

FORM APPROVED COUNTY COUNSEL 3/29/16
 BY: GREGORY P. PRAMOS DATE

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

23



FROM: Economic Development Agency

SUBMITTAL DATE:
 March 31, 2016

SUBJECT: First Amendment to Communications Site Sublease Agreement – Verizon Nandina, District 1, CEQA Exempt [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find the Sublease Agreement to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; and Section 15061(b)(3), General Rule or "Common Sense" Exemption;
2. Approve the attached First Amendment to Communications Site Sublease Agreement and authorize the Chairman of the Board to execute the same on behalf of the County;
3. Authorize the Assistant County Executive Officer of the Economic Development Agency, or his designee, to execute any other documents and administer all actions necessary to complete or memorialize this transaction; and

(Continued)

Robert Field
 Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A, Revenue Lease
Budget Adjustment: No
For Fiscal Year: 2015/16

C.E.O. RECOMMENDATION:

APPROVE

BY:
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: April 12, 2016
 xc: EDA, Recorder

Kecia Harper-Ihem
 Clerk of the Board
 By:
 Deputy

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

Prev. Agn. Ref.: 3.19 of 01/24/2012 | District: 1 | Agenda Number:

3-10

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

Economic Development Agency

FORM 11: First Amendment to Communications Site Sublease Agreement – Verizon Nandina, District 1,

CEQA Exempt [\$0]

DATE: March 31, 2016

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

- 4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk upon approval of the project.

BACKGROUND:

Summary

There is an existing Sublease Agreement for a Communications Site that is dated February 27, 2012, between the County and Los Angeles SMSA Limited Partnership a California limited partnership, doing business as Verizon Wireless. The Sublease Agreement gave Verizon the authorization to build, operate, and maintain a communication facility on that certain real property located at 17425 Ferguson Avenue, Riverside, California 92508 and identified as Assessor’s Parcel Numbers: 294-110-005, 295-020-005, and 295-020-008, adjacent to the shooting range at the Ben Clark Training Center.

Verizon has requested to amend the Sublease Agreement, for the purpose of making certain modifications to its existing communications equipment, specifically upgrades to more efficient panel antennas. Additionally, the legal description will be corrected to redefine the leased premises, as Verizon’s contractor developed the site slightly outside the legally described area.

The First Amendment to the Sublease Agreement has been reviewed and determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b) (3) and Section 15301 Class 1, Existing Facility, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The County’s approval of the activity does not create any reasonably foreseeable physical change to the environment for this transaction; it merely involves an upgrade to the existing communications equipment, and a correction to the legal description of the premises.

Tenant: Los Angeles SMSA Limited Partnership

Premises Location: 17425 Ferguson Avenue, Riverside, California 92508

	<u>Current</u>	<u>New</u>
Term:	February 27, 2012 – March 31, 2017	No change
Option to Extend:	Four options five years each	No change
Monthly Rent:	\$2,294.73	No change

Utilities: Provided by Verizon.

The rent derived from this lease minus an Administrative charge to EDA (currently 4.92%).

(Continued)

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

Economic Development Agency

FORM 11: First Amendment to Communications Site Sublease Agreement – Verizon Nandina, District 1,
CEQA Exempt [\$0]

DATE: March 31, 2016

PAGE: 3 of 3

Impact on Citizens and Businesses

Continued and additional cellular service coverage.

SUPPLEMENTAL:

Additional Fiscal Information

No net County costs will be incurred and no budget adjustment is necessary.

Attachments:

First Amendment to Sublease Agreement

CEQA Notice of Exemption

Aerial Image

**FIRST AMENDMENT TO COMMUNICATIONS
SITE SUBLEASE AGREEMENT**

THIS **FIRST AMENDMENT TO COMMUNICATIONS SITE SUBLEASE AGREEMENT** ("**1st Amendment**"), dated as of April 12, 2016, is entered by and between the County of Riverside, a political subdivision of the State of California (the "**County**"), as sublessor, and Los Angeles SMSA Limited Partnership, a California limited partnership, d/b/a Verizon Wireless (the "**Sublessee**"), as sublessee, sometimes collectively referred to as the "**Parties**".

RECITALS

A. The County and the County of Riverside Asset Leasing Corporation ("**CORAL**") have entered into that certain **Lease** dated April 1, 2005, pursuant to which the County has agreed to lease to CORAL, and CORAL has agreed to lease from the County, certain real property located at 17425 Ferguson Avenue, Riverside, California, and identified as Assessor's Parcel Nos. 294-110-005, 295-020-005 and 295-020-008 in the County Assessor's Office of Riverside County, California (the "**Property**"). CORAL and the County have also entered into that certain **Sublease and Option to Purchase** dated April 1, 2005, pursuant to which CORAL has agreed to sublease to the County, and the County has agreed to sublease from CORAL, the Property.

B. The County and Sublessee have entered into that certain **Communications Site Sublease Agreement** dated February 27, 2012 (the "**Original Sublease**"), pursuant to which the County has agreed to sublease to Sublessee, and Sublessee has agreed to sublease from the County, a portion of the Property, as more particularly described in the Original Sublease (the "**Premises**").

C. The Original Sublease together with this 1st Amendment are collectively referred to herein as the "**Sublease**."

D. The Parties now desire to amend the Sublease to: (i) permit Sublessee to make certain modifications to its existing communications equipment installed at the Premises, and (ii) include a legal description of the Premises.

NOW THEREFORE, for good and valuable consideration the receipt and adequacy of which is hereby acknowledged, the Parties agree as follows:

1. **IMPROVEMENTS.** The Sublessee's Facilities (as defined in the Original Sublease) and the Original Sublease are hereby amended to include Sublessee's improvements as more particularly described and depicted in Exhibit "C-1" attached hereto and incorporated herein (the "**Improvements**").

2. **PREMISES.** The Original Sublease is hereby amended to include a legal description of the Premises as set forth in Exhibit "B-1" attached hereto and incorporated herein.

3. EXHIBITS. Exhibit "B" of the Original Sublease is hereby supplemented with Exhibit B-1 attached hereto and incorporated herein by this reference. In the event of a conflict or inconsistency between Exhibit B attached to the Original Sublease and Exhibit B-1 attached hereto, Exhibit B-1 shall control. Exhibit "C" of the Original Sublease is hereby supplemented with Exhibit C-1 attached hereto and incorporated herein by this reference. In the event of a conflict or inconsistency between Exhibit C attached to the Original Sublease and Exhibit C-1 attached hereto, Exhibit C-1 shall control.

4. CAPITALIZED TERMS. Unless defined herein or the context requires otherwise, all capitalized terms herein shall have the meaning defined in the Sublease, as heretofore amended. The provisions of this 1st Amendment shall prevail over any inconsistency or conflicting provisions of the Sublease, as heretofore amended, and shall supplement the remaining provisions thereof.

5. MISCELLANEOUS. Except as amended or modified herein, all the terms of the Original Sublease shall remain in full force and effect and shall apply with the same force and effect. Time is of the essence in this 1st Amendment and the Sublease and each and all of their respective provisions. Subject to the provisions of the Sublease as to assignment, the agreements, conditions and provisions herein contained shall apply to and bind the heirs, executors, administrators, successors and assigns of the parties hereto. If any provisions of this 1st Amendment or the Sublease shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of the Sublease and all such other provisions shall remain in full force and effect. The language in all parts of the Sublease shall be construed according to its normal and usual meaning and not strictly for or against either the County or Sublessee. Neither this 1st Amendment, nor the Original Sublease, nor any notice nor memorandum regarding the terms hereof, shall be recorded by Sublessee.

6. EFFECTIVE DATE. This First Amendment to Communications Site Sublease Agreement shall not be binding or consummated until its approval by the Riverside County Board of Supervisors and fully executed by the Parties.

[signatures on following page]

IN WITNESS WHEREOF, the parties have executed this 1st Amendment as of the date first written above.

Dated: April 12, 2016

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: [Signature]
Deputy

COUNTY:
COUNTY OF RIVERSIDE

By: [Signature]
John J. Benoit, Chairman
Board of Supervisors

(SEAL)

APPROVED AS TO FORM:
Gregory P. Priamos
County Counsel

By: [Signature]
R. Todd Frahm
Deputy County Counsel

SUBLESSEE:
LOS ANGELES SMSA LIMITED PARTNERSHIP, a
California limited partnership, d/b/a Verizon
Wireless

By: [Signature]
Name: Philip French Hal NAVARRE
Its: Executive Director - Network
Date: _____

EXHIBIT B-1

(Legal Description of the Premises)

[see attached]

EXHIBIT "B"

A PORTION OF THAT PORTION OF THE LAND CONVEYED TO THE COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, BY QUITCLAIM DEEDS RECORDED DECEMBER 21, 1999 AS INSTRUMENT NO. 1999-550370 AND JANUARY 6, 2000 AS INSTRUMENT NO. 2000-006655, BOTH OF OFFICIAL RECORDS, LYING WITHIN THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF NANDINA AVENUE AND ALEXANDER STREET, BEING ALSO THE CENTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M. AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 108, PAGES 9 THROUGH 12, INCLUSIVE, OF RECORDS OF SURVEY, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF NANDINA AVENUE, BEING ALSO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 33, NORTH 89°41'53" WEST, 303.81 FEET;

THENCE LEAVING SAID CENTERLINE AT A RIGHT ANGLE, NORTH 00°18'07" EAST, 541.14 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 60°00'57" WEST, 25.00 FEET;

THENCE NORTH 29°59'03" EAST, 60.00 FEET;

THENCE SOUTH 60°00'57" EAST, 25.00 FEET;

THENCE SOUTH 29°59'03" WEST, 60.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 1,500 SQ. FT., 0.034 ACRES

AS SHOWN ON SHEET 2 OF 2, ATTACHED HERETO AND HEREBY MADE A PART.

THIS DOCUMENT, CONSISTING OF 2 SHEETS, WAS MADE BY ME OR UNDER MY DIRECTION.

SIGNED 
 BERT HAZE, PLS 7211

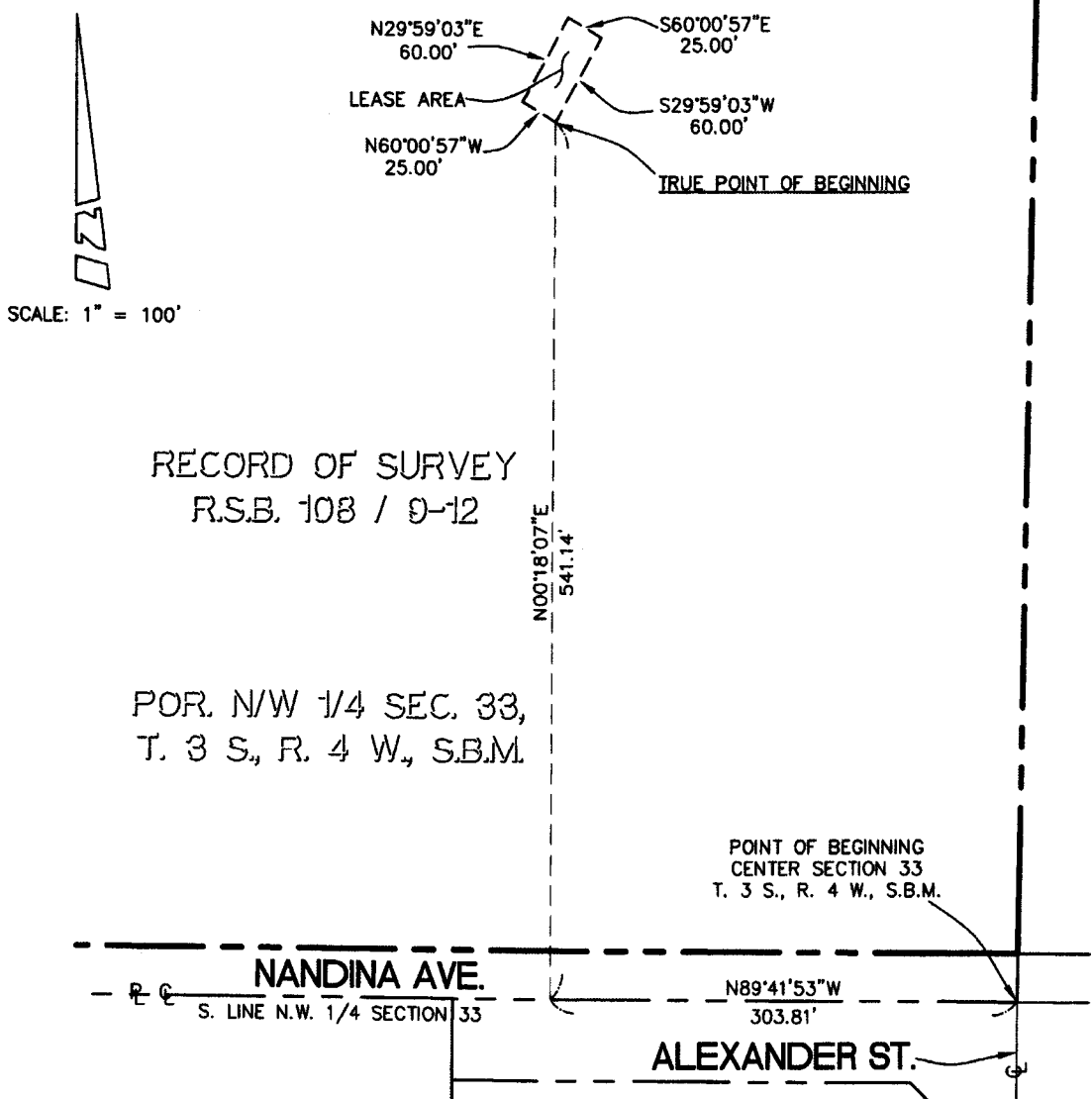
10/28/2015
 DATE



2	REV. PER CLIENT	10/28/15	CWW
1	ISSUED FOR REVIEW	07/01/15	JA
REV. #	DESCRIPTION	DATE	BY

LEASE AREA EXHIBIT	PREPARED FOR:	PREPARED BY:	SHEET
NANDIA		BERT HAZE AND ASSOCIATES LAND SURVEYING & MAPPING 3188 AIRWAY AVE., SUITE K-1 COSTA MESA, CALIFORNIA 92626 714 557-1567 OFFICE 714 557-1568 FAX	1
17425 FERGUSON AVENUE RIVERSIDE, CA 92508	Southern California 16505 Sand Canyon Ave. Irvine, CA 92618		OF 2 SHEETS
			DRAWN: 07/01/15 BY: JA CHECKED: CWW/BH JN. 804.012

EXHIBIT "B"



RECORD OF SURVEY
R.S.B. 108 / 9-12

POR. N/W 1/4 SEC. 33,
T. 3 S., R. 4 W., S.B.M.

POINT OF BEGINNING
CENTER SECTION 33
T. 3 S., R. 4 W., S.B.M.

BASIS OF BEARINGS:

THE CENTERLINE OF NANDINA AVENUE, BEING NORTH 89°41'53" WEST PER RECORD OF SURVEY, R.S.B. 108/9-12, RECORDS OF RIVERSIDE COUNTY.




LEASE AREA EXHIBIT	PREPARED FOR:	PREPARED BY:	SHEET
NANDIA		BERT HAZE AND ASSOCIATES LAND SURVEYING & MAPPING 3188 AIRWAY AVE., SUITE K-1 COSTA MESA, CALIFORNIA 92626 714 557-1567 OFFICE 714 557-1568 FAX	2
17425 FERGUSON AVENUE RIVERSIDE, CA 92508			Southern California 15505 Sand Canyon Ave. Irvine, CA 92618

EXHIBIT C-1

(Description of the Improvements)

Riverside County Wireless Facility

Application Form

RETURN THIS APPLICATION AND FEES TO:		Date Received: _____
County of Riverside Economic Development Agency 3403 10 th Street, Suite 400 Riverside, CA 92501	Attn: Jim Force e-mail: JRForce@rivcoeda.org Office: 951-955-4822 fax: 951-955-4800	Revision Dates: _____ Site Name: _____ Site Number: _____

APPLICANT INFORMATION	
Applicant (Carrier): <u>Verizon Wireless</u> Applicant Site Name: <u>Nandia</u> Applicant Site Number: <u>211006</u> Proposed Installation Date: <u>ASAP</u> Proposed ON AIR Date: _____ Applicant Entity Name on Lease Agreement: <u>Los Angeles SMSA Limited Partnership a California limited partnership d/b/a Verizon Wireless</u> Notice Address for Lease: <u>180 Washington Valley Road</u> Billing Address: <u>Bedminster, NJ 07921</u> Attn: <u>Network RE</u>	Primary Contact Name: <u>Isaiah Ireys</u> Company Name: <u>Velotera Services, Inc.</u> Primary Contact Number: <u>949-525-5189</u> Primary Contact Fax: _____ Primary Contact Address: <u>151 Kalmus Dr. Suite E220</u> <u>Costa Mesa, Ca 92626</u> Primary Contact Email: <u>iireys@velotera.com</u>

ADDITIONAL CARRIER INFORMATION	
Leasing Contact Name/Number: <u>Isaiah Ireys / 949-482-8020</u> RF Contact Name/Number: <u>Carlos Herrera</u> Legal Review Contact Name/Number: <u>Isaiah Ireys / 949-482-8020</u> Zoning Contact Name/Number: <u>Isaiah Ireys / 949-482-8020</u> Construction Contact Name/Number: <u>Ross Kim / (949) 286-0614</u> Emergency Contact Name/Number: <u>Yvonne Autry -</u>	

BUILDING INFORMATION					
Latitude:	34	52	02.25N	Existing Structure Type:	Faux Water Tower
Longitude:	117	18	21.92W	Existing Structure Height (ft AGL):	
Site Address:	17425 Ferguson Ave		County: Riverside	State: CA	Zip: 92508

ANTENNAS					
Sector	Sector 1	Sector 2	Sector 3	Sector 4	Micro Wave / GPS
Desired Rad Center (ft AGL)	66' 6"	66' 6"	66' 6"		
Antenna Quantity	4	4	4		
Antenna Manufacturer	Andrew	Andrew	Andrew		
Antenna Model (Attach Spec Sheet)	SBNHH-1D65B	SBNHH-1D65B	SBNHH-1D65B		
Weight (lbs per antenna)	40.6 lb	40.6 lb	40.6 lb		
Antenna Dimensions (HxWxD) (in)	72.72" x 11.9" x 7.1"	72.72" x 11.9" x 7.1"	72.72" x 11.9" x 7.1"		
ERP (watts)					
Antenna Gain (dB)	14.9-18.6	14.9-18.6	14.9-18.6		
Orientation/Azimuth (Degrees)	110	230	350		
Mechanical Tilt	2	2	2		
Channels					
Mount Mfg and Model (Attach Spec Sheet)					
Tower Mount Mounting Height (On Tower)					
Transmit Frequency (MHz)	698-806MHz - 2300-2360 MHz	698-806MHz - 2300-2360 MHz	698-806MHz - 2300-2360 MHz		
Receive Frequency (MHz)					
Number of Coax Cables (PER ANTENNA)	4/2/0/0	4/2/0/0	4/2/0/0		
Diameter of Coax Cables (in)	7/8"	7/8"	7/8"		
Type of Service (i.e. CDMA, GSM, TDMA, PAGING)	CDMA/PCS/LTE/				

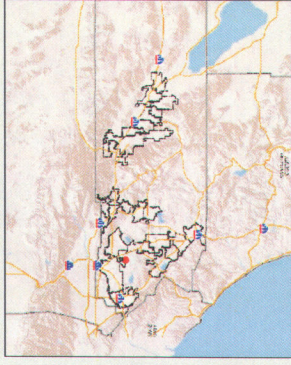
**Riverside County Wireless Facility
Application Form**

EQUIPMENT SPACE REQUIREMENTS			
Equip. Enclosure Type: Prefabricated - Aggregate	Number of Radio Cabinets: N/A – Enclosed in Shelter		
Total Lease Area Requested (HxWxD)(ft):	25' x 60'		
Actual Cabinet Dimensions (HxWxD)(ft):	N/A		
POWER REQUIREMENTS			
AC Voltage Requirements	1Ph <input type="checkbox"/> 3Ph <input type="checkbox"/>	Total Amperage Requirements:	220 V – 60 amp
Electrical Service Provider:	SCE	Electrical Service Telephone Number:	Verizon
GENERATOR INFORMATION			
Generator Ground Space Requirement (HxWxD)(ft):	Included in Lease Area	Fuel Type (Natural Gas, Diesel):	Diesel
Generator Owner:	Verizon Wireless	Fuel Tank Location:	X Attached Separate None
Capacity (KW):	30kw	Fuel Tank Size (Gallons):	
ADDITIONAL INFORMATION/COMMENTS			
Final Proposed Configuration: 12 Antennas, 6 RRU-12 with A2 Modules; 2 Raycap; Specs Attached			
SITE FEASIBILITY WALK			
To discuss in detail your onsite needs and requirements, Riverside County will schedule a pre-design site walk with the Applicant and the Riverside County Facility Management team.			

- This Application is subject to Riverside County's Communication, Engineering and Facilities Management approval.
- Modifications to the building are subject to local zoning approval.
- Applicant must attach manufacturer's equipment specifications for antennas, mounts, cabinets, shelters, cables etc.

First Amendment to Communications Site Sublease Agreement- Verizon Nandina

17425 Ferguson Avenue, California, Riverside 92508



Legend

- City Boundaries
- Cities



0 274

549 Feet



REPORT PRINTED ON... 12/17/2015 4:18:43 PM

© Riverside County TLMA GIS

Notes

APN#: 295-020-005

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.



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

4/13/16
Date

kb
Initial

NOTICE OF EXEMPTION

December 22, 2015

Project Name: County of Riverside, Economic Development Agency (EDA) First Amendment to Communication Site Lease, Verizon Nandina

Project Number: FM0473462012000

Project Location: 17425 Ferguson Avenue, north of Nandina Avenue, Riverside, California 92508; Assessor Parcel Numbers (APN) 294-110-005, 295-020-005, and 295-020-008; (See Attached Exhibit)

Description of Project: The County of Riverside (County) has an existing Sublease Agreement for a Communications Site that is dated February 27, 2012, with Verizon Wireless. The Sublease Agreement gave Verizon the authorization to build, operate, and maintain a communication facility on that certain real property located at 17425 Ferguson Avenue, Riverside, California 92508 and identified as Assessor's Parcel Numbers: 294-110-005, 295-020-005, and 295-020-008, adjacent to the shooting range at the Ben Clark Training Center. At this time Verizon has requested to amend the Sublease Agreement, for the purpose of making certain modifications to its existing communications equipment, specifically upgrades to more efficient panel antennas. Additionally, both parties would also like to rectify an erroneous miscalculation that occurred during the execution of the existing Sublease Agreement, relative to the legal description of the premises. The First Amendment to the Sublease Agreement is identified as the proposed Project under the California Environmental Quality Act (CEQA). It is assumed and reasonably foreseeable that improvements or maintenance of on-site operational equipment may occur during the term of the lease. This activity would be consistent with the existing use and no expansion of an existing use will occur. The operation of the facility will continue to communications services and will not result in an expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

Exempt Status: State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301.

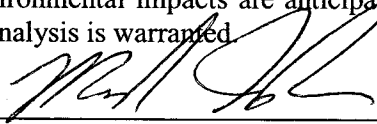
Reasons Why Project is Exempt: The proposed Project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project will not cause an impact to an environmental resource of hazardous or critical concern nor would the Project include a reasonable possibility of having a significant effect on the environment due to unusual circumstances. The Project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Amendment to the Sublease and maintenance or improvements to the existing on-site equipment.

APR 12 2016 3-10

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The Project, as proposed, is limited to the Amendment to the Sublease and maintenance or improvements to existing on-site equipment. The maintenance or improvements to on-site equipment would be consistent with the land use, and would not require any expansion of public services and facilities; therefore, the Project is exempt as the Project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the Project may have a significant effect on the environment. The proposed Amendment to the Sublease and maintenance or improvements to on-site equipment will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No alterations and no impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the Project as proposed have the potential to cause a significant environmental impact and the Project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: _____



Date: _____

12/22/15

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Communication Site Lease-Verizon, Nadina

Accounting String: 524830-47220-7200400000- FM0473462012000

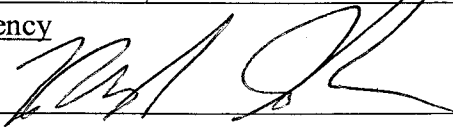
DATE: December 22, 2015

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature:  _____

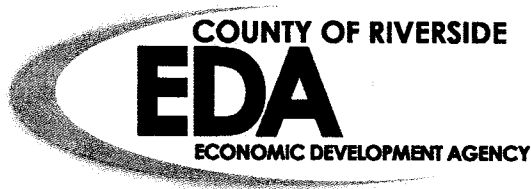
PRESENTED BY: Jose Ruiz, Real Property Agent I, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____



Date: December 22, 2015

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM0473462012000**
Communication Site Lease-Nadina

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

Attention: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file