIP

Daytime Phone No: (909) 723-6152 Fax No: (____) _____

Engineer/Representative's Name: Barbara Saito for Avila Inc E-Mail: barbara.saito1@verizon.net

Mailing Address: 418 N. Cloverdale Lane
Walnut Street 91789
CA State ZIP

Daytime Phone No: (909) 723-6152 Fax No: (____) _____

Property Owner's Name: Western Municipal Water Dist E-Mail: _____

Mailing Address: 450 Allesandro
Riverside Street 92508
CA State ZIP

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

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

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

EA 42274

CFG 05632

Riverside Office • 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Barbara Sattler Avila-Torales [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

see file for letters of authorization
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 285-440-022

Section: 1 Township: 4S Range: 5W

Approximate Gross Acreage: 3.2

General location (nearby or cross streets): North of Scottsdale, South of Seven Springs, East of Pinecone, West of Seven Springs.

Thomas Brothers map, edition year, page number, and coordinates: 2004 776 B1

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Installation of a wireless telecommunication facility designed to resemble a pine tree plus radio equipment cabinets. Please see attached project description

Exceed code height of 50 feet by 5 feet

Related cases filed in conjunction with this request:

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

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

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither _____

BARBARA SAITO for AVILA Inc.
418 N. Cloverdale Lane, Walnut, CA 91789
Cell: (909) 723-6152 Email: barbara.saito1@verizon.net

January 20, 2010 Revised September 27, 2010

Authorized Agent for **T-Mobile**
T-Mobile Project Number: **IE24889A**
T-Mobile Project Name: **Roosevelt Water Tank**

County of Riverside
Application for a Plot Plan Review and Variance
Project Information and Justification

T-Mobile West Corporation (T-Mobile) is requesting approval of a Plot Plan Review and Variance for the construction and operation of a unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration.

Project Location

Address 18727 Pinecone Lane
APN 285-440-022
Zoning RA 2 1/2

Project Representative

Barbara Saito
418 N. Cloverdale Lane, Walnut, CA 91789
909-723-6152

T-Mobile Contact

Linda Paul, Real Estate and Zoning Manager
3257 E. Guasti Rd. #200
Ontario, CA 91761
909-975-3698

Project Description

The installation of a wireless telecommunication facility consisting of twelve panel antennas, one microwave dish installed on a pole designed to resemble a pine tree and radio equipment enclosed within a block surround. This design meets the County requirements for a disguised facility. A variance is being requested due to the overall height of the proposed facility.

Project Objectives

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area:

Coverage – No service, or insufficient service, currently existing in the vicinity

Capacity – Service exists, but is currently overloaded or approaching overload, preventing successful call completion during times of high usage.

Quality – Service exists, but signal strength is inadequate or inconsistent.

E911 – Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Half of all 911 calls are made using mobile phones.)

Enhanced Voice and Data services – Current service does not provide adequate radio-support for advanced services.

All constitute a significant gap in the coverage or quality of service provided. In this specific case, this location was selected because T-Mobile's radio-frequency engineers (RF) have identified the objective of

this site is to provide coverage for the Residential communities surrounding Markham Street, east of Washington Street and on Scottsdale Road, east of Hanley John Rd. This candidate would meet the objective primarily due to the higher terrain elevation and the designed antenna center of 48 feet.

Alternative Site Analysis

The following locations were evaluated and the reasons why they were not selected for this project are addressed:

Harley John Water Tank—This water tank is too far from the proposed coverage area and gives duplicate coverage that already exists, while leaving gaps where coverage is necessary.

Findings/Burden of Proof

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

The parcel is of a size to meet all the required setbacks. Additionally it has existing vegetation that helps to screen the proposed facility.

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

The existing property takes its access from Pinecone Lane. There will be no traffic generated by this proposal.

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

The design of the proposed facility meets the planning objective of disguised facilities by designing the antenna structure to resemble a pine tree and the equipment enclosure to be a covered enclosure.

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

Wireless communication has been deemed essential and desirable to public convenience and welfare based on consumer demand and the FCC mandated connection to 911 services.

Please see the Variance Discussion for a more thorough discussion of the findings.

Variance Discussion

A variance is being requested to allow 5 feet over the required limit of 50 feet for wireless telecommunication facilities on residentially zoned parcels. The top of the antennas and pole structure are 50 feet. To assist in the stealthing of the facility, additional branches have been added for an overall height of 55 feet to make the facility more "tree-like." The subject parcel was chosen for the proposed facility because 1) it has a utility use established, 2) it meets the objective for the provision of wireless telecommunication as mandated by the FCC, and 3) because of the surrounding topography and topology, the proposed use will cause an insignificant impact to the surrounding parcels. The variance for height is necessary for the following reasons:

- The ground elevation of the proposed facility is below the street grade by five feet. This difference in grade assists in screening the facility but also inhibits the radio transmission
- There are existing trees to the south which will block the radio signal unless the height variance is granted
- The water district has plans for an additional water tank to be built on the existing parcel of like height to the existing water tank. If the variance is not approved, the new tank will block the transmission signal of the proposed facility.

These physical items, while causing the need for variance also act as screening to the proposed facility.

Why is the height necessary

Certain uses by their very nature require height to be effective. Examples include silos, chimneys and water towers, which have practical as well as safety reasons that require them to be of greater height than allowed by the zoning regulations. Silos are designed to store dry materials. The height not only allows for more storage in a small area, but also helps to keep the dry goods dry. Chimneys have increased height to guide smoke away from the occupied area. Water towers utilize height to create the necessary water pressure to provide for domestic uses as well as fire protection. Restricting on these types of facilities would certainly reduce their effectiveness, and possibly render them useless.

Just as the water tanks utilize physics to create water pressure, so radio transmission utilizes physics to provide communication. Limiting a transmission facility to a certain height does not recognize the physical needs of the facility, and can render the facility useless.

The subject antennas must be able to send out signals to, and receive signals from mobile radios. These radios are either installed in motor vehicles or are portable. A mobile radio and a portable radio operate at different power levels. The transmission signals must be stronger for a portable radio to receive them.

As implied, these radios move around from place to place. They are sometimes in the path of the signal, sometimes out of the path. While they are in the path of a signal, they can receive and transmit to the base antennas, and communicate with the world. While out of the path, they cannot transmit or receive the base signal, therefore cannot communicate with anyone. In a shadow area, the signal is sometimes strong enough to be received by the mobile radio, but not by the portable. This point is of great significance when the users of the portable radio are emergency personnel.

The subject property is in an area with a very changing topography. It is very hilly and the streets wind throughout the area. A forty-one foot tall water tank reservoir is located on the property along with a steep uphill slope to the east and a tree row to the south. The radio signal, while moving in a straight path, must navigate its way through all this. Shadows are caused by those hills that do not totally block the signal. By increasing the height of the subject antennas, the blockages and shadows can be reduced and eliminated entirely, thereby allowing communication to occur.

The subject property is a utility lot partially developed with a large 41 foot water tank and future plans for another tank. The most southerly portion of the property has not been developed and is covered in natural vegetation. There is a row of trees and a slope separating the developed portion from the undeveloped portion. There is a difference in height of approximately 10-15 feet. The location of the proposed facility is at the southerly end of the developed portion of the parcel to utilize the existing slope and tree row to help screen the facility. This location is sub grade to the street elevation. The properties to the east have a higher ground elevation. The properties to the west have a lower ground elevation.

The request for variance is because the overall height of the facility is five feet taller than allowed by the wireless ordinance. However, the development standards for the RA zone allow structures up to 70 feet. The landowners of the parcels surrounding the site could build taller structures without requiring a variance.

The facility could be moved to the undeveloped portion of the property however it would be highly visible to all passersby because it would not have the screening from the tree row or slope. This would not meet the intent of the wireless ordinance.

The top of the antennas and pole meet the height limit of 50 feet. It is the additional "tree branching" which helps to camouflage the facility which causes the facility to breach the wireless ordinance height limit.

What impact will this facility make on the neighborhood

There is a minor impact that the antennas will make on the neighborhood. This is the visual impact.

There will be little impact to the adjacent residential properties due to the existence of the large water tank and the tree row. Most of the views of the surrounding residents are towards the valley, not the subject property. Passers-by would be more inclined to see the existing water tank, trees and other vegetation.

Are there other alternatives to increasing the height

There are no viable alternatives to increasing the height. The attached coverage plots indicate the coverage objective and how the proposed facility meets the objective at the submitted height. Additional coverage plots are included to show how much less coverage would be achieved if the proposed facility is limited to the zoning height.

T-Mobile Company Information

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

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

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

The enclosed application is presented for your consideration. T-Mobile requests a favorable determination and approval of a Plot Plan and Variance to build the proposed facility. Please contact me at 909-723-6152 for any questions or requests for additional information.

Respectfully submitted,

Barbara Saito
Authorized Agent for T-Mobile

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

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

PLOT PLAN NO. 24431/VARIANCE NO. 1874 – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Sunset Knoll Drive – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location. - APN: 285-440-022. (Quasi-judicial)

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: December 13, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

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

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

PLOT PLAN NO. 24431/VARIANCE NO. 1874 – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Drive – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted within the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location. - APN: 285-440-022 (Continued from January 3, 2011). (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: January 26, 2011
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email dabraham@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

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

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

PLOT PLAN NO. 24431 – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 50' high pine tree (55' with foliage) with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. - APN: 285-440-022. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: August 9, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail dabaraham@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/5/2011

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

APN (s) or case numbers PP24431 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

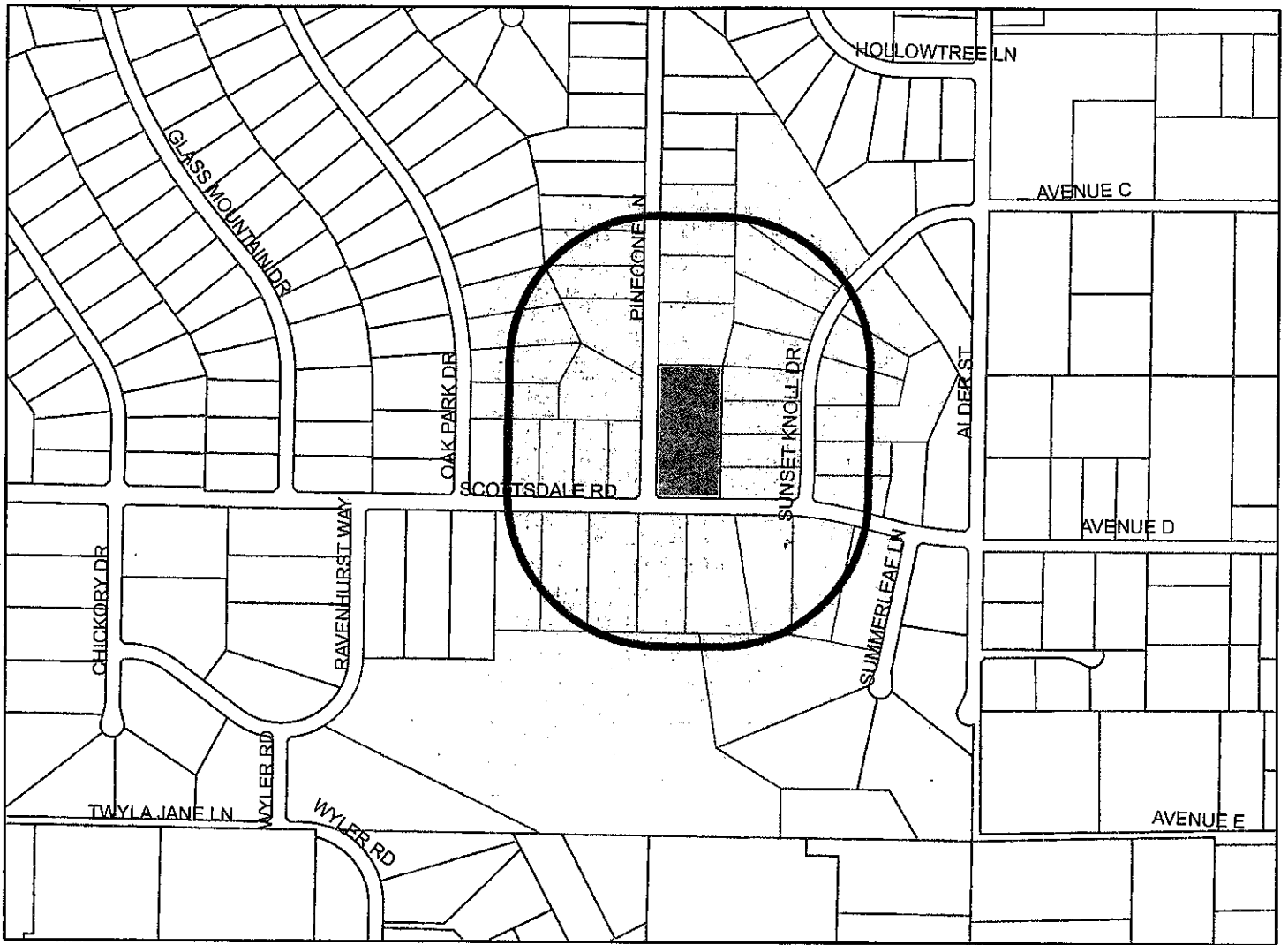
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

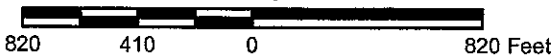
✓ 1/5/2011 
EXPIRES: 7/5/2011

600 feet buffer



Selected Parcels

285-430-010	285-450-027	285-430-009	285-440-011	285-430-021	285-430-011	285-440-007	285-460-003	285-430-023	285-460-004
285-420-025	285-420-024	285-430-013	285-420-030	285-440-009	285-440-012	285-450-028	285-440-013	285-440-004	285-460-006
285-430-006	285-430-007	285-440-014	285-440-003	285-430-008	285-460-008	285-440-008	285-430-012	285-420-028	285-450-030
285-440-006	285-440-005	285-450-029	285-420-023	285-460-007	285-440-010	285-420-026	285-420-035	285-420-029	285-420-031
285-460-005	285-440-022								



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.

APN: 285430010, ASMT: 285430010
AMERICO GIORDANO, ETAL
17789 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285460003, ASMT: 285460003
DANA J ESTES, ETAL
18576 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285450027, ASMT: 285450027
BOBBY GUSTAFSON, ETAL
18529 PINECONE LN
RIVERSIDE CA. 92504

APN: 285430023, ASMT: 285430023
DEUTSCHE BANK NATL TRUST CO
C/O ONEWEST BANK
888 E WALNUT ST
PASADENA CA 91101

APN: 285430009, ASMT: 285430009
BRIAN N HAWLEY, ETAL
17755 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285460004, ASMT: 285460004
DORA A VARELA
18604 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440011, ASMT: 285440011
CAREY HART
C/O HEATH PINTER
18604 PINECONE LN
RIVERSIDE CA. 92504

APN: 285420025, ASMT: 285420025
ERIC GUZMAN, ETAL
17672 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430021, ASMT: 285430021
CHRISTINE RODRIGUEZ
18900 RAVENHURST WAY
RIVERSIDE CA. 92504

APN: 285420024, ASMT: 285420024
ERICA ANNE FRONTINO
17700 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430011, ASMT: 285430011
CHRISTOPHER PATTERSON, ETAL
17827 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430013, ASMT: 285430013
FLOYD E MILNER, ETAL
18841 SUMMERLEAF LN
RIVERSIDE CA. 92504

APN: 285440007, ASMT: 285440007
CRYSTAL SDAO, ETAL
C/O ANGELA SDAO
18675 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285420030, ASMT: 285420030
GEORGE HINES, ETAL
18676 OAK PARK DR
RIVERSIDE CA. 92504

APN: 285440009, ASMT: 285440009
GREGORY W ROSS, ETAL
18745 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285430007, ASMT: 285430007
JIMMY E YOUNG, ETAL
17693 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285440012, ASMT: 285440012
HIJINIO NUNEZ, ETAL
18570 PINECONE LN
RIVERSIDE CA. 92504

APN: 285440014, ASMT: 285440014
JOSE HUMBERTO OROZCO, ETAL
18502 PINECONE LN
RIVERSIDE CA. 92504

APN: 285450028, ASMT: 285450028
HORACE L WILLIAMS
18557 PINECONE LN
RIVERSIDE CA. 92504

APN: 285440003, ASMT: 285440003
KHANH D NGUYEN, ETAL
18762 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440013, ASMT: 285440013
HOWARD J BRUST, ETAL
18536 PINECONE LN
RIVERSIDE CA. 92504

APN: 285430008, ASMT: 285430008
LARRY J KATES, ETAL
17721 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285440004, ASMT: 285440004
JACQUELYN S SHERLIN
18728 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285460008, ASMT: 285460008
LARRY W BALDY, ETAL
18563 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285460006, ASMT: 285460006
JERI JAGGARS
18619 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440008, ASMT: 285440008
LAWRENCE H MORITA, ETAL
18715 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285430006, ASMT: 285430006
JERRY DEAN SARTIN
17665 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430012, ASMT: 285430012
LISSETTE LOVETT
17861 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285420028, ASMT: 285420028
LOUIS H DEHAAS, ETAL
18714 OAK PARK DR
RIVERSIDE CA. 92504

APN: 285440010, ASMT: 285440010
STEVEN L WATSON, ETAL
17808 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285450030, ASMT: 285450030
MANPREET SINGH SAINI, ETAL
18613 PINECONE LN
RIVERSIDE CA. 92504

APN: 285420026, ASMT: 285420026
TEODORO G LICEA, ETAL
17644 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285440006, ASMT: 285440006
NELSON L PENTEADO, ETAL
18660 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285420035, ASMT: 285420035
THOMAS C ROUSH, ETAL
18703 PINECONE LN
RIVERSIDE CA. 92504

APN: 285440005, ASMT: 285440005
NOBUTO MORI, ETAL
18694 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285420029, ASMT: 285420029
THOMAS J DEVAERE, ETAL
18690 OAK PARK DR
RIVERSIDE CA. 92504

APN: 285450029, ASMT: 285450029
RAFE JANIKOWSKI, ETAL
18585 PINECONE LN
RIVERSIDE CA. 92504

APN: 285420031, ASMT: 285420031
THOMAS J LAMBETH, ETAL
18662 OAK PARK DR
RIVERSIDE CA. 92504

APN: 285420023, ASMT: 285420023
SHARON A STANKE
18727 PINECONE LN
RIVERSIDE CA. 92504

APN: 285460005, ASMT: 285460005
WILLIAM MANNING, ETAL
18647 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285460007, ASMT: 285460007
STEVEN L WARNER
18591 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440022, ASMT: 285440022
WMWD
UNKNOWN 04-18-79
0

Riverside City Hall
3900 Main St.
Riverside, CA 92522

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Applicant:
T-Mobile West
3251 E Guasti Ste. 200
Ontario, CA 91765

Eng-Rep:
Barbara Saito
418 N. Cloverdale Lane
Walnut, CA 91789

Owner:
WMWD
450 E. Alessandro
Riverside, CA 92502

Applicant:
T-Mobile West
3251 E Guasti Ste. 200
Ontario, CA 91765

Eng-Rep:
Barbara Saito
418 N. Cloverdale Lane
Walnut, CA 91789

Owner:
WMWD
450 E. Alessandro
Riverside, CA 92502

August 6, 2010

County of Riverside Planning Department
P. O. Box 1409
Riverside, Ca. 92502-1409

Attn: Damaris Abraham

Re: Plot Plan No. 24431
Intent to Adopt a Mitigated Negative Declaration
Applicant: T-Mobile West

Dear Mr. Abraham:

I would like to suggest that T-Mobile put their antenna on the back side of the Harley John Tank which has open field area and would look to Cajalco Road. The reason I am saying this is that there are no homes around there that would be affected since this area is all open. My property looks right out straight ahead at this proposed sight as my front door faces Pinecone and the area you want to put the tower. Also the houses on the street above me (Sunset Knoll Rd.), will be looking directly at this proposed tower as their back yards all back up to Western Municipal Water Property (Roosevelt Tank) where the proposed site is. In addition, the houses on south Side of Scottsdale Road look at the proposed area from their front doors. One house at 17808 Scottsdale views this proposed sight from the side of their house, as their land is adjacent to the proposed site. In fact this tank will be smack to the left which is right by their yard.

We have large homes and are known as the Mockingbird Canyon estate homes. We paid good money for our homes and love the rural country charm. None of us want to stare at a 55' high tower. Many of us have 3000 – 4400 sq. feet homes, and thought we were getting into a very nice upscale neighborhood. Now we are faced with the possibility of looking at a fake metal tree. If you put this antenna off Harley John Rd., you would not be offending other homes as much, since the back side of that tank is next to empty land – acres of it.

Please consider this area for locating the T-Mobile Antenna. Thank you.

Sincerely,



Sharon Stanke
18727 Pinecone Lane
Riverside, Ca. 92504

(951) 531-4361

Aug 2, 2010

Dear Damaris Abraham

We are writing to you in regards to the Plot Plan # 24431

We as concerned residents that have concerns about the proposed location of the T-Mobile West antennas to be put on the property of the Roosevelt water tank, at the north-east corner of Scottsdale Rd & Pinecone Ave, in Riverside, Calif. 92504.

If you would please take the time to look at the enclosed aerial maps of the area you will see that it is surrounded by private property, of which each and everyone of us as property owners signed a residential covenant, when we purchased the properties, that we would not put in any kind of antenna or tower with a height of 36" or taller.

Less than a mile away from this location, at the intersection of Scottsdale Rd & Harley John is a access road that leads to a water tank that would be more suited for the type of antenna you want to install.

The consensus is we have talked to the property owners on all sides of the water tank located on Pinecone Lane and we all agree that we do not want the antennas.

(continued)

(2)

If you would like a list of names and addresses and signatures of the property owners against this we would be happy to supply you with that. Enclosed are aerial photos and the properties involved.

Thank you for your time, if there are any questions, please call

Thomas or Neil Roust
18703 Puntore Lane
Riverside, Calif 92504

951-789-0081

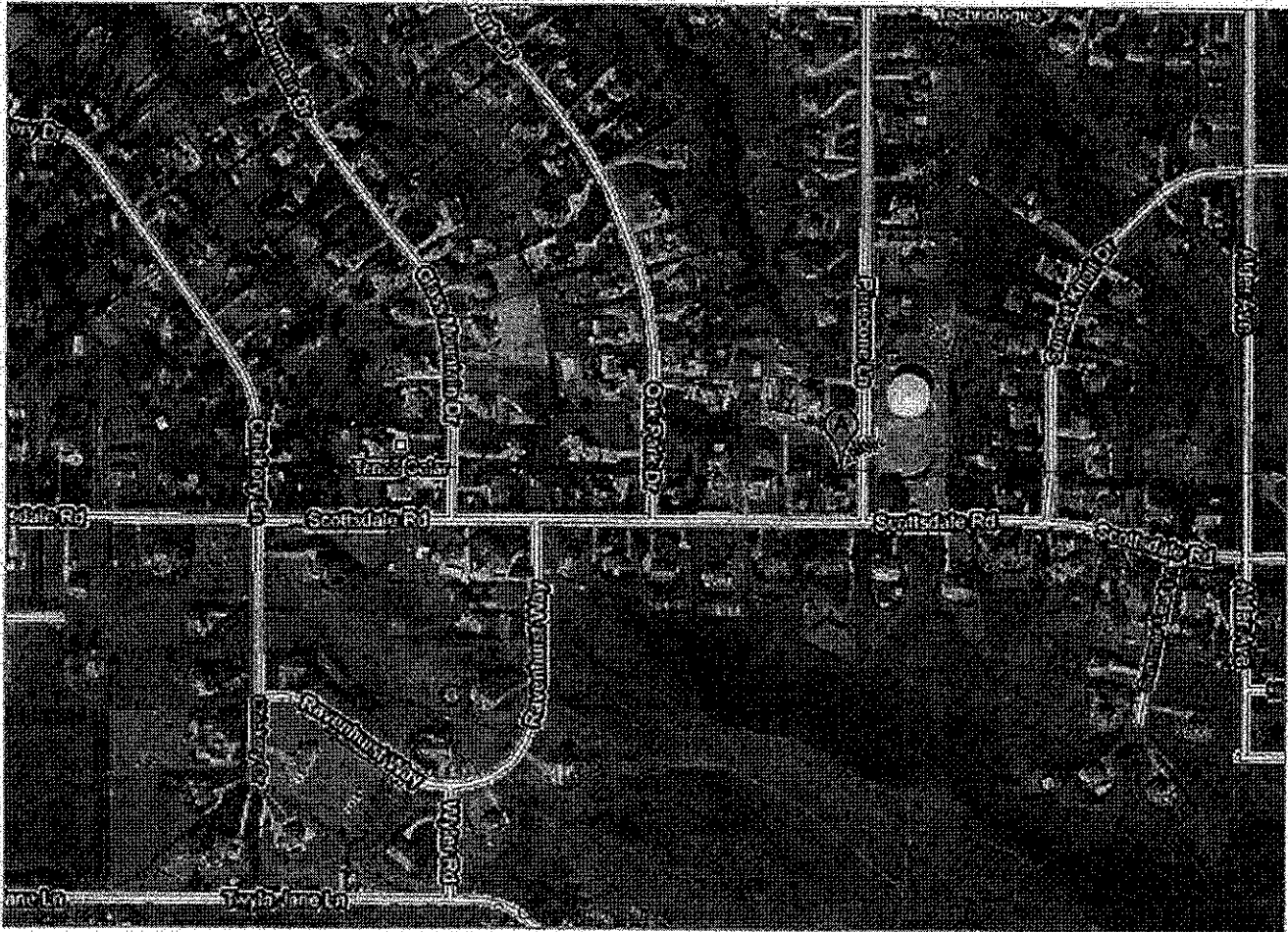
Enclosed are six photos

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



Hide

- 18727 pinecone ln. ca. 92504
- 18525 Alder St, Riverside, California 92570
- 17721 Scottsdale Rd, Riverside, California 92504



Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



Hide

- 18727 pinecone ln. ca. 92504
- 18525 Alder St, Riverside, California 92570
- 17721 Scottsdale Rd, Riverside, California 92504

all home are higher than water tank

Google maps

Address

18703 Pinecone Lane

To see all the details that are visible on the screen, use the "Print" link next to the map.

ROUSH
RESIDENT

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



Roosevelt Water
↓

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



↑ STANKEY
RESIDENT
18727 Pinecone Lane

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)

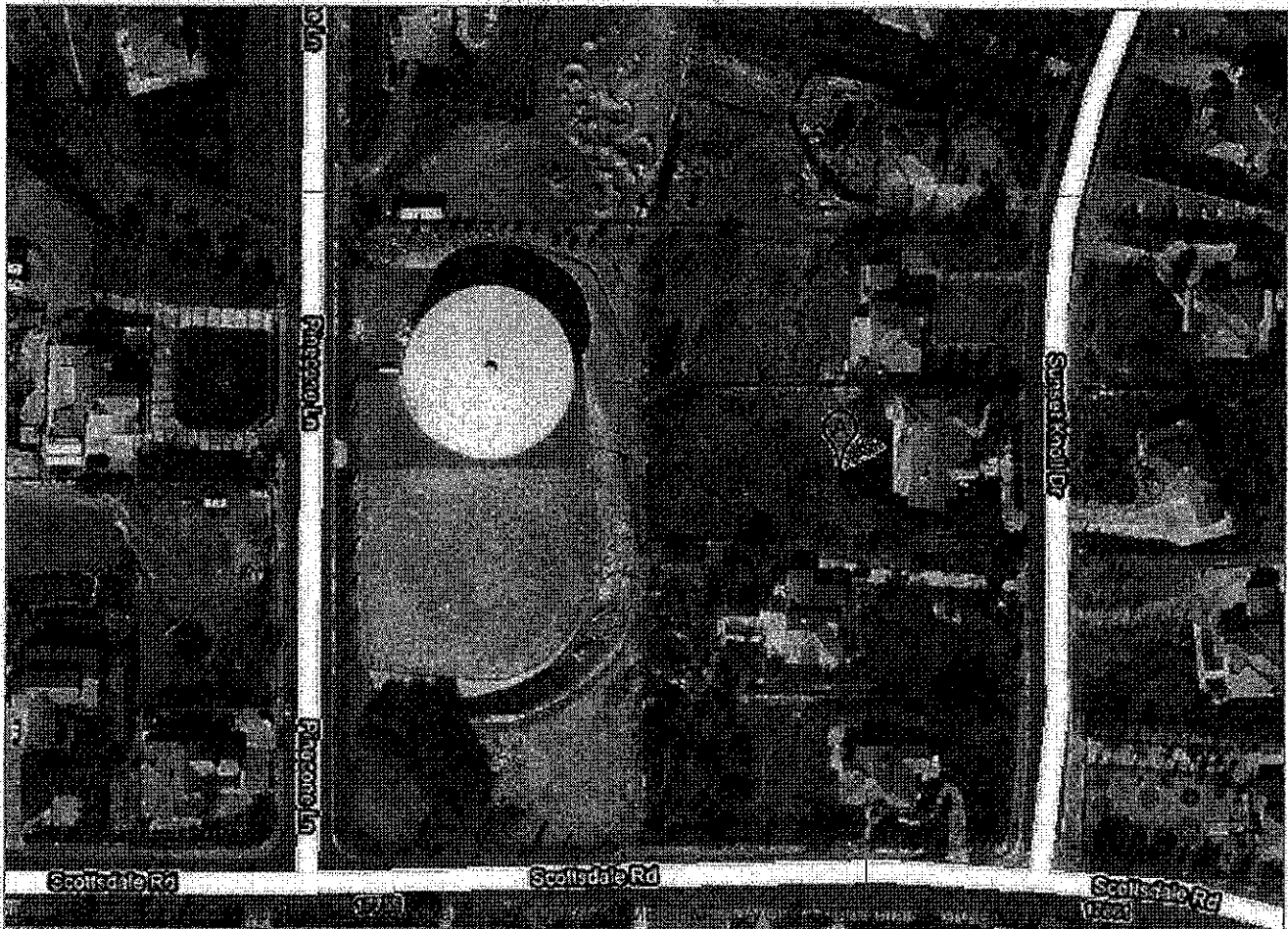


Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



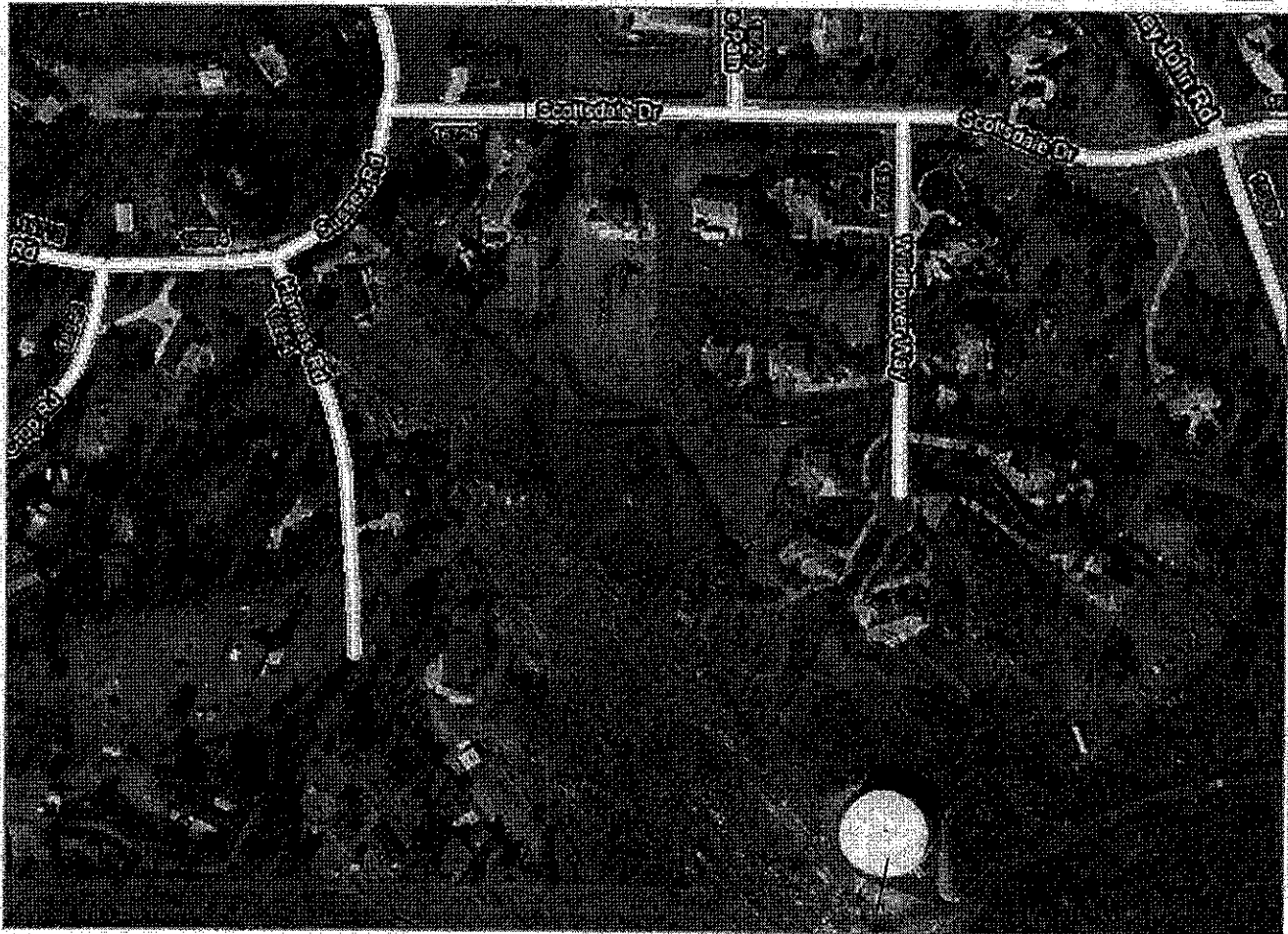
↓ ↓ ↓ ↑ ↓
 all of the private homes on Scottsdale
 & Sunset Knoll are higher
 than the water tank and
 look down on it.

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



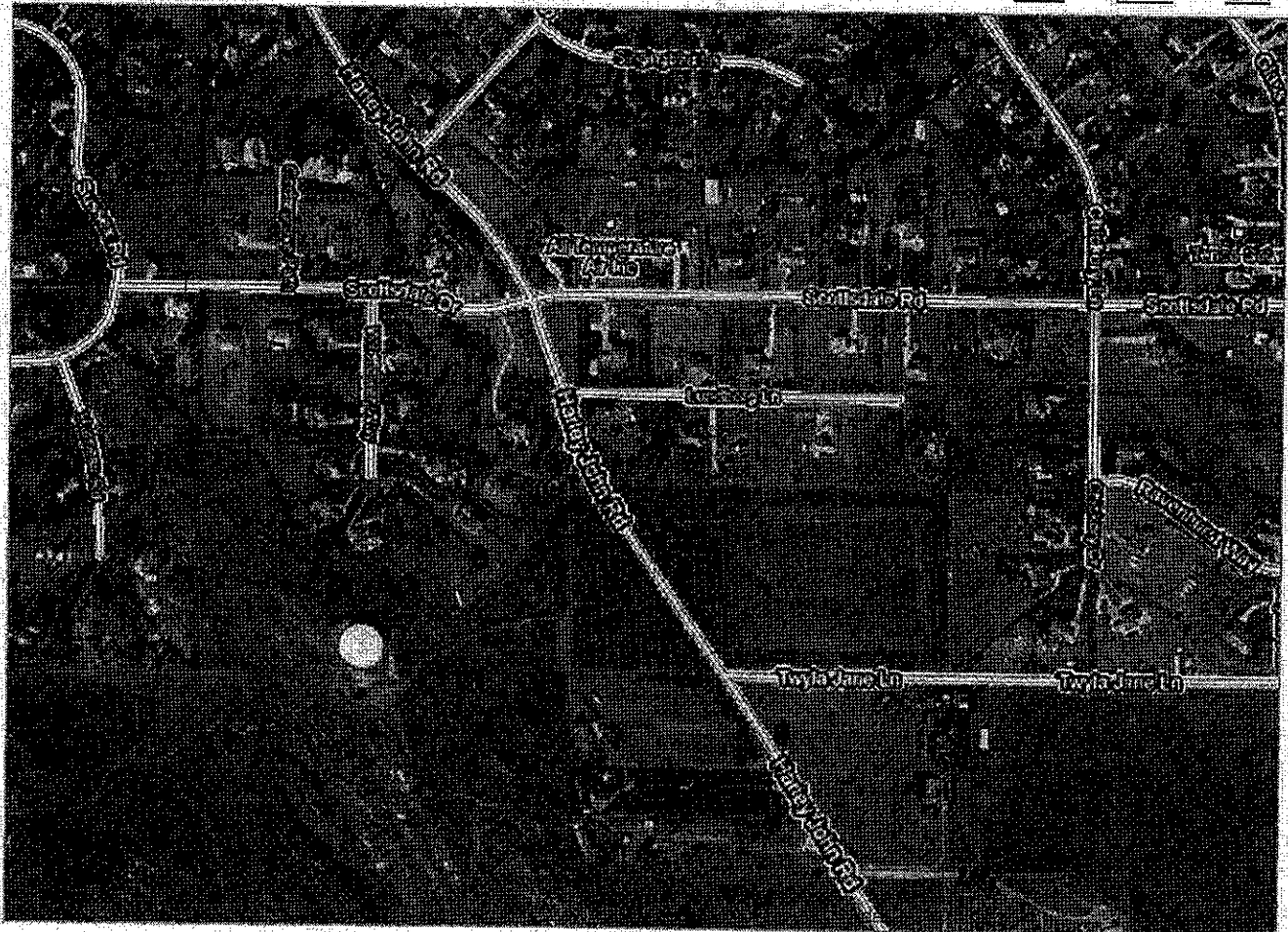
Please note that the water tank at Scottsdale & Harley John is much higher than the private homes below it and the view of the city below would not be a problem

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24431/Variance No. 1874

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

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

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: January 5, 2011

Applicant/Project Sponsor: T-Mobile West Corporation Date Submitted: February 2, 2010

ADOPTED BY: Planning Commission

Person Verifying Adoption: Damaris Abraham Date: January 5, 2011

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

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

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42274 ZCFG05632 \$2,108

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42274/Plot Plan No. 24431/Variance No. 1874

Project Title/Case Numbers

Damaris Abraham
County Contact Person

951-955-5719
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

T-Mobile West
Project Applicant

3257 E. Guasti Rd., Suite 200, Ontario, CA 91761
Address

The project is located in the Lake Mathews/Woodcrest Area Plan, more specifically northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Dr.

Project Location

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.

The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on January 26, 2011, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Damaris Abraham

Signature

Project Planner

Title

January 5, 2011

Date

Date Received for Filing and Posting at OPR: _____

DM/rj

Revised 8/25/2009

Y:\Planning Case Files-Riverside office\PP24431\DH-PC-BOS Hearings\DH-PC\NOD.PP24431 Form.docx

Please charge deposit fee case#: ZEA42274 ZCFG05632 \$.2,108

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1001134

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

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

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

Received from: T MOBILE WEST \$64.00
paid by: CK 1621352
paid towards: CFG05632 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42274
at parcel #:
appl type: CFG3

By _____ Feb 02, 2010 10:58
SBROSTRO posting date Feb 02, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1004326

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

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

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

Received from: T MOBILE WEST \$2,010.25
paid by: CK 1745133
paid towards: CFG05632 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42274
at parcel #:
appl type: CFG3

By _____ Apr 22, 2010 10:09
SBROSTRO posting date Apr 22, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

Additional info at www.rctlma.org

Agenda Item No.: 2.2
Area Plan: County-wide
Zoning District: County-wide
Supervisory District: County-wide
Project Planner: Kristi Lovelady
Planning Commission: January 26, 2011

General Plan Amendment No. 1083
CEQA Exempt
Applicant: County Initiated Change
Engineer/Representative: N/A

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment 1083 (GPA 1083) is a County-initiated amendment to the Cultural and Paleontological Resources Section of the Multipurpose Open Space Element found within the County of Riverside's General Plan. GPA 1083 refines and enhances the original introductory text to highlight the County's rich cultural heritage and updates Open Space policies that guide how the County preserves its cultural and paleontological resources. The new policies include but are not limited to: value statements; requiring the development of a cultural resources program; preserving unique resources; and guiding development proposed in areas of high, medium, and undetermined paleontological sensitivity. The GPA 1083 also eliminates a map that previously depicted sensitive archaeological resources in order to prevent collection of these resources by unauthorized individuals.

GPA 1083 would apply Countywide.

BACKGROUND:

The updated Cultural Resources policy language was developed over the course of the past five years in a collaborative process that included property owners, development interests, tribal representatives, professional archaeologists, and the County of Riverside. The original policy concepts evolved during meetings with County staff and the tribes in 2005 and later with the Traditional Tribal Resources Advisory Committee between 2006 and 2008.

In late 2008, the County initiated a comprehensive General Plan update (GPA 960). It was anticipated that a number of modifications to the 2003 General Plan would be necessary including the section now covered by GPA 1083. In conjunction with the original GPA 960 effort, an Initial Study was issued and two public Scoping Sessions were held for public agencies and interested members of the public.

On June 18, 2009, the County General Plan Advisory Committee discussed and approved enhancements and modifications to the Cultural and Paleontological Resources section of the Riverside County General Plan Open Space Element. These modifications were presented to the Planning Commission on August 19, 2009.

The County's comprehensive General Plan Update continues to move forward but it is not expected to conclude until the fall of 2011. Since the requisite modifications to the Cultural and Paleontological Resources Section are complete and require no further analysis, the section is moving forward independent of GPA 960. The revisions to the Cultural and Paleontological Resources section were anticipated by GPA 960 therefore, no new General Plan amendment initiation process is necessary.

On April 21, 2010, the County initiated a SB18 process and letters were sent to the local Native American Tribes informing them of GPA 1083 and inviting their comments. Of the 23 Tribes contacted, the County received formal consultation requests from three Tribes. GPA 1083 was modified by County Counsel and the County Archaeologist in response to comments provided by local Tribes and to reflect appropriate policy statements suitable for a General Plan. GPA 1083 and the corresponding

mentioned modifications and identify subsequent County actions. Exhibit 2 compares the differences between the Cultural and Paleontological Resources Section text from the existing General Plan and the modifications made as a result of GPA 1083. Exhibit 3 summarizes the Tribal coordination for GPA 1083 with the three participating Tribes.

Today's requested action includes the Planning Commission tentatively approving GPA 1083 and formally adopting the attached Resolution 2011-01 (Exhibit 4) recommending the adoption of GPA 1083 to the Riverside County Board of Supervisors.

SUMMARY OF FINDINGS:

1. General Plan Land Use:	Countywide
2. Proposed Zoning:	Countywide
3. Surrounding Zoning:	Countywide
4. Existing Land Use:	Countywide
5. Surrounding Land Use:	Countywide
6. Project Data:	Total Acreage: N/A Total Proposed Lots: N/A Proposed Min. Lot Size: N/A Schedule: N/A
7. Environmental Concerns:	Exempt from CEQA (see attached Notice of Exemption)
8. SB 18:	The County has complied with the requirements of SB 18

RECOMMENDATIONS:

TENTATIVE APPROVAL of **General Plan Amendment No. 1083**, based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of **RESOLUTION 2011-01** recommending adoption of **General Plan Amendment No. 1083** to the Board of Supervisors;

CONCLUSIONS:

1. The proposed amendment is in conformance with the Riverside County General Plan's Land Use Policies and with all other elements of the Riverside County General Plan.
2. The proposed amendment is consistent with all applicable provisions of Riverside County Land Use Ordinance No. 348.
3. The amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) based on CEQA Sections 15307 and 15308 respectively.

INFORMATIONAL ITEMS:

1. As of this writing, no letters in support or opposition have been received on GPA1083.
2. The proposed GPA applies Countywide.

County of Riverside General Plan – GPA 1083*Multipurpose Open Space Element – December 1, 2010*

The California Historic Resources Information System (CHRIS) contains information from surveys of archaeological and cultural resources as well as the built environments. The State Historic Preservation Office (SHPO) coordinates a statewide network of Information Centers that manage and make available survey information for environmental review, planning, and research needs.

Cultural and Paleontological Resources**Cultural Resources**

Cultural resources are evidence of past human activity that become important for scientific, historic, and/or religious reasons to communities, descendant groups, and individuals. They may include objects, buildings, structures, sites (particularly archaeological sites), areas, places, records, or manuscripts associated with history. Some examples of cultural resources are pioneer homes, buildings, or old wagon roads; structures with unique architecture or designed by a notable architect; prehistoric Native American village sites; pioneering ethnic settlements; historic or prehistoric artifacts or objects; rock inscriptions; human burial sites, battlefields, railroad water towers, prehistoric trails, early mines or important historic industrial sites.

Cultural resources may also include places that have historic or traditional associations or that are important for their natural resources like places where Native Americans have gathered plants for the purpose of making baskets or medicines, places where religious or ceremonial activities have occurred; or places where a significant historic event has occurred. Some of these places may not have physical evidence of their use, but rather may only be recognized through oral history or archival documentation. Other such places may include numerous artifacts and/or ruins above or below ground.

Cultural resources are nonrenewable resources and often yield unique information about past societies and environments, and provide answers for modern day social, scientific, and heritage concerns. The consideration and preservation of important examples of history within Riverside County benefits the public by maintaining historic identity and a sense of place and tradition.

The cultural history of Riverside County is divided chronologically into two primary time periods: the prehistoric and historic, which includes ethnohistoric information. Native American cultures may represent approximately 10,000 years of County history which is evidenced in the numerous archaeological resources across the County. Tribal oral history and heritage preservation efforts supplement the scientific investigation of archaeological resources by providing interpretive and geographical information. Native American cultures continue to flourish in the County and take an increasing interest and role in the documentation and preservation of their history.

The County also has a rich non-Native American history. Early explorers and settlers (Chinese, European, Mexican, Japanese, and many others) established communities, infrastructure (railroads, canals, etc.), and industries (ranching, mining, agriculture, forestry, recreation, etc.) that shaped the development and identity of the County. The vestiges of their many historic “marks on our land” can still be found today. An initial inventory of Historical Resources in the County was completed and mapped in the 1980s, as shown in Figure OS-6, but many more historic resources are known to exist that have not yet been documented. As objects, buildings, and structures continue to age, they may be considered historical resources under local, state, or national laws.

Technical studies prepared by professionally-qualified individuals are often required to identify and evaluate cultural resources as part of the environmental review process associated with proposed development and public project review.



A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes.



– RCIP Vision Statement



The California Historic Resources Information System (CHRIS) contains information from surveys of archaeological and cultural resources as well as the built environments. The State Historic Preservation Office (SHPO) coordinates a statewide network of Information Centers that manage and make available survey information for environmental review, planning, and research needs.

CULTURAL AND PALEONTOLOGICAL RESOURCES

Cultural resources consist of places (historic and prehistoric archaeological sites), structures or objects that provide evidence of past human activity. They are important for scientific, historic, and/or religious reasons to cultures, communities, groups or individuals. The cultural history of Riverside County is divided chronologically into three periods: prehistory, ethnohistory and history. Native American cultures predominate in the prehistorical and ethnohistorical periods of County history. The Relative Archaeological Sensitivity of Diverse Landscapes in the County has been mapped and is shown in Figure OS-6. Three classifications have been used: high, undetermined, and low. Properties with high potential include those listed or determined eligible for listing in the National Register of Historic Places. The historical period includes settlement from 1774, with the expedition of Juan Bautista de Anza into the region, to 45 years before the present as defined by the California Environmental Quality Act (CEQA). An inventory of Historical Resources in the County has been completed and mapped, as shown in Figure OS-7.

Riverside County has also been inventoried for geologic formations known to potentially contain paleontological resources. Paleontological resources are the fossilized biotic remains of ancient environments. They are valued for the information they yield about the history of the earth and its past ecological settings. Lands with low, undetermined or high potential for finding paleontological resources are mapped on Figure OS-8, the Paleontological Sensitivity Resources map. This map is used in the environmental assessment of development proposals and the determination of required impact mitigation. Riverside County has an extensive record of fossil life starting in Jurassic time, 150 million years ago.

Cultural Resources

Cultural resources are evidence of past human activity that become important for scientific, historic, and/or religious reasons to communities, descendant groups, and individuals. They may include objects, buildings, structures, sites (particularly archaeological sites), areas, places, records, or manuscripts associated with history. Some examples of cultural resources are pioneer homes, buildings, or old wagon roads; structures with unique architecture or designed by a notable architect; prehistoric Native American village sites; pioneering ethnic settlements; historic or prehistoric artifacts or objects; rock inscriptions; human burial sites, battlefields, railroad water towers, prehistoric trails, early mines or important historic industrial sites.

Cultural resources may also include places that have historic or traditional associations or that are important for their natural resources like places where Native Americans have gathered plants for the purpose of making baskets or medicines, places where religious or ceremonial activities have occurred, or places where a significant historic event has occurred. Some of these places may not have physical evidence of their use, but rather may only be recognized through oral history or archival documentation. Other such places may include numerous artifacts and/or ruins above or below ground.



A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes.



– RCIP Vision Statement

EXHIBIT 2

GPA 1083 Compare Write Version - December 1, 2010

Cultural resources are nonrenewable resources and often yield unique information about past societies and environments, and provide answers for modern day social, scientific, and heritage concerns. The consideration and preservation of important examples of history within Riverside County benefits the public by maintaining historic identity and a sense of place and tradition.

The cultural history of Riverside County is divided chronologically into ~~two~~ ~~three primary time periods: prehistory, ethnohistory and history~~ the prehistoric and historic, which includes ethnohistoric information. Native American cultures may represent approximately 10,000 years of County history which is evidenced in the numerous archaeological resources across the County. Tribal oral history and heritage preservation efforts supplement the scientific investigation of archaeological resources by providing interpretive and geographical information. Native American cultures continue to flourish in the County and take an increasing interest and role in the documentation and preservation of their history.

The County also has a rich non-Native American history. Early explorers and settlers (Chinese, European, Mexican, Japanese, and many others) established communities, infrastructure (railroads, canals, etc.), and industries (ranching, mining, agriculture, forestry, recreation, etc.) that shaped the development and identity of the County. The vestiges of their many historic “marks on our land” can still be found today. An initial inventory of Historical Resources in the County ~~has been~~ was completed and mapped in the 1980s, as shown in Figure OS-67, but many more historic resources are known to exist that have not yet been documented. As objects, buildings, and structures continue to age, they may be considered historical resources under local, state, or national laws.

Technical studies prepared by professionally-qualified individuals are often required to identify and evaluate cultural resources as part of the environmental review process associated with proposed development and public project review. These studies have contributed a wealth of knowledge about the prehistory and history of Riverside County and assist the County in identifying cultural resources worthy of preservation.

~~Policies follow that are intended to ensure the preservation of cultural, historical, archaeological, paleontological, geological, and educational resources in the County.~~

The following policies are intended to ensure that cultural resources are appropriately considered:

Policies:

~~OS 19.1— Make available programs that educate students about the rich natural and manmade environment of the County, and offer them to local schools. (AI-3, 75, 76)~~

The following policies address cultural resources:

~~OS 19.2— Review all proposed development for the possibility of archaeological sensitivity.~~

~~OS 19.3— Employ procedures to protect the confidentiality and prevent inappropriate public exposure of sensitive archaeological resources when soliciting the assistance of public and volunteer organizations.~~

EXHIBIT 2

GPA 1083 Compare Write Version - December 1, 2010

- ~~OS 19.4~~ Require a Native American Statement as part of the environmental review process on development projects with identified cultural resources.
- OS 19.1 Cultural resources (both prehistoric and historic) are a valued part of the history of the County of Riverside.
- OS 19.2 The County of Riverside shall establish a cultural resources program in consultation with Tribes and the professional cultural resources consulting community. Such a program shall, at a minimum, address each of the following: application processing requirements; information database(s); confidentiality of site locations; content and review of technical studies; professional consultant qualifications and requirements; site monitoring; examples of preservation and mitigation techniques and methods; and the descendant community consultation requirements of local, state and federal law. (AI-A)
- OS 19.3 Review proposed development for the possibility of cultural resources and for compliance with the cultural resources program.
- OS 19.4 To the extent feasible, designate as open space and allocate resources and/or tax credits to prioritize the protection of cultural resources preserved in place or left in an undisturbed state. (AI-B)
- OS 19.5 Exercise sensitivity and respect for human remains from both prehistoric and historic time periods and comply with all applicable laws concerning such remains.

The following policies pertain to historical resources:

- ~~OS 19.5~~ Transmit significant development proposals to the History Division of the Riverside County Regional Park and Open Space District for evaluation in relation to the destruction/preservation of potential historical sites. Prior to approval of any development proposal, feasible mitigation shall be incorporated into the design of the project and its conditions of approval.
- ~~OS 19.6~~ Enforce the Historic Building Code so that historical buildings can be preserved and used without posing a hazard to public safety.
- ~~OS 19.7~~ When possible, allocate resources and/or tax credits to prioritize retrofit of County historic structures, which are irreplaceable.

Paleontological Resources

Paleontological resources are the fossilized biotic remains of ancient environments. They are valued for the information they yield about the history of the earth and its past ecological settings. Riverside County has been inventoried for geologic formations known to potentially contain paleontological resources. Lands with low, undetermined, or high, low or undetermined potential for finding paleontological resources are mapped on Figure OS-87, the Paleontological Sensitivity Resources Map. This map is used in the environmental assessment of development proposals and the determination of



Three million years ago, the white sand beach at the edge of the Pacific Ocean was located near the present Interstate 15/State Route 91 interchange. The Ice Ages left fossils of giant sloths, elephants, camels, and bison that were preyed upon by giant bear, American lion and sabercats. Their remains lie waiting a few feet below the surface to be unearthed by construction excavation.

EXHIBIT 2

GPA 1083 Compare Write Version - December 1, 2010

required impact mitigation. ~~Riverside County has an extensive record of fossil life starting in Jurassic time, 150 million years ago.~~

~~The following policies provide direction for paleontological resources:~~

~~The following policies are intended to ensure that paleontological resources are appropriately considered:~~

~~OS 19.8—Whenever existing information indicates that a site proposed for development may contain biological, paleontological, or other scientific resources, a report shall be filed stating the extent and potential significance of the resources that may exist within the proposed development and appropriate measures through which the impacts of development may be mitigated.~~

~~OS 19.9—This policy requires that when existing information indicates that a site proposed for development may contain paleontological resources, a paleontologist shall monitor site grading activities, with the authority to halt grading to collect uncovered paleontological resources, curate any resources collected with an appropriate repository, and file a report with the Planning Department documenting any paleontological resources that are found during the course of site grading.~~

~~OS 19.10—Transmit significant development applications subject to CEQA to the San Bernardino County Museum for review, comment, and/or preparation of recommended conditions of approval with regard to paleontological resources.~~

OS 19.6 Whenever existing information indicates that a site proposed for development has high paleontological sensitivity as show on Figure OS-7, a paleontological resource impact mitigation program (PRIMP) shall be filed with the County Geologist. The PRIMP shall specify the steps to be taken to mitigate impacts to paleontological resources.

OS 19.7 Whenever existing information indicates that a site proposed for development has low paleontological sensitivity as shown on Figure OS-7, no direct mitigation is required unless a fossil is encountered during site development. Should a fossil be encountered, the County Geologist shall be notified and a paleontologist shall be retained by the project proponent. The paleontologist shall document the extent and potential significance of the paleontological resources on the site and establish appropriate mitigation measures for further site development.

OS 19.8 Whenever existing information indicates that a site proposed for development has undetermined paleontological sensitivity as shown on Figure OS-7, a report shall be filed with the County Geologist documenting the extent and potential significance of the paleontological resources on site and identifying mitigation measures for the fossil and for impacts to significant paleontological resources.

EXHIBIT 3

SUMMARY OF SB18 TRIBAL CONSULTATION FOR GPA 1083

Tribe	SB 18 Initiation Letter	Meeting Date(s)	Tribal Letters Received	County Follow Up Correspondence
<p align="center">Agua Caliente Band of Cahuilla Indians</p>	<p align="center">April 21, 2010</p>	<p align="center">June 7, 2010 (cancelled)</p>	<p align="center">March 29, 2010</p>	<p align="center">August 9, 2010</p>
		<p align="center">August 19, 2010</p>		<p align="center">December 1, 2010</p>
<p align="center">Soboba Band of Luiseño Indians</p>	<p align="center">April 21, 2010</p>	<p align="center">June 28, 2010</p>	<p align="center">April 5, 2010</p>	<p align="center">December 1, 2010</p>
			<p align="center">June 16, 2010</p>	
<p align="center">Pechanga Cultural Resources - Temecula Band of Luiseño Mission Indians</p>	<p align="center">April 21, 2010</p>	<p align="center">April 27, 2010</p>	<p align="center">July 21, 2010</p>	<p align="center">December 1, 2010</p>
		<p align="center">June 9, 2010</p>		

EXHIBIT 4

Planning Commission

County of Riverside

RESOLUTION 2011-01
RECOMMENDING ADOPTION OF
COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 1083

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on January 26, 2011 to consider the above-referenced matter; and,

WHEREAS, pursuant to CEQA Guidelines Sections 15307 and 15308, it can be seen with certainty that there is no possibility that General Plan Amendment No. 1083 may have a significant effect on the environment and is therefore not subject to CEQA; and,

WHEREAS, a notice of exemption has been prepared; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on January 26, 2011, that it has reviewed and considered the notice of exemption and recommends the following based on the staff report and the findings and conclusions stated therein:

TENTATIVE ADOPTION of General Plan Amendment No. 1083.

FOR COUNTY CLERK'S USE ONLY

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**NOTICE OF PUBLIC HEARING
BEFORE THE RIVERSIDE COUNTY PLANNING COMMISSION**

A PUBLIC HEARING has been scheduled before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the proposed GENERAL PLAN AMENDMENT (GPA) described below. The Planning Department has tentatively determined that the project will not have a significant effect on the environment. Therefore, the Department has prepared a Notice of Exemption (NOE). The Planning Commission will consider the NOE in conjunction with their consideration of the proposed GPA at the public hearing referenced herein.

PLANNING COMMISSION HEARING

DATE OF HEARING: **January 26, 2011**
TIME OF HEARING: **1:30 P.M. or as soon as possible thereafter**
PLACE OF HEARING: **Board Hearing Room**
 First Floor
 4080 Lemon Street
 Riverside CA 92501

BACKGROUND: General Plan Amendment No. 1083 is a County Initiated proposal that is the result of a collaborative process which includes input from property owners, those with development interests, tribal representatives, professional archaeologists and Riverside County. The original policy concepts were developed during meetings with County staff and the tribes in 2005 and later with the Traditional Tribal Resources Advisory Committee between 2006 and 2008 and have been modified as necessary based on input from the aforementioned groups.

PROJECT DESCRIPTION AND IDENTIFICATION:

GENERAL PLAN AMENDMENT NO. 1083 – County Initiated – Countywide, All Area Plans – **PROPOSAL:** This GPA proposes to amend the Cultural and Paleontological Resources section of the Multipurpose Open Space Element found within the Riverside County General Plan. The proposal refines and enhances the original introductory text to highlight the County's rich cultural heritage. The proposal also includes updated policies that will guide how the County preserves its cultural resources and proposes new policies that include but are not limited to preserving unique resources, maintaining the confidentiality of sensitive locations, exercising sensitivity and respect for historical human remains, and preserving resources in place to the extent feasible. The proposal would also eliminate a map that previously depicted sensitive archaeological resources in order to prevent collection of these resources by unauthorized individuals.

ANTICIPATED ENVIRONMENTAL EFFECTS:

The Planning Department has tentatively determined that the project will not have a significant effect on the environment. Therefore the Department has prepared a Notice of Exemption (NOE). GPA 1083 is not associated with a development project.

YOUR RIGHT TO COMMENT:

Any person wishing to comment on or testify in support of, or in opposition to, the proposed GPA 1083 may do so in writing prior to the hearing (between the date of this notice and the public hearing) or may appear and be heard at the dates, times and places noted above. All comments received prior to the Planning Commission public hearings will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a recommendation on the proposed project. All comments received after the second Planning Commission hearing, but before the Board of Supervisors hearing, will be submitted to the Board of Supervisors on, or prior to, the date of the Board hearing. The Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the proposed project. If you challenge this project (GPA



These studies have contributed a wealth of knowledge about the prehistory and history of Riverside County and assist the County in identifying cultural resources worthy of preservation.

The following policies are intended to ensure that cultural resources are appropriately considered:



Three million years ago, the white sand beach at the edge of the Pacific Ocean was located near the present Interstate 15/State Route 91 interchange. The Ice Ages left fossils of giant sloths, elephants, camels, and bison that were preyed upon by giant bear, American lion and sabercats. Their remains lie waiting a few feet below the surface to be unearthed by construction excavation.

- OS 19.1 Cultural resources (both prehistoric and historic) are a valued part of the history of the County of Riverside.
- OS 19.2 The County of Riverside shall establish a cultural resources program in consultation with Tribes and the professional cultural resources consulting community. Such a program shall, at a minimum, address each of the following: application processing requirements; information database(s); confidentiality of site locations; content and review of technical studies; professional consultant qualifications and requirements; site monitoring; examples of preservation and mitigation techniques and methods; and the descendant community consultation requirements of local, state and federal law. (AI-A)
- OS 19.3 Review proposed development for the possibility of cultural resources and for compliance with the cultural resources program.
- OS 19.4 To the extent feasible, designate as open space and allocate resources and/or tax credits to prioritize the protection of cultural resources preserved in place or left in an undisturbed state. (AI-B)
- OS 19.5 Exercise sensitivity and respect for human remains from both prehistoric and historic time periods and comply with all applicable laws concerning such remains.

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The following policies are intended to ensure that paleontological resources are appropriately considered:

- OS 19.6 Whenever existing information indicates that a site proposed for development has high paleontological sensitivity as show on Figure OS-7, a paleontological resource impact mitigation program (PRIMP) shall be filed with the County Geologist. The PRIMP shall specify the steps to be taken to mitigate impacts to paleontological resources.
- OS 19.7 Whenever existing information indicates that a site proposed for development has low paleontological sensitivity as show on Figure OS-7, no direct mitigation is required unless a fossil is encountered during site development. Should a fossil be encountered, the



County Geologist shall be notified and a paleontologist shall be retained by the project proponent. The paleontologist shall document the extent and potential significance of the paleontological resources on the site and establish appropriate mitigation measures for further site development.

- OS 19.8 Whenever existing information indicates that a site proposed for development has undetermined paleontological sensitivity as show on Figure OS-7, a report shall be filed with the County Geologist documenting the extent and potential significance of the paleontological resources on site and identifying mitigation measures for the fossil and for impacts to significant paleontological resources.

and/or NOE) in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the date of the Planning Commission hearing.

Please send all written correspondence to the following address:

Riverside County Planning Department
Attention: Kristi Lovelady
P. O. Box 1409
Riverside, CA 92502-1409

Correspondence may also be sent by FAX to (951) 955-1811 or by e-mail to klovelad@rctlma.org

BE ADVISED that, as a result of public hearings and comment, the Planning Commission and the Board of Supervisors may amend, in whole or in part, the proposed general plan amendment and/or the environmental documents associated therewith.

FOR ADDITIONAL INFORMATION:

The proposed general plan amendment maps and environmental findings to be considered by the Planning Commission (and any documents referenced in the environmental assessment) are available for review beginning January 16, 2011, Monday through Thursday, from 8:00 a.m. to 5:00 p.m., at the County of Riverside Planning Department office located at 4080 Lemon Street, Twelfth Floor, Riverside, CA. The proposed general plan amendment maps and environmental findings may also be reviewed at the Planning Department offices located at 38686 El Cerrito Road, Palm Desert, CA 92211 and at the Planning Department public information counter located at 4080 Lemon Street, Second Floor, Riverside, CA 92501. For further information regarding this case, please contact Ms. Kristi Lovelady at (951) 955-0781.

Carolyn Syms Luna
Planning Director

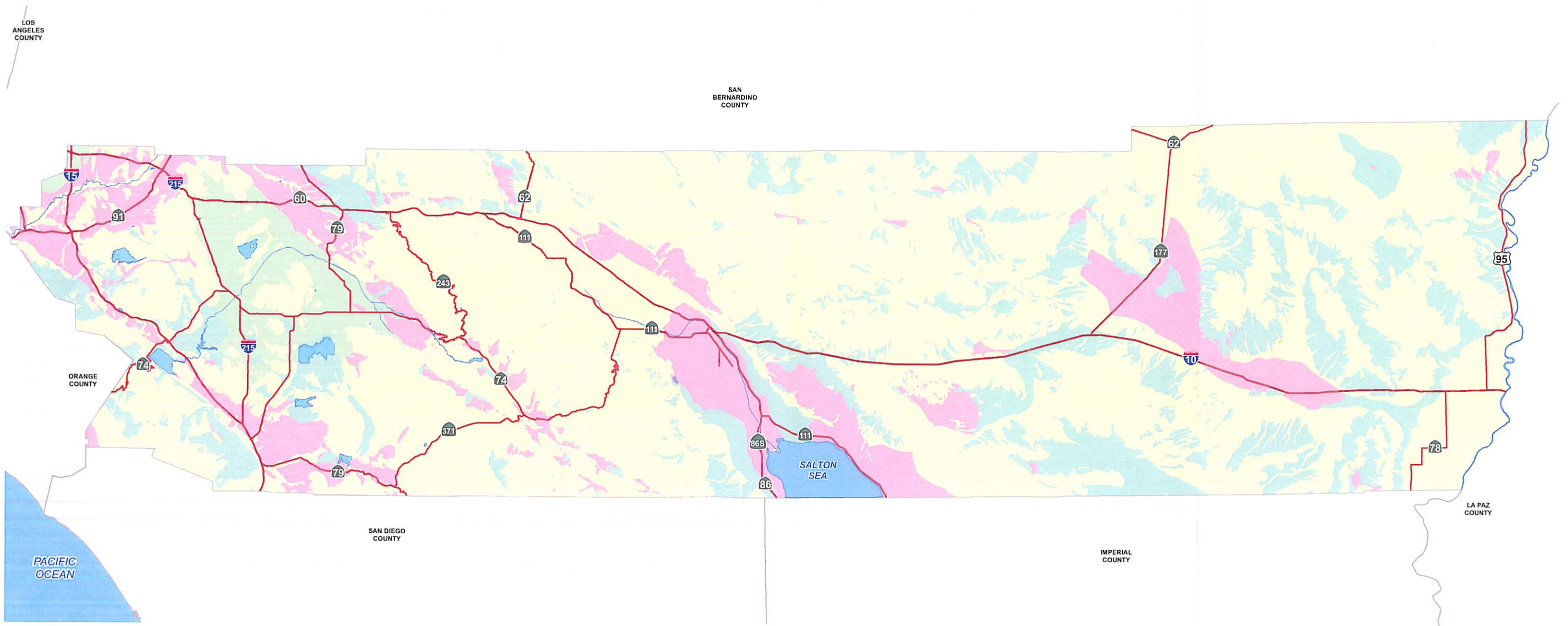
County of Riverside General Plan

Implementation Program

12/1/10

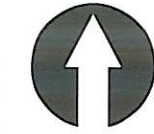


Action Item	Administration Activities/Programs	Policy # Reference	Target Date	Funding Source	Primary Resp.
AI-A	Develop a cultural resources program in consultation with Tribes and the professional cultural resources consulting community.	OS 19.2	Fall 2011	Utilize existing staff	Planning Department
AI-B	To the extent feasible, allocate resources and/or tax credits to prioritize the protection of cultural resources preserved in place or left in an undisturbed state.	OS 19.4	As resources are available	TBD	Planning Department

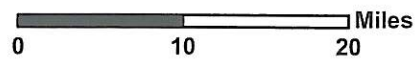


- High A (Ha)
- High B (Hb)
- Low
- Undetermined
- Waterbodies

Figure OS-7

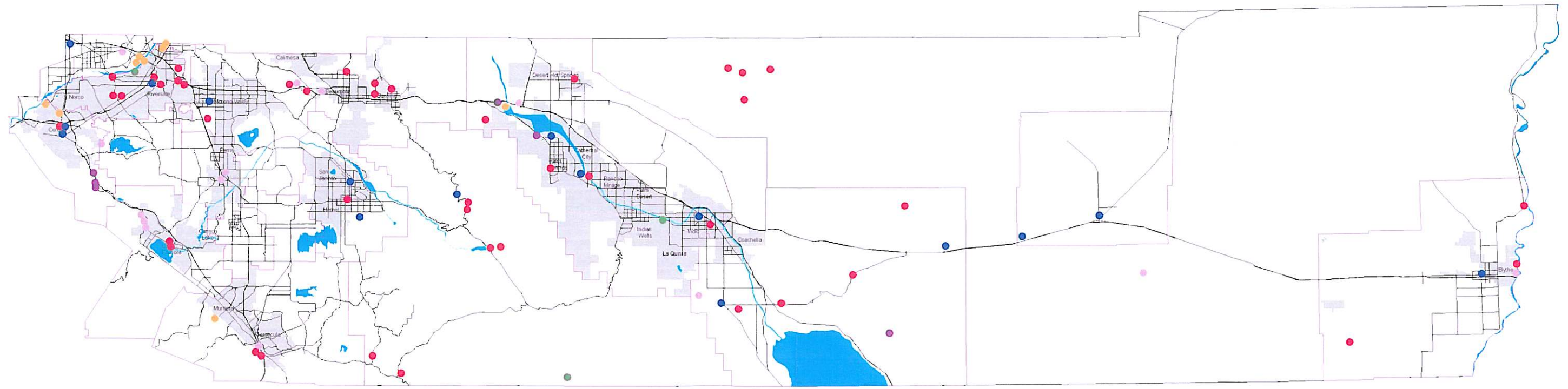


December 7, 2010



Disclaimer: 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.

PALEONTOLOGICAL SENSITIVITY



- Mission Period (1769 - 1833)
- Exploration (1772 - 1818)
- Mexican/Rancho (1833 - 1848)
- Early Californian (1848 - 1869)
- 1869 - 1919
- 1920 - 1945
- Major Roads & Highways
- Area Plan Boundaries
- Cities

Source Information: LSA Associates

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Figure OS-6



HISTORICAL RESOURCES

