



# RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

9:00 A.M.

OCTOBER 2, 2013

**PLANNING  
COMMISSIONERS  
2013**

**1<sup>st</sup> District**  
Charissa Leach

**2<sup>nd</sup> District**  
Ed Sloman

**3<sup>rd</sup> District**  
John Petty  
*Chairman*

**4<sup>th</sup> District**  
Bill Sanchez  
*Vice Chairman*

**5<sup>th</sup> District**  
Jan Zuppardo

**Planning Director**  
Carolyn  
Syms Luna

**Legal Counsel**  
Michelle Clack  
*Deputy County  
Counsel*

*Phone*  
951 955-3200

*Fax*  
951 955-1811

## AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •  
**RIVERSIDE COUNTY PLANNING COMMISSION**  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR BOARD CHAMBERS  
RIVERSIDE, CA 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 TLMA Commission 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 Mary Stark at (951) 955-7436 or E-mail at [mcstark@rctlma.org](mailto:mcstark@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 THE REVISED 2013 PLANNING COMMISSION CALENDAR**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 **NONE**

3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:

3.1 **PLOT PLAN NO. 24928** – Intend to adopt a Negative Declaration - Applicant: Verizon Wireless – Engineering/Representative: Randi Newton, Spectrum - Third/Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CR:MDR) (2 – 5 Dwelling Units per Acre) - Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St – **REQUEST:** The plot plan is a proposal for Verizon Wireless to construct and operate a disguised 65 foot high pine tree with twelve (12) panel antennas located at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, 30kw backup generator within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the

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

Desert Office · 77588 El Duna Court  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

## **PLANNING COMMISSION**

southwest section of the property (within W-1 zoning designation) 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line. Continued from August 21, 2013 and September 18, 2013. Project Planner: HP Kang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org). (Quasi-judicial)

### **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**

3.1

Agenda Item No.:  
Area Plan: San Jacinto Valley  
Zoning Area: Ramona District  
Supervisory District: Third/Third  
Project Planner: H. P. Kang  
Planning Commission: October 2, 2013  
(Continued from July 17, 2013, August 21,  
2013 and September 18, 2013)

PLOT PLAN NO. 24928  
Environmental Assessment No. 42443  
Applicant: Verizon Wireless  
Engineer/Representative: Randi Newton

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

The project is located on the southerly side of Acacia Avenue, easterly of Stanford Street, more specifically 41825 Acacia Avenue near the City of Hemet.

### ADDITIONAL INFORMATION:

On July 17, 2013, the item was presented to the Planning Commission for recommendation of Receive and File. At that meeting, the Planning Commissioner John Petty assumed jurisdiction and scheduled the item for a public hearing dated August 21, 2013. No one spoke on the item neither in favor nor in opposition.

On August 21, 2013, the Planning Commission, after reviewing the attached alternative site analysis in the staff report, requested that the applicant canvas the nearby commercial areas and exhaust all potential commercial sites prior to requesting the cell tower to be located adjacent to the residential zone area. The applicant was also requested to provide additional justifications and any additional supporting documents for their proposal. The item was continued to September 18, 2013.

On September 18, 2013, the applicant requested a continuance to allow additional time to address the concerns of the Commission. The applicant requested that the project be continued to the regularly scheduled Planning Commission hearing date of October 2, 2013. The request was granted by the Planning Commission by a vote of 5-0.

As of writing of this report, staff has not received any additional alternative site analysis. Full explanation is in the attached Memorandum dated June 3, 2013.

### RECOMMENDATION:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42443**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

D.M.

**APPROVAL** of **PLOT PLAN NO. 24928**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

HK: hk

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Date Revised: 09/03/13

Agenda Item No.: 2<sup>1</sup>'8  
Area Plan: San Jacinto Valley  
Zoning Area: Ramona District  
Supervisory District: Third/Third  
Project Planner: H. P. Kang  
Director's Hearing: June 3, 2013

PLOT PLAN NO. 24928  
Environmental Assessment No. 42443  
Applicant: Verizon Wireless  
Engineer/Representative: Randi Newton

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

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The project is located on the southerly side of Acacia Avenue, easterly of Standford Street, more specifically 41825 Acacia Avenue near the City of Hemet.

### ADDITIONAL INFORMATION:

The proposal also includes landscape buffer around the 900 square foot lease area. The landscape materials include eight (8) Afghan Pine trees and twelve (12) Red Kangaroo Paws around the 30 foot by 30 foot decorative six (6) foot high block wall. These landscape additions will further lessen the visual impact of the monopine wireless antenna.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre)   |
| 2. Surrounding General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) to the south, east, and west, Community Development: High Density Residential (CD:HDR) (8-14 D.U. Per Acre) to the north. |
| 3. Existing Zoning:                   | One Family Dwellings – (R-1)<br>Watercourse, Watershed & Conservation Areas – (W-1)  |
| 4. Surrounding Zoning:                | One Family Dwelling – (R-1) to the south<br>Multi-Family Dwelling – (R-2) to the north and east<br>Light Agriculture – 5 Acre Minimum (A-1- 5) to the west   |
| 5. Existing Land Use:                 | Vacant   |
| 6. Surrounding Land Use:              | Vacant to the south; and<br>Single Family Residences to the west; and<br>Multi-family residences to the north; and   |

D.M.

7. Project Data: Little Lake Elementary School to the east.  
Total Acreage: 6.11 acres  
Existing Lease Area: 900 Square Feet
8. Environmental Concerns: See Attached Environmental Assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42443**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **PLOT PLAN NO. 24928**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) on the San Jacinto Valley Area Plan which allows for development of single family detached residences. Limited agriculture, intensive equestrian and animal keeping are also permitted in this designation.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Community Development: Medium Density Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences in the area.
3. The project site is surrounded by properties which are Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) to the south, east, and west, Community Development: High Density Residential (CD:HDR) (8-14 D.U. Per Acre) to the north.
4. The zoning for the subject site is One Family Dwellings – (R-1) and Watercourse, Watershed & Conservation Areas – (W-1).
5. The use, proposed a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna, approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site meets Article XIXg of the Ord. No. 348 regulating wireless communication facilities and regulating the height of structures in all zones and the development standards for wireless telecommunication facilities.
6. The project site is surrounded by properties which are zoned One Family Dwelling (R-1) to the south, Light Agriculture 5 Acre minimum lot size (A-1-5) to the west, and Multiple-Family Dwellings (R-2) to the east.

7. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSCHP).
8. Environmental Assessment No. 42443 concluded that there are no potentially significant impacts from the project proposal.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) (2-5 DU Per Acre) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), 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 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, one request for hearing was received.
2. The project site is not located within:
  - a. A Flood Zone;
  - b. A County Service Area;
  - c. A City Sphere of Influence;
  - d. A Subsidence Area;
  - e. A High Fire Area; or,
  - f. An Airport Influence Area.
3. The project site is located within:
  - a. A Liquefaction area;
  - b. The Stephens Kangaroo Rat Fee Area;
  - c. A Fault Zone; and,
  - d. The Boundaries of the Hemet Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 575-230-002.

HK: hk

Y:\Planning Case Files-Riverside office\PP24928\DH-PC-BOS Hearings\DH-PC\Staff Report,PP24928.docx

Date Prepared: 03/26/13

Date Revised: 03/26/13



PP24928



Selected parcel(s):  
449-080-001

**LEGEND**

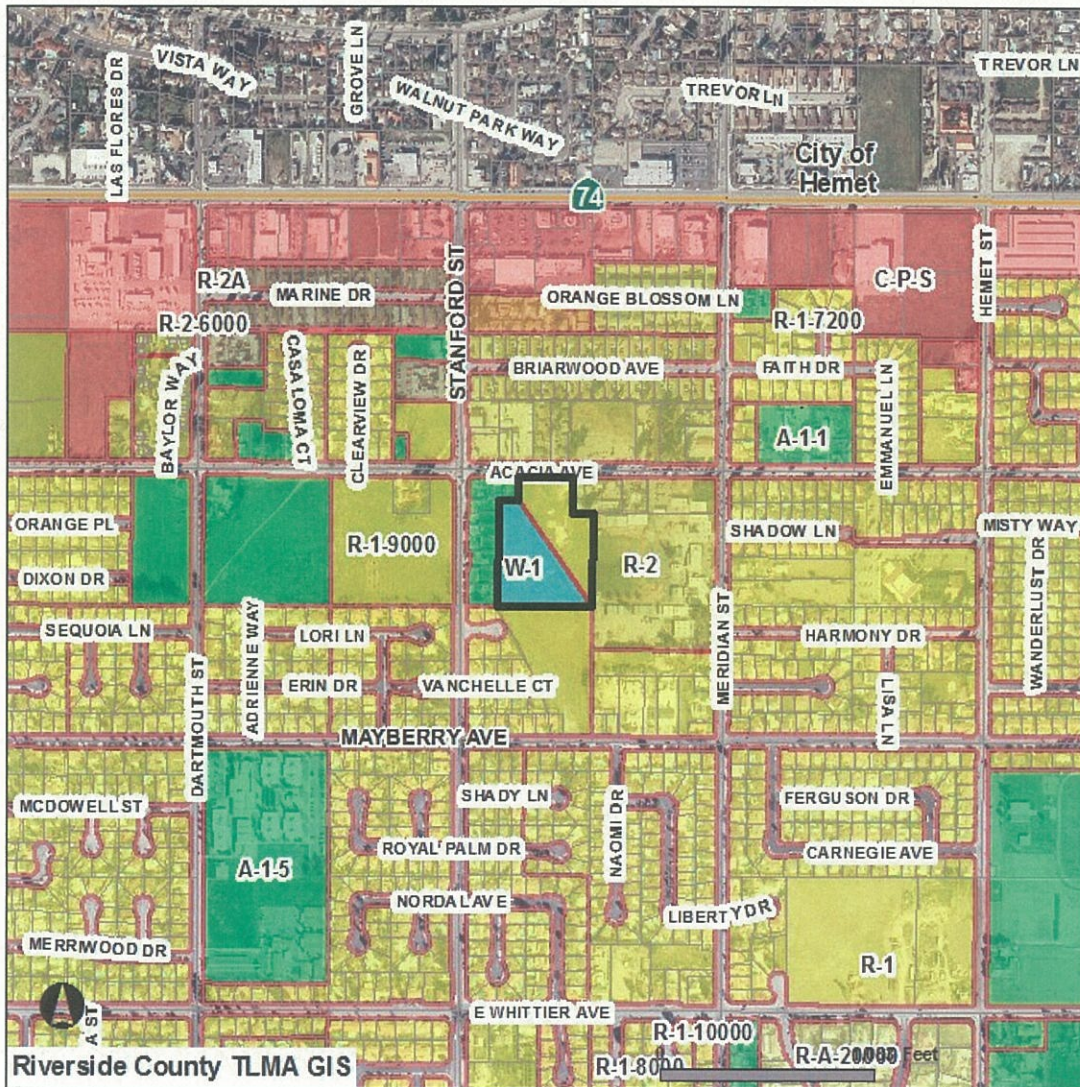
- SELECTED PARCEL
- CASE
- PARCELS
- CITY
- N INTERSTATES
- N HIGHWAYS

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

REPORT PRINTED ON... Tue Mar 26 14:07:43 2013  
Version 121101



PP24928



Selected parcel(s):  
449-080-001

**ZONING**

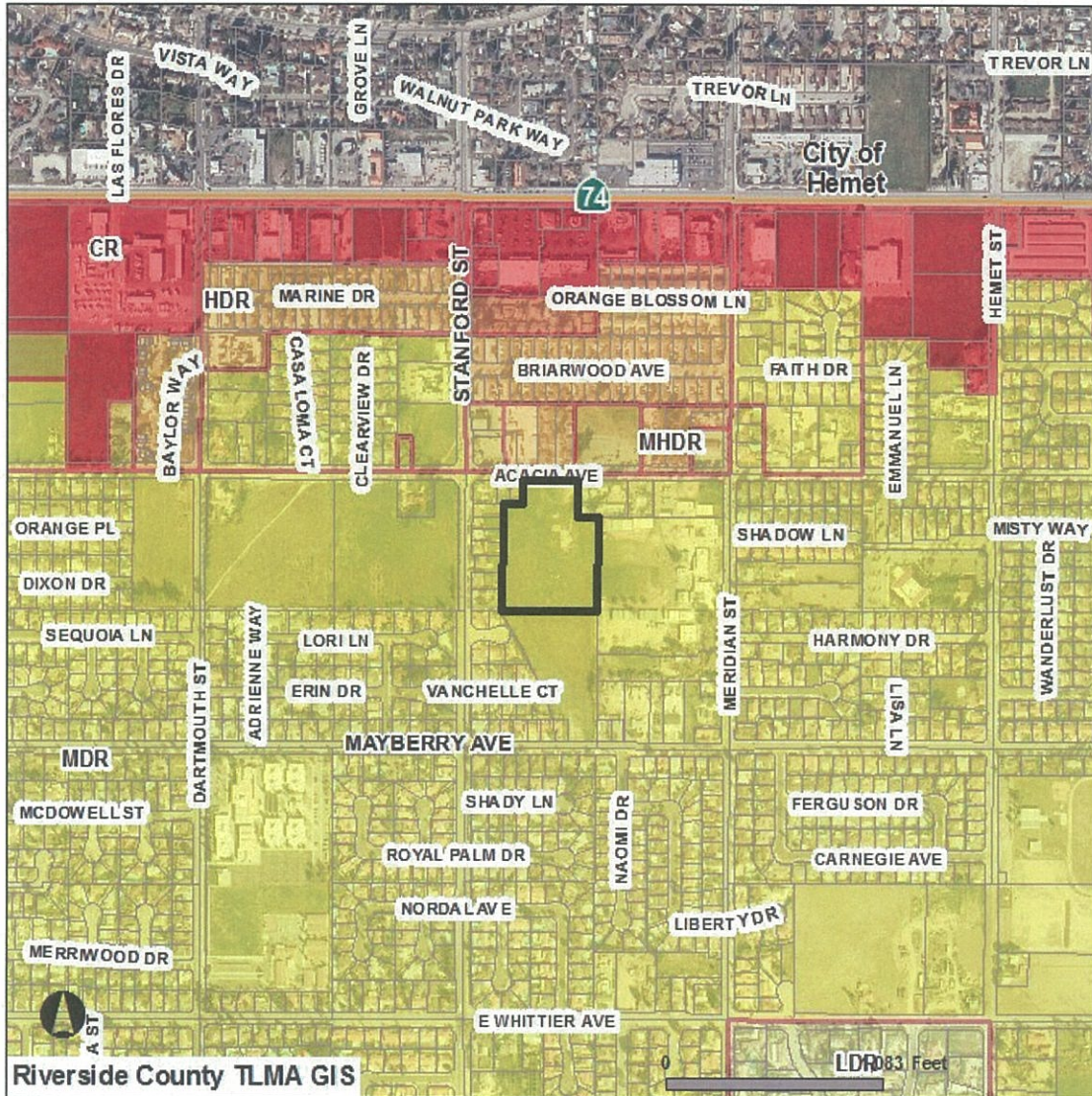
- |  |                 |              |       |
|--|-----------------|--------------|-------|
| SELECTED PARCEL                              | INTERSTATES     | HIGHWAYS     | CITY  |
| PARCELS                                      | ZONING BOUNDARY | A-1-1, A-1-5 | C-P-S |
| R-1, R-1-10000, R-1-7200, R-1-8000, R-1-9000 | R-2, R-2-6000   | R-2A         | R-3   |
| R-A-20000                                    | W-1             |              |       |

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REPORT PRINTED ON...Tue Mar 26 14:11:09 2013  
Version 121101



PP24928



Selected parcel(s):  
449-080-001

LAND USE

- |                                  |  |                                      |                               |
|----------------------------------|--|--------------------------------------|-------------------------------|
| SELECTED PARCEL                  | INTERSTATES                            | HIGHWAYS                             | CITY                          |
| PARCELS                          | CR - COMMERCIAL RETAIL                 | HDR - HIGH DENSITY RESIDENTIAL       | LDR - LOW DENSITY RESIDENTIAL |
| MDR - MEDIUM DENSITY RESIDENTIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | VHDR - VERY HIGH DENSITY RESIDENTIAL |                               |

\*IMPORTANT\*

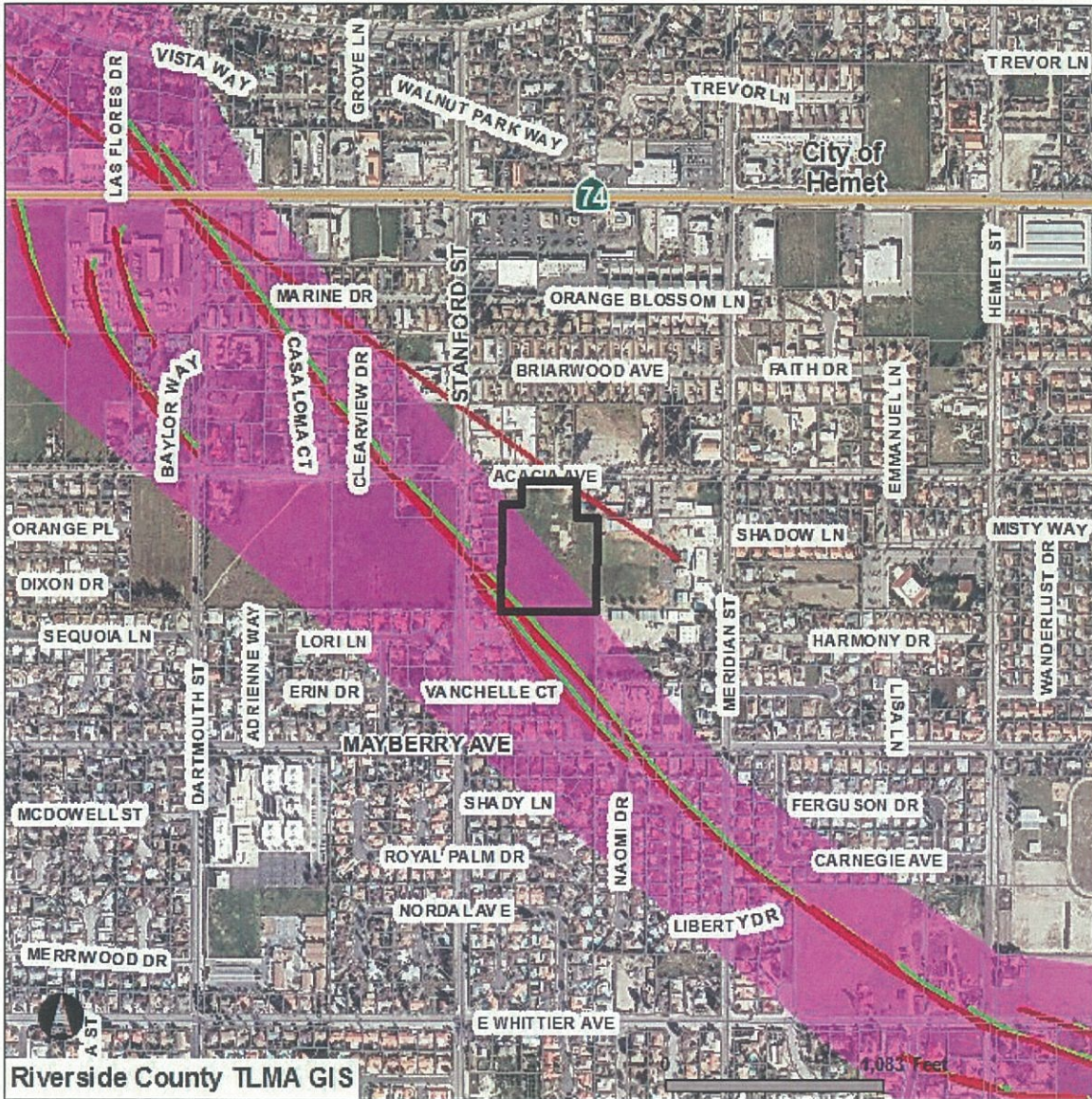
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Version 121101



PP24928



Selected parcel(s):  
449-080-001

**FAULT ZONES**

- SELECTED PARCEL
- SAN JACINTO FAULT ZONE
- INTERSTATES
- CITY
- HIGHWAYS
- PARCELS

**\*IMPORTANT\***

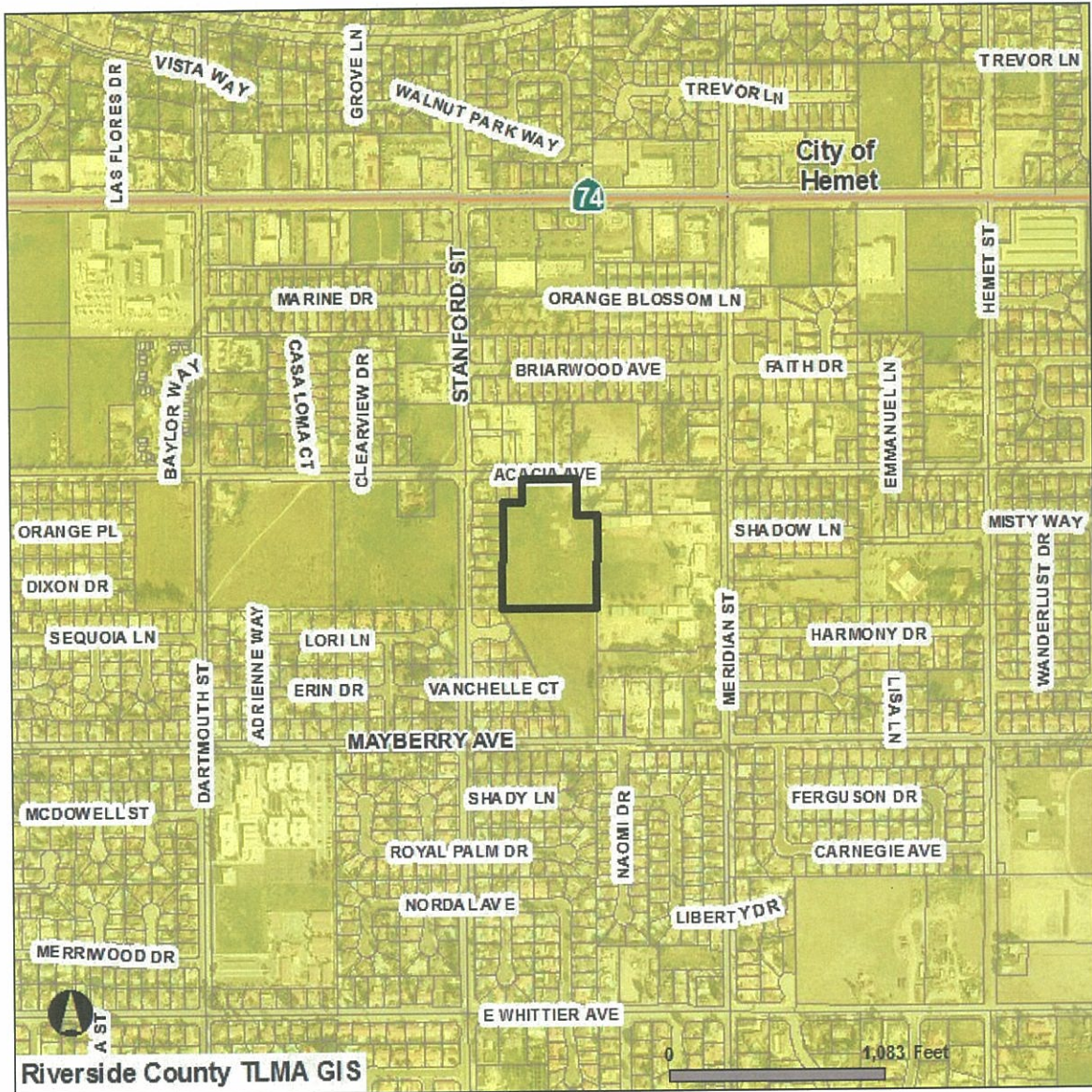
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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Version 121101



PP24928



Selected parcel(s):  
449-080-001

**LIQUEFACTION**

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- Moderate
- N HIGHWAYS
- CITY

**\*IMPORTANT\***

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

REPORT PRINTED ON...Tue Mar 26 14:13:10 2013

Version 121101



PP24928



Selected parcel(s):  
449-080-001

**FLOOD ZONES**

- SELECTED PARCEL
- PARCELS
- INTERSTATES
- FLOOD ZONES
- HIGHWAYS
- CITY

**\*IMPORTANT\***

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

REPORT PRINTED ON... Tue Mar 26 14:14:22 2013

Version 121101









**verizon wireless**  
 15005 SAND CANYON AVENUE  
 BUILDING D, 1ST FLOOR  
 IRVINE, CALIFORNIA 92618

**LARKSPUR**  
 41825 ACACIA AVENUE  
 HEMET, CALIFORNIA 92344

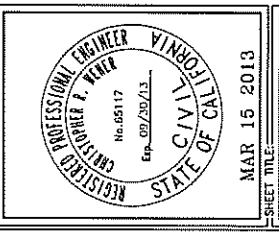
CURRENT ISSUE DATE:  
**03/15/13**

ISSUED FOR:

REV.	DATE	DESCRIPTION	BY
3	03/15/13	CLIENT REVISION	A.B.
2	06/20/12	LANDSCAPE REVISION	T.R.
1	04/09/12	100% CONSTRUCTION	A.D.
0	04/02/12	90% CONSTRUCTION	A.B.

PLANS PREPARED BY:

**SPECTRUM**  
 SERVICES, INC.  
 5350 JEFFERSON PLACE, SUITE 110  
 RANCHO CUCUMBER, CA 91750  
 PH (866) 515-3358  
 FAX (866) 515-3359



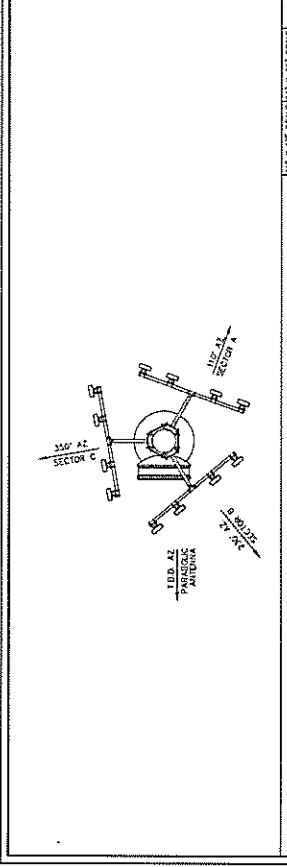
DATE: **MAR 15 2013**  
 SHEET TITLE:  
**SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT**

SHEET NUMBER: **A2**  
 REVISION: **3**  
 LUK-241

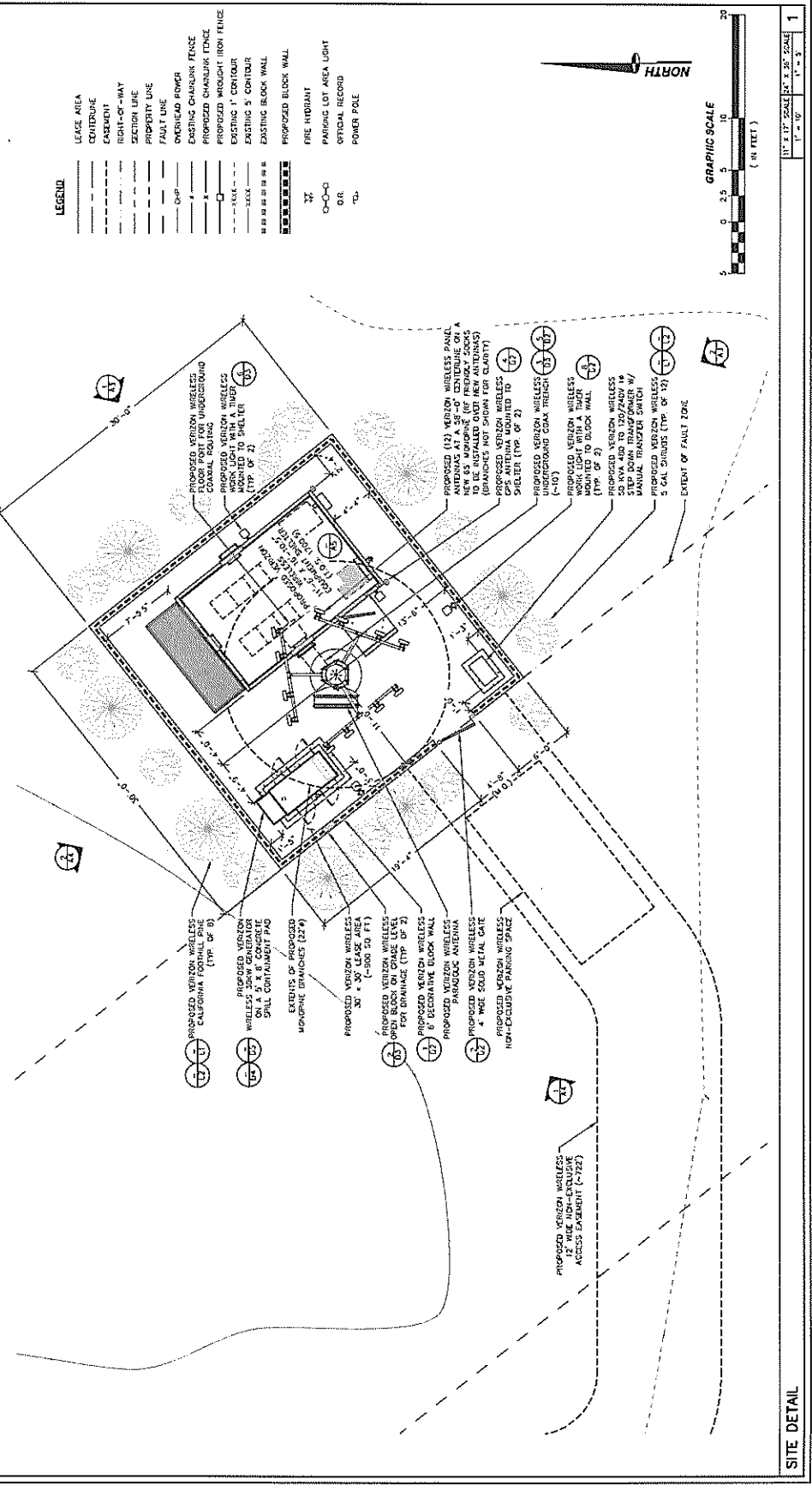
NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES

ANTENNA SECTOR	ADMINISTRATIVE SECTOR	# OF ANTENNAS	CENTRELINE	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	150' SUPER JUMPER LENGTH	SECTION JUMPER LENGTH	COMMENTS
SECTION A	110'	4	50'-0"	70'	(6) 7/8" COAX	RED/GREEN	5'	15'	
SECTION B	230'	4	50'-0"	70'	(6) 7/8" COAX	BLUE/GREEN	5'	15'	
SECTION C	350'	4	50'-0"	70'	(6) 7/8" COAX	YELLOW/GREEN	5'	15'	
PARABOLIC ANTENNA	10.0'	1	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	
GPS	N/A				1/2" COAX	GRAY			

SCALE: **2**



**ANTENNA LAYOUT**



**SITE DETAIL**

**verizon** wireless  
 15585 SAND CANYON AVENUE  
 BUILDING D, 1ST FLOOR  
 IRVINE, CALIFORNIA 92618

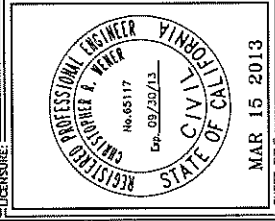
**LARKSPUR**  
 41825 ASARUA AVENUE  
 HEMET, CALIFORNIA 92344

PROJECT INFORMATION:  
 CURRENT ISSUE DATE:  
**03/15/13**

ISSUED FOR:  
**CONSTRUCTION**

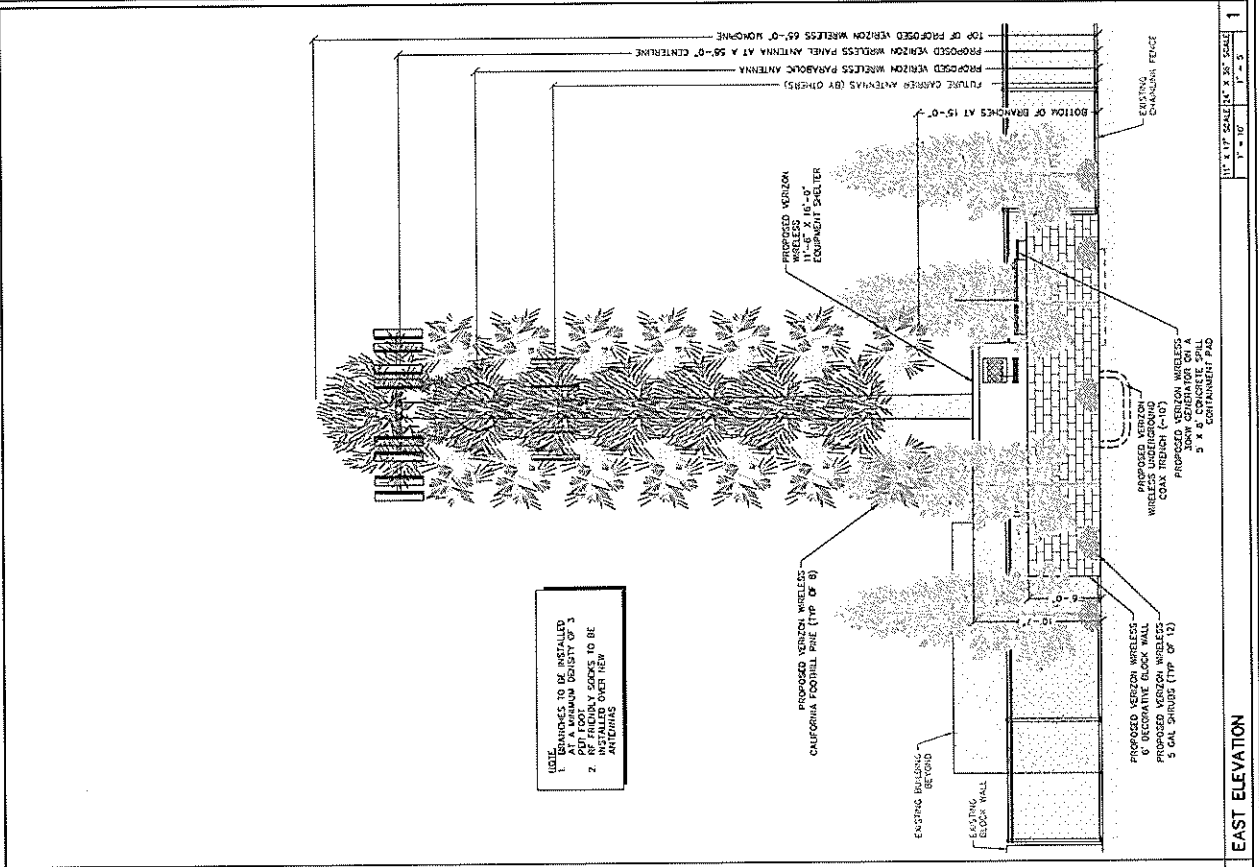
REV.	DATE	DESCRIPTION	BY
1	03/15/13	CLIENT REVISION	A.R.
2	06/20/12	LANDSCAPE REVISIONS	J.R.
3	04/19/12	LOGS CONSTRUCTION	A.B.
4	04/03/12	LOGS CONSTRUCTION	A.B.

**SPECTRUM**  
 SERVICES, INC.  
 8300 MAPLE BLVD., SUITE 110  
 RANCHO CUCAMONGA, CA 91730  
 PH. (866) 515-3358  
 FAX (866) 515-3359



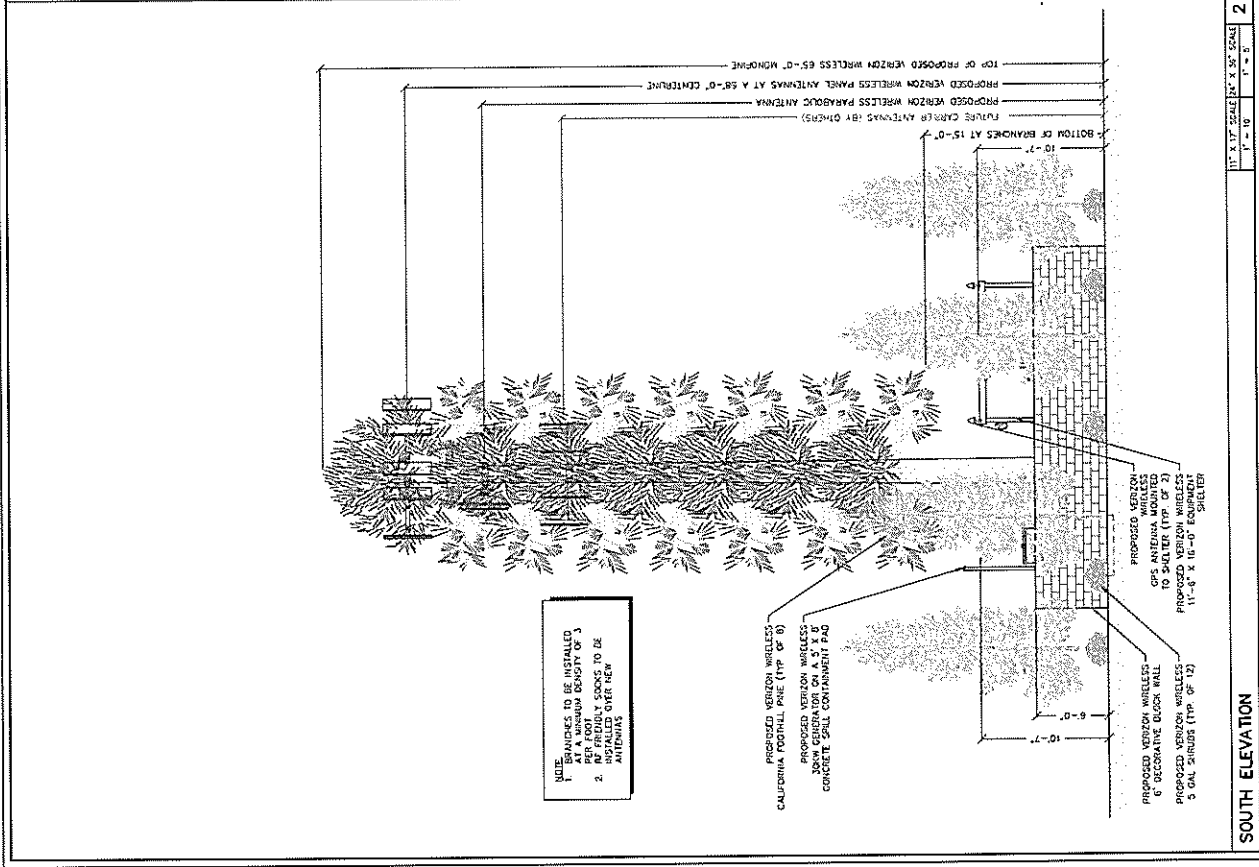
SHEET TITLE:  
**EAST & SOUTH ELEVATIONS**

SHEET NUMBER:  
**A3**  
 REVISION:  
**3**  
 LAY-241



**NOTE:**  
 1. BRANCHES TO BE INSTALLED AT A MINIMUM DENSITY OF 3 PER FOOTLY SPACES TO BE INSTALLED OVER NEW ANTENNAS.

**1 EAST ELEVATION**  
 1/4" = 1'-0" SCALE  
 1/8" = 1'-0" SCALE  
 1/16" = 1'-0" SCALE



**NOTE:**  
 1. BRANCHES TO BE INSTALLED AT A MINIMUM DENSITY OF 3 PER FOOTLY SPACES TO BE INSTALLED OVER NEW ANTENNAS.

**2 SOUTH ELEVATION**  
 1/4" = 1'-0" SCALE  
 1/8" = 1'-0" SCALE  
 1/16" = 1'-0" SCALE



**verizon**  
 15505 SAND CANYON AVENUE  
 BUILDING 0, 1ST FLOOR  
 IRVINE, CALIFORNIA 92618

**LARKSPUR**  
 41825 ACACIA AVENUE  
 HEWLET, CALIFORNIA 92544

CURRENT ISSUE DATE:  
 03/15/13

ISSUED FOR:  
 CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	03/15/13	CLIENT REVISION	AJR
2	03/20/12	LANDSCAPE REVISIONS	AJR
3	01/19/12	100% CONSTRUCTION A.D.	AJR
4	04/03/12	80% CONSTRUCTION A.D.	AJR

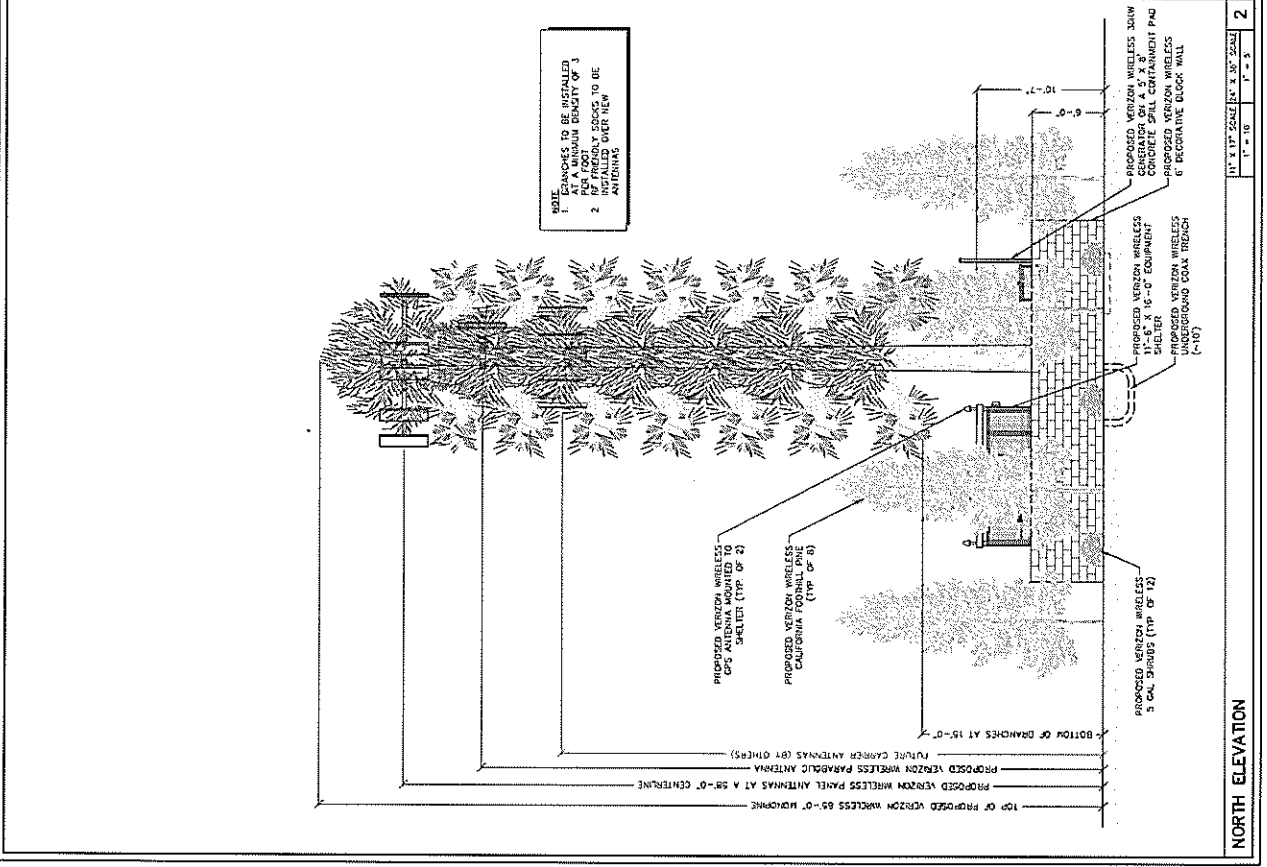
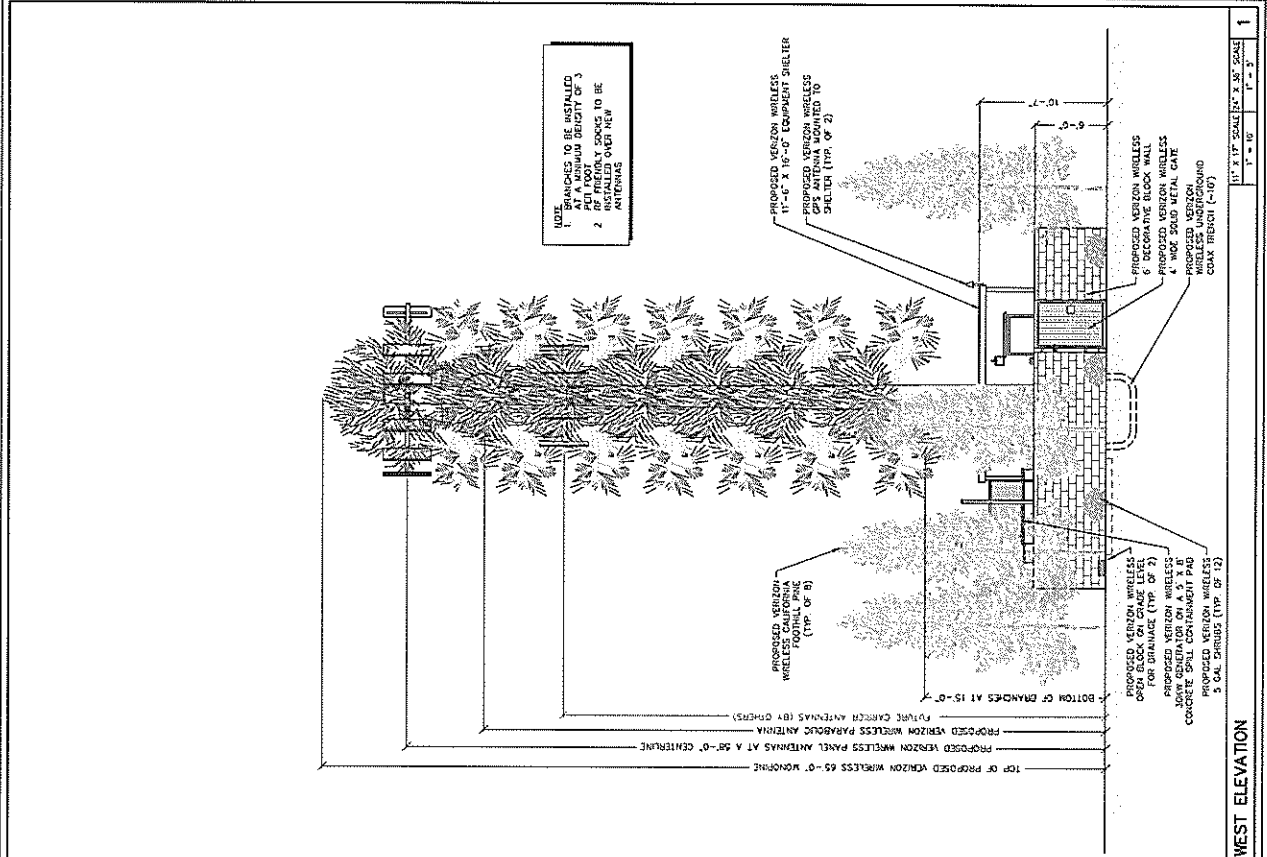
**SPECTRUM**  
 SERVICES, INC  
 9380 ROCKY HOLLOW DRIVE, SUITE 110  
 RANCHO CUCAMON, CA 91750  
 PH. (866) 515-3388  
 FAX (866) 515-3359

REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF CALIFORNIA  
 No. 65117  
 Exp. 03/30/13

MAR 15 2013  
 SHEET TITLE

WEST & NORTH  
 ELEVATIONS

SHEET NUMBER: **A4**  
 REVISION: **3**  
 LAK-241













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

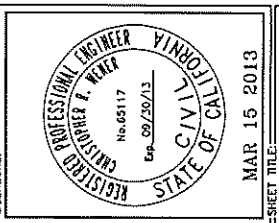
**LARKSPUR**  
 41825 ACACIA AVENUE  
 HENET, CALIFORNIA 92544

CURRENT ISSUE DATE: **03/15/13**

ISSUED FOR: **CONSTRUCTION**

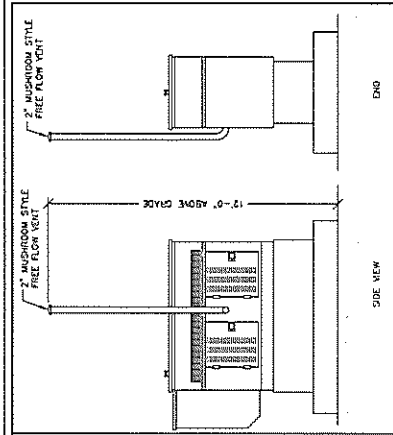
REV. - DATE - DESCRIPTION - BY -


**SPECTRUM**  
 SERVICES, INC  
 8320 MAPLE PLACE, SUITE 110  
 RAINBOW, CALIFORNIA 91750  
 PH: (951) 515-3359  
 FAX: (951) 515-3359



MAR 15 2013  
 SHEET TITLE: **30KW GENERATOR DETAIL**

SHEET NUMBER: **D5**  
 REVISION: **3**  
 LARK-241

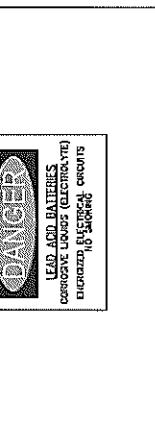
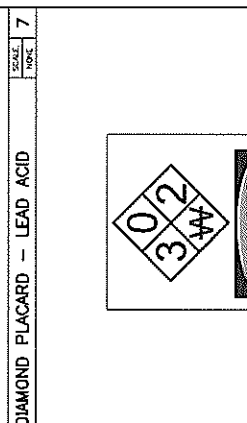
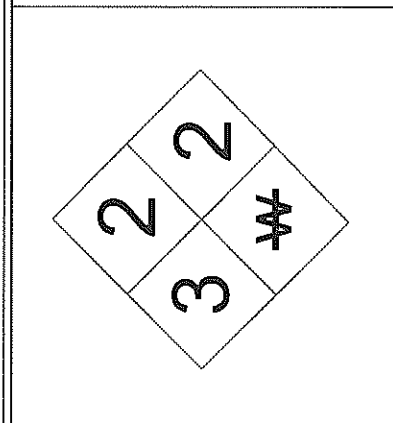


**FREE FLOW VENT DETAIL**  
 SCALE: 3/8" = 1'-0"  
 CONCRETE CONTAINMENT CAPACITY:  
 LENGTH = 7'-0"  
 WIDTH = 4'-0"  
 HEIGHT = 0'-6"  
 (LENGTH \* WIDTH \* HEIGHT) = CUBIC FEET  
 7'-0" \* 4'-0" \* 0'-6" = 14 CUBIC FEET  
 1 CUBIC FOOT = 7.48 GALLONS  
 14 CUBIC FEET = 104.72 GALLONS TOTAL CONTAINMENT CAPACITY

WETTED SURFACE AREA (SQ. FEET)	VENTING CAPACITY (CUBIC FEET PER HOUR)	MINIMUM OPENING (DIAMETER) (INCHES)
30	31,000	2
40	42,000	3
50	53,000	3
60	63,000	3
70	73,000	4
80	84,000	4
90	94,000	4
100	105,000	5
110	115,000	5
120	125,000	5
130	135,000	6
140	145,000	6
150	155,000	6
160	165,000	6
170	175,000	6
180	185,000	6
190	195,000	6
200	205,000	6
210,000	215,000	6
220	225,000	6
230	235,000	6
2400	2400	10

NOTE: EMERGENCY VENTING CAPACITY IS BASED ON ATMOSPHERIC PRESSURE OF 14.7 PSF AND SET (101.5 kPa AND 14.7 kPa).  
 B - INTERPOLATE FOR INTERMEDIATE VALUES.  
 C - THESE VALUES TAKEN FROM NFPA 30, SECTION 12.  
 D - FOR 5 UNITS (101.5 kPa) = 17.5/100.0.  
 E - SPECIFIED DIAMETER NOT MORE THAN 12 (0.3 m) LONG AND A GAUGE PRESSURE IN TANK OF NOT MORE THAN 2.4 PSF (17.1 kPa).  
 F - THESE VALUES ARE FOR EMERGENCY VENTING CAPACITY FOR FLAME ARRESTER. THE VENT OPENING IS TO ACCOMMODATE THE VENTING DEVICE, OR FLAME ARRESTER SIZE IN ACCORDANCE WITH COLUMN 2 OF THIS TABLE.

THIS TANK ENDS 21'4" x 15'7" x 7' = 623  
 ONE TANK BOTTOM 36'1" x 22'7" x 1' = 792  
 TOTAL = 2619.714 = 181.0 SQUARE FEET OF WETTED SURFACE AREA.  
 PER UL 142 TABLE B.1 (SHOWN ABOVE) THE WETTED SURFACE AREA OF DECEL TANK IS LESS THAN 20 SQUARE FEET REQUIRING A 2" EMERGENCY CAP.



**DIAMOND PLACARD - DIESEL FUEL**

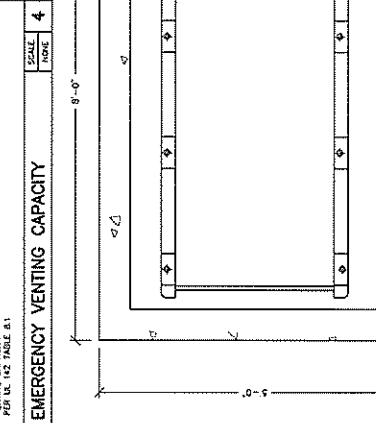
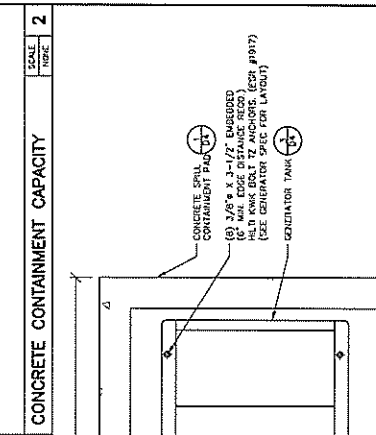
SCALE	INCH	SCALE	INCH

**DIAMOND PLACARD - LEAD ACID**

SCALE	INCH	SCALE	INCH

**NOT USED**

SCALE	INCH	SCALE	INCH

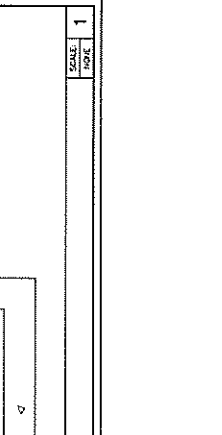


**NFPA CHEMICAL HAZARD LABEL**

SCALE	INCH	SCALE	INCH

**BATTERY CALCULATIONS**

BATTERY MODEL	RACK 1	RACK 2
TOTAL BATTERIES	16	8
TOTAL LEAD PER BATTERY	58.7	58.7
TOTAL ELECTROLYTE PER BATTERY	23.2	23.2
TOTAL GALLONS OF ELECTROLYTE PER BATTERY	2.08	2.08
TOTAL LEAD PER RACK	939.2	469.6
TOTAL ELECTROLYTE PER RACK	371.2	185.6
% OF SULFURIC ACID IN ELECTROLYTE	85	85



**GENERATOR BOLT LAYOUT**

SCALE	INCH	SCALE	INCH

**EMERGENCY VENTING CAPACITY**

SCALE	INCH	SCALE	INCH

**CONCRETE CONTAINMENT CAPACITY**

SCALE	INCH	SCALE	INCH

15905 SAND CANYON AVENUE  
BUILDING D, 1ST FLOOR  
IRVINE, CALIFORNIA 92618

**LARKSPUR**

41825 ACACIA AVENUE  
HEMET, CALIFORNIA 92544

CURRENT ISSUE DATE: **03/15/13**

ISSUED FOR: **CONSTRUCTION**

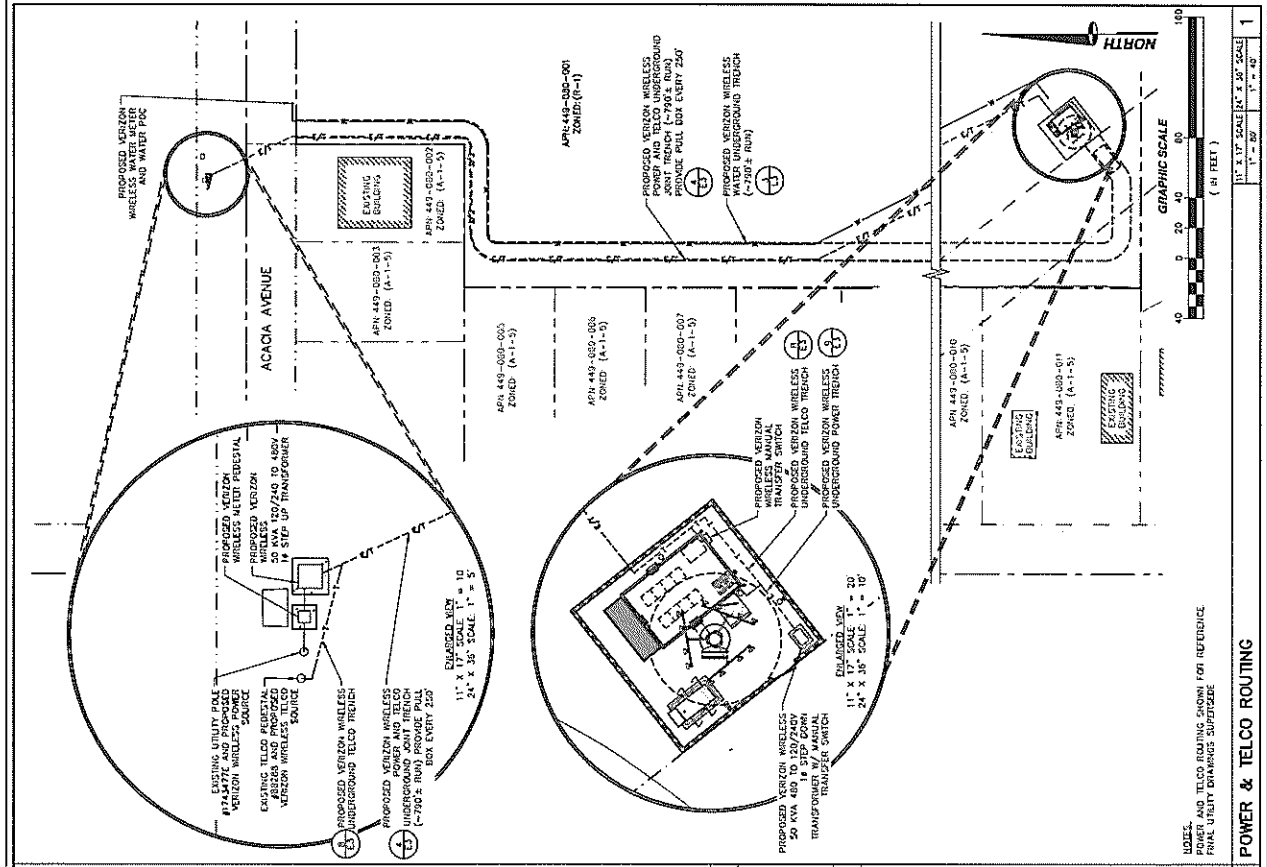
REV. DATE DESCRIPTION BY

1	03/15/13	CLIENT REVISION	AR
2	06/20/12	LANDSCAPE REVISION	TR
3	07/19/12	100% CONSTRUCTION I.A.B.	
4	07/26/12	90% CONSTRUCTION I.A.B.	

**SPECTRUM SERVICES, INC**  
8390 MAPLE PLACE, SUITE 110  
RANCHO CUCUMBER, CA 91730  
TEL: (909) 449-0000  
FAX: (909) 515-3359

REGISTERED PROFESSIONAL ENGINEER  
DENISE BERGHE STREAC  
E19828  
EXPIRES 12/31/13  
CALIFORNIA STATE OF ELECTRICAL

SHEET TITLE: **POWER & TELCO ROUTING, PANEL SCHEDULE, SINGLE LINE DIAGRAM AND NOTES**



### SINGLE LINE DIAGRAM NOTES.

- WALL OF FABRICATED EQUIPMENT SHELTER
- 12" X 12" PULL BOX ON WALL OF FABRICATED EQUIPMENT ENCLOSURE
- PROPOSED 2" CONDUIT WITH (3) 1/0 CONDUCTORS AND (1) #4 GROUND
- PROPOSED AUTOMATIC TRANSFER SWITCH
- INTERCEPT SHELTER WIRING
- PROPOSED MANUAL TRANSFER SWITCH (PROVIDED AND INSTALLED BY CONTRACTOR)
- PROVIDE 200 AMPERE 120/240 VOLT, 4 WIRE, 4 POLE REVERSE SERVICE COORDINATOR (PROVIDED AND INSTALLED BY CONTRACTOR)
- WEATHERPROOF RECEPTACLE COORDINATOR (PROVIDED AND INSTALLED BY CONTRACTOR)
- 120/240V, 1PH, 3W, INTEGRATED LOAD CENTER (PROVIDED WITH FABRICATED EQUIPMENT SHELTER)
- 200A, 120/240V, 4 POLE, 3W, HEAVY DUTY, FLUO DISCONNECT SWITCH, CLASS A, NEMA-3R ENCLOSURE
- PROPOSED VERIZON WIRELESS SERVICE REGISTAL-200A SOCKET, 120/240 VOLT, 1-PHASE, 3 WIRES, PAD MOUNTED NEMA 3R ENCLOSURE, 42,000 Kc.

### UTILITY GENERAL NOTES

- UTILITY GENERAL NOTES AND MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANIES AND ARE FOR INFORMATION ONLY.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR PULL AND EXIST WORK / IN REAR OF RECEPTABLE AND CONDUIT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPE, CABLES, PULL BODIES, CONDUIT ENLARGEMENT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, PULL RIGS, TRIPPING BLOCK, PULL PAST ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

### ELECTRICAL SINGLE LINE DIAGRAM

### PANEL SCHEDULE

Panel No. 1	Panel No. 2	Panel No. 3	Panel No. 4
1	2	3	4
2	3	4	5
3	4	5	6
4	5	6	7
5	6	7	8
6	7	8	9
7	8	9	10
8	9	10	11
9	10	11	12
10	11	12	13
11	12	13	14
12	13	14	15
13	14	15	16
14	15	16	17
15	16	17	18
16	17	18	19
17	18	19	20
18	19	20	21
19	20	21	22
20	21	22	23
21	22	23	24
22	23	24	25
23	24	25	26
24	25	26	27
25	26	27	28
26	27	28	29
27	28	29	30
28	29	30	31
29	30	31	32
30	31	32	33
31	32	33	34
32	33	34	35
33	34	35	36
34	35	36	37
35	36	37	38
36	37	38	39
37	38	39	40
38	39	40	41
39	40	41	42
40	41	42	43
41	42	43	44
42	43	44	45
43	44	45	46
44	45	46	47
45	46	47	48
46	47	48	49
47	48	49	50
48	49	50	51
49	50	51	52
50	51	52	53
51	52	53	54
52	53	54	55
53	54	55	56
54	55	56	57
55	56	57	58
56	57	58	59
57	58	59	60
58	59	60	61
59	60	61	62
60	61	62	63
61	62	63	64
62	63	64	65
63	64	65	66
64	65	66	67
65	66	67	68
66	67	68	69
67	68	69	70
68	69	70	71
69	70	71	72
70	71	72	73
71	72	73	74
72	73	74	75
73	74	75	76
74	75	76	77
75	76	77	78
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84	85	86	87
85	86	87	88
86	87	88	89
87	88	89	90
88	89	90	91
89	90	91	92
90	91	92	93
91	92	93	94
92	93	94	95
93	94	95	96
94	95	96	97
95	96	97	98
96	97	98	99
97	98	99	100

USING THIS TELCO ROUTING SCHEDULE FOR REFERENCE.  
FINAL UTILITY DRAWINGS SUPERSEDE

**POWER & TELCO ROUTING**

GRAPHIC SCALE (41 FEET)

1" = 20' SCALE  
1" = 40' SCALE

SHEET NUMBER: **E1**

REVISION: **3**

LAK-241



**verizonwires**  
 15905 SAND CANYON AVENUE  
 BUILDING 0, 1ST FLOOR  
 IRVINE, CALIFORNIA 92618

**LARKSPUR**  
 41825 ACACIA AVENUE  
 HEMET, CALIFORNIA 92344

CURRENT ISSUE DATE:  
 03/15/13

ISSUED FOR:  
**CONSTRUCTION**

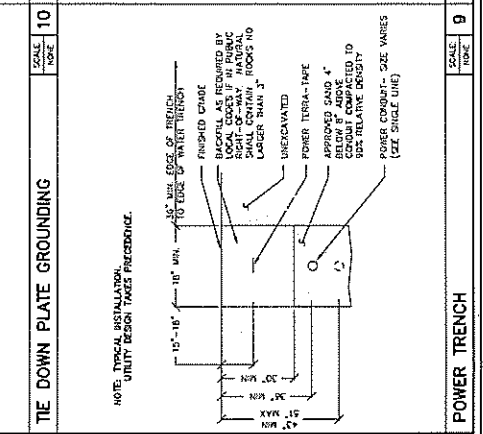
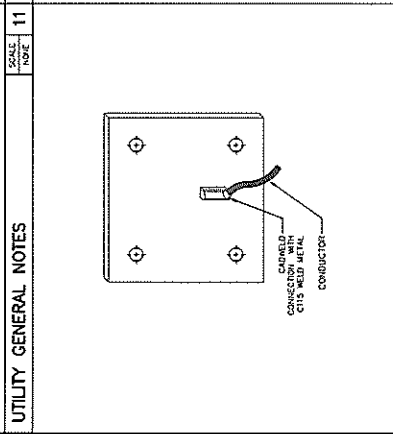
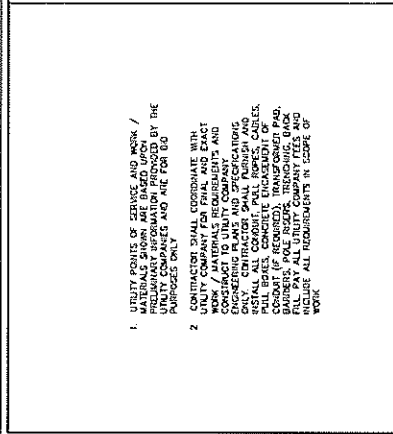
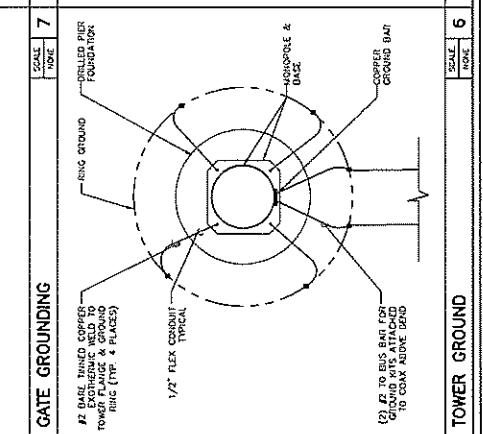
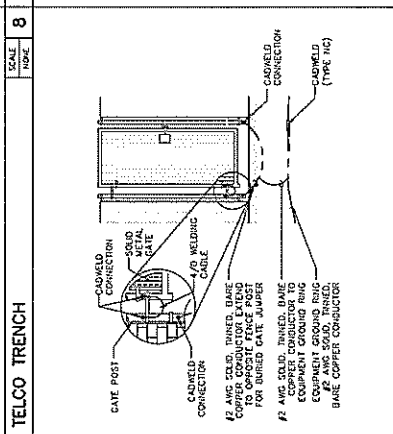
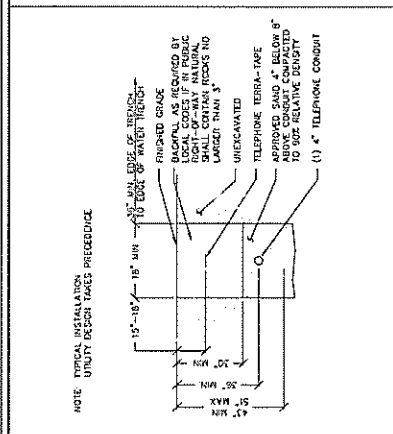
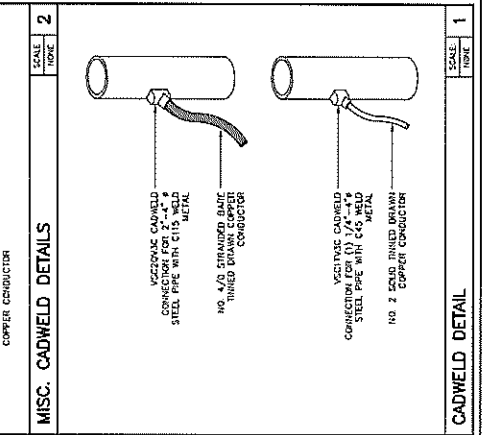
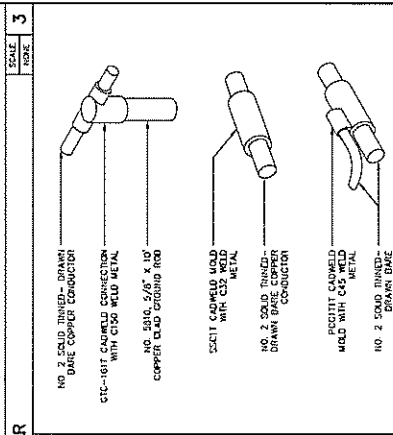
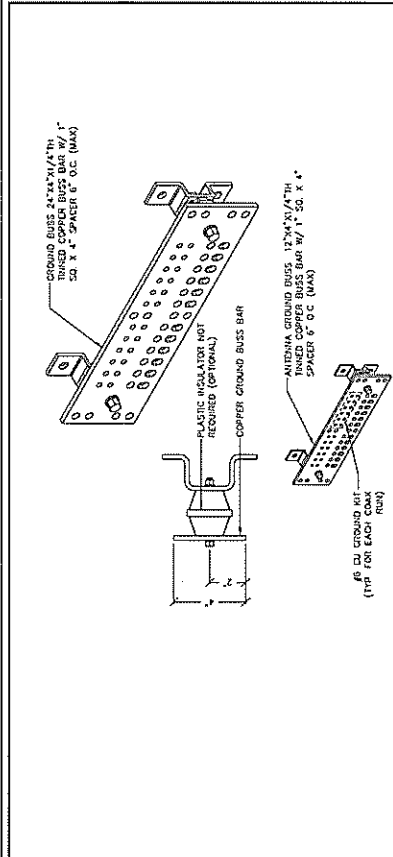
REV.	DATE	DESCRIPTION	BY:
1	03/15/13	CLIENT REVISION	A/R
2	03/20/13	LANDSCAPE REVISIONS	T.R.
3	04/19/13	DOOR CONSTRUCTION A.D.	
4	04/23/13	POLE CONSTRUCTION A.B.	

PLANS PREPARED BY:  
**SPECTRUM SERVICES, INC.**  
 8300 BAYVIEW BLVD. 110  
 RANCHO CULIACANCA, CA 91750  
 PH (866) 515-3358  
 FAX (866) 515-3359

**REGISTERED PROFESSIONAL ENGINEER**  
 STATE OF CALIFORNIA  
 E19928  
 ELECTRICAL  
 MAR 15 2013

SHEET TITLE:  
**ELECTRICAL AND GROUNDING DETAILS**

SHEET NUMBER: REVISION:  
**E3** 3  
 LAR-241



UTILITY GENERAL NOTES	SCALE	NOSE
1. UTILITY POINTS OF SERVICE AND WORK / INFORMATION PROVIDED BY THE UTILITY COMPANIES AND ARE FOR BO PURPOSES ONLY.	SCALE	NOSE
2. UTILITY COMPANIES SHALL FURNISH ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE WORK. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PAYING ALL UTILITY COMPANY FEES AND CHARGES IN CONNECTION WITH THE WORK.	SCALE	NOSE









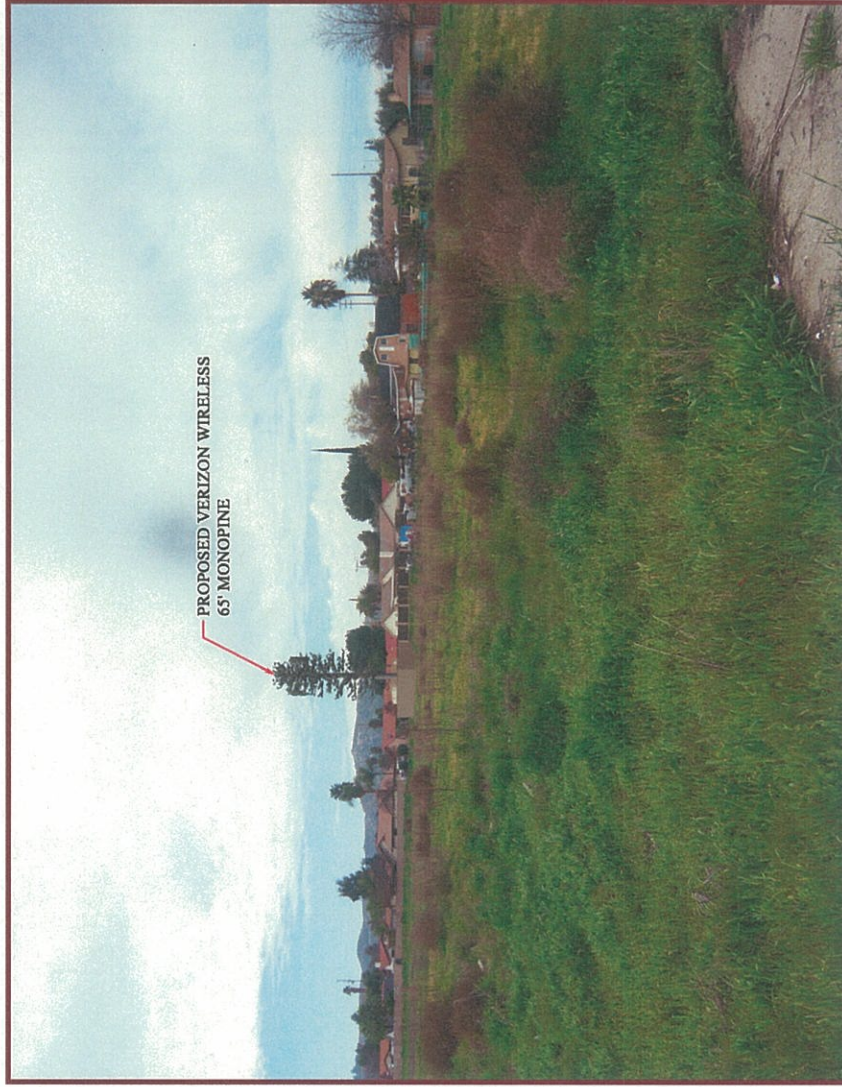
# LARKSPUR

41825 ACACIA AVENUE HEMET, CALIFORNIA 92544

VIEW 1



LOCATION



PROPOSED



EXISTING



8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148  
OFFICE: (702) 367-7705  
FAX: (702) 367-8733



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



# LARKSPUR 41825 ACACIA AVENUE HEMET, CALIFORNIA 92544

VIEW 2



LOCATION



PROPOSED



EXISTING

**SPECTRUM**  
 8905 W. POST ROAD, SUITE 100 LAS VEGAS, NEVADA 89148  
 OFFICE: (702) 367-7705  
 FAX: (702) 367-8733

**verizon wireless**  
 15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR  
 IRVINE, CALIFORNIA 92618

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42443  
**Project Case Type (s) and Number(s):** Plot Plan No. 24928  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** H. P. Kang  
**Telephone Number:** (951) 955-1888  
**Applicant's Name:** Verizon Wireless  
**Applicant's Address:** 15505 Sand Canyon Avenue, Building D, 1<sup>st</sup> Fl., Irvine, CA 92618  
**Engineer's Name:** Spectrum Surveying and Engineering, c/o Randi Newton  
**Engineer's Address:** 8390 Maple Pl., Suite 110, Rancho Cucamonga, CA 91730

### I. PROJECT INFORMATION

**A. Project Description:** The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

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

**C. Total Project Area:** 900 square feet on a 6.11 acre parcel

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 900 square foot lease area			

**D. Assessor's Parcel No(s):** 449-080-001

**E. Street References:** Northerly side of Mayberry Avenue southerly of Acacia Avenue, Westerly of Meridian Street and easterly of Stanford Street.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
BEING A PORTION OF LOT 2 IN BLOCK 157 OF THE LANDS OF THE HEMET LAND COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE(S) 14, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID POTION OF LOT 2 AS DESCRIBED IN QUIT CLAIM DEED RECORDED IN DOCUMENT NUMBER 2010:0430194, DATED SEPTEMBER 8, 2010 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 89°54'38" EAST, 83.63 FEET; THENCE NORTH 00°05'22" EAST, 21.43 FEET, TO THE POINT OF BEGINNING; THENCE

NORTH 00°05'22" EAST, 30.00 FEET; THENCE SOUTH 89°54'38" EAST, 30.00 FEET; THENCE SOUTH 00°05'22" WEST, 30.00 FEET; THENCE NORTH 89°54'38" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The site currently contains no structures and is unimproved vacant land. The site is surrounded by single family residential (all directions), multi-family residential (to the north) and an elementary school – Little Lake School (to the east).

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the MDR: Medium Density Residential (MDR) (2.0 to 5.0 dwelling units per acre) 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. Additionally, this is an unmanned wireless communication facility that requires occasional maintenance personnel to access the site. 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 located within an Alquist-Priolo Special Studies Area. The project is in the San Jacinto Fault zone. The project is not located within any other special hazard zone (including dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** San Jacinto Valley

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

**D. Land Use Designation(s):** Medium Density Residential (MDR)



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 Community Development: Medium Density Residential (CD:MDR) to the south, east, and west, Community Development: High Density Residential (CD:HDR) to the north.

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:** One Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1)

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

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the south, Multiple-Family Residential (R-2) to the east and north, and Light Agriculture - 5 Acre Minimum (A-1-5) to the west.

III. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

IV. **DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

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

March 05, 2013

Date

H. P. Kang

For Carolyn Syms Luna, Director

Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

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

b) The project site will not substantially damage scenic resources, including rock outcroppings and unique landmark features, or obstruct any prominent scenic vista. The site is a large vacant property with single and multi-family residential development to the north and west. There is an existing elementary school to the east (Little Lake School). There are existing mature trees and telephone poles around the project site. The impact of a disguised monopine cellular tower with associated equipment and screening landscaping around the project site will have less than significant impact on the view of the public.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

<b>2. Mt. Palomar Observatory</b>				
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 27.7 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. (COA 10.PLANNING.20) 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 wireless communications facility may provide a service light to be used at the time of servicing the facility. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

<b>4. Agriculture</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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625 "Right-to-Farm")?				
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 area designated as "Urban Built Up Land". Therefore, the project will not convert a Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project will have no significant impact.

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 adjacent to agriculturally zoned land (A-1-5) to the west. However, these properties are approximately ¼ acre in size and each contains a single-family residence. Because of the lot size and existing uses it can be concluded that the adjacent agriculturally zone properties are too small to accommodate a viable commercial agricultural use; therefore, while the proposed project is located within 300 feet of agriculturally zoned property, it isn't reasonable to assume the project would have any detrimental effect to those agriculturally zoned properties.

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.

<b>5. Forest</b>	<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

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

b) 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**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate 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's EIR (No. 441, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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

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

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

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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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Source: GIS database, WRCMSHCP

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is a vacant parcel in an urbanized area. The area shows signs of periodic disturbance of weed abatement through the process of disking. The proposal will disturb approximately 900 square foot lease area for the construction of the tower and associated equipments. Based on periodical disturbance, the site is not anticipated to have biological impacts. Therefore, project will have less than significant impact.

b-c) The proposal will disturb approximately 900 square foot lease area for the construction of the tower and associated equipments. Based on periodical disturbance, the site is not anticipated to have 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). The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant 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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>				<input checked="" type="checkbox"/>
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 proposed site has been previously disturbed for weed abatement by disking. The project does not propose to alter or destroy a historic site or 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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>9. Archaeological Resources</b>			<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: Project Application Materials

Findings of Fact:

a-b) Site disturbance has already occurred from weed abatement by disking. The project is not anticipated to alter or destroy an archaeological site. 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. 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. 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

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. The County has put in place a condition 60.PLANNING.10 and 70.PLANNING.1 to monitor the grading work of the site for potential paleontological resources. These conditions are standard and not considered mitigation measures. Therefore, the impact is considered less than significant with these conditions in place.

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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**GEOLOGY AND SOILS** Would the project

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

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?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

Findings of Fact:

a-b) The project site is located within the San Jacinto Fault Zone. The County Geologist has reviewed the appropriate documentation and is satisfied with the proposed location. 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 commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

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

Findings of Fact:

a) According to GIS database, the project site is located within an area with moderate liquefaction potential. The County Geologist has reviewed the appropriate documentation and is satisfied with the proposed location. 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 commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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

Findings of Fact:

The project site is located within the San Jacinto Fault Zone. The project is being proposed with a all safety regulations including 50 foot setback from the known fault line on site and the proposed unmanned monopine wireless communication facility is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. 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 commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No 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 located on generally flat land with minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than significant 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, and potentially result in ground subsidence?

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

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 located in a susceptible subsidence area. The County Geologist has reviewed the appropriate documentation and is satisfied with the proposed location. 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 commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project site is generally flat land with no slope present on the site. The proposed unmanned wireless telecommunications tower and facility will not change topography or ground surface relief features. Therefore, the project will not have an impact.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

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
<b>18. Soils</b>				
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 communication facility and will not require the use of sewers or septic tanks. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) The proposed project is small in nature (approximately 900 square feet) and is not located in the vicinity of a stream or lake, the proposed project will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project is small in nature (approximately 900 square feet) and is not likely to increase in water erosion either on or off site; therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 65 foot high pine tree within a 900 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 checked="" type="checkbox"/>	<input 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) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) The project will 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.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is located within one-quarter mile of an existing school (Little Lake School). The proposed wireless communication facility does not emit hazardous or acutely hazardous materials, substances, or waste in general. However, the project is proposed with emergency backup generator system that would store small amounts of fuel onsite for emergencies. The backup generator would have to be monitored by a technician when time comes to start and refuel the generator. Additional fuel will be brought on site when needed and therefore, the potential impact handling hazardous material would be 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 is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

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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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"/>
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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"/>
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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. The closest airport is Hemet-Ryan Airport which is located approximately 5 miles west of the project site.

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?	<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: 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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 considered less than significant.

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

e) The project site is not located within a 100 year flood zone. And no housing is proposed with this project. 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 will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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"/>
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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"/>
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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"/>
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d) Changes in the amount of surface water in any	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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water body?

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

Findings of Fact:

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

b) 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) 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. 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?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: General Plan, GIS database, Project Application Materials (City of Hemet General Plan Map)

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Medium Density Residential (CD:MDR) (2.0 to 5.0 dwelling units per acre) in the San Jacinto Valley Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not adjacent to a city boundary; however, the site is located within a City of Hemet Sphere of Influence. Although the project site is located in the Sphere of Influence for the City of Hemet, it will not affect the land use based on the City's current land use designation (LDR - 2.1 to 5.0



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dwelling units per acre) and the County's current land use designation (MDR - 2.0 to 5.0 dwelling units per acre). Therefore, the project will not have significant impact.

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

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

Findings of Fact:

a-b) The project site has two different zoning classifications; One – Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1). The two zoning classifications are divided from northwest corner to southeast corner. The northeast portion is classified as R-1 and the southwest triangle piece classified as W-1. The applicant is proposing to locate the monopine and the associated equipment all within the W-1 zoning area. Within the W-1 zoning, a wireless telecommunications tower is allowed with a Plot Plan application process. Therefore, the project will be consistent with the site's existing zoning of Watercourse, Watershed & Conservation Areas (W-1). The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the south, Multiple-Family Residential (R-2) to the east and north, and Light Agriculture - 5 Acre Minimum (A-1-5) to the west. The project will have no significant impact.

c) The proposed wireless communication facility will be designed as a 65 foot high pine tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>29. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

NA  A  B  C  D

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

NA  A  B  C  D

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

Findings of Fact:

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

b) The project is not located within the vicinity of a private airstrip and would not 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: The project site is not located adjacent to a rail line. The project has no significant 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 site is not located adjacent to any highway. The closest Highway is Highway 74 which is approximately 0.4 miles north of the project site. The next closest freeways are the 10 and 215 Freeways [approximately 13 miles (north) and 15 miles (west) respectively] away from the project site. Additionally, general local road noise will not be impacting the project site that would affect sensitive receptors based on non-manned facility. This site will be unmanned facility and will only be occupied for occasional maintenance. Therefore, the unmanned wireless communication

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facility will not be affected by the highway noise from the identified highways and does not create a noise sensitive use with occasional site visits for maintenance. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA  A  B  C  D

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 significant 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 incorporate a backup generator and a cooling system for the equipment structure. The backup generator will be used on emergency basis. The cooling system will be based on the optimal temperature needed to operate the system. Additionally, the equipments are located



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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behind a six (6) foot block wall that will minimize direct noise emission. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>35. Housing</b>				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 65 foot high monopine with an equipment shelter in a 900 square foot lease area. The project will be constructed on a vacant lot and will not displace any existing homes to necessitate any replacement housing elsewhere. Therefore, the project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 significant impact.

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

**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. The project will not directly physically alter existing governmental facilities or result in the construction of new governmental facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Hemet Unified School District, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 Hemet 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.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**39. Libraries**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County General Plan

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.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**40. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County General Plan

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 Com-

<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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munity Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project is a 65 foot high monopine with an equipment shelter in a 900 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 significant 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 significant impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riverside County General Plan

Findings of Fact: The project is for the addition of two microwave dishes on an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant 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?



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

Findings of Fact:

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

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

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

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

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

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

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.

**44. Bike Trails**

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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 requires a connection to existing water supply from Acacia Avenue to irrigate landscaping around the perimeter of the project lease space. This water usage is minimal and currently available. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

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"/>
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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

<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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demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. The project will have no significant 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: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no significant 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

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

Source: Riverside County General Plan, Project Application Materials

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

**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.

File: EA.PP24928  
 Revised: 6/12/2013 3:19 PM

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

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 or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

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

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

The obligations imposed by this condition include, but are

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

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

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. 24928 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24928, Exhibit A, (Sheets 1-17), dated March 15, 2013.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL 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 - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building

PLOT PLAN: TRANSMITTED Case #: PP24928

Parcel: 449-080-001

10. GENERAL CONDITIONS

10.BS GRADE. 5

USE - NPDES INSPECTIONS (cont.)

RECOMMND

permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

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



PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) (cont.) RECOMMND

with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

Building permits shall be obtained prior to the construction and or placement of any building(s), structure(s), or equipment on the property.

All building plan submittal and fee requirements shall apply.

All building plans shall comply with current adopted California Building Codes and Riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED WIRELESS COM FACILITY RECOMMND

Plot Plan#24928 is proposing an unmanned wireless communications facility without any plumbing. Therefore, any proposal to connect to a dedicated onsite wastewater treatment system, advanced treatment unit, or sanitary sewer system 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. 2 USE FLOOD HAZARD REPORT RECOMMND

PP 24928 proposes a wireless communication facility on 6.11 acres in the San Jacinto Valley area. The site is located northerly of Mayberry Avenue, southerly of Acacia Avenue, easterly of Stanford Street, and westerly of Meridian Street.

The site is subject to sheet flow type runoff from a substantial tributary area. The site naturally drains in a northwesterly direction to adjacent existing residential development. To protect the electronic equipment, the equipment shelter shall be elevated a minimum of 12 inches above the highest adjacent ground.

The site is located within the bounds of the San Jacinto

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT (cont.) RECOMMND

Regional Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Since the proposed impervious area is negligible no ADP fees is applicable for this proposal at this time.

10.FLOOD RI. 3 USE ELEVATE FINISH FLOOR RECOMMND

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

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 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:

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

10. GENERAL CONDITIONS

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

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 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,

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - FEES FOR REVIEW (cont.) RECOMMND

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.

10.PLANNING. 7 USE - MAX HEIGHT RECOMMND

The monopine wireless telecommunication facility located within the property shall not exceed a height of 65 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.



PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

10. GENERAL CONDITIONS

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

The balance of the subject property, APN: 449-080-001 (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.

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](http://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

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

10. GENERAL CONDITIONS

10.PLANNING. 16 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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 USE - BRNCH HGT CNT ANT SOCK RECOMMND

The branches for the monopine shall start 15 feet from the  
bottom of the tree and shall be spaced at three (3)  
branches per foot and all antennas shall have "socks".

10.PLANNING. 18 USE - MAINTAIN SOCKS/BRANCHES 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.

10.PLANNING. 19 USE - GEO02295 RECOMMND

County Geologic Report (GEO) No. 2295 submitted for this  
project (PP24928) was prepared by Geotechnical Solutions,  
Inc. (GSI) and is entitled: "Geotechnical Engineering &  
Geology Report, Verizon Wireless facility, Larkspur LAX-241  
at 41825 Acacia Avenue, Hemet, California", dated February  
20, 2012. In addition, Geotechnical Solutions prepared the  
following documents:

"Response to County of Riverside Comments on Geotechnical  
Engineering & Geology report for Verizon Wireless -  
Larkspur LAX-241, 41825 Acacia Avenue, Hemet, California  
92544", dated July 18, 2012.

"Addendum to Geotechnical Engineering & Geology Report,  
Verizon Wireless facility, Larkspur LAX-241 at 41825 Acacia  
Avenue, Hemet, California" dated September 24, 2012.

"Response to County of Riverside Comments #2 on  
Geotechnical Engineering & Geology report for Verizon  
Wireless - Larkspur LAX-241, 41825 Acacia Avenue, Hemet,  
California 92544", dated November 27, 2012.

These documents are herein incorporated as a part of  
GEO02295.

GEO02195 concluded:

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

10. GENERAL CONDITIONS

10.PLANNING. 19 USE - GEO02295 (cont.)

RECOMMND

1.The potential for direct surface fault rupture at the site is very high.

2.The Casa Loma fault was encountered by G.S. Rasmussen, 1978 immediately southwest of the proposed cell tower facility.

3.A 50-foot non-structural setback zone was established for this fault.

4.The potential for liquefaction is very low due to the lack of near surface groundwater (deeper than 50 feet).

5.Dry sand settlement potential was found to be 1.08 inch which is tolerable.

6.The potential for landsliding is very low.

7.Seiches are not considered a potential hazard to the project.

GEO02195 recommended:

1.Any sensitive facilities and utility trenches essential for the wireless operation should be moved outside of the restricted setback zone (fault rupture hazard).

2.The proposed 57-foot high monopine may be supported by a cast in place concrete caisson bearing into natural dense sandy material.

GEO No. 2195 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2195 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 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. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 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.

10.TRANS. 3 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. 4 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Acacia Avenue due to existing improvements.

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

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

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.

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 - 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



PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.) RECOMMND

sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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

PLANNING DEPARTMENT

60.PLANNING. 4 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. 6 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

PLOT PLAN: TRANSMITTED Case #: PP24928

Parcel: 449-080-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - SKR FEE CONDITION (cont.)

RECOMMND

upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.25 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

PLOT PLAN: TRANSMITTED Case #: PP24928

Parcel: 449-080-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

2. Description of the level of monitoring required for all earth-moving activities in the project area.

3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - SITE EVALUATION RECOMMND

The information provided does not indicate whether any grading has taken place or will take place on this lot.

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

Site evaluation need not take place if the applicant obtains a grading permit.

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 03/15/13.

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 - RVW BLDNG PLNS/SOCKS/BRN RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monopine are spaced at



PLOT PLAN: TRANSMITTED Case #: PP24928

Parcel: 449-080-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3                   USE - RVW BLDNG PLNS/SOCKS/BRN (cont.)                   RECOMMND

three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 03/15/13.

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.

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

NOTE:  
A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

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

Provide evidence of legal access.

80.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.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP - MSHCP FEE/ORDS 810 & 875 INEFFECT

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

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.

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

90. PRIOR TO BLDG FINAL INSPECTION

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. 2 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. 3 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 4 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.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.25 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.

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 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. 24928 has been calculated to be 0.25 net acres.

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

90.PLANNING. 6 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.

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT (cont.) RECOMMND

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

90.PLANNING. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP24928 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 03/15/13.

90.PLANNING. 8 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 Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County 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. 9 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 INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

90. PRIOR TO BLDG FINAL INSPECTION

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

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month 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. 10 USE- LC COMPLY W/ LAND & IRR 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.

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 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



05/01/13  
13:55

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 24

PLOT PLAN:TRANSMITTED Case #: PP24928

Parcel: 449-080-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

USE-UTILITY INSTALL CELL TOWER (cont.)

RECOMMND

the Transportation Department.

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



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** June 3, 2013  
**TO:** Planning Director  
**FROM:** H. P. Kang, Project Planner  
**RE:** Item No. 2.8 - Plot Plan No 24928 (Verizon Wireless)

This memorandum is prepared to add information to or revise information contained in the previously prepared Staff Report:

1. Attachment: Three (3) correspondences were received in opposition to the project and they are as follows:

Ms. Cathi Franks – 41830 Vanchelle Ct (Health effects)

Mrs. Mary A. Johnson – 41745 Erin Drive (Fault line, close proximity to school, and location within single family residential area)

Ms. Sharyl Williams – 26070 Stanford Street (Health effects)

2. Additional Contacts: Two (2) additional property owners contacted (via phone) the County of Riverside with no objections to the proposed wireless cell towers.

Dr. Michael Bushard – owns 41900 – 41960 Acacia Street

Ezekiel Sotelo – Lives at 26138 Stanford Street

3. Alternative Site Search: Verizon has provided letters of alternative sites that resulted in no response. Additional location such as the Fire station (approximately 0.2 miles) was not viable for height limitations and the Jehovah's Witness and Mormon churches have historically shown no interest. The applicant also stated that the Stater Brothers properties have not responded to multiple inquiries for the property located on Florida Avenue approximately 0.3 miles to the north.

## Kang, HP

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**From:** Cathi Franks [CathiFranks@roadrunner.com]  
**Sent:** Wednesday, May 15, 2013 11:51 AM  
**To:** Kang, HP  
**Subject:** Re: Cell Phone Tower Plot Plan # 24928

**Importance:** High

Thank you for getting back to me, however, I did not get any message on my phone yesterday or today. If the message you intended to leave contains information in addition to your email message below, please call again.

I have contacted neighbors, both schools' administrations (within proximity of this planned cell tower), the superintendent of Hemet Unified School District and the Press Enterprise. I fully expect a strong show of force in opposition to the construction of said tower. Many people plan to attend the 6/3 Planning Dept. meeting at 1:30 p.m. in Riverside, but according to your website, that particular meeting is not on the schedule. If there is a change in date, time or place, I NEED to be notified in advance so that plans can be made by all parties to attend.

One more item I wish to include in my opposition to this tower, is the proximity to V.I.P. Tots, next to the Little Lake Elementary School, a pre-school intervention program for handicapped and medically fragile children as young as 18 months. A number of these children cannot tolerate even the small amount of emissions from cell phones, much less a 65' monstrosity emitting many times as much, behind their facility. Two schools should be ALL that be necessary to stop this project!! I hope that this will also be included in written opposition.

Thank you.  
Cathi Franks

----- Original Message -----

**From:** Kang, HP  
**To:** 'Cathi Franks'  
**Sent:** Wednesday, May 15, 2013 9:55 AM  
**Subject:** RE: Cell Phone Tower Plot Plan # 24928

Dear Ms. Franks:

Thank you so much for taking interest in the developments in the County of Riverside near Hemet area. We are in receipt of your email, letter and the phone call. I did leave you a message on your phone yesterday. I will present this item at the Director's Hearing and your concerns will be a part of the added memo. If you have any questions, please do not hesitate to contact me.

Sincerely,

*H. P. Kang*

H. P. Kang, MBA  
Project Planner  
Riverside County Planning Department  
4080 Lemon St., 12th Fl.  
Riverside, CA 92501-3634  
(951)955-1888 O  
(951)955-1811 F  
[hpkang@rctlma.org](mailto:hpkang@rctlma.org)



**From:** Cathi Franks [mailto:CathiFranks@roadrunner.com]

**Sent:** Friday, May 10, 2013 12:15 PM

**To:** Kang, HP

**Subject:** Cell Phone Tower Plot Plan # 24928

I left a message this morning @ (951) 955-1888 to begin the process of objecting to the plan to erect a Verizon Cell Tower at the Eastern corner of Stanford and West of Meridian Sts. in Hemet. This location is within PROXIMITY of LITTLE LAKE ELEMENTARY SCHOOL!!!

I want to GO ON RECORD as objecting to this project and plan to petition my entire neighborhood in preparation to challenge this project. I am also in communication with the Hemet Unified School District in this endeavor.

Next, I will put in writing at all levels of your Planning Dept. stating our plans to stop this project!!! I am prepared to do whatever it takes to prevent this cell tower from being forced on our residential neighborhood, SO CLOSE TO AN ELEMENTARY SCHOOL.

Personally, I now live immediately next to its planned area. To give a little background on my personal mission to prevent this, I would like you to know the following: I lived in New Jersey, close to Ciba Geigy, a chemical company that settled with many class action lawsuit parties for cancer-causing exposure to its chemical dyes buried in 55 gallon drums which, when decomposed, leached harmful chemicals into the ground water. As a result of that particular exposure, my husband of 29 years, died from bladder cancer that had metastasized to his liver. Without admitting fault, that company was forced to pay multiple very large claims, including our own. With that history, I want you to know that I will object to this plan on every level necessary to prevent its implementation. I will not wait to see what "might happen" years from now with the electromagnetic dangers that I have researched including the Israel study which found that "the risk of cancer was 4.15 for those living near the cell phone transmitter compared with the entire population of Israel." (See Increased incidence of Cancer Near a Cell-Phone Transmitter Station, PDF.) I will not put my family and neighborhood in harm's way by ignoring a hazard to our health.

As you can see, I am prepared to fight this armed with all information at my disposal, with the help of my neighbors and whatever else I can do to prevent this project.

I can be reached at: Cathi Franks, 41830 Vanchelle Ct., Hemet, CA 92544 (951) 765-2021.

Please make record of this communication and all that will follow.

May 21, 2013

County of Riverside Planning Department  
Attn: H. P. Kang  
P. O. Box 1409  
Riverside, CA 92502

RECEIVED  
MAY 22 2013

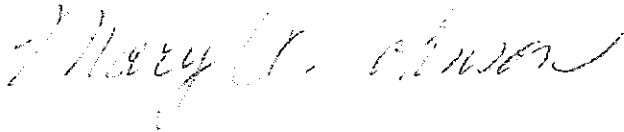
ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Re: Plot Plan No. 24928  
Applicant: Verizon Wireless

I am opposed to a wireless communication facility for Verizon Wireless in the Third Supervisorial District for the following reasons:

- 1) Too close to Little Lake Elementary School.
- 2) Location is on or close to the fault line.
- 3) Location is in a single family residential area

Regards,



Mrs. Mary A. Johnson  
41745 Erin Drive  
Hemet, CA 92544

**Kang, HP**

---

**From:** swilliams@rcoe.us  
**Sent:** Wednesday, May 29, 2013 9:23 AM  
**To:** Kang, HP  
**Subject:** Plot Plan 24928

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

I live West of the proposed plan on Acacia, My property backs up to the field where they are doing the building. I have used that field since August of 1995 to access the back of my property. That is the only access have to be able to get to my property. I hope that this project does not affect my access, as this is the only way to access the back of my property. I also am upset by research that shows if you live within a quarter mile of a cell phone antenna or tower, you may be at risk of serious harm to your health, and this project is almost in my backyard. I am concerned for the health of my child, and grandchild that live in my home. I feel this project site will be exposing hazards associated with electromagnetic frequencies from cell phone towers and other sources to my family. There are continued studies have found that levels of radiation emitted from cell phone towers can damage cell tissues and DNA, causing miscarriage, suppressing immune function, and causing other health problems. I bought a EMF detector to start documenting data from my backyard.

Sharyl williams

26070 Stanford Street

Hemet CA 92544

951-775-3767



**Kang, HP**

---

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May 21, 2013

County of Riverside Planning Department  
Attn: H. P. Kang  
P. O. Box 1409  
Riverside, CA 92502

RECEIVED  
MAY 22 2013

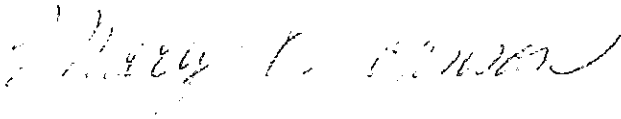
ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Re: Plot Plan No. 24928  
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- 1) Too close to Little Lake Elementary School.
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- 3) Location is in a single family residential area

Regards,



Mrs. Mary A. Johnson  
41745 Erin Drive  
Hemet, CA 92544

**Kang, HP**

---

**From:** Randi Newton [RNewton@spectrumse.com]  
**Sent:** Wednesday, May 15, 2013 11:49 AM  
**To:** Kang, HP  
**Subject:** RE: Cell Phone Tower Plot Plan # 24928  
**Attachments:** doc02984620130515114556.pdf

HP:

Attached are letters of interest that we sent out to other properties in the area. Only Mr. Johnson called with any interest.

The fire station was not a viable candidate due to limited space as well as height limitations.

Jehovah's Witness and Mormon churches have historically shown no interest.

Thank you,

Randi Newton  
(909) 944-5471 ext 13

-----Original Message-----

**From:** Kang, HP [mailto:HPKANG@rctlma.org]  
**Sent:** Wednesday, May 15, 2013 11:23 AM  
**To:** Randi Newton  
**Subject:** RE: Cell Phone Tower Plot Plan # 24928

Randi:

Another question..do you have documentation that you looked at alternative in the vicinity for the antenna? One of the Commissioner is remembering that the alternative analysis was not done at the time. Also he is mentioning that there is the Stater brother's shopping center on the south side of Florida Ave and east of Standford St. Additionally, there is also a County Fire station on Standford St. that might be an alternative.

Please let me know if you have that information. If you have any questions, please let me know.

Sincerely,  
H. P.

-----Original Message-----

**From:** Randi Newton [mailto:RNewton@spectrumse.com]  
**Sent:** Wednesday, May 15, 2013 9:37 AM  
**To:** Kang, HP  
**Subject:** Re: Cell Phone Tower Plot Plan # 24928

We will wait until the hearing. We cannot, like the County, discuss possible health concerns.

I will pull up the section and send. I'm out in the field but will be back this afternoon.

On May 15, 2013, at 9:17 AM, "Kang, HP" <HPKANG@rctlma.org> wrote:

> Randi:

> It will be covered at the hearing. Would you send me the section of the Additionally, would you like to contact Ms. Franks to discuss the matter or just wait until the hearing day? Please let me know.

>

> Sincerely,

> H. P.

>

> -----Original Message-----

> From: Randi Newton [mailto:RNewton@spectrumse.com]

> Sent: Wednesday, May 15, 2013 8:52 AM

> To: Kang, HP

> Subject: Re: Cell Phone Tower Plot Plan # 24928

>

> Fabulous. Thank you. Are you able to let her know that the Planning Department cannot deny the project based on health concerns? Or will that be covered at the hearing?

>

> On May 15, 2013, at 8:36 AM, "Kang, HP" <HPKANG@rctlma.org> wrote:

>

>> Good Morning Randi:

>> I received this email and a letter (from the same person) who is in opposition of your project. This letter will be a part of the staff report addition as a memo. Just wanted to inform you so that you can prepare for the hearing and any information that might address or give some comfort to the resident. Her address is listed in the email and the letter.

>>

>> If you have any questions, please let me know.

>>

>> Sincerely,

>>

>> H. P. Kang

>> H. P. Kang, MBA

>> Project Planner

>> Riverside County Planning Department

>> 4080 Lemon St., 12th Fl.

>> Riverside, CA 92501-3634

>> (951)955-1888 O

>> (951)955-1811 F

>> hp kang@rctlma.org

>> [RC Logo]

>>

>>

>>

>> From: Cathi Franks [mailto:CathiFranks@roadrunner.com]

>> Sent: Friday, May 10, 2013 12:15 PM

>> To: Kang, HP

>> Subject: Cell Phone Tower Plot Plan # 24928

>>

>> I left a message this morning @ (951) 955-1888 to begin the process of objecting to the plan to erect a Verizon Cell Tower at the Eastern corner of Stanford and West of Meridian Sts. in Hemet. This location is within PROXIMITY of LITTLE LAKE ELEMENTARY SCHOOL!!!

>>  
>> I want to GO ON RECORD as objecting to this project and plan to petition my entire neighborhood in preparation to challenge this project. I am also in communication with the Hemet Unified School District in this endeavor.

>>  
>> Next, I will put in writing at all levels of your Planning Dept. stating our plans to stop this project!!! I am prepared to do whatever it takes to prevent this cell tower from being forced on our residential neighborhood, SO CLOSE TO AN ELEMENTARY SCHOOL.

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>> Personally, I now live immediately next to its planned area. To give a little background on my personal mission to prevent this, I would like you to know the following: I lived in New Jersey, close to Ciba Geigy, a chemical company that settled with many class action lawsuit parties for cancer-causing exposure to its chemical dyes buried in 55 gallon drums which, when decomposed, leached harmful chemicals into the ground water. As a result of that particular exposure, my husband of 29 years, died from bladder cancer that had metastasized to his liver. Without admitting fault, that company was forced to pay multiple very large claims, including our own. With that history, I want you to know that I will object to this plan on every level necessary to prevent its implementation. I will not wait to see what "might happen" years from now with the electromagnetic dangers that I have researched including the Israel study which found that "the risk of cancer was 4.15 for those living near the cell phone transmitter compared with the entire population of Israel." (See Increased incidence of Cancer Near a Cell-Phone Transmitter Station, PDF.) I will not put my family and neighborhood in harm's way by ignoring a hazard to our health.

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>>  
>> I can be reached at: Cathi Franks, 41830 Vanchelle Ct., Hemet, CA 92544 (951) 765-2021.

>>  
>> Please make record of this communication and all that will follow.

>>  
>>  
>>  
>>  
>>  
>> <Cathie Franks 051413.pdf>  
>> <image001.png>

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

DATE: November 3, 2011

**TO:**

Riv. Co. Transportation Dept.	P.D. Geology Section-D. Jones	3rd District Supervisor
Riv. Co. Environmental Health Dept.	P.D. Landscaping Section-R. Dyo	3rd District Planning Commissioner
Riv. Co. Flood Control District	P.D. Archaeology Section-L. Mouriquand	City of Hemet
Riv. Co. Fire Department	Riv. Co. Surveyor- Bob Roberson	Eastern Municipal Water Dist.
Riv. Co. Building & Safety – Grading	Riv. Co. Information Technology-J. Sarkasian	Southern California Edison
Riv. Co. Building & Safety – Plan Check	Riv. Co. Sheriff's Dept.	Verizon
Regional Parks & Open Space District.	Riv. Co. Waste Management Dept.	
Riv. Co. Environmental Programs Dept.	County Service Area #69 c/o EDA	

**CHANGE OF ZONE NO. 7760, PLOT PLAN NO. 24928, AND VARIANCE NO. 1879 – EA42443 –**  
Applicant: Verizon Wireless – Engineer/Representative: Spectrum Surveying & Engineering - Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CR:MDR) (2 – 5 Dwelling Units per Acre) – Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St – 6.11 Acres - Zoning: One Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The **Change of Zone** proposes to change the zoning classification from Watercourse, Watershed & Conservation Areas (W-1) to One Family Dwellings (R-1). The **Plot Plan** proposes a wireless communication facility, for Verizon Wireless, disguised as a 57' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will contain a 184 square foot equipment shelter, a permanent generator, and two (2) GPS antennas. The **Variance** proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 57 feet, which there by raises the maximum height allowed by 7 feet. – APNs: 449-080-001.

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 December 8, 2011.** 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:

**COPY**

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.*



November 10, 2011

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

**RE: Plot Plan (PP) No. 24928**  
**Proposal: The PP proposes a wireless communication facility.**  
**APN: 449-080-001**

Dear Ms. Abraham:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Mayberry Avenue, south of Acacia Avenue, east of Stanford Street, and west of Meridian Street, in the San Jacinto Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a grading and/or building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to final building inspection**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Damaris Abraham, Project Planner  
PP No. 24928  
November 10, 2011  
Page 2

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Ross", with a stylized flourish at the end.

Ryan Ross  
Planner IV

PD88468v46

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

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

**PLOT PLAN NO. 24928** – Intent to adopt a Negative Declaration – Applicant: Verizon Wireless – Third/Third Supervisorial District – Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St – **REQUEST:** The Plot Plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, 30kw backup generator within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line. (Quasi-Judicial)

TIME OF HEARING: 1:30 pm or as soon as possible thereafter.  
DATE OF HEARING: June 3, 2013  
PLACE OF HEARING: County Administrative Center  
1<sup>st</sup> Floor, Conference Room 2A  
4080 Lemon Street  
Riverside, CA 92501

For further information regarding this project, please contact project planner, H.P. Kang at (951) 955-1888 or e-mail [hpkang@rctlma.org](mailto:hpkang@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [www.tlma.co.riverside.ca.us/planning/dh.html](http://www.tlma.co.riverside.ca.us/planning/dh.html)

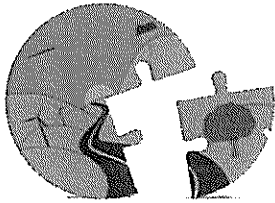
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 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, 12th 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 date, 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: H. P. Kang  
P.O. Box 1409, Riverside, CA 92502-1409



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

Set ID# CCDD6134

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP24928 DATE SUBMITTED: 4-19-11

**APPLICATION INFORMATION**

Applicant's Name: Los Angeles SMSA Limited Partnership, dba Verizon Wireless E-Mail: \_\_\_\_\_

Mailing Address: 15505 Sand Canyon Avenue, Building D, First Floor  
Irvine, CA 92618  
City State ZIP

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

Engineer/Representative's Name: Spectrum Surveying & Engineering, c/o Brianna Noler E-Mail: bnoler@spectrumse.com

Mailing Address: 8390 Maple Pl #110  
Rancho Cucamonga, CA 91730  
City State ZIP

Daytime Phone No: (909) 944-8471 x15 Fax No: (909) 944-5971

Property Owner's Name: Robert + GLADYS Johnson E-Mail: \_\_\_\_\_

Mailing Address: 39481 Newport Road  
Henet, CA 92543  
City State ZIP

Daytime Phone No: (951) 285-0254 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.

~~EA 42443~~ EA 42443 / CFG05815

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

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The 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.

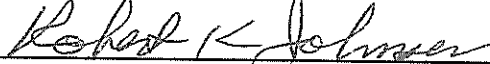

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Brianna Noler  
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.

Robert Johnson  
PRINTED NAME OF PROPERTY OWNER(S)  
  
SIGNATURE OF PROPERTY OWNER(S)  
GLADYS JOHNSON  
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): 449-080-001

Section: 13 Township: 5S Range: 1W

Approximate Gross Acreage: 6.11 ac

General location (nearby or cross streets): North of Mayberry Avenue, South of

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Acacia Avenue, East of Stanford Street, West of Meridian Street.

Thomas Brothers map, edition year, page number, and coordinates: 2008, Pg 811, F-7

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

The proposal includes a new 65' monopine with antennas at a 55' centerline. A prefabricated shelter will be used to house equipment and the entire lease area will be screened with an 8' block wall. A permanent generator is also proposed.

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
\_\_\_\_\_

What is the anticipated route of travel for transport of the soil material?  
\_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the development project area exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclic/index.html>) for watershed location)?

- Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Brian M. Nolan Date 4/1/11

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



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

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

**PLOT PLAN NO. 24928** – Intent to adopt a Negative Declaration – Applicant: Verizon Wireless – Third/Third Supervisorial District – Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St – **REQUEST:** The Plot Plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, 30kw backup generator within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line. (Quasi-Judicial)

**TIME OF HEARING:** 1:30 pm or as soon as possible thereafter.  
**DATE OF HEARING:** June 3, 2013  
**PLACE OF HEARING:** County Administrative Center  
1<sup>st</sup> Floor, Conference Room 2A  
4080 Lemon Street  
Riverside, CA 92501

For further information regarding this project, please contact project planner, H.P. Kang at (951) 955-1888 or e-mail [hpkang@rctlma.org](mailto:hpkang@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [www.tlma.co.riverside.ca.us/planning/dh.html](http://www.tlma.co.riverside.ca.us/planning/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 negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 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, 12th 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 date, 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: H. P. Kang  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**  
**PP24928**

I, Stella Spadafora, certify that on  
(Print Name)

7/24/2013 the attached property owners list  
(Date)

was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)

Distance Buffered: 600 Feet

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 300 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.

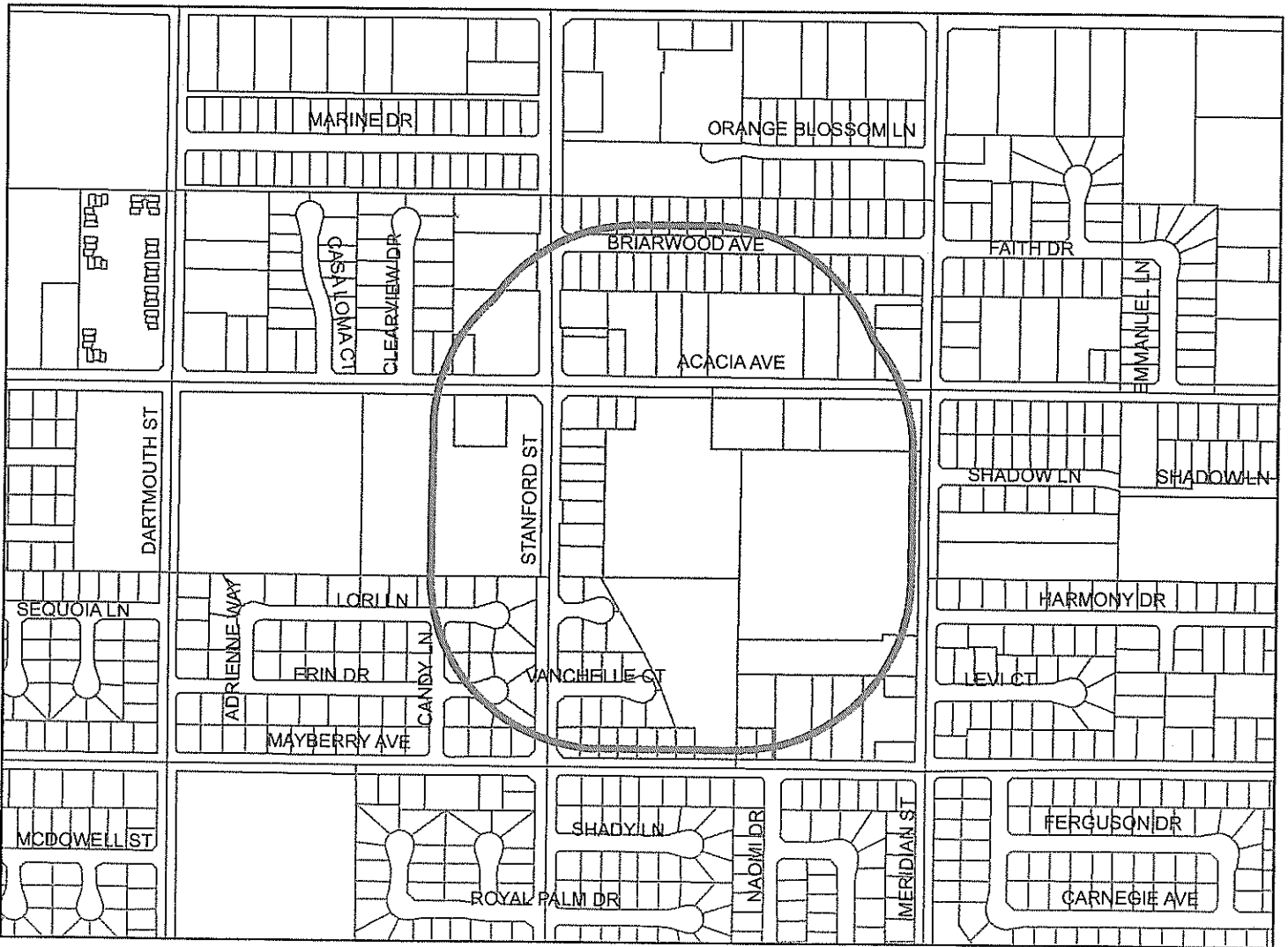
NAME: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

ADDRESS: 4080 Lemon St. 10<sup>th</sup> Floor  
Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

# PP24928 (600 Feet Radius)



## Selected Parcels

449-071-018	449-080-031	449-080-037	449-080-028	449-071-028	449-080-003	449-071-024	438-130-024	449-071-021	438-122-011
438-122-033	438-122-034	438-121-004	438-121-005	449-080-023	438-121-009	438-121-002	438-122-036	438-122-031	438-122-032
449-080-034	438-122-014	449-080-021	449-080-011	449-071-029	449-071-020	438-130-050	449-090-020	449-090-021	449-080-006
449-080-029	438-122-001	449-071-026	449-090-012	449-080-026	438-121-007	449-080-030	449-080-038	438-122-016	438-122-017
449-071-019	438-130-023	449-080-009	438-130-049	449-080-033	438-121-011	438-122-003	449-080-015	438-122-008	449-080-017
438-122-004	449-080-007	449-071-033	449-090-011	438-122-005	449-071-017	449-090-019	449-080-010	438-122-028	438-122-029
449-080-019	449-071-016	438-121-001	438-121-012	449-080-035	438-122-010	438-122-024	449-080-022	449-080-024	449-071-025
438-122-027	449-090-001	449-080-027	438-122-013	449-090-007	438-121-006	438-122-002	449-080-020	449-071-027	449-080-001
438-122-006	449-080-018	449-090-006	449-090-009	449-090-010	438-122-012	438-122-035	449-071-014	438-122-037	438-122-015
449-090-008	449-080-002	449-080-005	449-080-032	449-071-015	438-121-003	449-080-008	449-080-025	438-121-010	438-122-009
438-122-007	449-080-036	438-121-008	449-090-002	449-060-003	449-060-004				



525 262.5 0 525 Feet

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.

ASMT: 438121001, APN: 438121001  
 MICKELINA BURRELL  
 25890 STANFORD ST  
 HEMET, CA. 92544

ASMT: 438121009, APN: 438121009  
 ROBERTA JONES, ETAL  
 P O BOX 4721  
 INCLINE VILLAGE NV 89450

ASMT: 438121002, APN: 438121002  
 HOLLY TIMMS, ETAL  
 5335 JAMESTOWN  
 SAN DIEGO CA 92117

ASMT: 438121010, APN: 438121010  
 STEVEN GEYER  
 1831 CLOVE ST  
 SAN DIEGO CA 92106

ASMT: 438121003, APN: 438121003  
 SPASM INV II  
 4900 SANTA ANITA AV NO 2C  
 EL MONTE CA 91732

ASMT: 438121011, APN: 438121011  
 LINDA ALDRIDGE  
 41880 BRIARWOOD AVE  
 HEMET, CA. 92544

ASMT: 438121005, APN: 438121005  
 ROSINA VARGAS, ETAL  
 5316 INGLESTONE DR  
 HEMET CA 92545

ASMT: 438121012, APN: 438121012  
 HANAN ENDRAWS, ETAL  
 28681 MALABAR RD  
 TRABUCO CANYON CA 92679

ASMT: 438121006, APN: 438121006  
 MARIA ROMERO, ETAL  
 25857 LAZY CLOUD WAY  
 SUN CITY CA 92585

ASMT: 438122001, APN: 438122001  
 JACK ROY  
 25962 STANFORD  
 HEMET CA 92544

ASMT: 438121007, APN: 438121007  
 JOHN CRAVEN  
 1308 E VINE ST  
 WEST COVINA CA 91790

ASMT: 438122002, APN: 438122002  
 LEIDY AGUILAR, ETAL  
 41781 BRIARWOOD DR  
 HEMET, CA. 92544

ASMT: 438121008, APN: 438121008  
 TIMOTHY SMITH  
 26670 WHARTON CT  
 HEMET CA 92544

ASMT: 438122003, APN: 438122003  
 PAUL BRAIMAN, ETAL  
 P O BOX 495  
 LAKE ARROWHEAD CA 92352

ASMT: 438122004, APN: 438122004  
 MARGUERITE AUGUSTINE  
 20401 BOWFONDS ST  
 ASHBURN VA 20147

ASMT: 438122012, APN: 438122012  
 JUDY HOLTE, ETAL  
 P O BOX 4020  
 HEMET CA 92546

ASMT: 438122005, APN: 438122005  
 MARNEL SAAVEDRA  
 41813 BRIARWOOD AVE  
 HEMET, CA. 92544

ASMT: 438122013, APN: 438122013  
 RAQUEL BARREDA, ETAL  
 895 BROWNING CT  
 SAN JACINTO CA 92583

ASMT: 438122006, APN: 438122006  
 ROBERT SCALES  
 632 PARNEVIK DR  
 HEMET CA 92545

ASMT: 438122014, APN: 438122014  
 ELVIRA LACSON  
 9728 HAMPSHIRE ST  
 RANCHO CUCAMONGA CA 91730

ASMT: 438122007, APN: 438122007  
 DONNA SCHAEFER, ETAL  
 1540 MISSION MEADOWS DR  
 OCEANSIDE CA 92057

ASMT: 438122015, APN: 438122015  
 RICHARD CAMPANELLA, ETAL  
 C/O JOSEPH RUSSO  
 28409 KING APACHE  
 MENIFEE CA 92584

ASMT: 438122008, APN: 438122008  
 CYNTHIA BANCHI, ETAL  
 26305 WISDOM DR  
 HEMET CA 92544

ASMT: 438122017, APN: 438122017  
 JOSEPH MINER  
 2576 NEWPORT BLV  
 COSTA MESA CA 92627

ASMT: 438122010, APN: 438122010  
 PACIFIC PARADISE ASSET MANAGEMENT  
 23052 ALICIA PK NO 456H  
 MISSION VIEJO CA 92692

ASMT: 438122024, APN: 438122024  
 DANIEL MCGIVNEY, ETAL  
 26691 LORE HEIGHTS CT  
 HEMET CA 92544

ASMT: 438122011, APN: 438122011  
 MELCHOR MAGDALENO, ETAL  
 543 TRANSIT AVE  
 RIVERSIDE CA 92507

ASMT: 438122027, APN: 438122027  
 SAN JACINTO, ETAL  
 41861 ACACIA AVE  
 HEMET CA 92544

ASMT: 438122029, APN: 438122029  
 MARY BISHARA, ETAL  
 6896 MAGNOLIA AVE  
 RIVERSIDE CA 92506

ASMT: 438130023, APN: 438130023  
 KEVIN DEENIK  
 20605 KASABA CT  
 WILDOMAR CA 92595

ASMT: 438122031, APN: 438122031  
 EAST CONGR JEHOVAHS WITNESSES HEMET  
 C/O DAVID R JOHNSON  
 P O BOX 5025  
 HEMET CA 92544

ASMT: 438130024, APN: 438130024  
 CLAIBORNE SHACKELFORD, ETAL  
 41704 ACACIA AVE  
 HEMET, CA. 92544

ASMT: 438122032, APN: 438122032  
 EASTERN MUNICIPAL WATER DIST  
 P O BOX 8300  
 PERRIS CA 92572

ASMT: 438130049, APN: 438130049  
 FRANCESCA INGARDIA, ETAL  
 39780 NOTTINGHILL DR  
 MURRIETA CA 92563

ASMT: 438122034, APN: 438122034  
 COUNTY OF RIVERSIDE  
 C/O REAL ESTATE DIVISION  
 P O BOX 1180  
 RIVERSIDE CA 92502

ASMT: 438130050, APN: 438130050  
 HEMET PROP  
 C/O RAYMOND J BADDOUR  
 1401 N PALM CANYON NO 200  
 PALM SPRINGS CA 92262

ASMT: 438122035, APN: 438122035  
 S H REVOCABLE LIVING TRUST  
 41858 ACACIA AVE  
 HEMET, CA. 92544

ASMT: 449060004, APN: 449060004  
 SHARON NELSON, ETAL  
 P O BOX 1377  
 HEMET CA 92546

ASMT: 438122036, APN: 438122036  
 MONICA HORN, ETAL  
 1304 FELIPE  
 SAN CLEMENTE CA 92673

ASMT: 449071014, APN: 449071014  
 SANDRA CLARKE HARO  
 41676 LORI LN  
 HEMET, CA. 92544

ASMT: 438122037, APN: 438122037  
 CORA DELAPENA, ETAL  
 P O BOX 28523  
 SAN DIEGO CA 92198

ASMT: 449071015, APN: 449071015  
 GARRY HAMDORF, ETAL  
 C/O GARRY ALLAN HAMDORF  
 6544 SALIZAR ST  
 SAN DIEGO CA 92111

ASMT: 449071016, APN: 449071016  
 MICHAEL MACLEAN  
 41718 LORI LN  
 HEMET, CA. 92544

ASMT: 449071025, APN: 449071025  
 MARGENE MANGABAT, ETAL  
 41720 ERIN DR  
 HEMET, CA. 92544

ASMT: 449071017, APN: 449071017  
 ANNA PEVEHOUSE, ETAL  
 41740 LORI LN  
 HEMET, CA. 92544

ASMT: 449071026, APN: 449071026  
 KATHERINE WARREN, ETAL  
 41742 ERIN DR  
 HEMET, CA. 92544

ASMT: 449071018, APN: 449071018  
 MARIA GARCIA, ETAL  
 41750 LORI LN  
 HEMET, CA. 92544

ASMT: 449071027, APN: 449071027  
 DEBORAH FELBINGER, ETAL  
 41748 ERIN DR  
 HEMET, CA. 92544

ASMT: 449071019, APN: 449071019  
 JOSEPHINE DAUGHERTY  
 41741 LORI LN  
 HEMET, CA. 92544

ASMT: 449071028, APN: 449071028  
 MARY JOHNSON, ETAL  
 41745 ERIN DR  
 HEMET, CA. 92544

ASMT: 449071020, APN: 449071020  
 KAREN DUNN, ETAL  
 C/O GREGORY DUNN  
 2985 VISTA WAY  
 HEMET CA 92544

ASMT: 449071029, APN: 449071029  
 ANNETTE HILLIS, ETAL  
 41725 ERIN DR  
 HEMET, CA. 92544

ASMT: 449071021, APN: 449071021  
 SALLY RIGDON, ETAL  
 771 N HEMET ST  
 HEMET CA 92544

ASMT: 449071033, APN: 449071033  
 MARIO FATA  
 221 FLOWER ST  
 COSTA MESA CA 92627

ASMT: 449071024, APN: 449071024  
 CHARLES HOOVER  
 27505 PACHEA TR  
 HEMET CA 92544

ASMT: 449080001, APN: 449080001  
 GLADYS JOHNSON, ETAL  
 39481 NEWPORT RD  
 HEMET CA 92543



ASMT: 449080002, APN: 449080002  
 SHARON OBUCHON STAUB  
 41795 ACACIA AVE  
 HEMET, CA. 92544

ASMT: 449080011, APN: 449080011  
 ESEQUIEL SOTELO  
 26138 STANFORD ST  
 HEMET, CA. 92544

ASMT: 449080003, APN: 449080003  
 BRITTANY CORDREY  
 41785 ACACIA AVE  
 HEMET, CA. 92544

ASMT: 449080015, APN: 449080015  
 LOAN EMPORIUM INC  
 2393 PACER DR  
 NORCO CA 92860

ASMT: 449080005, APN: 449080005  
 SHARYL ADAMS WILLIAMS  
 26070 STANFORD ST  
 HEMET, CA. 92544

ASMT: 449080017, APN: 449080017  
 MARCO VARGAS  
 41760 VAN LINDEN CT  
 HEMET, CA. 92544

ASMT: 449080006, APN: 449080006  
 JACQUELLINNE GOMEZ, ETAL  
 26080 STANFORD ST  
 HEMET, CA. 92544

ASMT: 449080018, APN: 449080018  
 JANET SHAHAN, ETAL  
 41800 VAN LINDEN CT  
 HEMET, CA. 92544

ASMT: 449080007, APN: 449080007  
 MARIA GODINEZ  
 26052 GIRAD ST  
 HEMET CA 92544

ASMT: 449080019, APN: 449080019  
 DAWN GOW, ETAL  
 41801 VAN LINDEN CT  
 HEMET, CA. 92544

ASMT: 449080009, APN: 449080009  
 LASHAWN DAWKINS  
 26108 STANFORD ST  
 HEMET, CA. 92544

ASMT: 449080020, APN: 449080020  
 ROBERT BARBOT  
 2601 MEMPHIS AVE  
 HENDERSON NV 89052

ASMT: 449080010, APN: 449080010  
 MARYANNE WHEELER  
 26114 STANFORD ST  
 HEMET, CA. 92544

ASMT: 449080021, APN: 449080021  
 DINA ZAYAS, ETAL  
 P O BOX 2463  
 HEMET CA 92546

ASMT: 449080022, APN: 449080022  
MARY STANFORD, ETAL  
41760 VANCHILLE  
HEMET, CA. 92544

ASMT: 449080029, APN: 449080029  
DONALD SMESTAD, ETAL  
C/O DONALD R SMESTAD  
41773 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080023, APN: 449080023  
VIVIAN CAMP, ETAL  
41780 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080030, APN: 449080030  
JOSE HERNANDEZ  
41761 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080024, APN: 449080024  
PHEBE WORLEY, ETAL  
C/O WORLEY FAMILY TRUST  
41800 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080031, APN: 449080031  
ISABEL DIAZ, ETAL  
C/O ISABEL DIAZ  
41760 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449080025, APN: 449080025  
CATHERINE FRANKS, ETAL  
41830 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080032, APN: 449080032  
SHAWANDA ARRINGTON  
41774 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449080026, APN: 449080026  
JASON SPRAGG  
41833 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080033, APN: 449080033  
LAWRENCE PENA  
41792 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449080027, APN: 449080027  
RAFAEL ARMENDARIZ  
41799 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080034, APN: 449080034  
SAGRARIO URRUTIA, ETAL  
41808 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449080028, APN: 449080028  
BARBARA BRADLEY, ETAL  
41785 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080035, APN: 449080035  
OSCAR ESCOBAR  
41824 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449080036, APN: 449080036  
JANINE MONTGOMERY, ETAL  
41840 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449090009, APN: 449090009  
ROBERT THACKER  
41930 MAYBERRY  
HEMET, CA. 92544

ASMT: 449080037, APN: 449080037  
JTH REAL ESTATE, ETAL  
27068 LA PAZ RD STE 286  
ALISO VIEJO CA 92656

ASMT: 449090010, APN: 449090010  
ROBERT THACKER  
41930 MAYBERRY AVE  
HEMET CA 92544

ASMT: 449080038, APN: 449080038  
JOSE MALPARTIDA  
17411 JACQUELYN LN NO 3  
HUNTINGTON BEACH CA 92647

ASMT: 449090011, APN: 449090011  
MARJORIE MANDELLA  
41950 MAYBERRY AVE  
HEMET CA 92544

ASMT: 449090001, APN: 449090001  
SAN JACINTO, ETAL  
41861 ACACIA ST  
HEMET, CA. 92544

ASMT: 449090012, APN: 449090012  
JANET JONES  
26229 MERIDIAN ST  
HEMET, CA. 92544

ASMT: 449090002, APN: 449090002  
VIP TOTS INC  
41915 E ACACIA AVE  
HEMET, CA. 92544

ASMT: 449090019, APN: 449090019  
MARY PARMELEE  
26181 MERIDIAN ST  
HEMET, CA. 92544

ASMT: 449090007, APN: 449090007  
BLANCA YBANEZ, ETAL  
41890 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449090021, APN: 449090021  
HEMET UNIFIED SCHOOL DIST  
C/O RICHARD BECK  
2350 E LATHAM AVE  
HEMET CA 92545

ASMT: 449090008, APN: 449090008  
SFR 2012 1 U S WEST  
135 N LOS ROBLES 4TH FL  
PASADENA CA 91101

Pechanga Indian Reservation Council  
P.O. Box 1477  
Temecula, CA 93593

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Cultural Resources Committee, Pechanga  
Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Hemet Unified School District  
1791 W. Acacia Ave.  
Hemet, CA 92545

Lake Hemet Water District  
26385 Fairview Ave.  
P.O. Box 5039  
Hemet, CA 92544

ATTN: Michael McCann / David Barker  
Reg. Water Quality Control Board #9  
San Diego  
9174 Sky Park Court, Suite 100  
San Diego, CA 92123-4340

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

3rd Supervisor District  
Jeff Stone, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1003

ATTN: John Petty  
c/o Chantell Griffin, Planning Commission  
Secretary  
Planning Commission, Riverside County  
Mail Stop 1070

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

ATTN: Tim Pearce, Region Planner  
Southern California Gas Transmission  
251 E. 1st St.  
Beaumont, CA 92223-2903

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

Applicant:  
Los Angeles SMSA LP  
DBA: Verizon Wireless  
15505 Sand Canyon Avenue, Bldg. D, 1<sup>st</sup> Fl.,  
Irvine, CA 92618

Engineer:  
Randi Newton  
Spectrum Services, Inc.  
8390 Maple Place, Suite 110  
Rancho Cucamonga, CA 91730

Owner:  
Robert and Gladys Johnson  
39481 Newport Road  
Hemet, CA 92543



# 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.**

EA42443/Plot Plan No. 24928

*Project Title/Case Numbers*

H. P. Kang

*County Contact Person*

951-955-1888

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Los Angeles SMSA LP, dba Verizon Wireless

*Project Applicant*

15505 Sand Canyon Avenue, Building D, 1<sup>st</sup> Floor, Irvine, CA 92618

*Address*

The project is located on the southerly side of Acacia Avenue, easterly of Standford Street, more specifically 41825 Acacia Avenue near the City of Hemet.

*Project Location*

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on June 3, 2013, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$50.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the 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.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
**Project Planner**

*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

HK/hk

Revised 8/25/2009

Y:\Planning Case Files-Riverside office\PP24928\DH-PC-BOS Hearings\DH-PC\NOD Form.PP24928.docx

Please charge deposit fee case#: ZEA42443 ZCFG5815 \$.165.50

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

## NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24928

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment No. 42443).

COMPLETED/REVIEWED BY:

By: H. P. Kang Title: Project Planner Date: March 27, 2013

Applicant/Project Sponsor: Verizon Wireless Date Submitted: April 20, 1011

**ADOPTED BY:** Planning Director

Person Verifying Adoption: H. P. Kang Date: \_\_\_\_\_

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

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

For additional information, please contact H. P. Kang at (951) 955-1888.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25168\DH-PC-BOS Hearings\DH-PC\Negative Declaration.PP25168.docx

Please charge deposit fee case#: ZEA42443 ZCFG5815 \$2,156.25 +\$50

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1103691

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

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\*\*\*\*\*

Received from: VERIZON WIRELESS LOS ANGELES \$64.00  
paid by: CK 2104  
CA FISH AND GAME FOR EA42443  
paid towards: CFG05815 CALIF FISH & GAME: DOC FEE  
at parcel: 41825 ACACIA AVE HEM  
appl type: CFG3

By \_\_\_\_\_ Apr 20, 2011 16:43  
MGARDNER posting date Apr 20, 2011

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

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

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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
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Received from: VERIZON WIRELESS LOS ANGELES \$2,156.25  
paid by: CK 56803  
paid towards: CFG05815 CALIF FISH & GAME: DOC FEE  
CA FISH AND GAME FOR EA42443  
at parcel #: 41825 ACACIA AVE HEM  
appl type: CFG3

By \_\_\_\_\_ Apr 04, 2013 13:16  
MGARDNER posting date Apr 04, 2013

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Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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

Additional info at [www.rctlma.org](http://www.rctlma.org)