

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 PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3730 and VARIANCE NO. 1903 – Intent to Adopt a Negative Declaration – EA42836 – Applicant: Cortel & AT&T Mobility c/o Melissa Francisco – Engineer: Breen Engineering c/o Luis Cardona – Fifth Supervisorial District – Pass and Desert Zoning District – Reche Canyon/Badlands Area Plan: Open Space: Rural (OS-RUR) (20 Acre Minimum) – Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Easterly of Redlands Boulevard, southerly of San Timoteo Canyon Road, and westerly of Lakeshore Drive – 78.78 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The project proposes to construct a 105 foot lattice tower wireless communication facility. AT&T Mobility will install 12 eight (8) foot high panel antennas, 24 remote radio units, and four (4) surge suppressors within an unenclosed 432 sq. ft. lease area. Additionally, one (1) global positioning satellite, seven (7) equipment cabinets, and one (1) 50 kv diesel generator will be installed inside a 234 sq. ft. lease area enclosed by an eight (8) foot high block wall. The total AT&T lease area for the project is 666 sq. ft. Variance No. 1903 is a request to allow for a reduced setback requirement. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings one thousand feet (1000 ft.). If approved, Variance No. 1903 would allow for a setback of 175 feet from the nearest habitable dwelling.

TIME OF HEARING:	9:00 am or as soon as possible thereafter
DATE OF HEARING:	DECEMBER 20, 2017
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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