

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

361A



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 30, 2014

SUBJECT: APPEAL of PLANNING COMMISSION'S DECISION TO DENY PLOT PLAN NO.24928 and consider Negative Declaration - Applicant: Verizon Wireless – Third Supervisorial District – 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 **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 an 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 an approximately six (6) acre vacant site. The location of the tower is to the southwest 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.

RECOMMENDED MOTION: That the Board of Supervisors Consider the Appeal and:

1. Deny the appeal and deny Plot Plan No. 24928 based on the findings and conclusions in the January 15, 2014, Planning Commission staff report attached hereto and incorporated herein by this reference, **OR**

Juan C Perez
TLMA Director/Interim Planning Director

JCP:hk

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS: None

Budget Adjustment: _____
For Fiscal Year: _____

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED to approve the Appeal, adopt the Negative Declaration for Environmental Assessment No. 42443, and approve Plot Plan No. 24928 with modifications to the conditions to include a eucalyptus style tree, extend the ratios 29 feet, and raise the perimeter wall to 8 feet, and the appellant's proposed modifications to address the agriculture aspect around the wall. Lastly, staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: March 18, 2014
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
BY:

Deputy

Prev. Agn. Ref.: _____ **District:** 3/3 **Agenda Number:** _____

16-1

- A-30
- Positions Added
- 4/5 Vote
- Change Order

RECOMMENDED MOTION: cont.

2. Approve the Appeal, adopt the Negative Declaration for Environmental Assessment No. 42443 based on the findings and conclusions incorporated in the initial study, and approve Plot Plan No. 24928, subject to the attached conditions of approval, based on the findings and conclusions in the December 4, 2013 Planning Commission staff report attached hereto and incorporated herein by this reference.

BACKGROUND:

Summary

On January 24, 2014, the appellant (Verizon Wireless) filed an appeal application with all necessary items for the denial decision of the Plot Plan No. 24928 made by the Planning Commission based on findings and conclusions in the staff report dated January 15, 2014.

The appellant/applicant is appealing the decision to deny the project based on the fact that the proposed project meets all development standards of the zoning designation, and an alternatives analysis was completed to conclude that there is no suitable site to meet County standards and Verizon's network goals.

On January 15, 2014, the Planning Commission denied Plot Plan No. 24928 5-0 based on the attached denial Findings and Conclusions.

Impact on Citizens and Businesses

In the event that Verizon is not able to identify a suitable alternative site, there may be a possible lack of future data coverage in the southeastern Hemet area without the construction of the proposed wireless telecommunications tower (monopine).

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

A. BUDGET ADJUSTMENT

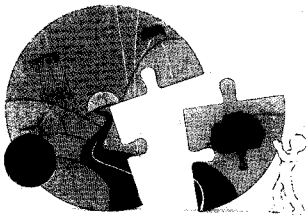
N/A

B. CHANGE ORDER REPORT

N/A

C. PERSONNEL CHANGE and ORDINANCE 440 REPORT

N/A



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Director

DATE: February 4, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *p.m.*

SUBJECT: APPEAL OF PLANNING COMMISSION'S DECISION TO DENY PLOT PLAN NO. 24928
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | <small>(3rd Dist) Press Enterprise and The Californian</small> |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination and Neg Dec Forms
California Department of Fish & Wildlife Receipt (CFG5815)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

**3 Extra Sets were taken to:
Clerk of the Board**

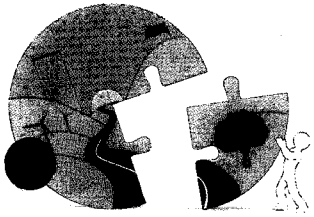
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Palm Desert, California 92211
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2/11/14

16-1

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Director

DATE: February 4, 2014

TO: Clerk of the Board of Supervisors

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(Charge your time to these case numbers)

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 - Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
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 - Place on Section Initiation Proceeding (GPIP)
 - Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
 - Publish in Newspaper:
 - (3rd Dist) Press Enterprise and The Californian
 - Negative Declaration
 - 10 Day 20 Day 30 day
 - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial: YES NO

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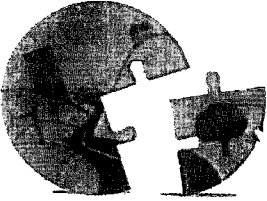
Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

**Original
Form 11a -and 1 Board Packet
is at Exective's Office**

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"Planning Our Future... Preserving Our Past"



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR APPEAL

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2014 JAN 24 AM 10:36

DATE SUBMITTED: January 21, 2014

Appeal of application case No(s): PP24928

Name of Advisory Agency: Planning Commission List all concurrent applications

Date of the decision or action: January 15, 2014

Appellant's Name: Los Angeles SMSA LP dba Verizon Wi E-Mail: rnewton@spectrumse.com

Mailing Address: 15505 Sand Canyon

Irvine Street CA 92618
City State ZIP

Daytime Phone No: (909) 944-5471 Fax No: (909) 944-5971

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> • Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. • Planning Commission for: all other decisions. 	<ul style="list-style-type: none"> • Clerk of The Board for: Appeals before the Board of Supervisors. • Planning Department for: Appeals before the Planning Commission.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> • Change of Zone denied by the Planning Commission • Commercial WECS Permit • Conditional Use Permit • Hazardous Waste Facility Siting Permit • Public Use Permit • Variance • Specific Plan denied by the Planning Commission • Substantial Conformance Determination for WECS • Surface Mining and Reclamation Permit 	<p>Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.</p>

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Palm Desert, California 92211
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APPLICATION FOR APPEAL

<ul style="list-style-type: none"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map) 	Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	Within 10 days after date of mailing or hand delivery of decision of the Planning Director.
<ul style="list-style-type: none"> • Environmental Impact Report 	Within 10 days of receipt of project sponsor or Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.
<ul style="list-style-type: none"> • Plot Plan • Second Unit Permit • Temporary Use Permits • Accessory WECS 	Within 10 calendar days after the date of mailing of the decision.
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> • Revised Permit 	Same appeal deadline as for original permit.
<ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit 	Within 10 days after the date of the decision by the Planning Director.
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.

PLEASE STATE THE REASONS FOR APPEAL.

Please state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

APPLICATION FOR APPEAL

The proposed wireless facility meets all planning criteria set forth in the Riverside County Zoning Code. Verizon Wireless is willing to comply with all conditions of approval as set forth by planning staff in the original motion to approve. ~~Alternative site analysis was completed and it was determined that the other properties in the area were not feasible either due to lack of owner interest, zoning issues or not being feasible for Verizon's coverage objective.~~

~~Verizon Wireless worked with planning staff for over 2 years to come up with a design that met the standards of the County and also the needs of Verizon's network. The site was approved at a Director's Hearing on June 3, 2013 and subsequently pulled from the consent calendar for Recieve and File by Commissioner Petty on August 21, 2013. Since that time Verizon Wireless has provided all items requested to show that there are no suitable alternative site locations for this project.~~

Use additional sheets if necessary.

Randi Newton

PRINTED NAME OF APPELLANT



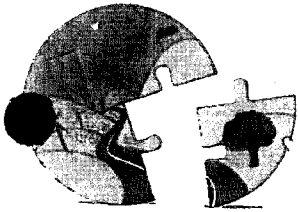
SIGNATURE OF APPELLANT

Jan 16, 2014
DATE

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.
3. All appropriate filing fees (the base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.



Carolyn Syms Luna
Director

Larkspur

RIVERSIDE COUNTY
PLANNING DEPARTMENT

January 15, 2014

Randi Newton
8390 Maple Pl., No. 110
Rancho Cucamonga, CA 91730


RE: Plot Plan No. 24928
Environmental Assessment No. 42443
Regional Team: Riverside

On January 15, 2014, the **Riverside County Planning Commission** denied the above referenced case based on the staff report findings and conclusions.

This action may be appealed within ten (10) days of the date of this notice. The appeal must be made in writing and submitted with a fee in accordance with Ordinance No. 671. An appeal of any condition constitutes an appeal of the action as a whole and requires a new public hearing.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, TLMA Director/Interim Planning Director


H. P. Kang, Project Planner

Y:\Planning Case Files-Riverside office\PP24928\DH-PC-BOS Hearings\DH-PC\PC 10-Day Denial Letter.doc

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"Planning Our Future... Preserving Our Past"

3.6

Agenda Item No.: 3.6
Area Plan: San Jacinto Valley
Zoning Area: Ramona District
Supervisory District: Third/Third
Project Planner: H. P. Kang
Planning Commission: January 15, 2014
(Continued from July 17, 2013, August 21,
2013, September 18, 2013 and October 2,
2013, November 6, 2013, and December 4,
2013)

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM 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 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.

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:

At the December 4, 2013 public hearing, the Riverside County Planning Commission (the "Commission") heard the above referenced matter (the "project"). The Planning Department made a presentation and the applicant's representatives gave oral testimony. After hearing from the applicant and members of the public desiring to speak, the Commission closed the public hearing, tentatively denied the project and continued it to January 15, 2014 with direction to staff to prepare the appropriate findings based on the Commission's action.

After the Planning Commission's hearing on December 4, 2013, the applicant submitted additional information regarding the alternative site analysis to the Planning staff via email. Planning staff received this information later in the day, after the Commission closed the public hearing and took action on the item. Staff reviewed this information and believes that the information may provide additional insight on the feasibility of alternative site locations.

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 |

J.M.

- | | |
|----------------------------|--|
| 3. Existing Zoning: | 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. Surrounding Zoning: | One Family Dwellings – (R-1)
Watercourse, Watershed & Conservation Areas – (W-1)
One Family Dwelling – (R-1) to the south.
Multi-Family Dwelling – (R-2) to the north and east
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
Single Family Residences to the west; and
Multi-family residences to the north; and
Little Lake Elementary School to the east. |
| 7. Project Data: | Total Acreage: 6.11 acres
Existing Lease Area: 900 Square Feet |
| 8. Environmental Concerns: | Pursuant to CEQA Guidelines Section 15270(a), CEQA does not apply to projects which a public agency rejects or disapproves |

RECOMMENDATIONS:

PLANNING DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION;

OPTION A

DENY PLOT PLAN NO. 24928 based on the findings and conclusions set forth herein; or,

OPTION B

DIRECT staff to analyze the latest information received from the applicant, to re-notice and schedule PLOT PLAN NO. 24928 for a new public hearing before the Planning Commission.

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

1. On April 20, 2011, the Los Angeles SMSA Limited Partnership doing business as Verizon Wireless submitted a plot plan application for a disguised wireless communication facility.
2. Plot Plan No 24928 would, if approved, allow the construction and operation of a disguised wireless communication facility at 41825 Acacia Avenue near the City of Hemet. The property is currently vacant.
3. The proposed project includes the construction and operation of a 65 foot high wireless communication facility disguised as a pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height and one (1) parabolic antenna.

4. The project also includes an approximately 200 square foot equipment shelter, two (2) GPS antennas, a 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 an approximately six (6) acre vacant site. The location of the facility 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.
5. The project's 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.
6. Plot Plan No 24928 proposes to locate the disguised wireless communication facility within the W-1 zone.
7. A disguised wireless communication facility is allowed in the W-1 zone with an approved plot plan. Pursuant to Article XIXg, Section 19.404 (c) of Ordinance No. 348, no plot plan application for a disguised wireless communication facility shall be approved unless:
 - a. The facility is designed and sited so that it is minimally visually intrusive.
 - b. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.
 - c. The application has met the processing requirements set forth in this article.
 - d. The application has met the location and development standards set forth in this article.
 - e. The application has met the requirements for approval set forth in Section 18.30 of this ordinance.
8. In pertinent part, pursuant to Section 18.30 of Ordinance No. 348, no plot plan shall be approved unless it complies with the following standards:
 - a. The proposed use must conform to all the requirements of the Riverside County General Plan and with all applicable requirements of State Law and the ordinances of Riverside County.
 - b. The overall development of the land shall be designed for the protection of the public, health, safety and general welfare; to conform to the logical development of the surrounding property.
9. Pursuant to Section 19.410 of Ordinance No. 348, all wireless communication facilities shall comply with the following development standards:
 - a. Disturbance to the natural landscape shall be minimized.
 - b. All wireless communication facilities shall be enclosed with a decorative block wall, wrought iron fence or other screening option at a maximum height of six (6) foot as deemed appropriate by the Planning Director.

- c. In the W-1 zone, the disguised wireless communication facility shall not exceed seventy (70) feet.
 - d. All wireless communication facilities shall be sited so as to minimize adverse impacts to the surrounding community and biological resources.
 - e. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area.
 - f. Outside lighting is prohibited unless required by the FAA or the California Building Code.
 - g. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45db inside the nearest dwelling and 60 db at the property line.
 - h. Temporary parking for service vehicles may be permitted on site, but no off-site parking shall be allowed.
 - i. Within residential developments containing lots 18,000 square feet or smaller, the facility shall be accessed via a paved road.
 - j. No above-ground power or communication lines shall be extended to the site, unless an applicant demonstrates that undergrounding such lines would result in substantial environmental impacts or a letter is received from the power company indicating it is unable to underground the wires.
10. In accordance with Ordinance No. 348 and after giving the required notice, Plot Plan No. 24928 was considered at the June 3, 2013 Director's Hearing. One person spoke in opposition of the project and two letters were received in opposition to it. The opposition was made in regards to the health effects, fault line, close proximity to the elementary school, degradation of the property values and close proximity to the single family residential area.
 11. Plot Plan No. 24928 was approved at the Director's Hearing and pursuant to Section 18.30.f.(1) of Ordinance No. 348, the decision was included on the Commission's agenda for July 17, 2013.
 12. On July 17, 2013, the item was presented to the Commission for recommendation of Receive and File. At that meeting, the Commission assumed jurisdiction and scheduled the item for a public hearing on August 21, 2013. No one spoke on the item at the July 17th meeting.
 13. In accordance with Ordinance No. 348 and after giving the required notice, Plot Plan No. 24928 was considered by the Commission on August 21, 2013. Planning staff made a presentation and the applicant's representative gave oral testimony to the Commission. As part of the project's application, the applicant included nine letters sent to property owners near the proposed site to see if they would be interested in being a potential site for the project. These letters were sent to properties within residential areas. These letters were the applicant's alternative sites to the proposed location and are attached hereto as Exhibit A.

14. On August 21, 2013, after considering the information presented to it, the Commission requested that the applicant consider additional alternatives to the proposed site. Specifically, the Commission requested that nearby commercial areas be considered for the proposed project. The Commission suggested studying the commercial areas near or along Florida Avenue, which is less than one mile from the proposed site (the "Florida alternatives"). The Commission also requested the applicant provide additional justifications and any additional supporting documents for the proposed project and location. The item was continued to September 18, 2013.
15. On September 18, 2013, the applicant requested a continuance to allow additional time to address the concerns of the Commission which included conducting an analysis of the Florida alternatives. The applicant requested that the project be continued to October 2, 2013. The request was granted by the Planning Commission.
16. During the October 2, 2013 public hearing, the applicant testified that the Florida alternatives would not fill the coverage gap. However, the applicant presented only one additional propagation map that showed coverage from only one alternate site, attached hereto as Exhibit B. The Commission discussed the item and requested a field meeting to further analyze the Florida alternatives. The item was continued to November 6, 2013 to allow adequate time for the offsite meeting.
17. On October 22, 2013, a field meeting was scheduled but was cancelled by the applicant due to unavailability of their Radio Frequency (RF) engineer. The meeting was rescheduled for November 4, 2013.
18. On November 4, 2013, the applicant, the applicant's RF engineer, and Planning staff met at the project site to discuss the Florida alternatives.
19. On November 6, 2013, the applicant was not present at the Commission meeting and requested through the Planning staff that the item be continued to December 4, 2013. After considering this, the Commission requested a third party RF engineer review the proposed propagation map and the potential coverage for the area. The item was continued to December 4, 2013.
20. On December 4, 2013, the Commission was informed that the County of Riverside Frequency Manager was not certified to review and verify such propagation maps. The Commission was also informed that in order to contract for a 3rd party RF review it would require the County to go through a "Request For Qualification/Request For Proposal" (RFQ/RFP) process which would take approximately four to seven months. As a result, a third party RF review did not take place.
21. During the public hearing on December 4, 2013, the applicant's RF engineer stated that the proposed project is to address the future data usage needs for the area and that the voice coverage is adequate with existing antenna locations.
22. During the public hearing on December 4, 2013, the applicant's representative testified that locating the project at the Florida alternatives would not fill the coverage gap and would not meet setback requirements. The applicant, however, failed to present any additional studies or propagation maps to the Commission regarding the Florida alternatives. The applicant

also failed to present any exhibits to the Commission regarding a setback analysis for the Florida alternatives.

23. Since the applicant provided only one additional propagation map for only one alternate site, the Commission finds that the applicant has not shown that the project's proposed site is the least intrusive site to close the existing coverage gap.
24. Additionally, the area adjacent to the proposed project's site consists of single family detached homes and single story structures that are approximately 15 to 20 feet in height.
25. The surrounding zoning includes One Family Dwelling – (R-1) to the south, Multi-Family Dwelling – (R-2) to the north and east, and Light Agriculture – 5 Acre Minimum (A-1- 5) to the west.
26. The surrounding areas are developed with single-family dwellings, multi-family dwellings and a public elementary school.
27. The proposed facility is a disguised 65 foot high monopine tree with a landscape buffer which includes eight (8) Afghan Pine trees and twelve (12) Red Kangaroo Paws shrubs within a 30 foot by 30 foot lease area, surrounded by a six (6) foot high block wall.
28. There are no trees of similar height adjacent to the proposed site. The proposed Afghan pine trees will require many years of growth to provide any visual barrier and the Red Kangaroo Paws are not dense landscaping. Additionally, the equipment shelter related to the facility will be visible above the six (6) foot proposed block wall. Therefore, the project is not designed to be minimally visually intrusive.
29. Also, due to the land restrictions of floodway and a fault line on the proposed site, as well as the approximately 6 acres of vacant land, development of the site may not occur in the near future and the 65 foot project would be an aesthetically negative feature in the existing single story residential developed area. Therefore, the project is not sited to be minimally visually intrusive.
30. In light of the above and the conclusions set forth below, the Commission finds that the applicant has not shown that the project's proposed site is the least intrusive site to close the coverage gap, the proposed project will adversely impact the surrounding residential developments, it is not consistent with the existing development of single story structures or the future logical development of the area and the Commission denies Plot Plan No. 24928.

CONCLUSIONS:

1. The proposed project is not sited to minimize the adverse impacts to the surrounding community.
 2. The proposed project is not compatible with the present and future logical development of the surrounding property.
 3. The proposed project does not conform to the requirements of Ordinance No. 348.
- The public's health, safety, and general welfare is not protected through project design.

INFORMATIONAL ITEMS:

1. 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.

2. 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.

3. The subject site is currently designated as Assessor's Parcel Number 575-230-002.

JP: hk

Y:\Planning Case Files-Riverside office\PP24928\DH-PC-BOS Hearings\DH-PC\Staff Report.PP24928 PC 011514 Denial.docx

Date Prepared: 03/26/13

Date Revised: 03/26/13



Florida Ave

Florida Ave

Florida Ave

Buenos Aires Dr

Gray Way

Fiesta Pl

Stardust St

Santa Rosa Dr

Wanderlust Dr

Misty Way

Andrea Ave

E Mayberry Ave

Hemet St

Hemet St

Acacia Ave

Shadow Ln

Lymanuel Ln

Lisa Ln

Mercy Dr

Harmony Dr

Alan St

Meridian St

Meridian St

74

Orange Blossom Ln

Briarwood Ave

Current Site Location
65' Monopine
Approx. 125' from residence



VanHelle Ct

Stanford St

Stanford St

Clearview Dr

Lori Ln

Candy Ln

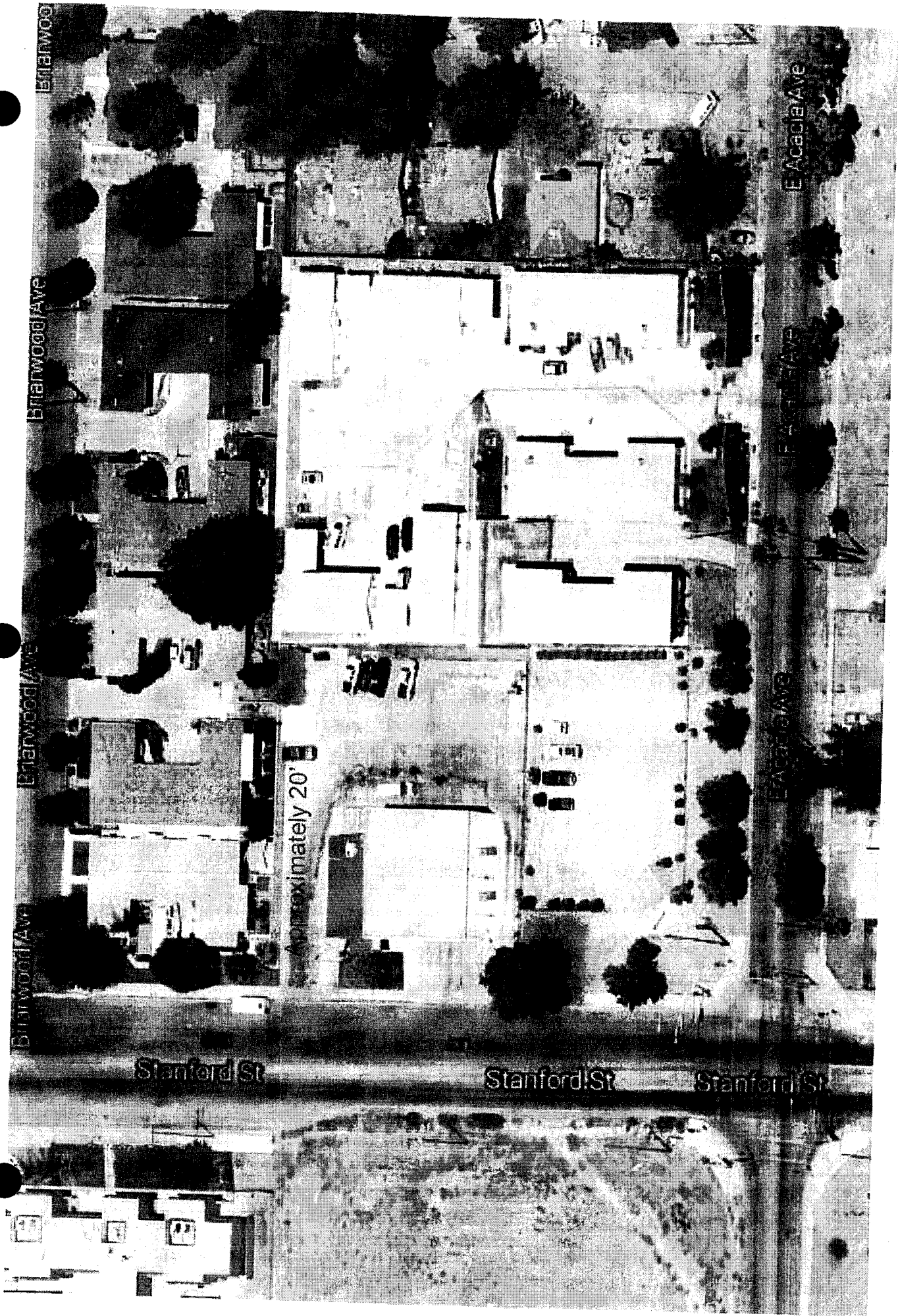
Casa Loma Ct

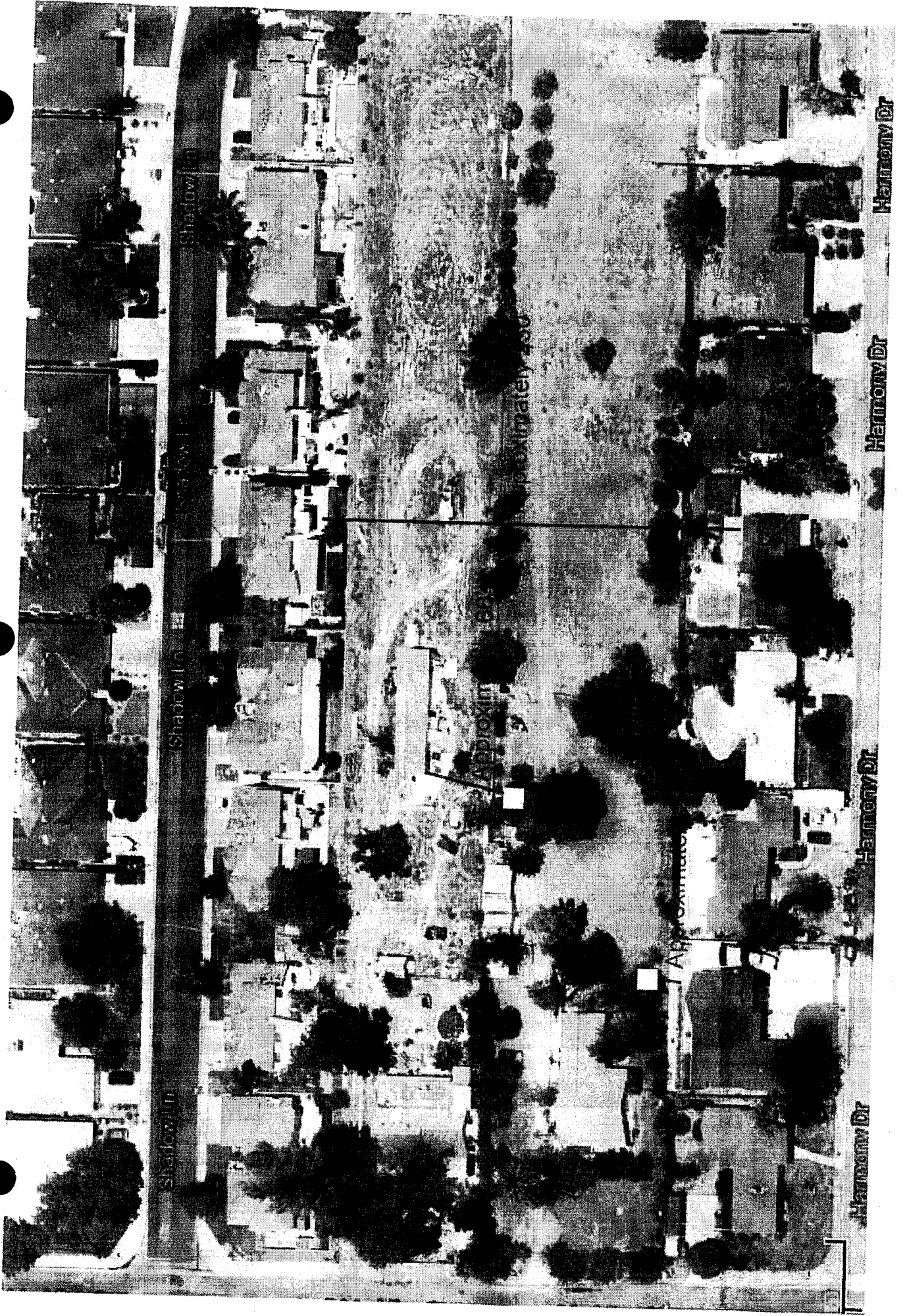
Acacia Ave

Erin Dr

E Mayberry Ave







Agenda Item No.: 3.6
Area Plan: San Jacinto Valley
Zoning Area: Ramona District
Supervisory District: Third/Third
Project Planner: H. P. Kang
Planning Commission: December 4, 2013
(Continued from July 17, 2013, August 21,
2013, September 18, 2013 and October 2,
2013, and November 6, 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 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.

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:

At the November 6, 2013 Planning Commission meeting, Commissioner Petty requested a 3rd party RF engineer review of the proposed propagation map and the potential coverage for the area. Staff was directed to inform the applicant of such process and the applicant will be responsible financially. The applicant requested additional information as to the cost of such study and the necessary information the 3rd party RF engineer will need to assess the RF coverage. As of writing of this report, the 3rd party RF engineer was not retained nor a study completed.

On October 22, 2013, the applicant, RF engineer, and staff met at the project site and discussed the potential for alternative sites.

On October 2, 2013, Planning Commission discussed the items and requested a field meeting to analyze alternative site feasibility review. The item was continued to November 6, 2013 PC meeting to allow adequate time for offsite meeting by a vote of 5-0.

On September 18, 2013, the applicant requested a continuance to allow additional time to address the concerns of the Commission which required additional alternatives analysis along or closer to the commercial developments near Florida Avenue. The applicant requested that the project be continued 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.

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 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.

Staff received three (3) calls in opposition and two (2) calls in neutral position for the proposed project. Additionally, 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. Full explanation is in the attached Memorandum dated June 3, 2013.

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)
Watercourse, Watershed & Conservation Areas – (W-1) |
| 4. Surrounding Zoning: | One Family Dwelling – (R-1) to the south
Multi-Family Dwelling – (R-2) to the north and east
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
Single Family Residences to the west; and
Multi-family residences to the north; and
Little Lake Elementary School to the east. |
| 7. Project Data: | 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.

PP24928



Selected parcel(s):
449-080-001

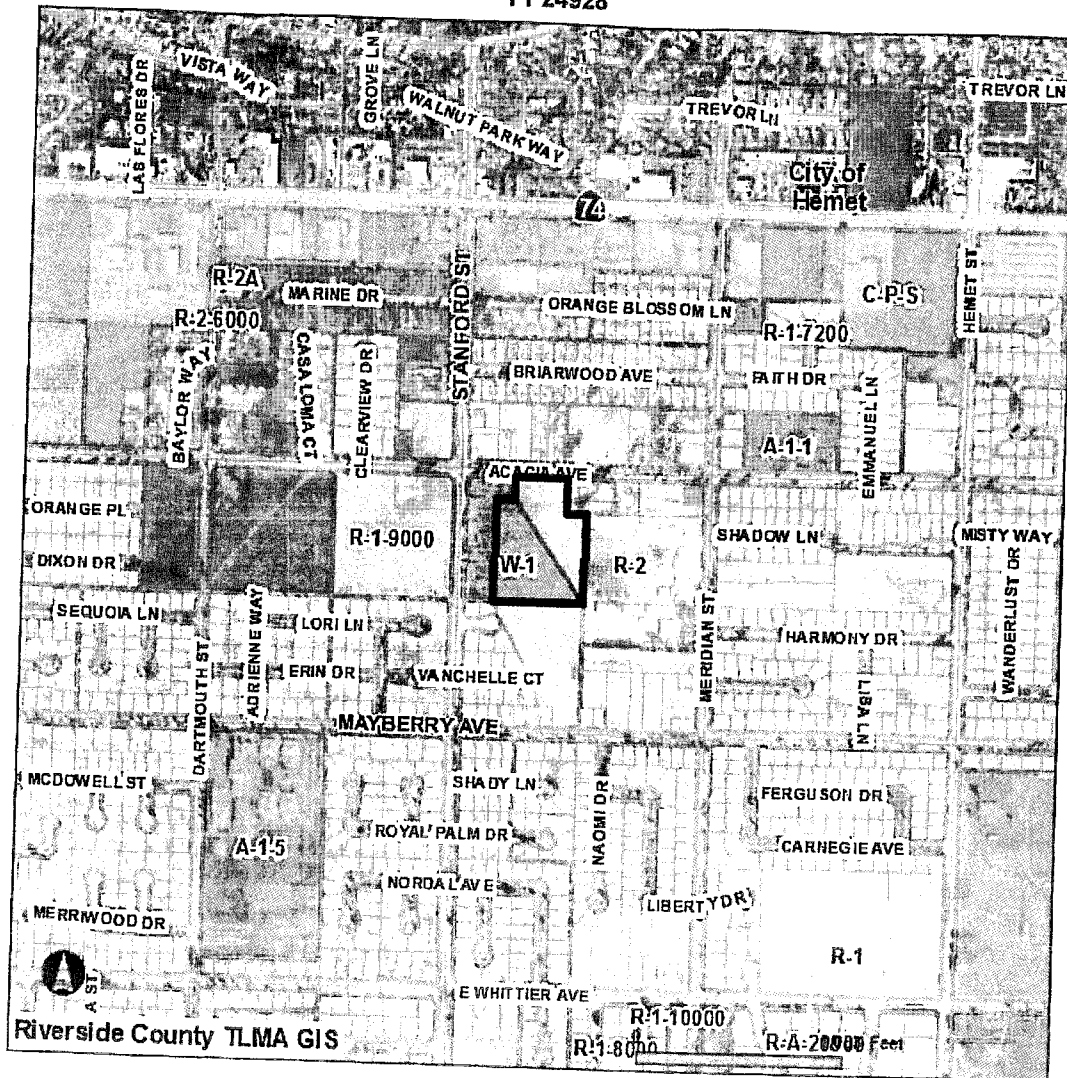
LEGEND

- SELECTED PARCEL
- CASE
- PARCELS
- CITY
- INTERSTATES
- 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

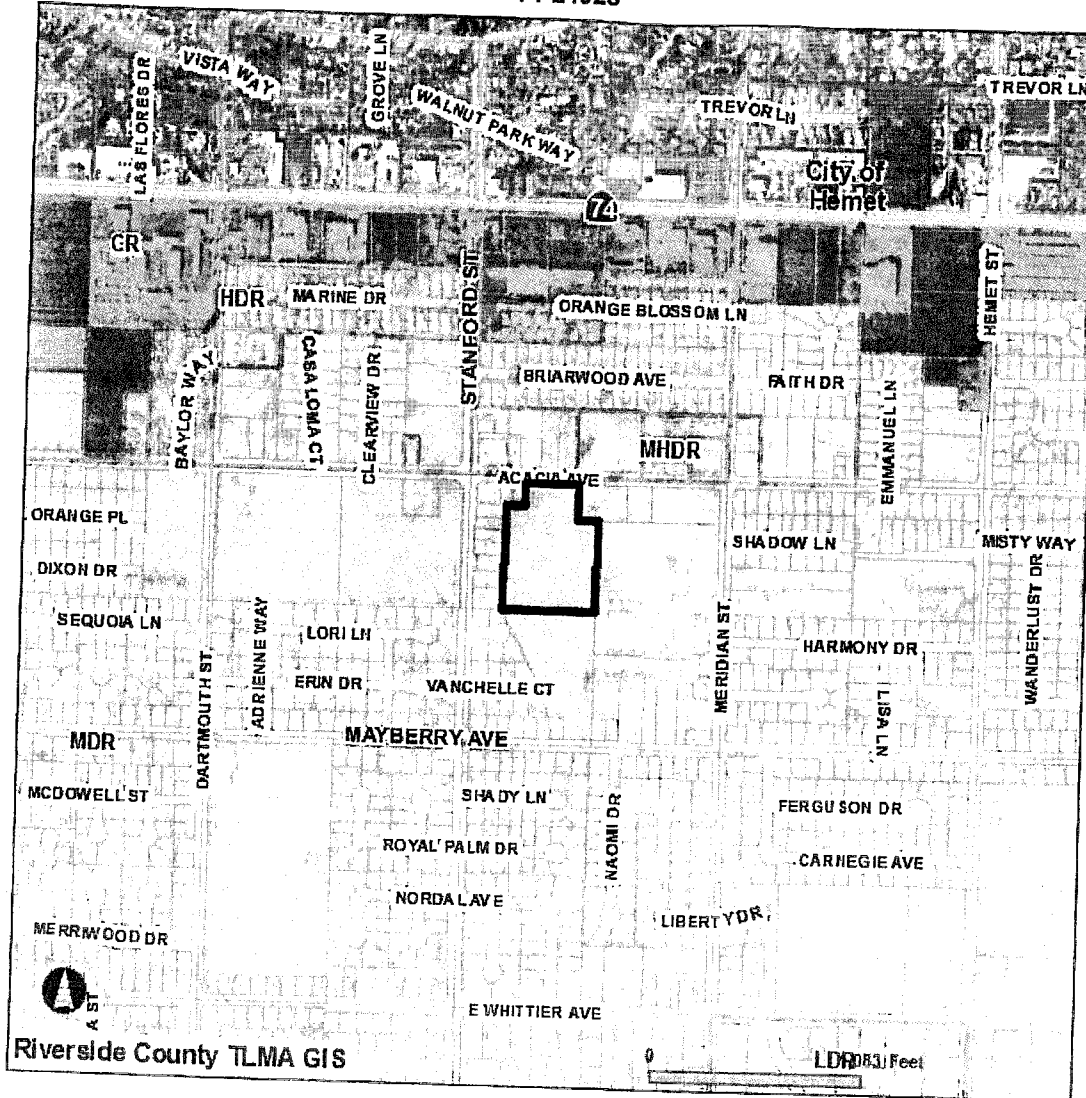
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<input type="checkbox"/> PARCELS	<input type="checkbox"/> ZONING BOUNDARY	<input type="checkbox"/> A-1-1, A-1-5	<input type="checkbox"/> C-P-S
R-1, R-1-10000, R-1-7200, R-1-8000, R-1-9000	R-2, R-2-6000	R-2A	R-3
R-A-20000	W-1		

IMPORTANT

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Version 121101

PP24928



Selected parcel(s):
449-080-001

LAND USE

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

IMPORTANT

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REPORT PRINTED ON: Tue Mar 26 14:09:52 2013

Version 121101

PP24928



Selected parcel(s):
449-080-001

FAULT ZONES

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

IMPORTANT
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REPORT PRINTED ON. Tue Mar 26 14:11:48 2013

Version 121101

PP24928



Selected parcel(s):
449-080-001

LIQUEFACTION

SELECTED PARCEL
PARCELS

INTERSTATES
Moderate

HIGHWAYS

CITY

IMPORTANT

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

Version 121101

PP24928



Selected parcel(s):
449-080-001

FLOOD ZONES

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

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

Version 121101

LARKSPUR

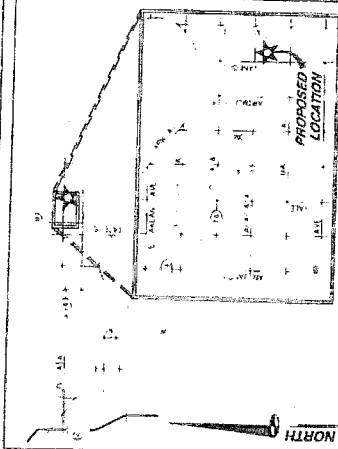
41825 ACACIA AVENUE
HEMET, CALIFORNIA 92544
PP24928

verizon
wireless

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

- THE PROPOSED PROJECT INCLUDES:
- INSTALLATION OF (1) VERIZON WIRELESS PANEL ANTENNAS AT A SIX CERTIFICATE NUMBERED ON A NEW 10' TOWERING
 - INSTALLATION OF A VERIZON WIRELESS PARABOLIC ANTENNA
 - INSTALLATION OF A VERIZON WIRELESS 11'-6" X 18' EQUIPMENT SHELTER
 - INSTALLATION OF (2) VERIZON WIRELESS 6'S ANTENNA
 - INSTALLATION OF A VERIZON WIRELESS 6' BLOOD WALL
 - INSTALLATION OF A VERIZON WIRELESS 4' WISE SOLD METAL GATE
 - INSTALLATION OF A VERIZON WIRELESS 300W GENERATOR MOUNTED ON A NEW 5' X 8' CONCRETE PILE WITH CONCRETE PAD
 - CONCRETE CABLE POST WITH TWO (2) TO ANTENNAS
 - NEW TELEPHONE CABLE RUN TO CABINETS
 - NEW 200A RE-LABELER ELECTRICAL SERVICE TO METER

PROJECT DESCRIPTION



THOMAS BROTHER RIVERSIDE COUNTY GUIDE
BOOK (2011) PAGE 811, GRID E7, F7

VICINITY MAP

ADJACENT PARCEL: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618
(949) 257-7000

EDGEHILL INCORPORATION
DINER
ROBERT JOHNSON
3845 NEWPORT ROAD
IRVINE, CALIFORNIA 92614
(949) 261-0004

PHASE: AREA OF CONSTRUCTION 900' SQ. FT.
OCCUPANCY TYPE: V-R
CONSTRUCTION TYPE: V-R
CURRENT ZONING: R-1
APN: 444-080-001
HORIZONTAL REQUIREMENTS: EASEMENT IS IN PLACE FOR FUTURE HORIZONTAL HANDICAPPED ACCESS NOT REQUIRED

CODE COMPLIANCE

SECTION 170901.1: ALL NEW AND EXISTING STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED TO RESIST WIND LOADS AS SPECIFIED IN THE 2001 CALIFORNIA BUILDING CODE WITH THE FOLLOWING EXCEPTIONS:

1. STRUCTURES WITH A DESIGN WIND SPEED OF 115 MPH OR LESS SHALL BE DESIGNED TO RESIST WIND LOADS AS SPECIFIED IN THE 2001 CALIFORNIA BUILDING CODE.
2. STRUCTURES WITH A DESIGN WIND SPEED OF 115 MPH OR LESS SHALL BE DESIGNED TO RESIST WIND LOADS AS SPECIFIED IN THE 2001 CALIFORNIA BUILDING CODE.
3. STRUCTURES WITH A DESIGN WIND SPEED OF 115 MPH OR LESS SHALL BE DESIGNED TO RESIST WIND LOADS AS SPECIFIED IN THE 2001 CALIFORNIA BUILDING CODE.
4. STRUCTURES WITH A DESIGN WIND SPEED OF 115 MPH OR LESS SHALL BE DESIGNED TO RESIST WIND LOADS AS SPECIFIED IN THE 2001 CALIFORNIA BUILDING CODE.
5. STRUCTURES WITH A DESIGN WIND SPEED OF 115 MPH OR LESS SHALL BE DESIGNED TO RESIST WIND LOADS AS SPECIFIED IN THE 2001 CALIFORNIA BUILDING CODE.

SPECIAL INSPECTIONS

SITE ACQUISITION/SETBACKS

1. 15505 SAND CANYON AVENUE, IRVINE, CALIFORNIA 92618
2. 15505 SAND CANYON AVENUE, IRVINE, CALIFORNIA 92618
3. 15505 SAND CANYON AVENUE, IRVINE, CALIFORNIA 92618
4. 15505 SAND CANYON AVENUE, IRVINE, CALIFORNIA 92618
5. 15505 SAND CANYON AVENUE, IRVINE, CALIFORNIA 92618

SUBJECT: VERIZON WIRELESS
SUBMITTER: VERIZON WIRELESS
SUBJECT: VERIZON WIRELESS
SUBMITTER: VERIZON WIRELESS

PROJECT SUMMARY

REV.	SHEET DESCRIPTION
T1	TITLE SHEET
T2	MEASUREMENTS, LEGEND, GENERAL & CONSTRUCTION NOTES
A1	SITE PLAN
A2	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND MINIMUM LAYOUT
A3	EAST & SOUTH ELEVATIONS
A4	WEST & NORTH ELEVATIONS
D1	SHED DETAIL
D2	CONSTRUCTION DETAILS
D3	CONSTRUCTION DETAILS
D4	300W GENERATOR DETAIL
D5	300W GENERATOR DETAIL
E1	POWER & BELD ROUTING PANEL, SCHEDULE, SINGLE LINE DIAGRAM AND NOTES
E2	GROUNDING LAYOUT, GROUNDING SCHEMATIC, NOTES & DETAILS
E3	ELECTRICAL AND DRAINAGE DETAILS
L1	LANDSCAPE PLAN, NOTES AND MATH CALCULATIONS
L2	IRRIGATION PLAN
L3	LANDSCAPE DETAILS

SHEET INDEX

TITLE	SIGNATURE	DATE
BY ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		

APPROVAL LIST

CASE: PP24928
EXHIBIT: A
PLANNER: H. P. KANG
DATE: 03/15/13

PROJECT INFORMATION:
LARKSPUR
41825 ACACIA AVENUE
HEMET, CALIFORNIA 92544

CURRENT ISSUE DATE: 03/15/13
ISSUED FOR: PERMIT
REV. DATE: DESCRIPTION BY

PLANS PREPARED BY: SPECTRUM
S.V. E. RANG
P.O. BOX 101
FAX (951) 971-3377

REGISTERED PROFESSIONAL ENGINEER
H. P. KANG
No. 65117
STATE OF CALIFORNIA
CIVIL
EXP. 12/31/13

MAR 15 2013
SHEET TITLE: TITLE SHEET
SHEET NUMBER: T1 | 3
AX-241

Vertical Wireless
 15150 AN. CANY. AVENUE
 SUITE 100
 IRVINE, CA 92618
 PROJECT INFORMATION
LARKSPUR
 4174 ACA A AVENUE
 HEMET, CA 93724

CURRENT ISSUE DATE: 3/13
 ISSUED FOR:
 OWNER: Spectrum
 REV. DATE: DESCRIPTION: BY: 11/15/12

PLANS PREPARED BY: **SPECTRUM**
 SERVICES:
 1375 MAPLE PLACE
 RANCHO CANTON, CA 91701
 PH (805) 375-1375
 FAX (805) 375-1375

REGISTERED PROFESSIONAL ENGINEER
 CALIFORNIA LICENSE NO. 66117
 EXP. DATE: 12/31/13
 STATE OF CALIFORNIA
 MAR 15 2013

SHEET NUMBER: **A1**
 REVISION: **3**
 LAR-241

GRAPHIC SCALE
 0 25 50 75 100
 (IN FEET)

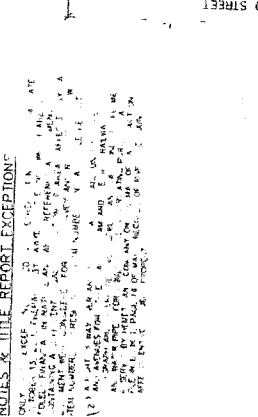
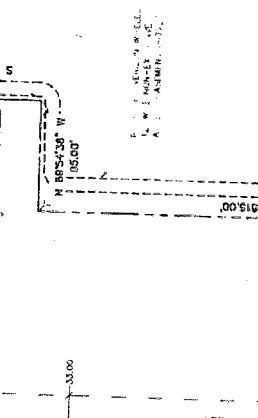
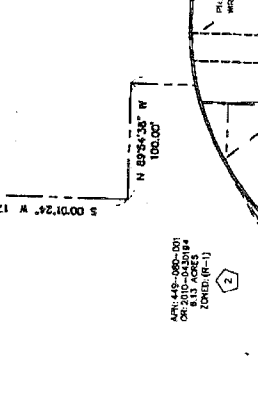
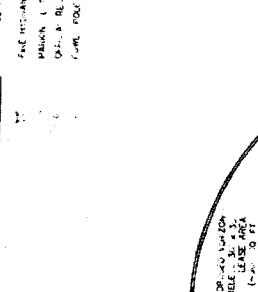
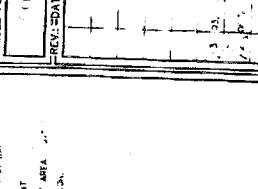
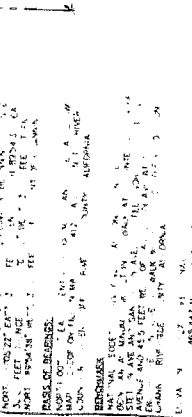
STANFORD STREET

ACACIA AVENUE

LEGAL DESCRIPTION
 BEGIN AT CORNER OF STA. 112+00 AND STA. 0+00 OF ACACIA AVENUE
 GO S 00°12'24" W 177.00'
 S 00°12'24" W 276.00'
 N 89°54'38" W 105.00'
 S 00°12'24" W 112.00'
 N 89°54'38" W 100.00'
 S 00°12'24" W 177.00'

NOTES & TIME REPORT EXCEPTIONS
 ONLY AS NOTED ON THESE PLANS.
 ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO CORNER UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO CENTERLINE OF ROAD UNLESS OTHERWISE NOTED.

LEGEND
 LEASE AREA
 CONDUIT
 EQUIPMENT
 LIGHT POLE
 PROPERTY
 TRAIL
 UTILITY
 WALKWAY
 DRIVEWAY
 DRIVEWAY
 DRIVEWAY
 DRIVEWAY
 DRIVEWAY
 DRIVEWAY



SITE PLAN

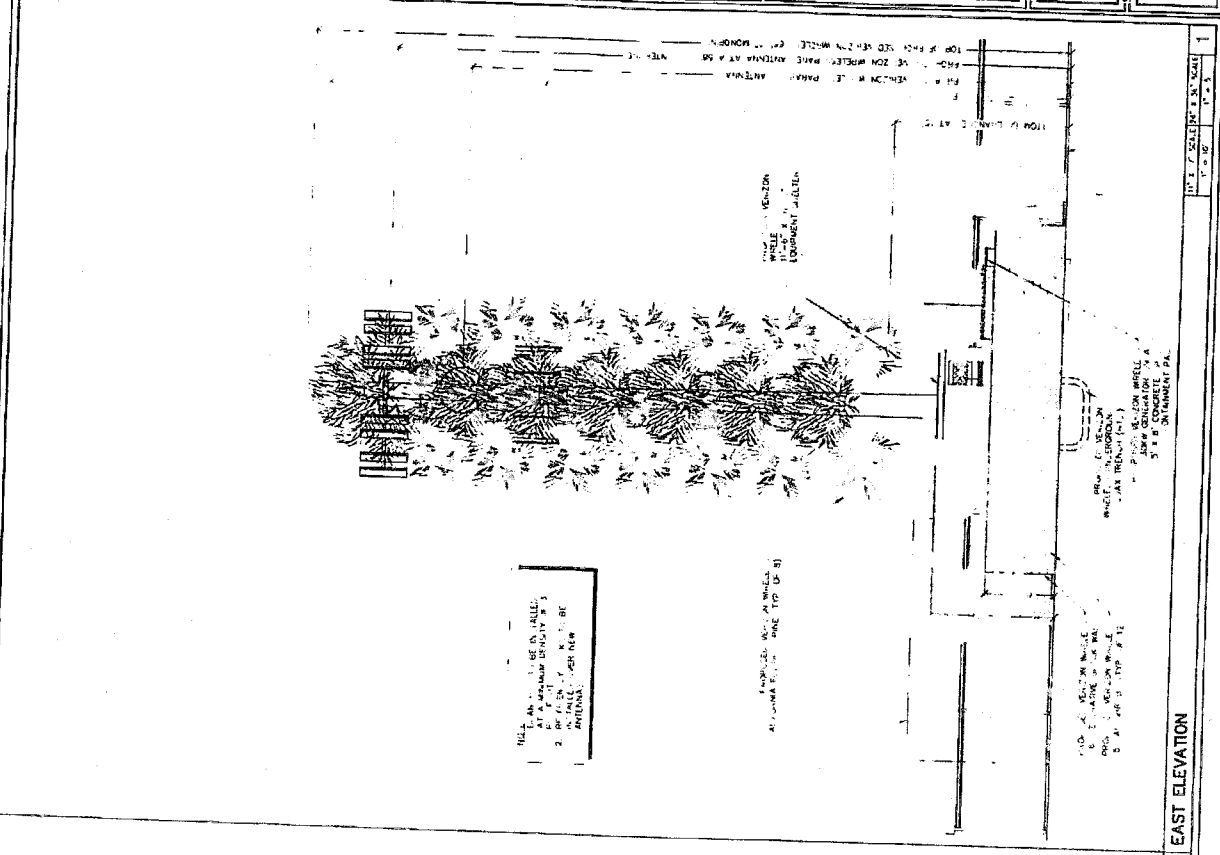
SITE PLAN

SITE PLAN

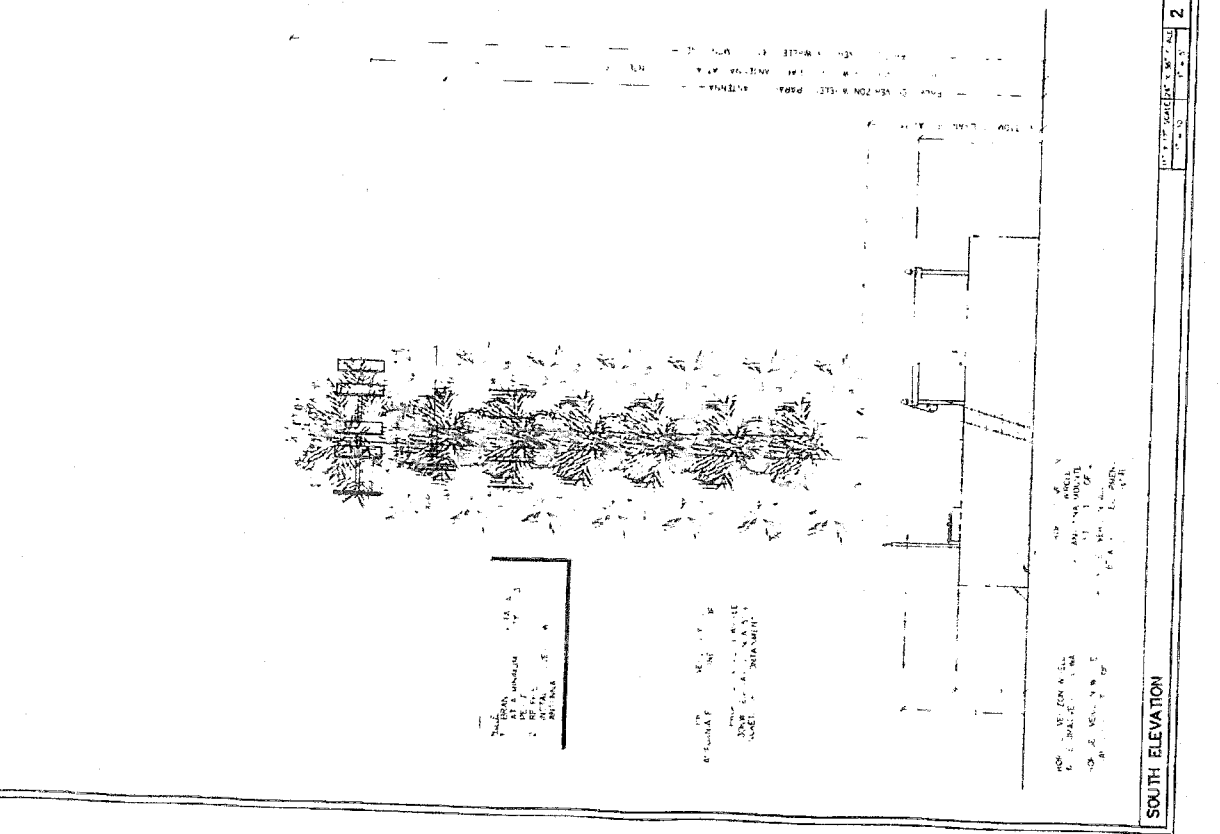
SITE PLAN

SITE PLAN

<p>Verizon Wireless 15150 ANAHEIM AVENUE, SUITE 100 ANAHEIM, CA 92816 PHONE: 714.261.2000 FAX: 714.261.2000</p>	<p>LARKSPUR</p> <p>4111 LARKSPUR AVENUE SAN ANTONIO, TEXAS 78244</p>	<p>CURRENT ISSUE DATE: 03.15.13</p>	<p>ISSUED FOR: CONTRACT</p>	<p>REV. DATE DESCRIPTION BY</p> <table border="1"> <tr><td>1</td><td>03.15.13</td><td>INITIAL REVIEW</td><td>JAR</td></tr> <tr><td>2</td><td>03.15.13</td><td>REVISED PER COMMENTS</td><td>JAR</td></tr> <tr><td>3</td><td>03.15.13</td><td>REVISED PER COMMENTS</td><td>JAR</td></tr> <tr><td>4</td><td>03.15.13</td><td>REVISED PER COMMENTS</td><td>JAR</td></tr> <tr><td>5</td><td>03.15.13</td><td>REVISED PER COMMENTS</td><td>JAR</td></tr> <tr><td>6</td><td>03.15.13</td><td>REVISED PER COMMENTS</td><td>JAR</td></tr> <tr><td>7</td><td>03.15.13</td><td>REVISED PER COMMENTS</td><td>JAR</td></tr> <tr><td>8</td><td>03.15.13</td><td>REVISED PER COMMENTS</td><td>JAR</td></tr> <tr><td>9</td><td>03.15.13</td><td>REVISED PER COMMENTS</td><td>JAR</td></tr> <tr><td>10</td><td>03.15.13</td><td>REVISED PER COMMENTS</td><td>JAR</td></tr> </table>	1	03.15.13	INITIAL REVIEW	JAR	2	03.15.13	REVISED PER COMMENTS	JAR	3	03.15.13	REVISED PER COMMENTS	JAR	4	03.15.13	REVISED PER COMMENTS	JAR	5	03.15.13	REVISED PER COMMENTS	JAR	6	03.15.13	REVISED PER COMMENTS	JAR	7	03.15.13	REVISED PER COMMENTS	JAR	8	03.15.13	REVISED PER COMMENTS	JAR	9	03.15.13	REVISED PER COMMENTS	JAR	10	03.15.13	REVISED PER COMMENTS	JAR	<p>SPECTRUM</p> <p>3800 MARLETT ROAD, SUITE 111 SAN ANTONIO, TEXAS 78244 PHONE: 214.343.3333 FAX: 214.343.3333</p>	<p>REGISTERED PROFESSIONAL ENGINEER CRAIG W. WEAVER No. 85117 Exp. 12/31/13 STATE OF CALIFORNIA CIVIL</p>	<p>MAR 15 2013</p>	<p>EAST & SOUTH ELEVATIONS</p>	<p>SHEET NUMBER: 3 PROJECT NUMBER: LAR-241</p>
	1	03.15.13	INITIAL REVIEW	JAR																																													
2	03.15.13	REVISED PER COMMENTS	JAR																																														
3	03.15.13	REVISED PER COMMENTS	JAR																																														
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9	03.15.13	REVISED PER COMMENTS	JAR																																														
10	03.15.13	REVISED PER COMMENTS	JAR																																														
<p>PLANS PREPARED BY: [REDACTED]</p>																																																	



EAST ELEVATION



SOUTH ELEVATION

vertizon Wireless
 1500 AN. CANTON AVE., E
 11700 W. 157TH ST.
 99016, CALIF. 98148 92818

LARKSPUR
 41701 W. 4th AVE. S.
 98148 202 APR 12, 14

CURRENT ISSUE DATE:
 07-1-17

ISSUED FOR:
 N. TRU... N

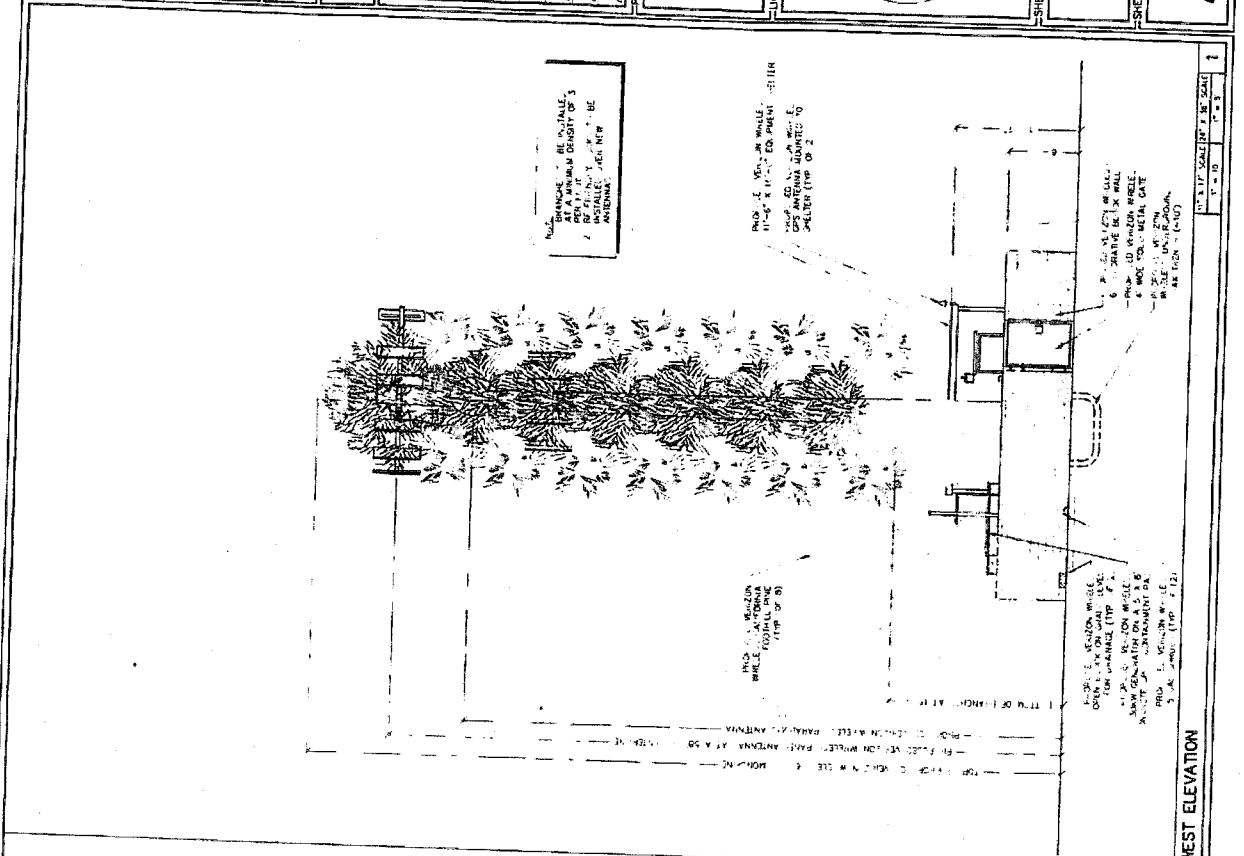
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7	07/01/17	ISSUE FOR PERMITS
8	07/01/17	ISSUE FOR PERMITS
9	07/01/17	ISSUE FOR PERMITS
10	07/01/17	ISSUE FOR PERMITS

SPECTRUM
 SERVICE, INC.
 410 MAPLE LAKE RD. STE 11
 RAINIER, WA 98150
 PH (206) 841-1111
 FAX (206) 841-1111

REGISTERED PROFESSIONAL ENGINEER
 CAROLYN A. KEENE
 No. 68117
 Exp. 2/28/23
 CIVIL
 STATE OF CALIFORNIA

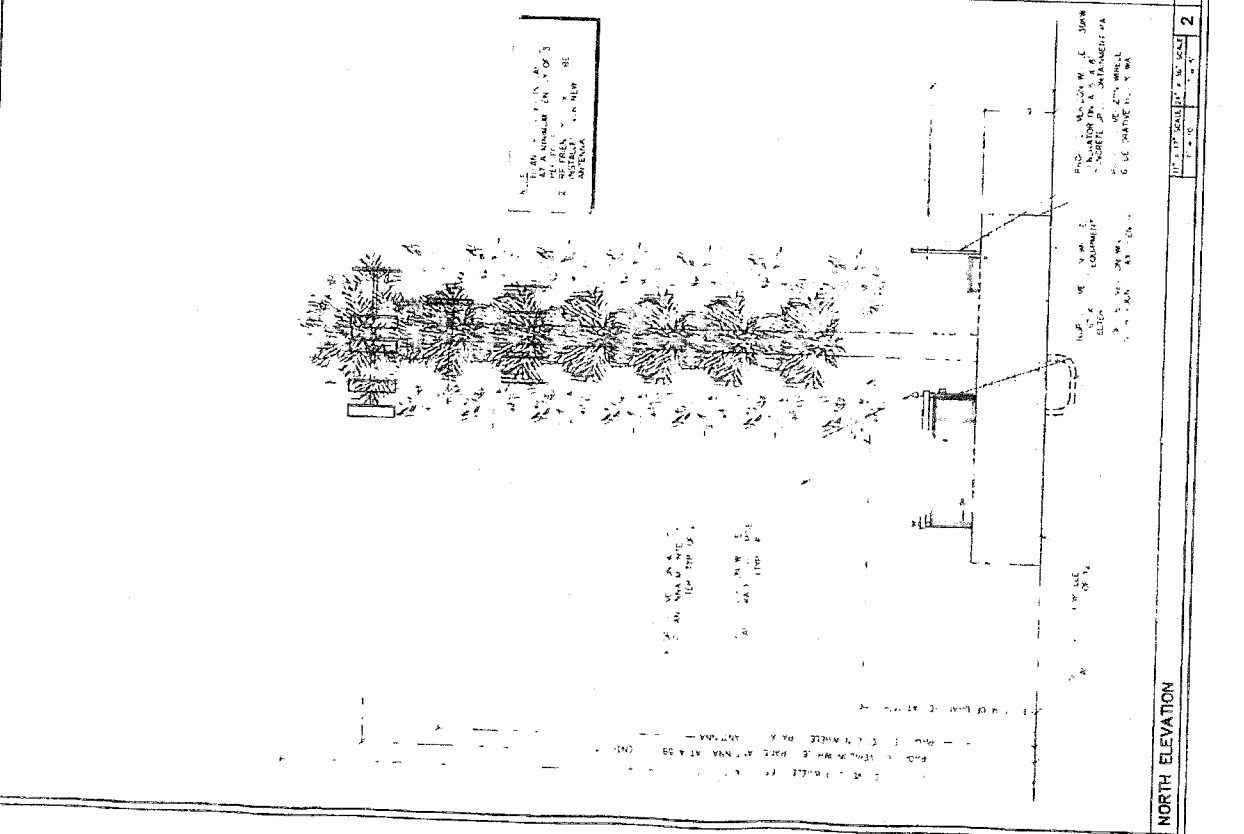
MAR 15 2013
 SHEET TITLE:
WEST & NORTH ELEVATIONS

SHEET NUMBER:
A4
 REVISION:
3
 LAR-241



1/8" = 1' SCALE (TOP & SIDE)
 1/4" = 1' SCALE (FRONT)

WEST ELEVATION



1/8" = 1' SCALE (TOP & SIDE)
 1/4" = 1' SCALE (FRONT)

NORTH ELEVATION

Vertical Wireless

121 WE 7 LAMIN
TEMPLE AVENUE # 23

PROJECT INFORMATION

LARKSPUR
41000 APA A ANGLE
PERMIT JAT 12/15/2014

CURRENT ISSUE DATE:
03/15/17

ISSUED FOR:
CONSTRUCTION

REVISIONS:

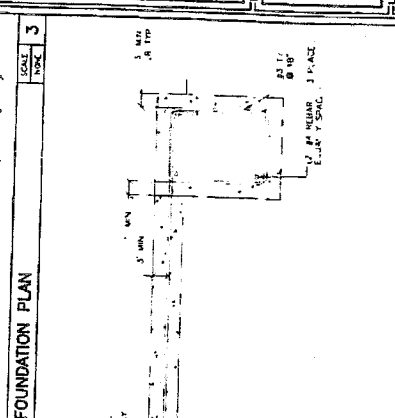
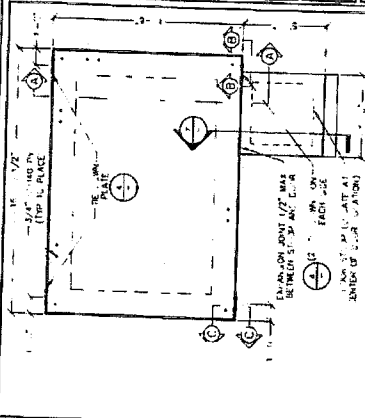
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8	03/15/17	ISSUED FOR PERMIT
9	03/15/17	ISSUED FOR PERMIT
10	03/15/17	ISSUED FOR PERMIT

SPECTRUM
ENGINEERING
311 MARPLE PLACE, SUITE 11
SAN JOSE, CALIFORNIA 95128
PH: (408) 551-3373
FAX: (408) 551-3375

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER A. WEAVER
No. 05117
Exp. 12/31/13
STATE OF CALIFORNIA
CIVIL ENGINEER

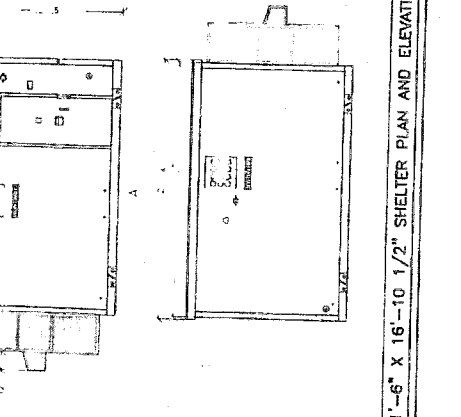
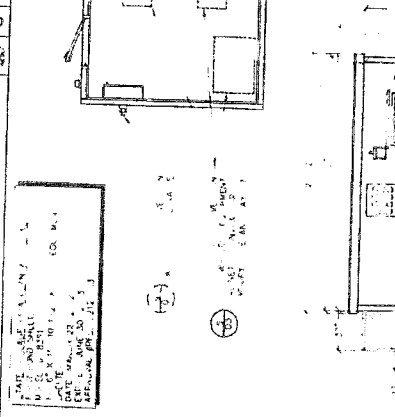
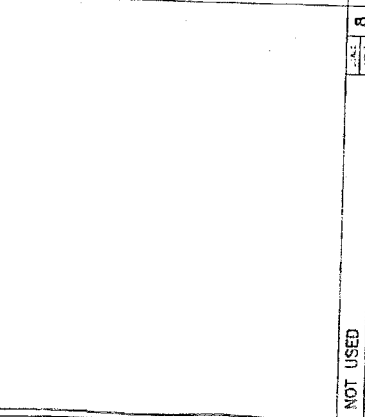
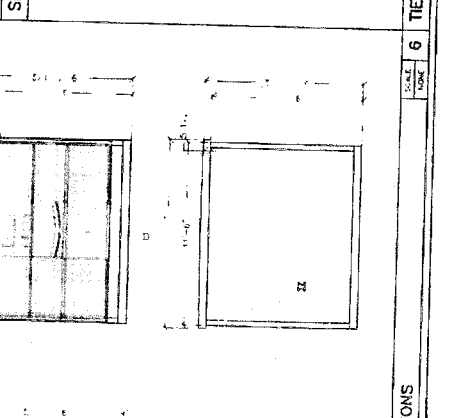
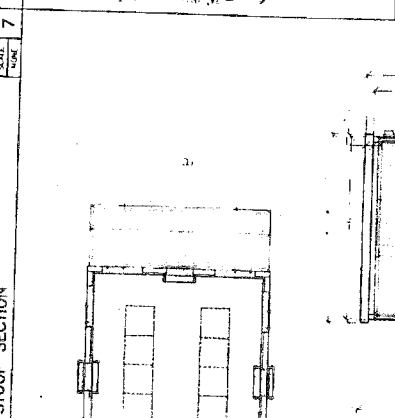
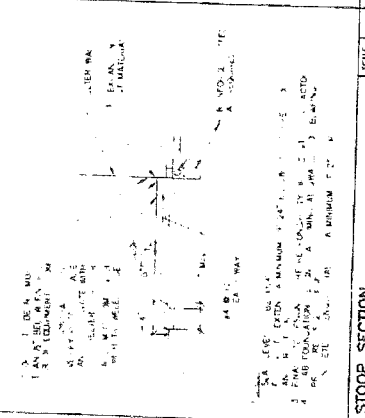
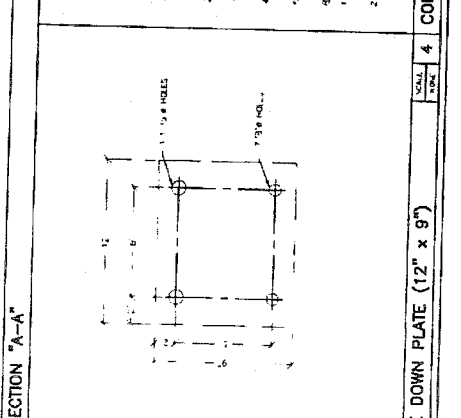
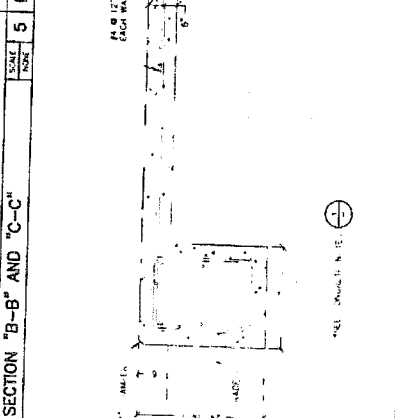
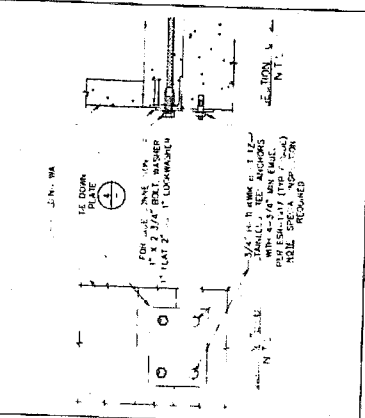
SHEET TITLE:
MAR 15 2013
SHELTER DETAILS

SHEET NUMBER:
D1
REVISION:
3
LAK-241



CONCRETE NOTES

1. ALL CONCRETE SHALL BE MADE IN ACCORDANCE WITH THE CURRENT AND LATEST EDITIONS OF THE ACI 308 AND 309. ALL MIXTURES SHALL BE PROPORTIONED TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND HAVE A MAXIMUM WATER-CEMENT RATIO OF 0.50. ALL MIXTURES SHALL BE PROPORTIONED TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND HAVE A MAXIMUM WATER-CEMENT RATIO OF 0.50.
2. ALL CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE CURRENT AND LATEST EDITIONS OF THE ACI 308 AND 309.
3. ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE CURRENT AND LATEST EDITIONS OF THE ACI 308 AND 309.
4. ALL CONCRETE SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE CURRENT AND LATEST EDITIONS OF THE ACI 308 AND 309.
5. ALL CONCRETE SHALL BE FINISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE CURRENT AND LATEST EDITIONS OF THE ACI 308 AND 309.



11'-6\"/>

VENTURA Wireless
15170 JAMES GARDEN AVENUE
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
LARKSPUR
4150 S. AKA A AVENUE
HEWLET TULLOCH VIA 19284

CURRENT ISSUE DATE: 03.11.13

ISSUED FOR: CONSTRUCTION

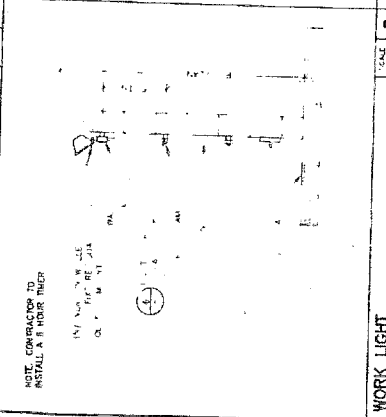
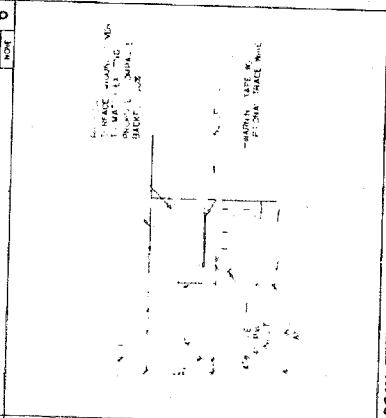
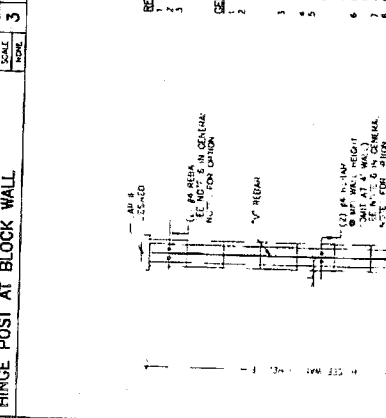
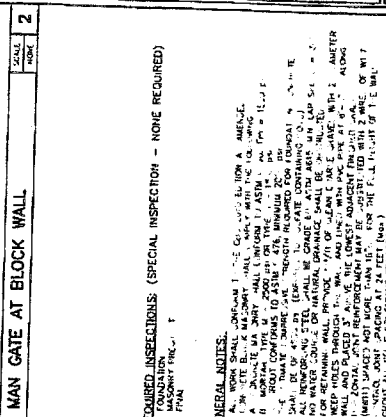
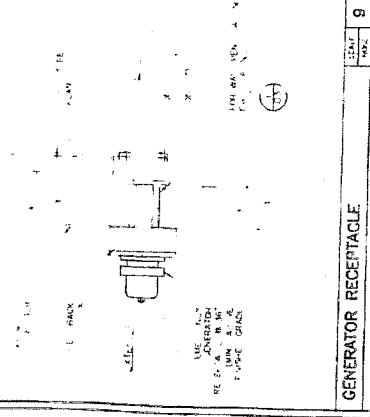
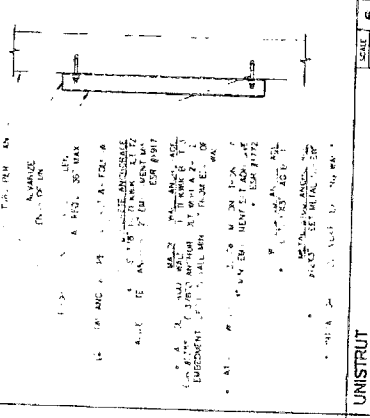
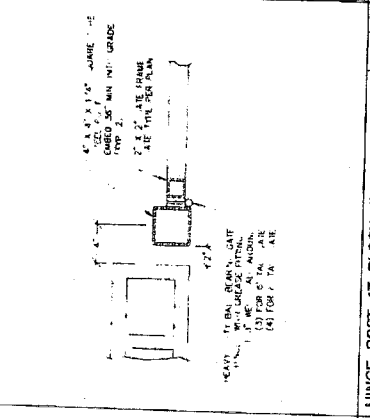
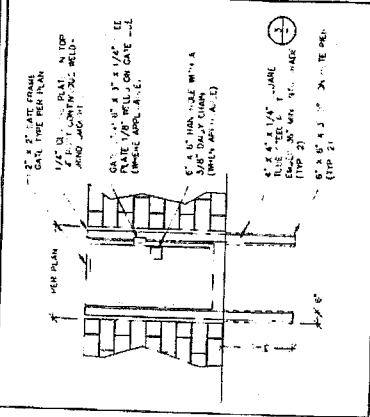
REV: DATE DESCRIPTION BY:

1	03.11.13	ISSUED FOR CONSTRUCTION	BY
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PLANS PREPARED BY: SPECTRUM

REGISTERED PROFESSIONAL ENGINEER CIVIL
No. 65117
Exp. 12/31/13
STATE OF CALIFORNIA
MAR 15 2013
SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 3
LAK-241

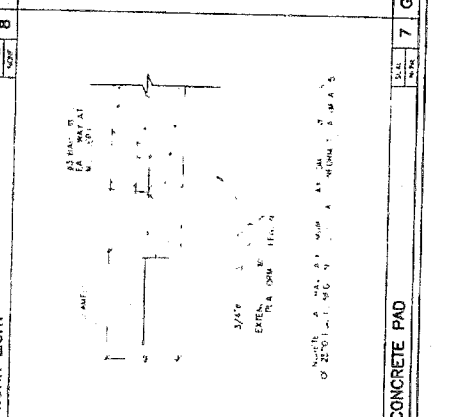
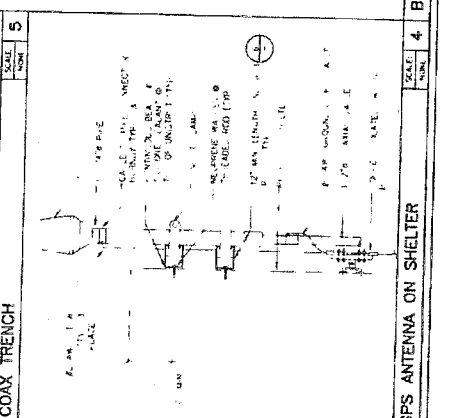
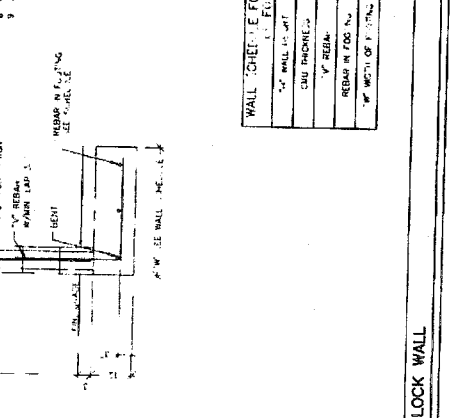


REQUIRED INSPECTIONS: (SPECIAL INSPECTION - NONE REQUIRED)

- FOUNDATION
- FRAMING
- FINAL

GENERAL NOTES:

- SEE SITE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.
- ALL CONCRETE SHALL BE CAST IN PLACE AND SHALL BE CURED PROPERLY.
- ALL REINFORCING STEEL SHALL BE CAST IN PLACE AND SHALL BE CURED PROPERLY.
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WALL SHEET FOR WALL AT ELEVATION	
WALL HEIGHT	8'
WALL THICKNESS	14" @ 8' @ 0'
REBAR IN FOOTING	0# #4
WALL WIDTH AT FINISH	2.5'

verizon wireless
 AN. CANYON AVENUE
 SUITE 100
 SAN JOSE, CALIF. 95128

LARKSPUR
 41100 AGA A UNCL. 6
 REMET. CDR. VA. 12. 44

PROJECT INFORMATION
 CURRENT ISSUE DATE: 3.15.13

ISSUED FOR: TRN THIN

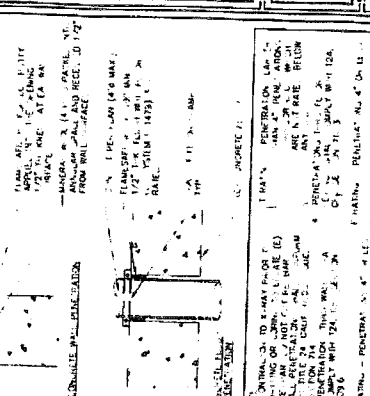
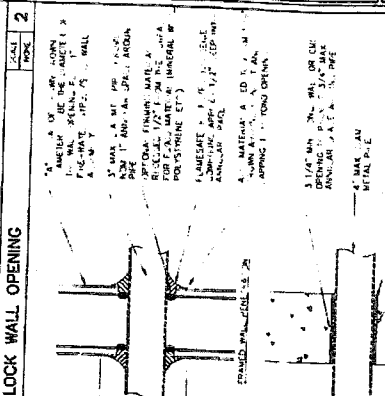
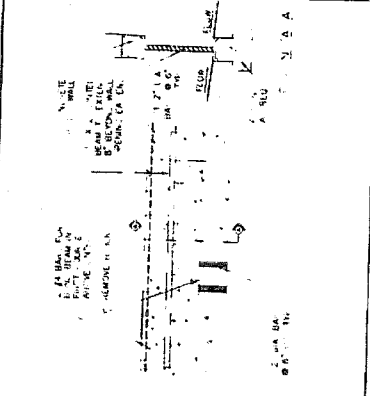
REV.	DATE	DESCRIPTION

SPECTRUM
 ERV. 12
 455 MARLE PLAZA, SUITE 111
 RINGWOOD, CALIF. 94588
 TEL: 925.437.3333
 FAX: 925.437.3333

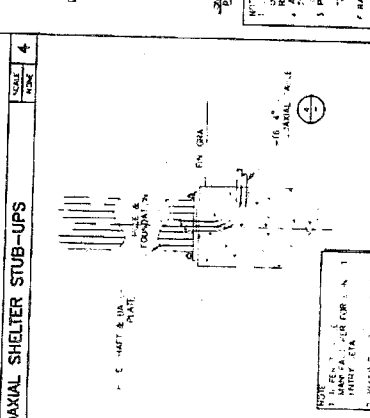
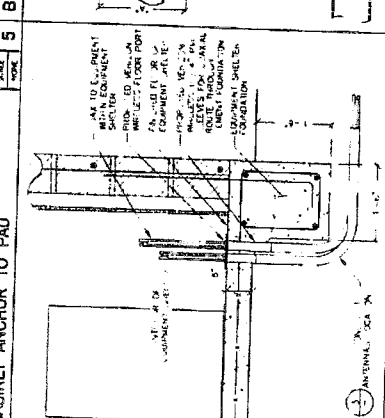
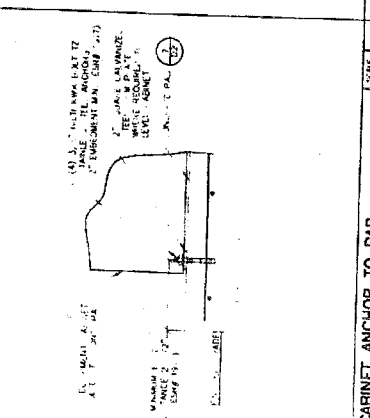
REGISTERED PROFESSIONAL ENGINEER
 CREATOR & REVER
 NO. 65117
 CIVIL
 STATE OF CALIFORNIA
 MAR 15 2013

CONSTRUCTION DETAILS

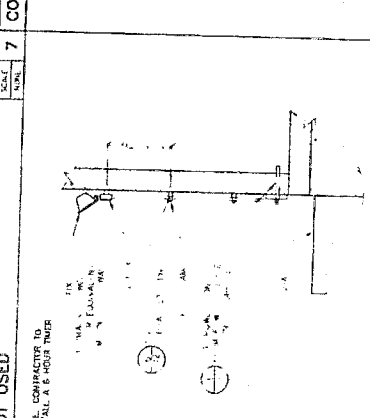
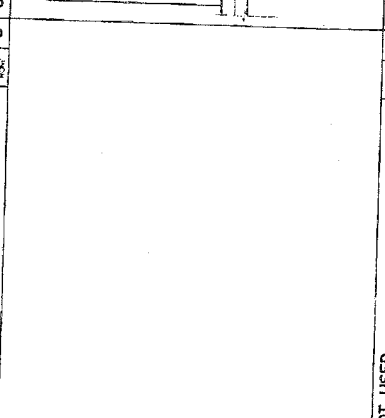
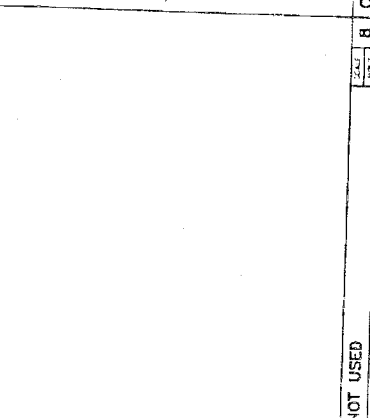
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 REVISION: 3
 LAR-241



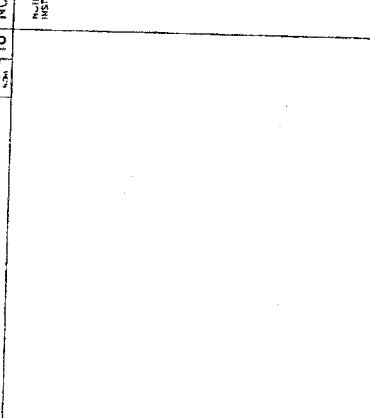
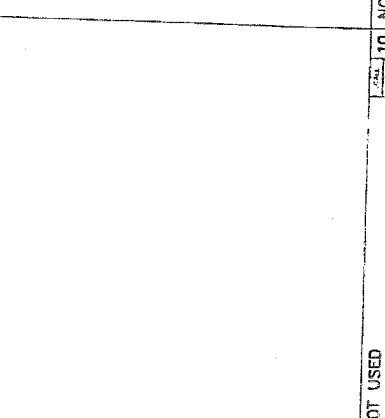
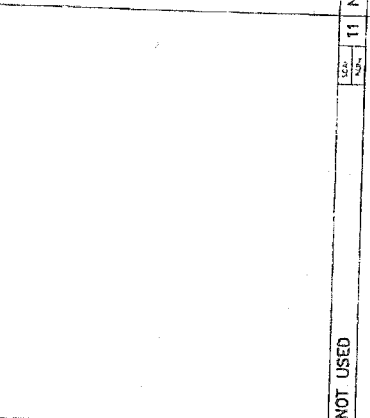
2 BLOCK WALL OPENING
 SCALE: AS SHOWN



3 FIRESTOP
 SCALE: AS SHOWN



4 UNDERGROUND COAX AT POLE
 SCALE: AS SHOWN



5 WORKLIGHT ON SHELTER
 SCALE: AS SHOWN

6 NOT USED

7 NOT USED

8 NOT USED

9 NOT USED

PLANS PREPARED BY: [Signature]

SPECTRUM

REGISTERED PROFESSIONAL ENGINEER

NO. 65117

CIVIL

STATE OF CALIFORNIA

MAR 15 2013

CONSTRUCTION DETAILS

SHEET NUMBER: **D3**

REVISION: 3

LAR-241

verizon wireless
1521 AND ANTON AVENUE
SUNNYVALE, CA 95086

PROJECT INFORMATION:
LARKSPUR
4151 ANTON AVENUE
SUNNYVALE, CA 95086

CURRENT ISSUE DATE:
03.15.13

ISSUED FOR:
CONTRACTOR

REV. DATE DESCRIPTION BY

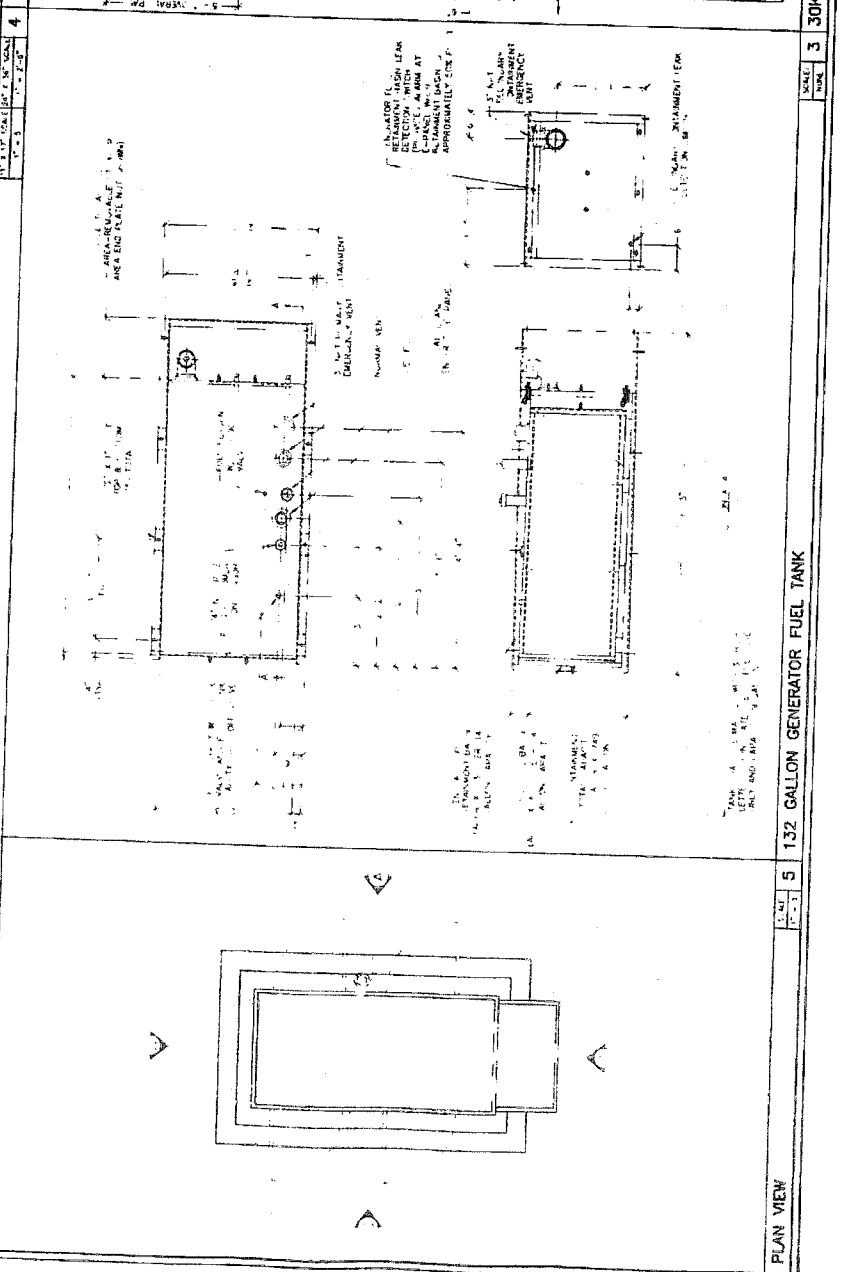
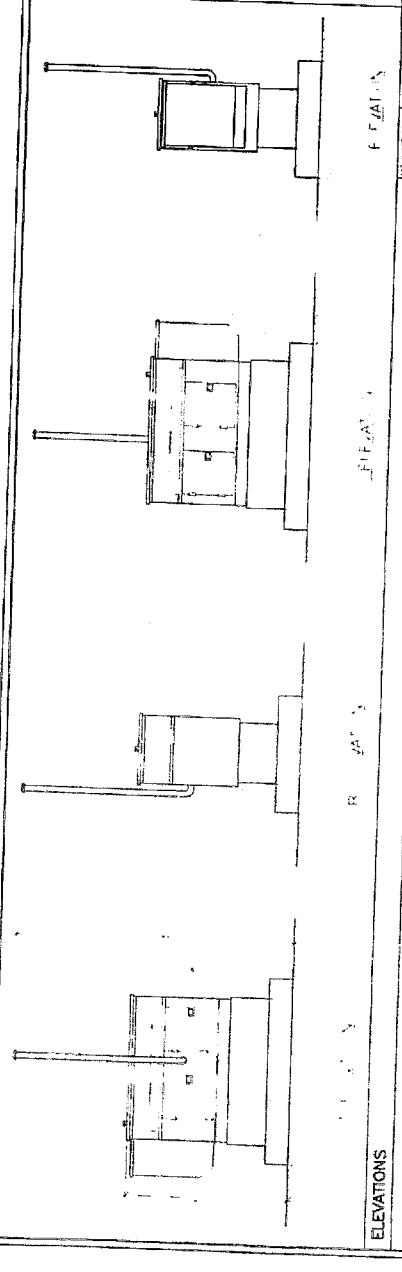
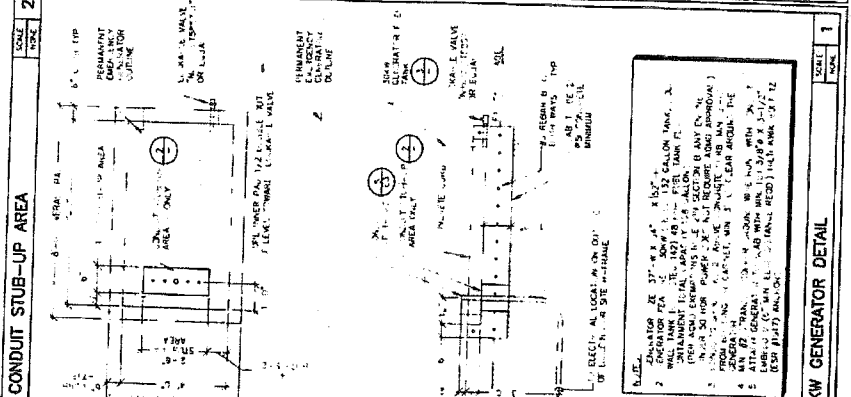
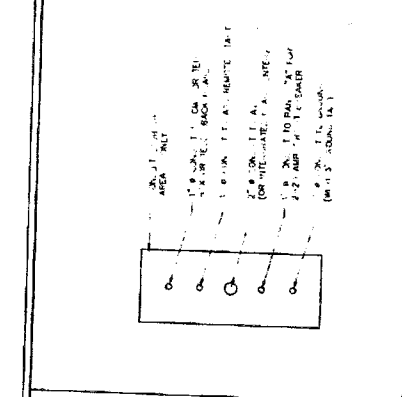
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50	03.15.13	ISSUED FOR CONTRACTOR	BY

PLANS PREPARED BY:
SPECTRUM
REV. E. N. L. D.
03.15.13
MARGO L. S. L. A. J. T. Z.
PH (415) 31-3359
FAX (415) 31-3359

REGISTRATION:
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA
No. 65117
Exp. 3/31/13

SHEET TITLE:
MAR 15 2013
30KW GENERATOR DETAIL

SHEET NUMBER:
D4
3
LAK-221



NOTES:

- GENERATOR IS 37" x 48" x 48"
- INSTALL GENERATOR ON 12" GALLON TANK. X-DIMENSION IS 37". Y-DIMENSION IS 48". Z-DIMENSION IS 48".
- INSTALLMENT SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- GENERATOR SHALL BE INSTALLED WITH 2" CLEARANCE FROM ALL SURFACES.
- ALL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- SEE PLANS FOR ALL OTHER DETAILS.

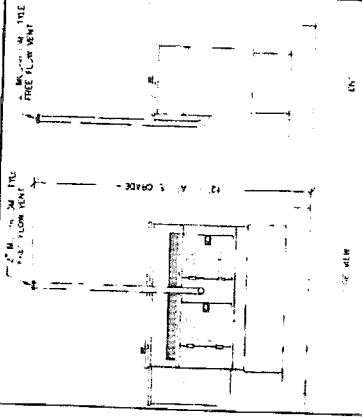
vertel wireless
1401 ANIL CANTON AVE. E.
LARKSPUR, CALIF. 94048

LARKSPUR
4301 A.A. AVE. E.
HEMET, CA 94626

PROJECT INFORMATION:
CURRENT ISSUE DATE: 03/15/13
ISSUED FOR: LARKSPUR
REV. DATE: DESCRIPTION: BY:

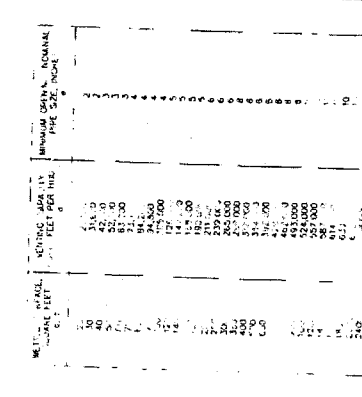
SPECTRUM
REGISTERED PROFESSIONAL ENGINEER
No. 05117
Exp. 12/30/13
MAR 15 2013
STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
PROFESSOR Z. WENG
No. 05117
Exp. 12/30/13
MAR 15 2013
STATE OF CALIFORNIA

DESIGNED BY: T. H. WANG
CHECKED BY: T. H. WANG
DATE: 03/15/13
SCALE: AS SHOWN
SHEET NUMBER: 3
LAX-241



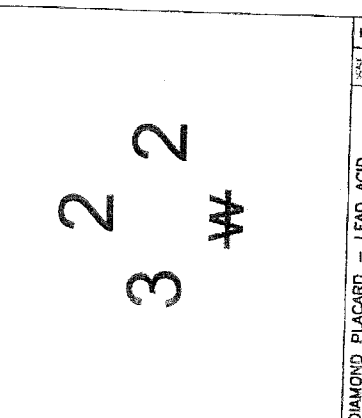
FREE FLOW VENT DETAIL
SCALE: AS SHOWN

CONCRETE CONTAINMENT CAPACITY
1. 10.00 FEET = 10.72 CAL. CON. STR. STRENGTH RWA 7.
2. 7.00 FEET = 7.48 CAL. CON. STR. STRENGTH RWA 7.
3. 5.00 FEET = 5.34 CAL. CON. STR. STRENGTH RWA 7.
4. 3.00 FEET = 3.20 CAL. CON. STR. STRENGTH RWA 7.
5. 1.00 FEET = 1.07 CAL. CON. STR. STRENGTH RWA 7.



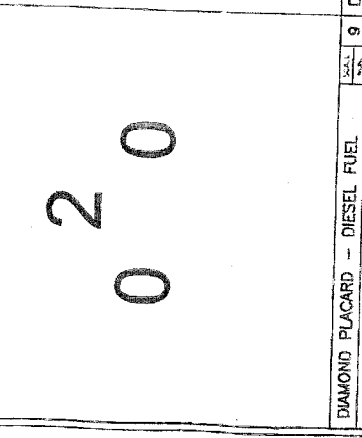
GENERATOR BOLT LAYOUT
SCALE: AS SHOWN

EMERGENCY VENTING CAPACITY
1. 10.00 FEET = 10.72 CAL. CON. STR. STRENGTH RWA 7.
2. 7.00 FEET = 7.48 CAL. CON. STR. STRENGTH RWA 7.
3. 5.00 FEET = 5.34 CAL. CON. STR. STRENGTH RWA 7.
4. 3.00 FEET = 3.20 CAL. CON. STR. STRENGTH RWA 7.
5. 1.00 FEET = 1.07 CAL. CON. STR. STRENGTH RWA 7.

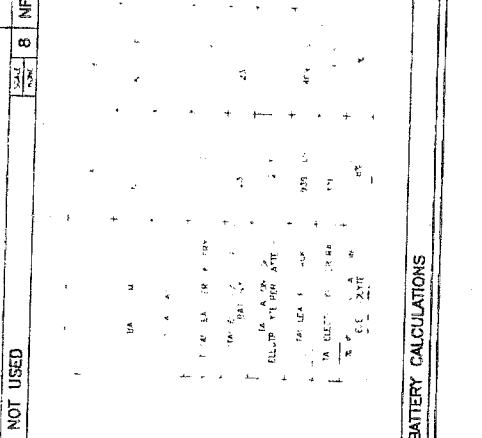
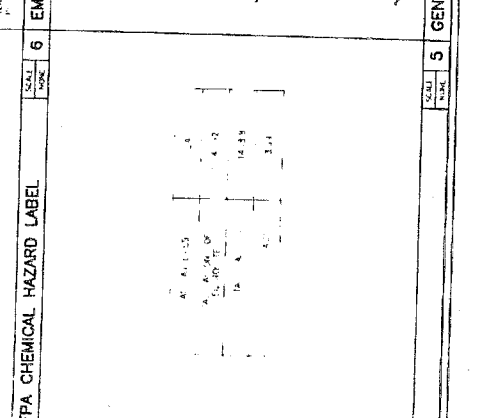
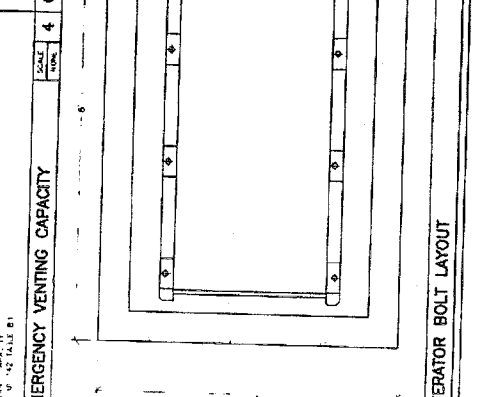
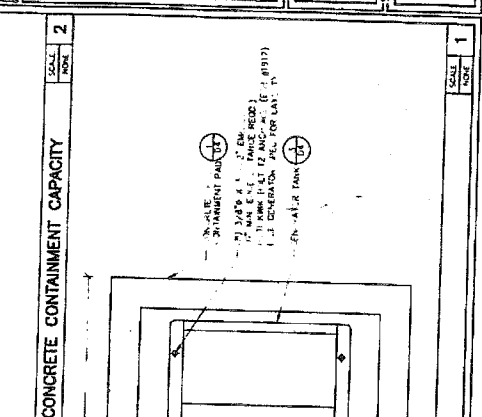


DIAMOND PLACARD - LEAD ACID
SCALE: AS SHOWN

LEAD ACID BATTERIES
CORROSIVE LIQUIDS (ELECTROLYTE)
EXPLOSION HAZARD (ELECTRICITY)
NO SMOKING



DIAMOND PLACARD - DIESEL FUEL
SCALE: AS SHOWN



PROJECT INFORMATION
11500 W. ACACIA AVENUE, SUITE 110
IRVINE, CALIFORNIA 92618

LARKSPUR
4100 W. ACACIA AVENUE, SUITE 110
IRVINE, CALIFORNIA 92618

ISSUED FOR:
07.13.13

REVISIONS:

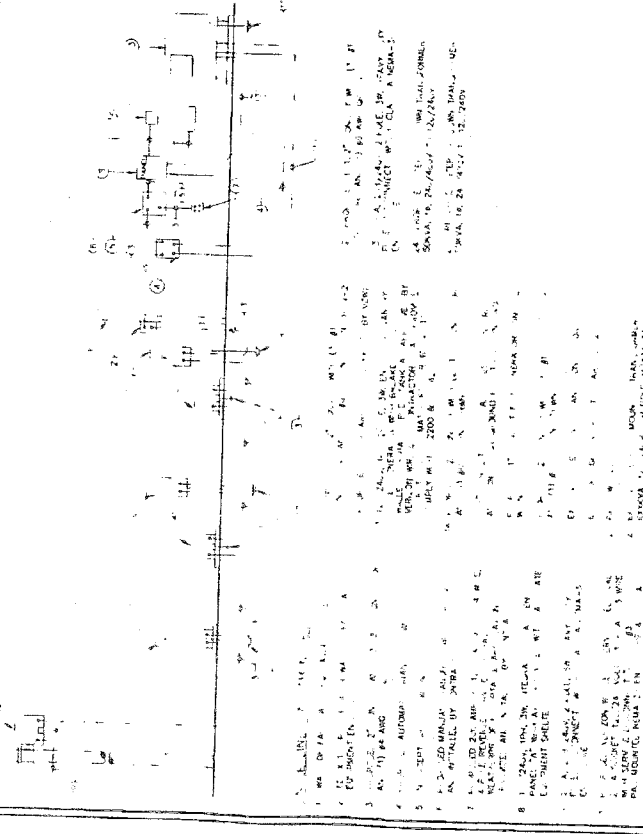
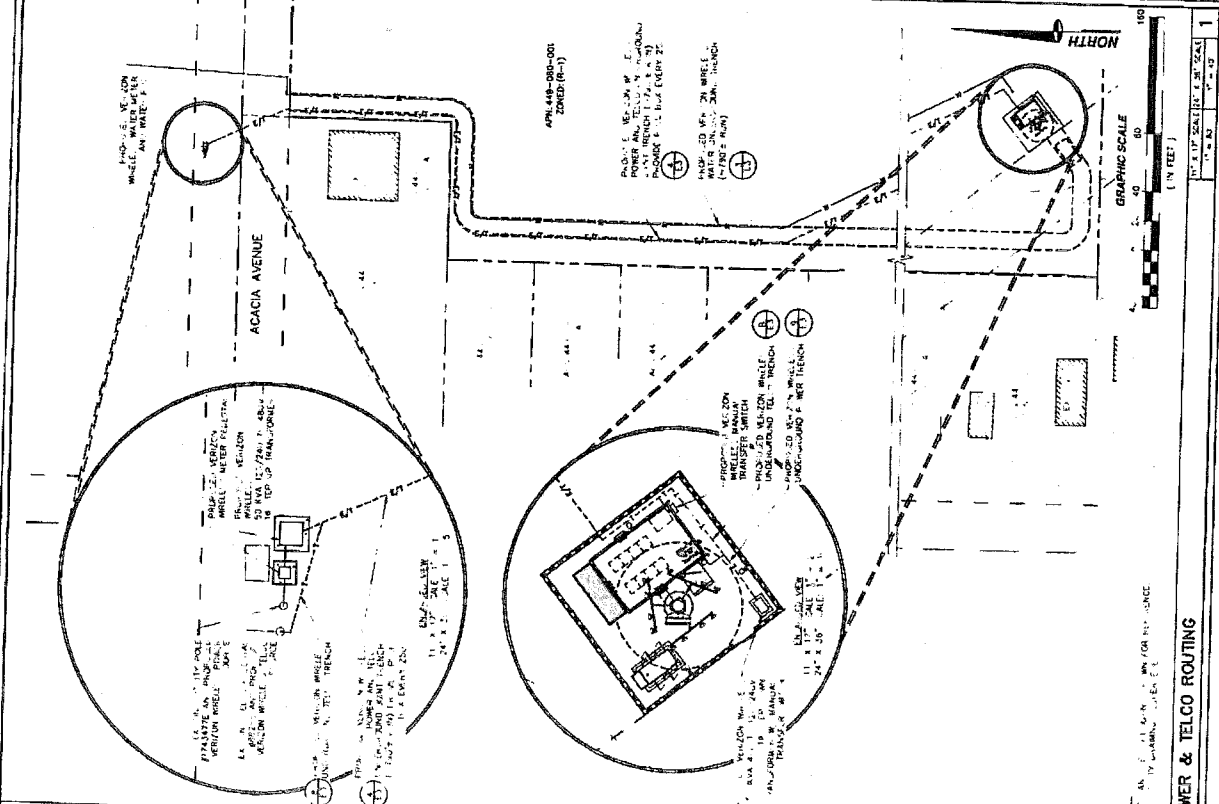
NO.	DATE	DESCRIPTION
1	07.13.13	ISSUE FOR PERMITS

PREPARED BY:
SPECTRUM ELECTRICAL INC. 11500 W. ACACIA AVENUE SUITE 110 IRVINE, CALIFORNIA 92618
PH: (949) 591-3333 FAX: (949) 591-3337

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
ELECTRICAL
No. 51920
Exp. 01/01/14
MAR 15 2013

POWER & TELCO ROUTING, PANEL SCHEDULE, SINGLE LINE DIAGRAM AND NOTES

SHEET NUMBER: **E1** REVISION: **3**



ELECTRICAL SINGLE LINE DIAGRAM

Panel No. 1

NO.	DESCRIPTION	WIRE TYPE	SIZE	LENGTH	CONDUIT	TERMINALS	REMARKS
1	MAIN FEEDER	ALUMINUM	4/0	100'	3"	4	
2	FEEDER TO TRANSFORMER	ALUMINUM	2/0	50'	2"	2	
3	FEEDER TO METER	ALUMINUM	1/0	25'	1 1/2"	1	
4	FEEDER TO TRANSFER SWITCH	COPPER	1/2"	10'	1"	1	
5	BRANCH TO LIGHTING	COPPER	14	50'	1/2"	15	
6	BRANCH TO OUTLETS	COPPER	12	50'	1/2"	15	
7	BRANCH TO MOTORS	COPPER	10	50'	1/2"	15	
8	BRANCH TO PANELS	COPPER	8	50'	1/2"	15	

PANEL SCHEDULE

NO.	DESCRIPTION	VOLTS	PHASES	WIRING METHOD	TERMINALS	REMARKS
1	MAIN PANEL	480	3	ALUMINUM	4	
2	TRANSFER SWITCH	480	3	COPPER	1	
3	LIGHTING PANEL	120	1	COPPER	15	
4	OUTLET PANEL	120	1	COPPER	15	
5	MOTOR PANEL	120	1	COPPER	15	
6	PANEL	120	1	COPPER	15	

VERTICAL Wireless
11111 S. GARDEN AVENUE, E
SUITE 100, WEST
PLANE, CALIFORNIA 92118

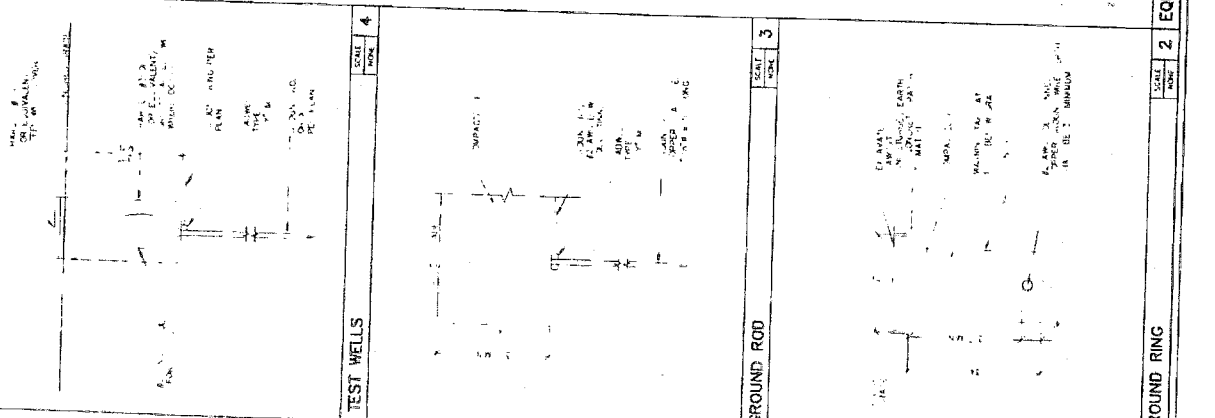
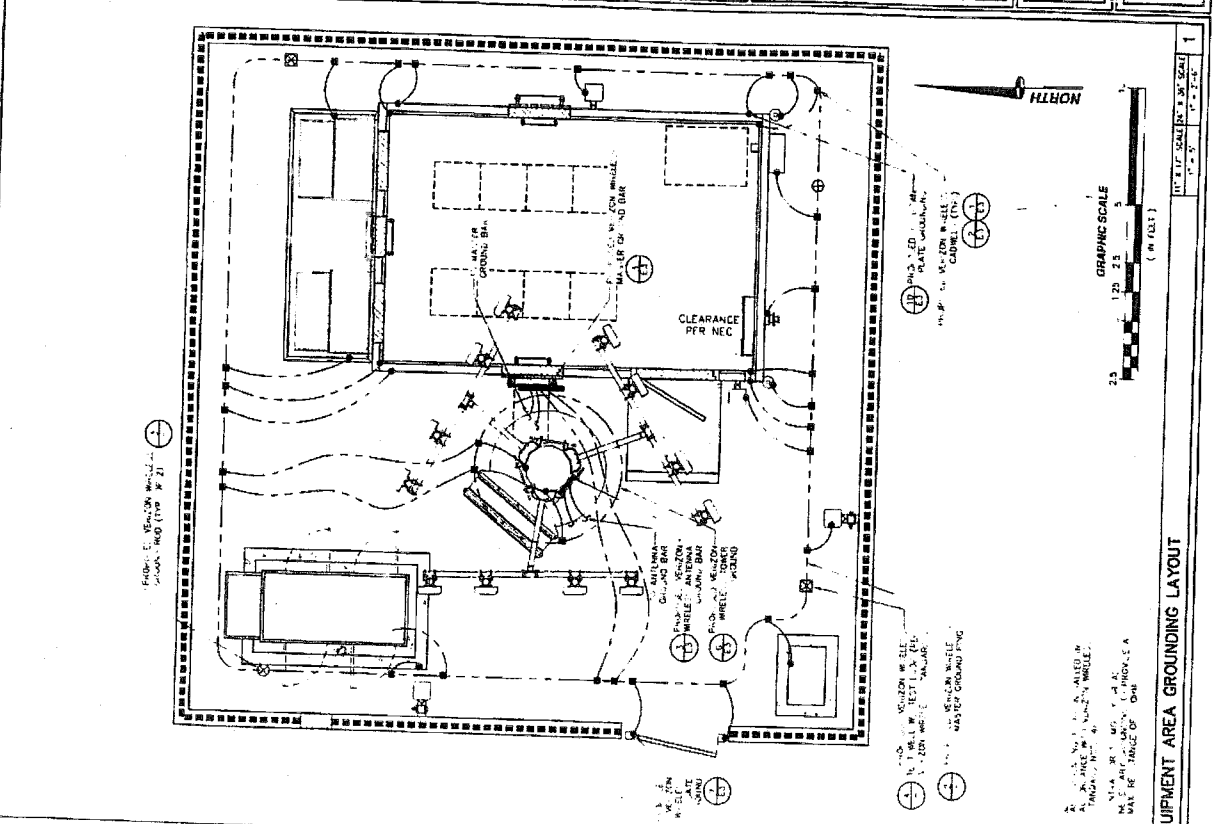
LARKSPUR
11111 S. GARDEN AVENUE, E
SUITE 100, WEST
PLANE, CALIFORNIA 92118

ISSUED FOR: **AVIRUTUN**
REV: DATE: DESCRIPTION: BY:

PLANS PREPARED BY: **SPECTRUM**
11111 S. GARDEN AVENUE, E
SUITE 100, WEST
PLANE, CALIFORNIA 92118
PH: (951) 511-3333
FAX: (951) 511-3333

REGISTERED PROFESSIONAL ENGINEER
BOB GEORGE STEFFREK
E 19828
ELECTRICAL
STATE OF CALIFORNIA
MAR 15 2013

SHEET TITLE: **GROUNDING LAYOUT, GROUNDING SCHEMATIC, NOTES & DETAILS**
SHEET NUMBER: **E2** REVISION: **3**
LAX-241



GROUNDING NOTES

1. ALL EQUIPMENT SHALL BE GROUNDED TO THE EQUIPMENT GROUNDING SYSTEM.
2. ALL METAL ENCLOSURES SHALL BE GROUNDED TO THE EQUIPMENT GROUNDING SYSTEM.
3. ALL METAL RACKS SHALL BE GROUNDED TO THE EQUIPMENT GROUNDING SYSTEM.
4. ALL METAL STRUCTURES SHALL BE GROUNDED TO THE EQUIPMENT GROUNDING SYSTEM.
5. ALL METAL PIPING SHALL BE GROUNDED TO THE EQUIPMENT GROUNDING SYSTEM.
6. ALL METAL CONDUITS SHALL BE GROUNDED TO THE EQUIPMENT GROUNDING SYSTEM.
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155 S. SAN GABRIEL AVE.
IRVINE, CA 92614
PROJECT INFORMATION

LARKSPUR

155 S. SAN GABRIEL AVE.
IRVINE, CA 92614

ISSUED FOR: **MARK TAYLOR**

REVISION: **DATE DESCRIPTION**

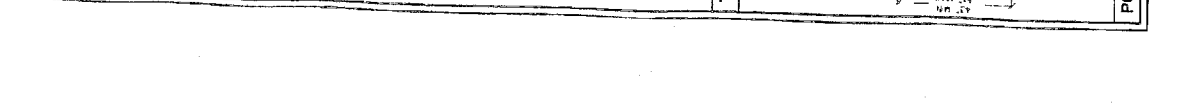
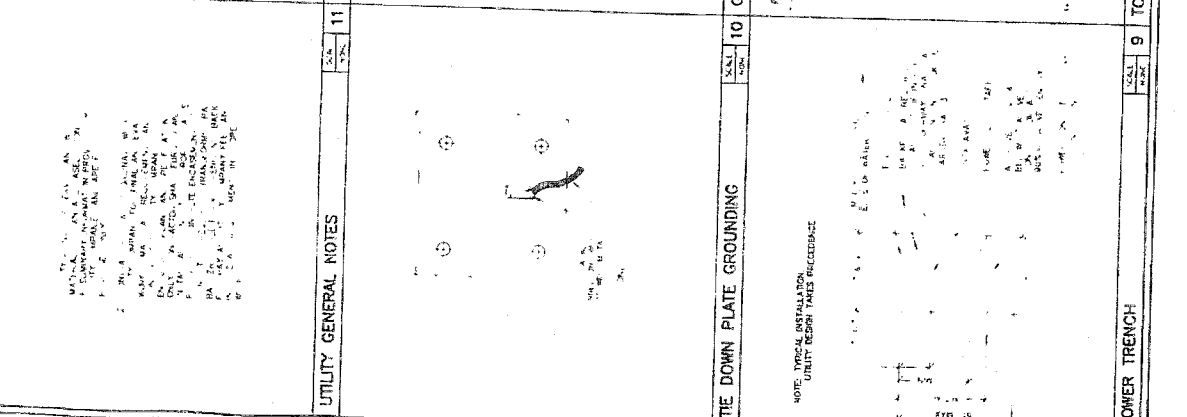
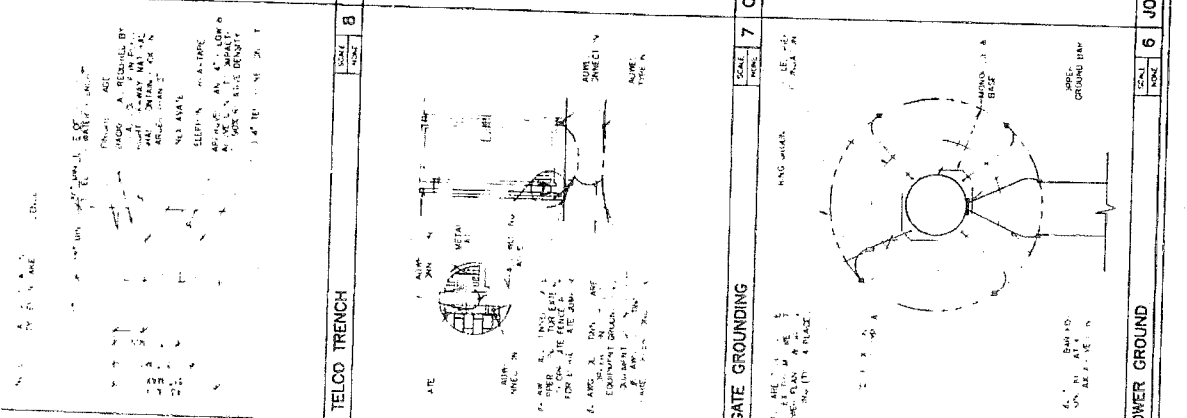
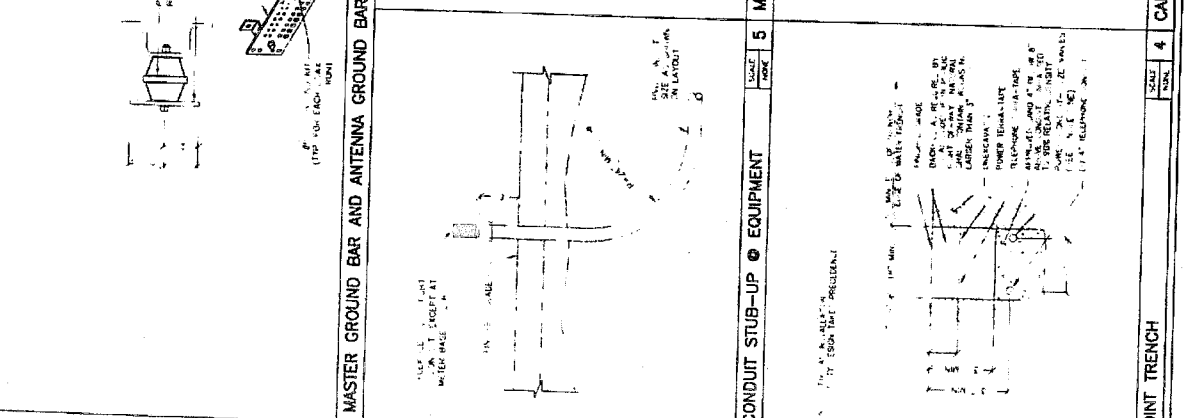
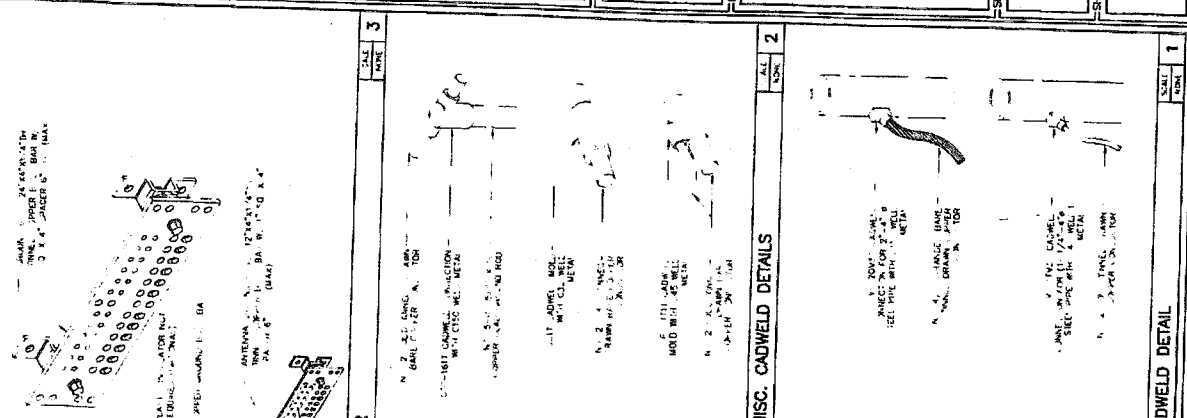
DATE: **7.11.17**

SCALE: **1" = 10'**

SCALE: **1" = 10'**

SCALE: **1" = 10'**

SCALE: **1" = 10'**



UTILITY GENERAL NOTES

1. ALL UTILITIES TO BE LOCATED AND DEPTH NOTED PRIOR TO CONSTRUCTION.

2. ALL UTILITIES TO BE PROTECTED AND DEPTH NOTED PRIOR TO CONSTRUCTION.

3. ALL UTILITIES TO BE PROTECTED AND DEPTH NOTED PRIOR TO CONSTRUCTION.

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10. ALL UTILITIES TO BE PROTECTED AND DEPTH NOTED PRIOR TO CONSTRUCTION.

11. ALL UTILITIES TO BE PROTECTED AND DEPTH NOTED PRIOR TO CONSTRUCTION.

11 TELCO TRENCH

SCALE: 1" = 10'

7 GATE GROUNDING

SCALE: 1" = 10'

10 TOWER GROUND

SCALE: 1" = 10'

9 POWER TRENCH

SCALE: 1" = 10'

5 MISC. CADWELD DETAILS

SCALE: 1" = 10'

4 JOINT TRENCH

SCALE: 1" = 10'

3 MASTER GROUND BAR AND ANTENNA GROUND BAR

SCALE: 1" = 10'

2 CONDUIT STUB-UP & EQUIPMENT

SCALE: 1" = 10'

1 CADWELD DETAIL

SCALE: 1" = 10'

REGISTERED PROFESSIONAL ENGINEER

GEORGE STEFANEC

19828
EXHIBIT 1
ELECTRICAL

STATE OF CALIFORNIA

MAR 15 2013

ELECTRICAL AND GROUNDING DETAILS

E3

REVISION: 3

LAK-241

SPECTRUM

1300 MARPLE LANE, SUITE 1
IRVINE, CALIFORNIA, 92618
PH: (949) 517-3179
FAX: (949) 517-3171

PREPARED BY:

DATE: 7.11.17

SCALE: 1" = 10'

SCALE: 1" = 10'

SCALE: 1" = 10'

SCALE: 1" = 10'

SCALE: 1" = 10'

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verizonwireless

17110 AVON AVENUE
DUNSMUIR, CA 94555
PHONE: 925-835-9211
FAX: 925-835-9211

LARKSPUR

4185 ARDEN AVENUE
HEMENWAY, CA 94544

PROJECT INFORMATION

ISSUED FOR: LARKSPUR

DATE: 7/13/13

DESCRIPTION: LARKSPUR

PLANS PREPARED BY: SPECTRUM

SHERIDAN, CA
850 MARSHALL AVENUE
DUNSMUIR, CA 94555
PHONE: (925) 835-9211
FAX: (925) 835-9211

D. ROSENFELD

NO. 1998

STATE OF CALIFORNIA

LICENSED LANDSCAPE ARCHITECT

SHEET NUMBER: L13

REVISION: LAR-241

PLANTING NOTES AND PLANT MATERIAL LEGEND

PLANT NAME	PLANT SIZE	QUANTITY	PLANT CODE
... (faded)
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PLANT MATERIAL LEGEND

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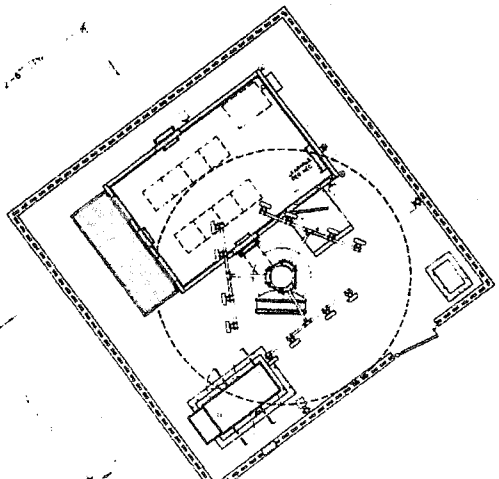
6. ... (faded)

7. ... (faded)

8. ... (faded)

9. ... (faded)

10. ... (faded)



NOTES

1. SEE SHEET LAR-240 FOR PLAN AND ELEVATION.
2. SEE SHEET LAR-241 FOR PLAN AND ELEVATION.
3. SEE SHEET LAR-242 FOR PLAN AND ELEVATION.
4. SEE SHEET LAR-243 FOR PLAN AND ELEVATION.
5. SEE SHEET LAR-244 FOR PLAN AND ELEVATION.
6. SEE SHEET LAR-245 FOR PLAN AND ELEVATION.
7. SEE SHEET LAR-246 FOR PLAN AND ELEVATION.
8. SEE SHEET LAR-247 FOR PLAN AND ELEVATION.
9. SEE SHEET LAR-248 FOR PLAN AND ELEVATION.
10. SEE SHEET LAR-249 FOR PLAN AND ELEVATION.

MATERIALS

1. ... (faded)

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MAWA CALCULATIONS

LANDSCAPE NOTES

1. ... (faded)

2. ... (faded)

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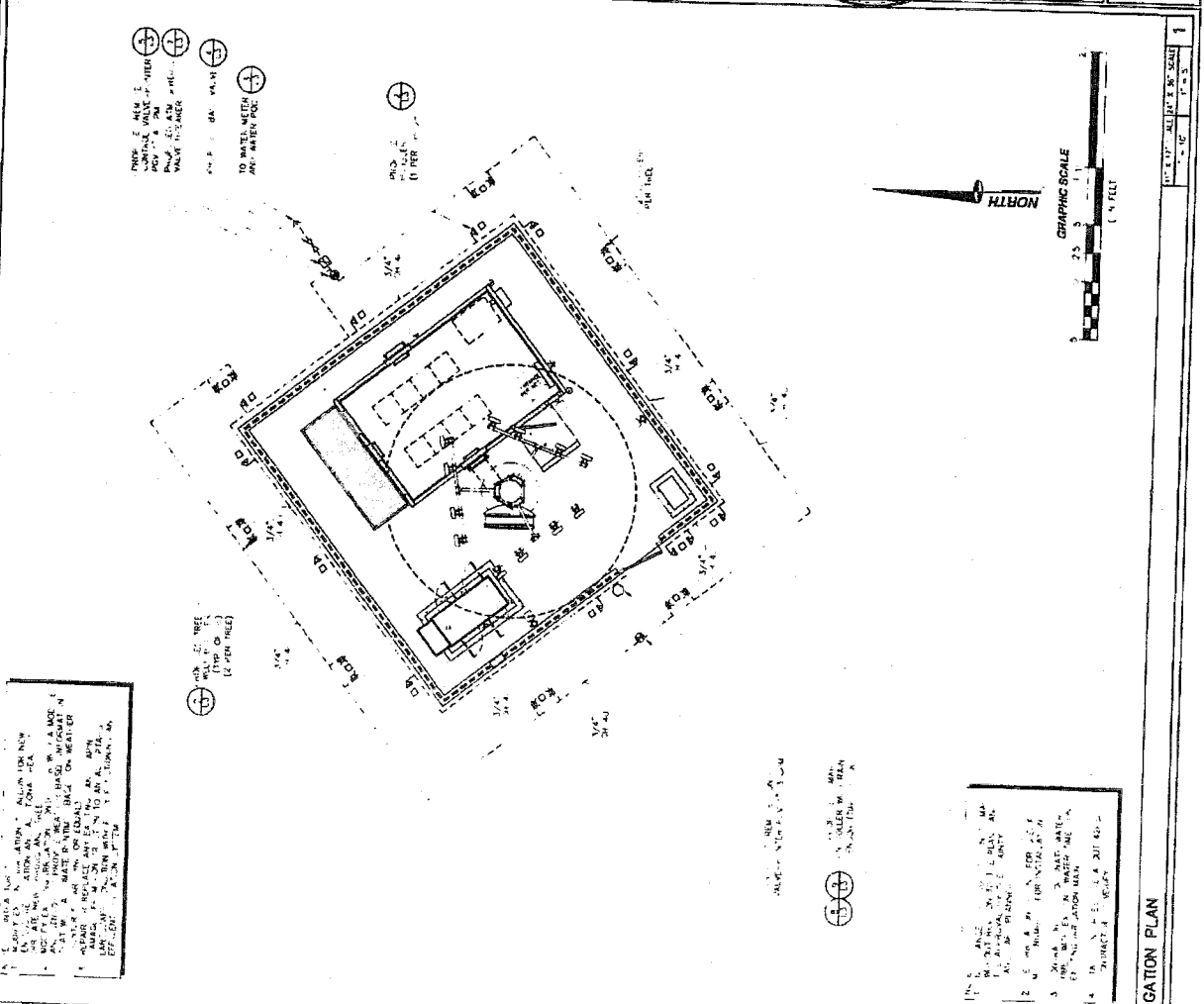
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19. ... (faded)

20. ... (faded)

<p>vertizonirrigation</p> <p>11150 ANY LARKSPUR AVENUE BIRMGHAM, AL 35244 PHONE (205) 336-1118</p>	<p>LARKSPUR</p> <p>41220 AKA V. 4. 14. 14 HEMET AKA V. 4. 14. 14</p>	<p>CURRENT ISSUE DATE: 11.14.13</p>	<p>ISSUED FOR: CONSTRUCTION</p>	<p>REV. DATE DESCRIPTION BY:</p> <table border="1"> <tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr> <tr><td>1</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td></tr> </table>	REV.	DATE	DESCRIPTION	BY	1				2				3				4				5				6				7				8				9				10				11				12				<p>PLANS PREPARED BY: SPECTRUM</p> <p>SERVICE CONTRACT NO. 11-11-13 815 MARBLE MOUNTAIN RD, SUITE 111 PH: (205) 810-1313 FAX: (205) 271-3314</p>	<p>LICENSE NO.: DAVID ROSENFELD NO. 1598 STATE OF CALIFORNIA LICENSED LANDSCAPE ARCHITECT</p> <p>SIGNATURE: [Signature] 12/21/14 RENEWAL DATE: MAR. 15 2019 DATE: [Date]</p>	<p>SHEET TITLE: IRRIGATION PLAN</p>	<p>SHEET NUMBER: 12 REVISION: 3 LAK-241</p>
REV.	DATE	DESCRIPTION	BY																																																									
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NOTES:
1. SEE PLAN FOR ALL NOTES.
2. ALL VALVES, METERS, AND SPRINKLER HEADS TO BE INSTALLED AS SHOWN.
3. ALL PIPING TO BE 1/2" DIA. UNLESS OTHERWISE NOTED.
4. ALL PIPING TO BE 90% COVERED UNLESS OTHERWISE NOTED.
5. ALL PIPING TO BE 10' DEEP UNLESS OTHERWISE NOTED.
6. ALL PIPING TO BE 1/2" DIA. UNLESS OTHERWISE NOTED.
7. ALL PIPING TO BE 90% COVERED UNLESS OTHERWISE NOTED.
8. ALL PIPING TO BE 10' DEEP UNLESS OTHERWISE NOTED.
9. ALL PIPING TO BE 1/2" DIA. UNLESS OTHERWISE NOTED.
10. ALL PIPING TO BE 90% COVERED UNLESS OTHERWISE NOTED.

1. 1/2" VALVE (TYPE 3)
2. 1/2" METER
3. 1/2" SPRINKLER HEAD

SEE PLAN FOR ALL NOTES

SEE PLAN FOR ALL NOTES

NOTES:
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SYMBOL	DESCRIPTION
1	1/2" VALVE (TYPE 3)
2	1/2" METER
3	1/2" SPRINKLER HEAD
4	1/2" PIPING
5	1/2" PIPING
6	1/2" PIPING
7	1/2" PIPING
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98	1/2" PIPING
99	1/2" PIPING
100	1/2" PIPING

IRRIGATION PLAN

IRRIGATION NOTES

Vertical Wireless
 15700 CANYON AVENUE
 IRVINE, CALIF. 92618

PROJECT INFORMATION:
 LARKSPUR
 41021 A A A A V N E
 HEBERT, J A FINA N 24

CLIENT: U.S. POSTAL SERVICE

ISSUED FOR: CONSTRUCTION

REVISED DATE: DESCRIPTION:

PLANS PREPARED BY: SPECTRUM
 8500 MARKET BLVD. # 11
 RANCHO ANTONIO, CA 92127
 PH: (951) 333-1319
 FAX: (951) 333-1317

REGISTERED LANDSCAPE ARCHITECT
 DAVID ROSENFELD
 NO. 15198
 3/28/02
 12/21/14
 RENEWAL DATE
 MAY 15 2013
 DATE

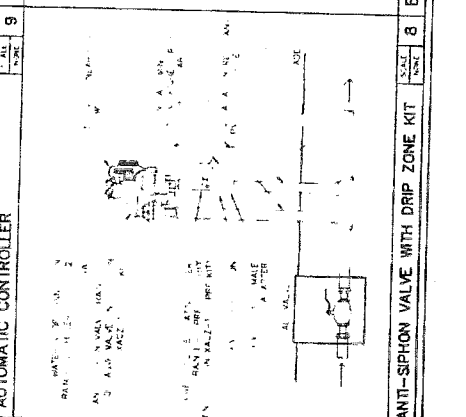
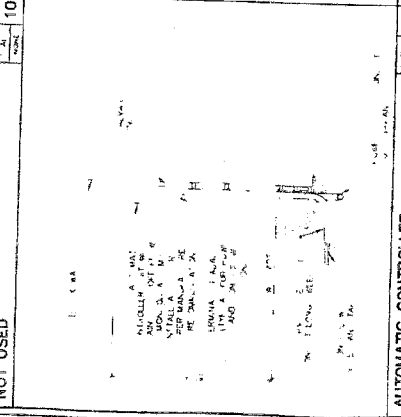
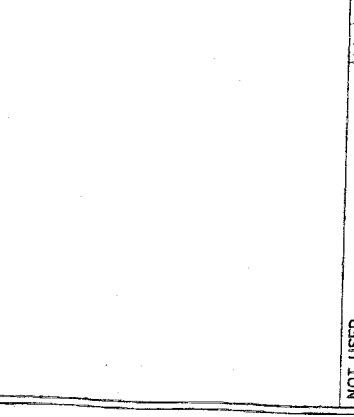
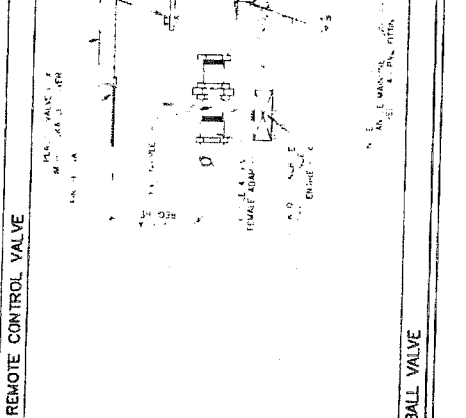
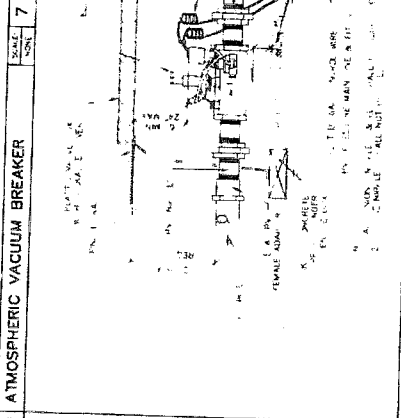
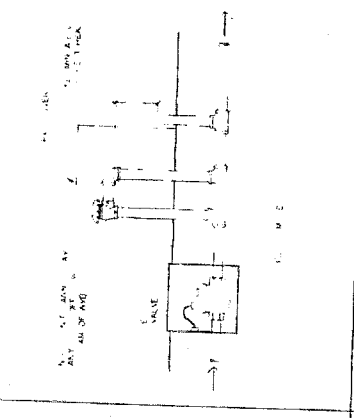
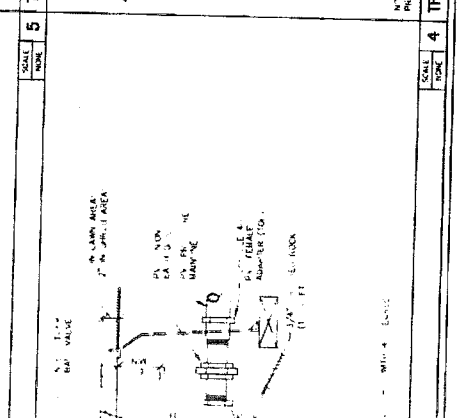
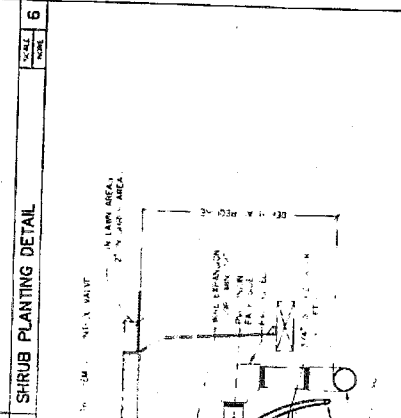
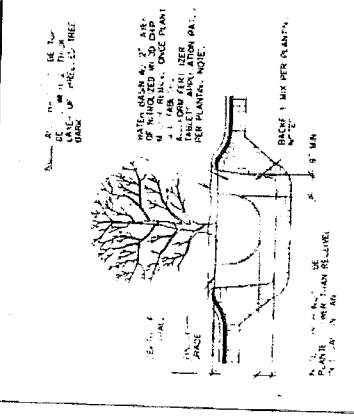
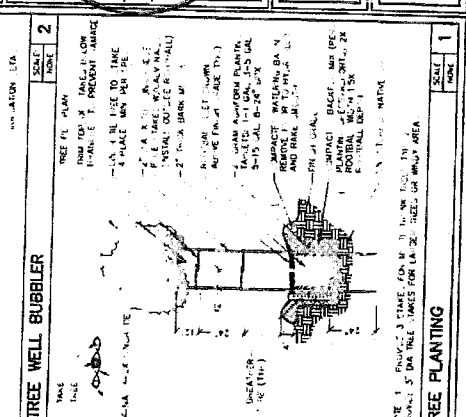
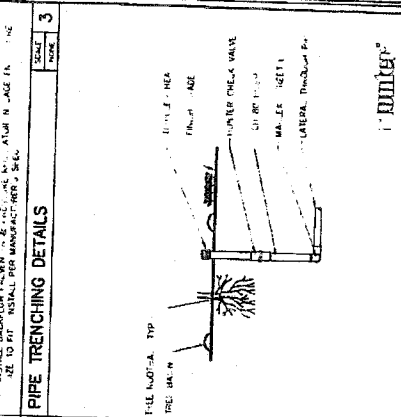
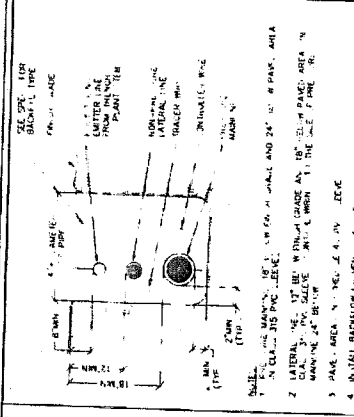
STATE OF CALIFORNIA

SHEET TITLE: LANDSCAPE DETAILS

SHEET NUMBER: L3

REVISION: 3

LAY-241



NOT USED

10 ATMOSPHERIC VACUUM BREAKER SCALE: 1/8" = 1'-0"

6 SHRUB PLANTING DETAIL SCALE: 1/8" = 1'-0"

7 SHRUB PLANTING DETAIL SCALE: 1/8" = 1'-0"

5 TREE WELL BUBBLER SCALE: 1/8" = 1'-0"

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

3 PIPE TRENCHING DETAILS SCALE: 1/8" = 1'-0"

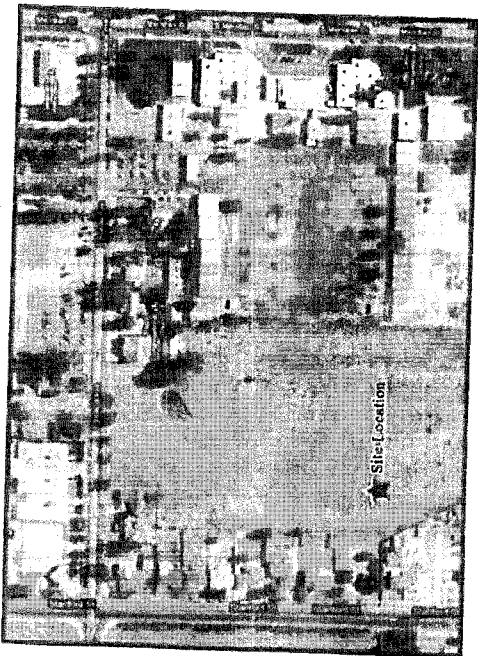
2 TREE WELL BUBBLER SCALE: 1/8" = 1'-0"

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

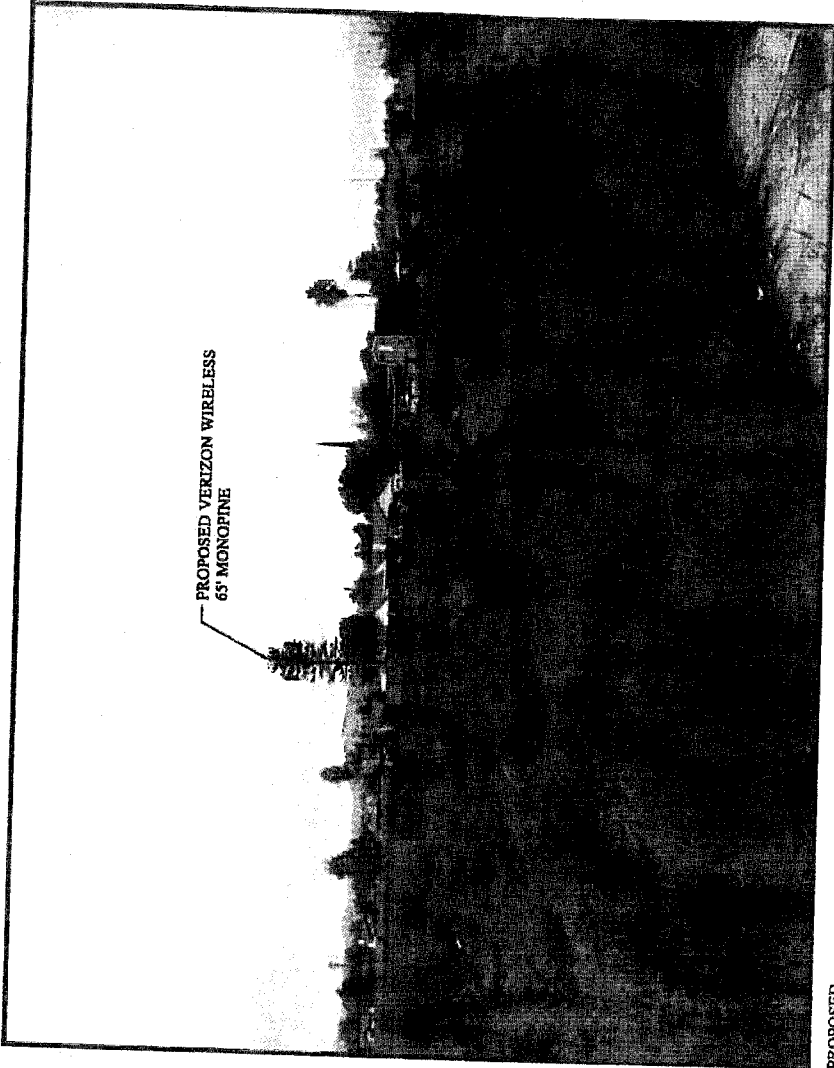
NOTE: 1. PROVIDE 3 TIMES FOR 4" TO 6" DIA. W/ 1/2" DIA. HOLES IN 2" DIA. PIPE. 2. PROVIDE 5 DIA. HOLES FOR 1/2" DIA. HOLES IN 2" DIA. PIPE.

LARKSPUR 41825 ACACIA AVENUE HEMET, CALIFORNIA 92544

VIEW 1



LOCATION



PROPOSED



EXISTING

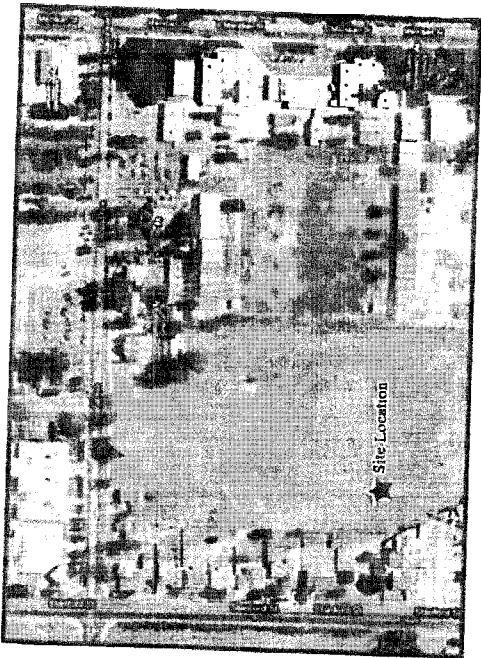
8900 W. I-215 ROAD SUITE 400 LAS VEGAS NV 89118
 OFFICE 702.367.7025
 FAX 702.367.8733

verizon wireless
 15505 SAND CANYON AVENUE BUILDING 1111 FLOOR
 IRVINE, CALIFORNIA 92618

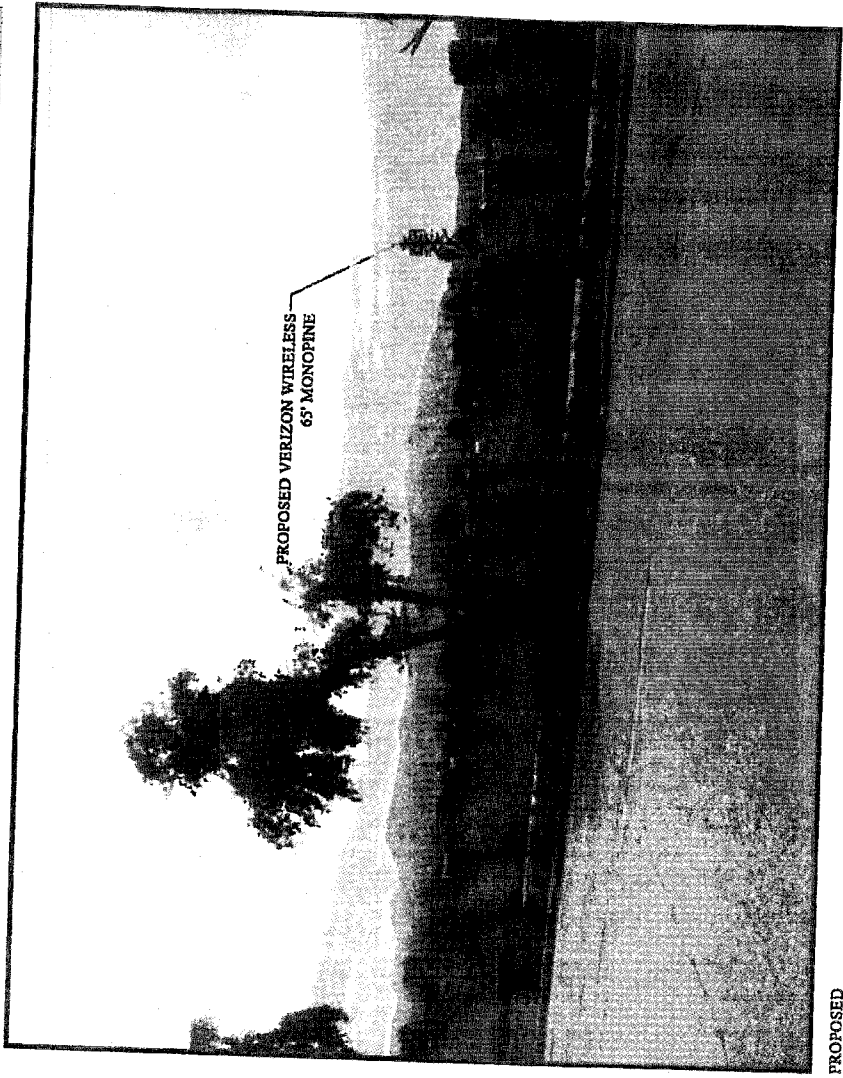
LARKSPUR

41825 ACACIA AVENUE HEMET, CALIFORNIA 92544

VIEW 2



LOCATION



PROPOSED



EXISTING

verizonwireless
 5505 SAND CANYON AVENUE BUILDING D1 6TH FLOOR
 IRVINE, CALIFORNIA 92618

8603 W. N. ST. ROUND SUITE 600 LAS VEGAS, NEV. 89118
 OFFICE 702.367.7705
 FAX 702.367.8713

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, 1st 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
Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

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

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

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

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

a) The project site is located 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"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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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"/>
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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.

5. Forest

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"/>
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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"/>
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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"/>
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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

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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

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

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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.

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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"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, 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

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The 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.

Archaeological Resources

a) Alter or destroy an archaeological site.	<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
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?

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?

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

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

Source: 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
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18. Soils

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

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

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

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

c) The project is for the installation of an unmanned wireless 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.

19. Erosion

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

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

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

21. Greenhouse Gas Emissions

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

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

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

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?

b) Changes in absorption rates or the rate and amount of surface runoff?

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)?

d) Changes in the amount of surface water in any

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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

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

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

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

Findings of Fact:

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

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

35. Housing

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 or 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?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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?

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

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?

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)?

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?

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.

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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

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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

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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

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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

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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:

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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,

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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.

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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.

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

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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:

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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.

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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

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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

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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.

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

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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.

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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

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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.

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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