

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



ITEM  
1.2  
(ID # 6261)

**MEETING DATE:**

Tuesday, February 6, 2018

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE VARIANCE NO. 1903 and CONDITIONAL USE PERMIT NO. 3730 – Intent to Adopt a Negative Declaration – Applicant: Cortel & AT&T Mobility c/o Melissa Francisco – Engineer: Breen Engineering c/o Luis Cardona – Fifth Supervisorial District – Pass and Desert Zoning District – Reche Canyon/Badlands Area Plan: Open Space: Rural (OS: RUR) (20 Acre Minimum) and Rural: Rural Residential (R: RR) (5 Acre Minimum) – Location: East of Redlands Blvd., south of San Timoteo Canyon Road, west of Lakeshore Drive – 78.78 Gross Acres – Zoning: Controlled Development Areas (W-2) – REQUEST: The project proposes to construct a 105 foot lattice tower wireless communication facility. AT&T Mobility will install twelve (12) eight foot high panel antennas, twenty-four (24) remote radio units, and four (4) surge suppressors within an unenclosed 432 square-foot lease area. Additionally, one (1) global positioning satellite, seven (7) equipment cabinets, and one (1) 50 kv diesel generator will be installed inside a 234 square-foot lease area enclosed by an eight (8) foot high block wall. The total AT&T lease area for the project is 666 square-feet. Variance No. 1903 is a request to allow for a reduced setback requirement. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings one thousand feet (1000 ft.). If approved, Variance No. 1903 would allow for a setback of 175 feet from the nearest habitable dwelling. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

**ACTION:** Consent



Charissa Leach, Assistant TLMA Director


1/23/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: February 6, 2018  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
  
Deputy

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

1. **RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on December 20, 2017.

**The Planning Department recommended approval; and,  
THE PLANNING COMMISSION:**

**ADOPTED** the **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42836**, 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,

**APPROVED VARIANCE NO. 1903**, subject to the findings and conclusions incorporated in the staff report; and,

**APPROVED CONDITIONAL USE PERMIT NO. 3730**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: Applicant Fees 100%</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The proposed project is for the installation of a new 105 foot lattice tower wireless communication facility. The tower is being constructed due to an existing Southern California Edison lattice tower being decommissioned (where currently AT&T has their antennas and equipment). The project site is located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP in Cell Group T in Cell Number 473). As such, the project went through a Habitat Acquisition & Negotiation Strategy (HANS) review (HANS2288). The HANS was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the WRMSHCP. The RCA/JPR review concurred with the County that no conservation is described or required for the proposed project.

So as to preserve the natural topography, shape, and size of the subject parcel and to align itself with the existing surrounding areas views and development, the proposed wireless facility has been designed as a lattice tower. The height of the tower (at 105 feet) will allow for multiple co-locations to occur on it without the need for further disturbance on the subject parcel or the surrounding area, lessening the disturbance within the WRMSHCP cell, as the proposed project site is already disturbed. Due to the agreed-upon placement location of the project, a variance

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STATE OF CALIFORNIA**

application (Variance No. 1903) was submitted to address the need for a smaller setback requirement.

The project was heard by the Planning Commission on December 20, 2017. The project was approved at the hearing.

**Board Action**

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**Impact on Citizens and Businesses**

The projects have no direct impact on citizens or businesses, as these are private projects. All impacts have been studied through CEQA.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

- A. PLANNING COMMISSION HEARING REPORT OF ACTION
- B. PLANNING COMMISSION HEARING STAFF REPORT

  
\_\_\_\_\_  
Scott Bruckner 1/29/2018



PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
DECEMBER 20, 2017

satellite antennas enclosed within a 300 sq. ft. lease area. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

- 3.1 GENERAL PLAN AMENDMENT NO. 1203, CHANGE OF ZONE NO. 7913, TENTATIVE TRACT MAP NO. 37153, PLOT PLAN NO. 26209** **Planning Commission Action:**  
Public Comments: Closed  
By a vote of 4-0
- Intent to Adopt a Mitigated Negative Declaration – EA42924 – Applicant: Temescal Office Partners, LP – Engineer: Proactive Engineering Consultants – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Business Park (CD-BP) – Location: Northerly of Temescal Canyon Road, westerly of Interstate 15, easterly of Wrangler Way, and southerly of Mojeska Summit Road – Zoning: Commercial Office (C-O) – **REQUEST:** The General Plan Amendment proposes to change the General Plan Land Use Designation for Parcels 290-060-024 and 290-060-025 from Community Development: Business Park (CD-BP) (0.25 – 0.60 Floor Area Ratio) to Community Development: Medium High Density Residential (CD-MHDR) (5-8 dwelling units per acre). The **Change of Zone** proposes to change the zoning classification for Parcels 290-060-024 and 290-060-025 from Commercial Office (C-O) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule "A" Subdivision of 14.81 acres into three (3) residential lots and six (6) lettered lots. The three (3) numbered residential lots would be subdivided into 83 condominium units. The six (6) lettered lots consist of two (2) of which are for public roads, one (1) for a recreational area, and three (3) are designated for open space. The **Plot Plan** proposes a total of 83 two-story, single-family detached condominium units, 166 garage parking spaces, 63 private on-street parking spaces, approximately 122,800 sq. ft. of landscaping, and recreation areas on the entire 14.81 acre site. Continued from November 1, 2017. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org). **CONTINUED** to February 7, 2018.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

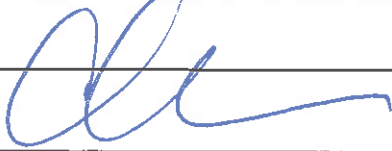
- 4.1 CONDITIONAL USE PERMIT NO. 3730 and VARIANCE NO. 1903 –** **Planning Commission Action:**  
Public Comments: Closed  
By a vote of 4-0
- Intent to Adopt a Negative Declaration – EA42836 – Applicant: Cortel & AT&T Mobility c/o Melissa Francisco – Engineer: Breen Engineering c/o Luis Cardona – Fifth Supervisorial District – Pass and Desert Zoning District – Reche Canyon/Badlands Area Plan: Open Space: Rural (OS-RUR) (20 Acre Minimum) – Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Easterly of Redlands Boulevard, southerly of San Timoteo Canyon Road, and westerly of Lakeshore Drive – 78.78 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The project proposes to construct a 105 foot lattice tower wireless communication facility. AT&T Mobility will install 12 eight (8) foot high panel antennas, 24 remote radio units, and four (4) surge suppressors within an unenclosed 432 sq. ft. lease area. Additionally, one (1) global positioning satellite, seven (7) equipment cabinets, and one (1) 50 kv diesel generator will be installed inside a 234 sq. ft. lease area enclosed by an eight (8) foot high block wall. The total AT&T lease area for the project is 666 sq. ft. Variance No. 1903 is a request to allow for a reduced setback requirement. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings 1000 ft. If approved, Variance No. 1903 would allow for a setback of 175 feet from the nearest habitable dwelling. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org). **ADOPTED** a Negative Declaration for Environmental Assessment No. 42836; and **APPROVED** Variance No. 1903; and **APPROVED** Conditional Use Permit No. 3730, subject to conditions of approval.



4.1

**Agenda Item No.:**  
**Area Plan: Reche Canyon/Badlands**  
**Zoning District: Pass & Desert**  
**Supervisory District: Fifth K6B**  
**Project Planner: Tim Wheeler**  
**Planning Commission: December 20, 2017**

**Conditional Use Permit No. 3730**  
**Variance No. 1903**  
**Environmental Assessment No. 42836**  
**Applicant: Cortel & AT&T Mobility, c/o Melissa Francisco**  
**Engineer/Representative: Breen Engineering c/o Luis Cardona**



Charissa Leach P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION:

The project proposes to construct a 105 foot lattice tower wireless communication facility. AT&T Mobility will install twelve (12) eight foot high panel antennas, twenty-four (24) remote radio units, and four (4) surge suppressors within an unenclosed 432 square-foot lease area. Additionally, one (1) global positioning satellite, seven (7) equipment cabinets, and one (1) 50 kv diesel generator will be installed inside a 234 square-foot lease area enclosed by an eight (8) foot high block wall. The total AT&T lease area for the project is 666 square-feet.

Variance No. 1903 is a request to allow for a reduced setback requirement. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings one thousand feet (1000 ft.). If approved, Variance No. 1903 would allow for a setback of 175 feet from the nearest habitable dwelling.

### PROJECT LOCATION:

East of Redlands Blvd., south of San Timoteo Canyon Road, west of Lakeshore Drive. Parcel address is 30001 San Timoteo Canyon Road.

### PROJECT BACKGROUND:

The proposed project is for the installation of a new 105 foot lattice tower wireless communication facility. The tower is being constructed due to an existing Southern California Edison lattice tower being decommissioned (where currently AT&T has their antennas and equipment). The project site is located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP in Cell Group T in Cell Number 473). As such the project went through a Habitat Acquisition & Negotiation Strategy (HANS) review (HANS2288). The HANS was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to section 6.6.2 of the WRMSHCP. The RCA/JPR review concurred with the County that no conservation is described or required for the proposed project. .

So as to preserve the natural topography, shape, and size of the subject parcel and to align itself with the existing surrounding areas views and development; the proposed wireless facility has been designed as a lattice tower. The height of the tower (at 105 feet) will allow for multiple co-locations to occur on it without the need for further disturbance on the subject parcel or the surrounding area; lessening the disturbance within the WRMSHCP cell, as the proposed project site is already disturbed. Due to the agreed-upon

placement location of the project, a variance application (Variance No. 1903) was submitted to address the need for a smaller setback requirement.

**SUMMARY OF FINDINGS:**

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Open Space: Rural (OS: RUR) (20 Acre Minimum) and Rural: Rural Residential (R: RR) (5 Acre Minimum)   |
| 2. Surrounding General Plan Land Use: | Open Space: Rural (OS: RUR) (20 Acre Minimum) to the west and south; Rural: Rural Residential (R: RR) (5 Acre Minimum) to the north; and Rural: Rural Mountainous (R: RM) (10 Acre Minimum) and Rural Residential (R: RR) (5 Acre Minimum) to the east. |
| 3. Existing Zoning:                   | Controlled Development Areas (W-2)  |
| 4. Surrounding Zoning:                | Controlled Development Areas (W-2) to the north, east and west; Controlled Development Areas (W-2) (20 acre minimum) and Rural Residential (R-R) to the south and southeast corner, respectively.   |
| 5. Existing Land Use:                 | Residential Dwellings, Detached Structures, and Existing Southern California Edison (SCE) lattice tower(s).   |
| 6. Surrounding Land Use:              | Residential Dwellings, Existing Southern California Edison (SCE) lattice tower(s), Ranch/Stables, and Vacant Land.  |
| 7. Project Data:                      | Total Acreage: 78.78 Acres<br>Total Lease Area: 666 Square Feet   |
| 8. Environmental Concerns:            | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPT** the **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42836**, 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,

**APPROVE VARIANCE NO. 1903**, subject to the findings and conclusions incorporated in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3730**, 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 has a General Plan Land Use Designation of Open Space: Rural (OS: RUR) (20 Acre Minimum) and Rural: Rural Residential (R: RR) (5 Acre Minimum) and is located within the

- Reche Canyon/Badlands Area Plan, which allows for uses including, but not limited to, small scale commercial uses.
2. The project site is surrounded by properties which are designated Open Space: Rural (OS: RUR) (20 Acre Minimum) to the west and south; Rural: Rural Residential (R: RR) (5 Acre Minimum) to the north; and Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to the east.
  3. The project site has a Zoning Classification of Controlled Development Areas (W-2) with a minimum lot size of 20,000 square feet. The proposed use, a wireless communication facility, is a permitted use in that zoning classification, subject to approval of a conditional use permit.
  4. The project site is surrounded by properties which are zoned Controlled Development Areas (W-2) to the north, east and west; Controlled Development Areas (W-2) (20 acre minimum) and Rural Residential (R-R) to the south and southeast corner, respectively.
  5. The subject property is currently being used for a single family residence, detached structures, and the existing Southern California Edison lattice electrical towers with existing wireless communication facilities attached to them; on the parcel.
  6. Vacant land, single family residences, detached structures, and other SCE lattice electrical towers with wireless communication facilities attached to them have been constructed in the subject property and project's vicinity.
  7. Variance No. 1903 is a request to allow for a reduced setback requirement and topography, location and surrounding consideration. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings one thousand feet (1000 ft.). If approved, Variance No. 1903 would allow for a setback 175 feet from the nearest habitable dwelling. This setback still allows for a safe distance if it were to fall over due to unforeseen circumstances; as the setback distance is almost twice the height of the proposed lattice tower. The variance is necessary due to the special circumstances of the subject property's topography, location and surrounding area. The undulating nature of the property with prominent peaks and valleys preclude the setting of the wireless facility tower in low lying valleys surrounded by elevated high ridgelines. The wireless signal strength could be compromised if the tower were situated in a low lying area. Additionally, the site is further compromised since it is located within a Criteria Cell of the Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP), which deprives it of privileges enjoyed by other properties in the vicinity that have the same zoning classification. The areas required for conservation on the property surrounding the project site pursuant to the WRMSHCP and pursuant to Joint Project Review by the Regional Conservation Authority limit the project's location to a specific area on the property, so as to avoid disturbance to the areas called out for conservation. Other properties in the vicinity do not have the same developable area restriction, or have also obtained variances to allow for certain development. This variance is needed to allow adherence to the RCA/JPR consistency determination for the specified, limited location of the wireless communication facility on the subject parcel which limits grading onsite to an area previously disturbed by an access road and turnout area.
  8. The proposed use, a wireless communication facility, meets the requirements for approval in accordance with Ordinance No. 348, and has met the specific processing requirements and development standards for other wireless communication facilities based on the following:
    - a. The project is not located in a sensitive viewshed. The proposed use, a wireless communication facility, has a "lattice tower" design to better blend in with existing lattice towers in the surrounding

area of Reche Canyon. The lattice tower design is visually minimally intrusive, as it blends into the skyline and replaces an existing lattice electrical tower facility that is being decommissioned. The lattice tower design keeps with the already established surroundings of the neighboring parcels and area, which already includes existing Southern California Edison towers of the same height or taller that provide utilities to and through the area and beyond. Therefore, the facility will not be located in a sensitive viewshed.

- b. The supporting equipment for the proposed use, a lattice wireless communication facility, is screened from view by an 8 foot high block wall. The height is needed to fully screen the equipment from view and the wall provides the needed fire protection required by the state.
- c. A fully executed copy of the lease agreement entered into by the underlying property owner has been provided to the County.
- d. The Riverside County Information Technology Department (RCIT) has reviewed the necessary documents for FAA clearances. No further documentation or letter is needed.
- e. The project's area of disturbance is minimal due to the restrictions of the subject property location in the WRMSHCP. The area of disturbance is reduced to the total lease area of 666 square-feet and the access road to it from San Timoteo Road; as it is directly next to the existing disturbed area of the decommissioned SCE lattice electrical tower.
- f. The project will be enclosed by an 8 foot high block wall. The additional height is deemed appropriate and needed for fully screening the supporting equipment and for fire protection standards. The block wall will meet the Countywide Design Guidelines.
- g. The site for the project has a zoning classification of (W-2). Section 19.406 of Ordinance No. 348 allows other wireless communication facilities to be located in the W-2 zone with an approved conditional use permit.
- h. Section 19.410.c. of Ordinance No. 348 provides that other wireless communication facilities shall not exceed a height of 105 feet. The height for the proposed project is 105 feet, meeting the height standard.
- i. The project, by its placement on the subject property in the pre-approved location per the HANS review (HANS 2288), is sited to minimize impacts to the surrounding community and has no biological resources as noted in the documents provided in this report package.
- j. No landscaping is proposed for this project as to avoid any further disturbance in the WRMSHCP cell.
- k. The project has lighting proposed for inside the lease area for the carrier (AT&T). Said lighting is screened, shielded, and directed down towards the equipment lease area of 234 square-feet and enclosed by an 8 foot high block wall.
- l. A standard condition of approval has been added to ensure that all noise produced by the project will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (Condition of Approval 10. Planning-Noise Reduction.17). The nearest habitable dwelling is approximately 175 feet away.

- m. The project provides space for temporary parking with the non-exclusive access easement from the road right of way to in front of the total 666 square-foot lease area.
  - n. The project provides an all-weather surface for access through a non-exclusive easement from the road right of way.
  - o. All power and communication lines for the project are proposed to be underground.
  - p. The project is proposed within the ridgelines of the surrounding area. Existing lattice electrical towers with wireless communication facilities attached to them of the same height or taller on or near the subject property are existing in the area; providing utilities to and through the area and beyond. This wireless lattice communication tower replaces an already-existing SCE lattice electrical tower with wireless communication facilities attached to it that is being decommissioned. The viewshed will therefore not experience any additional disturbance.
  - q. The project is set back approximately 175 feet from the nearest habitable dwelling. Ordinance No. 348 requires a setback from habitable dwellings of 1000 feet. Due to the configuration and layout of the subject property, no location on the property would meet this setback requirement. If approved, Variance No. 1903 would allow for a setback of 175 feet. The variance is necessary due to the special circumstances of the subject property's configuration and location within a Criteria Cell of the Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP), which deprives it of privileges enjoyed by other properties in the vicinity that have the same zoning classification. The areas required for conservation on the property pursuant to the WRMSHCP and pursuant to Joint Project Review by the Regional Conservation Authority limit the project's location to a specific area on the property, so as to avoid disturbance to the areas called out for conservation. Other properties in the vicinity do not have the same developable area restriction, or have obtained variances to allow for certain development. If granted, the variance will allow for the reduced setback of 175 feet from the nearest habitable dwelling.
  - r. The project's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area. They will be screened and enclosed by an eight (8) foot high block wall in a neutral beige or brown earth tone color and treated with anti-graffiti coating.
9. This project is located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP in Cell Group T in Cell Number 473). As such the project went through a Habitat Acquisition & Negotiation Strategy (HANS) review (HANS2288). The HANS was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to section 6.6.2 of the WRMSHCP. The RCA/JPR review concurred with the County that no conservation is described or required for the proposed project and that the project will be contained within the described 666 square-foot lease area on the proposed site plan. A copy of the RCA/JPR determination letter dated January 23, 2017 is included with this report package.
10. Fire protection and suppression services will be available for the project through Riverside County Fire Department. A Riverside County Fire Station is located approximately 3.4 miles from the project site.
11. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 via an all-weather access road. An 8 foot high block wall around the 666 square-foot equipment



enclosure lease area will meet fire protection standards and provide buffering from both sides of the wall to prevent fire damage and protect the project site.

12. Environmental Assessment No. 42836 did not identify any potentially significant impacts.
13. Geological Reports for geological hazards and geological investigations were prepared and submitted under GEO02532. These reports were concluded and conditions of approval added to the project. A copy of the conclusion letter/email is within the staff report package.
14. In compliance with Assembly Bill 52 (AB52), on February 9, 2017 notices regarding this project were mailed to all Native American groups who had requested to be noticed pursuant to AB 52. No consultation was requested. AB52 was concluded on March 28, 2017 by the Riverside County Archeologist.

### **CONCLUSIONS:**

1. The proposed project is in conformance with the Open Space: Rural (OS: RUR) and Rural: Rural Residential (R: RR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Controlled Development Areas (W-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is 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, no letters, in support or opposition have been received.
2. The project site **is not** located within:
  - a. A city's sphere of influence; or,
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area; or,
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
  - d. A County Service Area; or,
3. The project site **is** located within:
  - a. A High Fire Area or State Responsibility Area; and,
  - b. A moderate liquefaction area; and,
4. The subject site is currently designated as Assessor's Parcel Number 473-080-005.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP03730**

**VICINITY/POLICY AREAS**

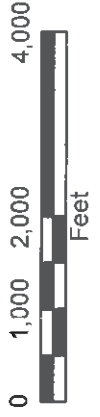
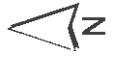
Supervisor: Ashley  
District 5

Date Drawn: 09/27/2017  
Vicinity Map



Zoning Area: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan setting the land use designations for unincorporated Riverside County. This map was prepared for informational purposes only and does not constitute a final decision. For more information, please contact the Riverside County Planning Department offices in Riverside at (951)955-2000 (Western County) or in Palm Desert at (760)965-9277 (Eastern County) or Website: <http://www.co.riverside.ca.us>



RIVERSIDE COUNTY PLANNING DEPARTMENT

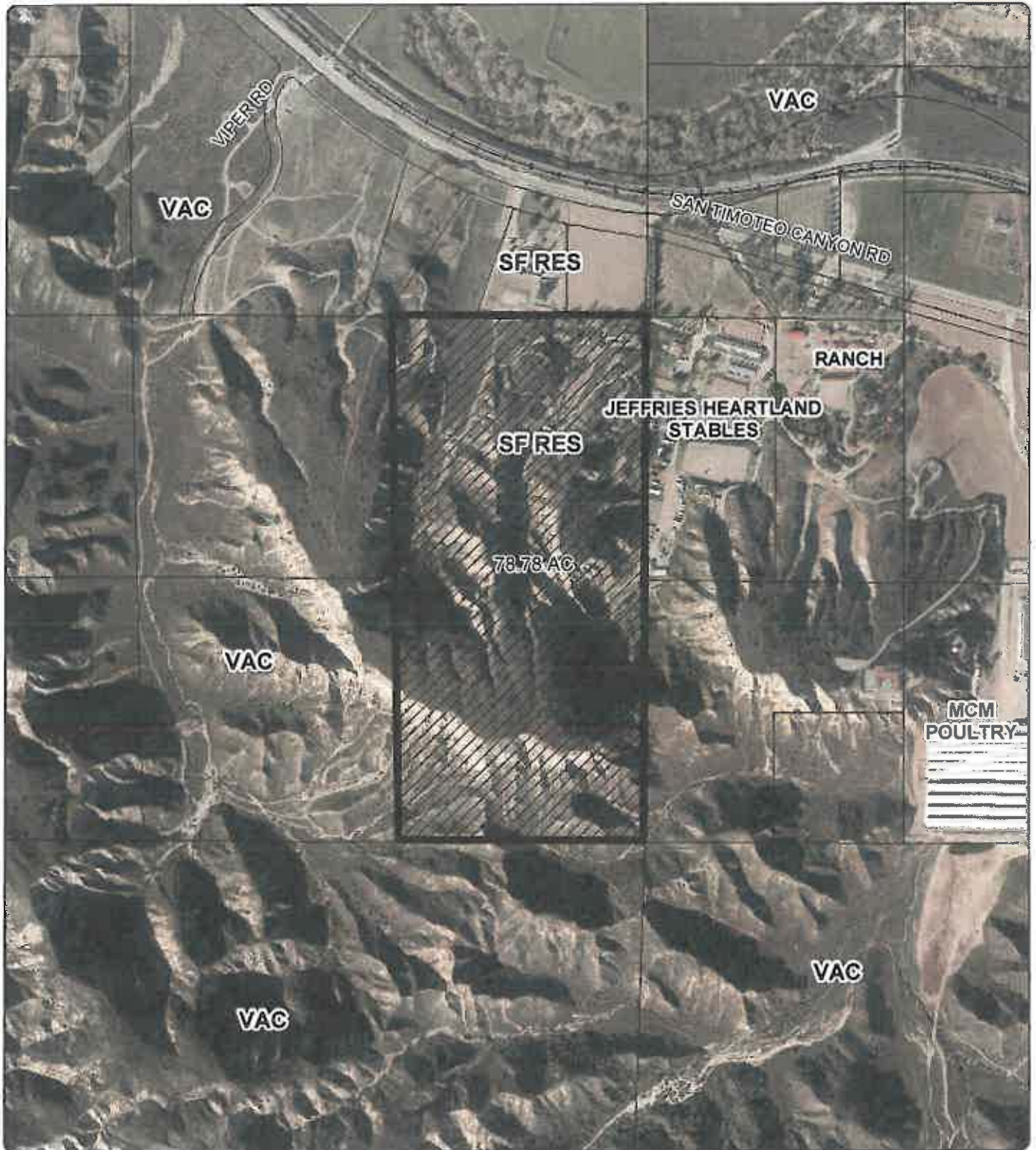
CUP03730

LAND USE

Supervisor: Ashley  
District 5

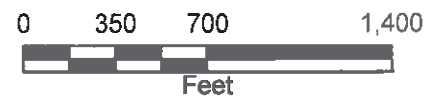
Date Drawn: 09/27/2017

Exhibit 1



Zoning Area: Pass & Desert

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>



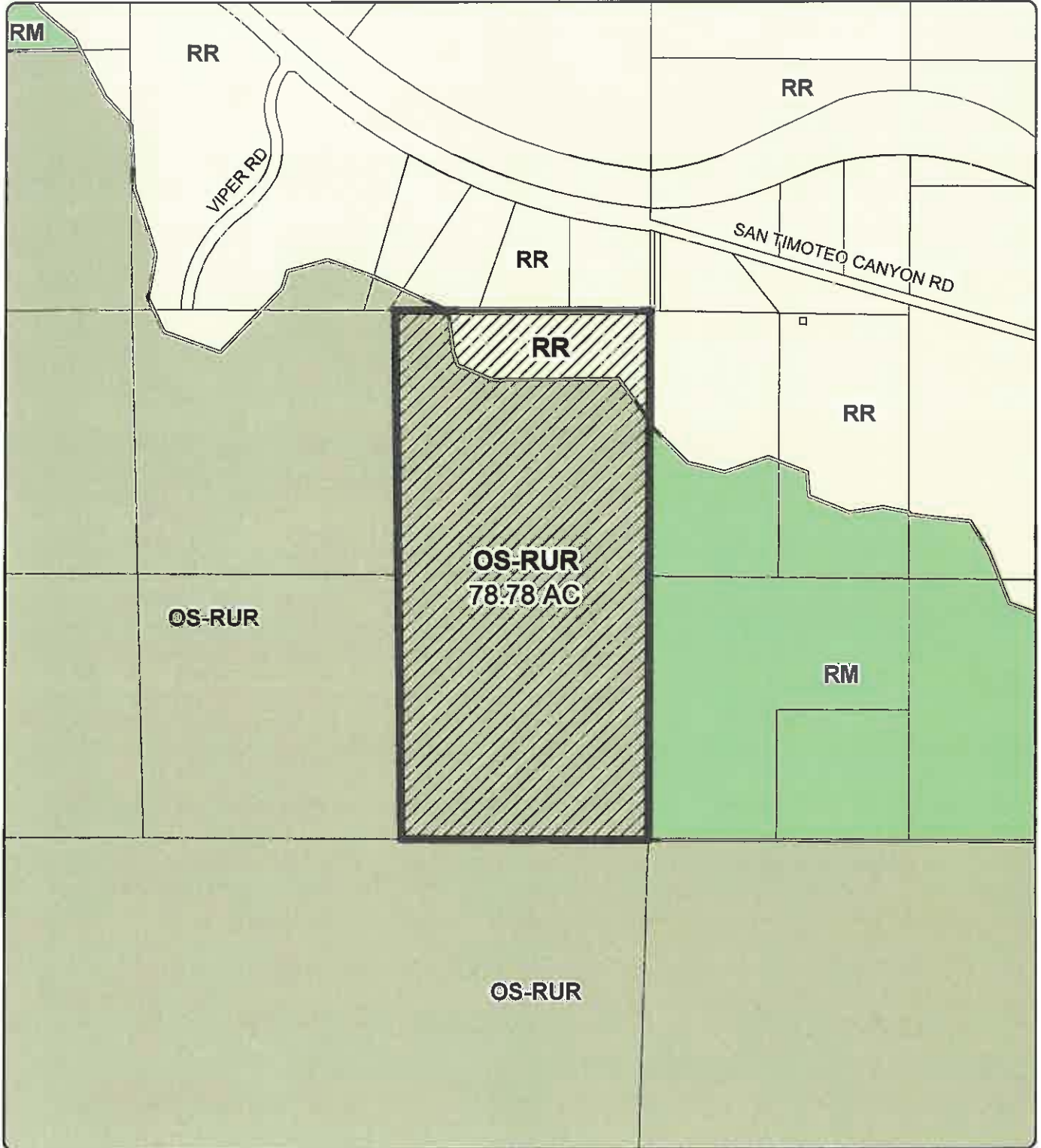
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03730

EXISTING GENERAL PLAN

Supervisor: Ashley  
District 5

Date Drawn: 09/27/2017  
Exhibit 5



Zoning Area: Pass & Desert

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

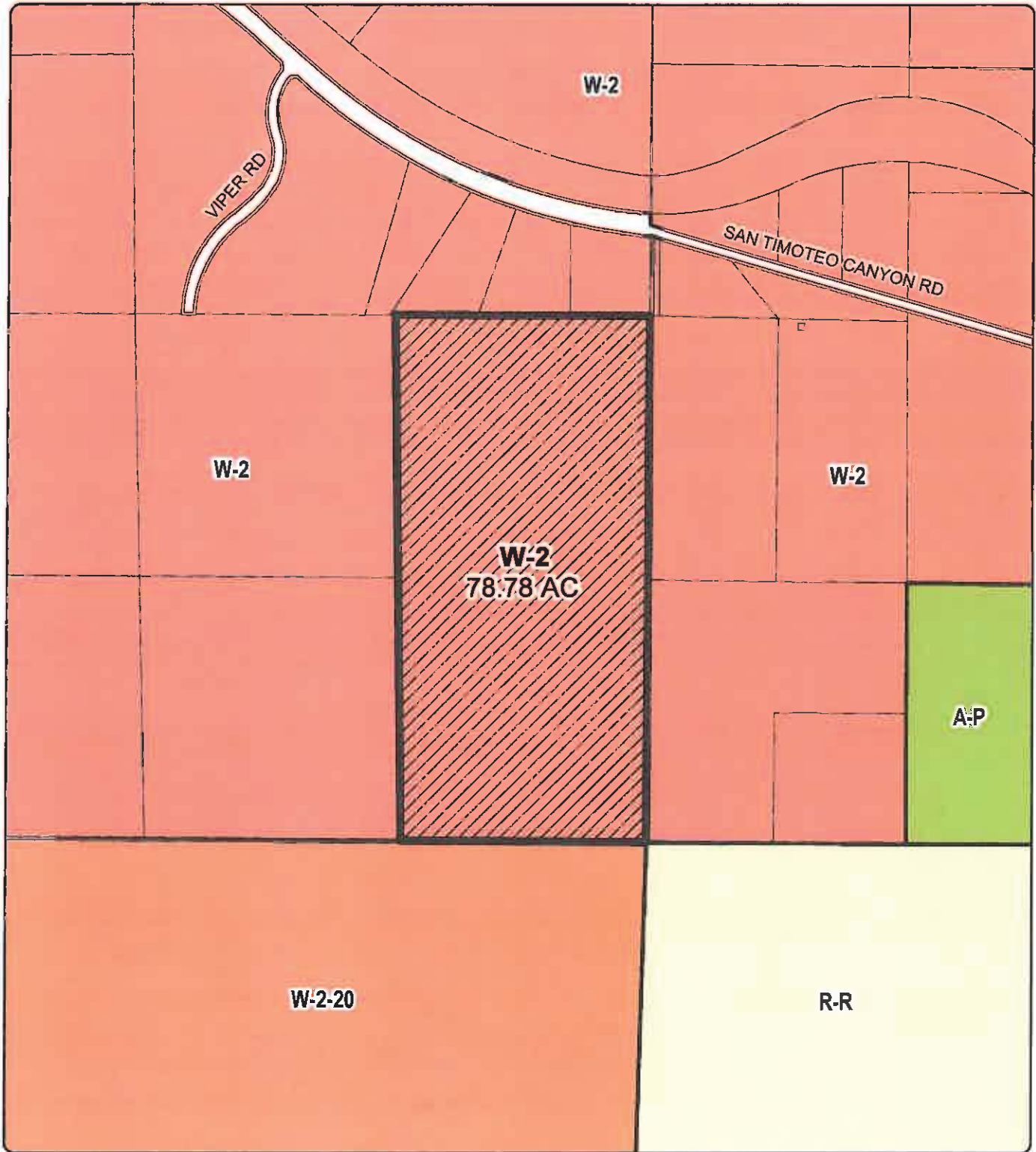
CUP03730

EXISTING ZONING

Supervisor: Ashley  
District 5

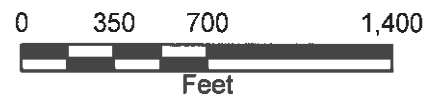
Date Drawn: 09/27/2017

Exhibit 2



Zoning Area: Pass & Desert

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>











1452 EMINGER AV. 3RD FLOOR  
TUSTIN, CA 92780



14671 ANTOYO HONDO  
SAN DIEGO, CALIFORNIA 92127



6261 BEACH BLVD. #225  
BUSINESS CENTER  
TEL: (415) 525-2100  
WWW.BREENENG.COM



1452 EMINGER AV. 3RD FLOOR  
TUSTIN, CA 92780

CLV15159  
SAN TIMOTEO CYN  
REDLANDS, CA 92373  
RAW EARTH

SHEET TITLE  
GENERAL SIGNAGE

SHEET NUMBER

GS-1

**GENERAL SIGNAGE GUIDELINES**

Structure Type	INFO SIGN #1	INFO SIGN #2	INFO SIGN #3	INFO SIGN #4	INFO SIGN #5	STRIPING	NOTICE SIGN	CAUTION SIGN
<b>Towers</b> Monopole/Acrosstowers/monopole	entrance gates, shelter doors OR on the exterior entrance gates, shelter doors OR on the exterior cabinets	climbing side of the tower	On backside of Antennas	On the side of Antennas	On the shelter door or on one outdoor equipment cabinet			At the height of the first climbing step, min. 8ft. Also above the first climbing step, min. 8ft. above ground
SOE Towers / Towers with high voltage	entrance gates, shelter doors OR on the exterior cabinets	climbing side of the tower, no less than 8ft. above ground	On backside of Antennas	On the side of Antennas	On the shelter door or on one outdoor equipment cabinet			At the height of the first climbing step, min. 8ft. Also above the first climbing step, min. 8ft. above ground
Light Poles / Flag Poles	entrance gates, shelter doors OR on the exterior cabinets	On the pole, no less than 8ft. above ground	On backside of Antennas	On the side of Antennas	On the shelter door or on one outdoor equipment cabinet			At the height of the first climbing step, min. 8ft. Also above the first climbing step, min. 8ft. above ground
Utility Wood Poles (UP)	entrance gates, shelter doors OR on the exterior cabinets	below the Antenna and no less than 8ft. above ground	On backside of Antennas	On the side of Antennas	On the shelter door or on one outdoor equipment cabinet			At the height of the first climbing step, min. 8ft. Also above the first climbing step, min. 8ft. above ground
Monopole mounted on non-UP poles	entrance gates, shelter doors OR on the exterior cabinets	below the Antenna and no less than 8ft. above ground	On backside of Antennas	On the side of Antennas	On the shelter door or on one outdoor equipment cabinet			At the height of the first climbing step, min. 8ft. Also above the first climbing step, min. 8ft. above ground
<b>Rooftops</b>								
All of access points to the roof	X			X				
On Antennas	X			X				
On Roofs	X			X				
On Support Structure	X			X				
Roofview Chart	X			X				
Reduction area is within 3ft. from antenna		X						
Reduction area is beyond 3ft. from antenna		X						
<b>Church Steeple</b>	Access to a steeple	adjacent to antennas OR enclosed	On backside of Antennas	On the side of Antennas	On the shelter door or on one outdoor equipment cabinet			Caution sign at the antenna
<b>Water Stations</b>	Access to ladder	adjacent to antennas OR enclosed	On backside of Antennas	On the side of Antennas	On the shelter door or on one outdoor equipment cabinet			Caution sign at the antenna

Notes for Rooftop signs:

1. Error NOTICE or CAUTION signs must be placed on each sector as close as possible to the outer edge of the stepped off area of the outer antennas of the sector.
2. If Roofview shows only blue = Notice Sign; blue and yellow = Caution Sign; only yellow = Caution Sign to be established.
3. Should the required stepping area interfere with any structures or equipment (A/C, vents, roof hatch, doors, other antennas, etc.), please notify AT&T to modify the stepping area, prior to stepping the work.

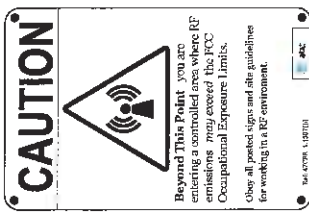
SIGNAGE GUIDELINES CHART  
NO. 504.1



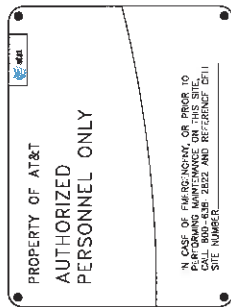
ALERTING SIGN  
NO. 504.1

S T A Y   B A C K   3   F E E T   F R O M   A N T E N N A

INFO SIGN #4  
NO. 504.2



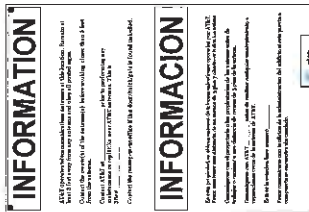
NOTICE SIGN  
NO. 504.3



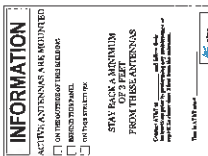
INFO SIGN #5  
NO. 504.4



INFO SIGN #3  
NO. 504.5



INFO SIGN #1  
NO. 504.6



INFO SIGN #2  
NO. 504.7



1452 EDINGER AVENUE  
3RD FLOOR  
DUBLIN, CA 94568

428 MAIN STREET SUITE 206  
HUNTINGTON BEACH, CA 92648  
(408)555-4072

988 WEST 106TH STREET, SUITE 200  
SAN ANTONIO, TX 78247  
TEL: (210) 464-8404  
FAX: (210) 464-8406  
www.breeneng.com

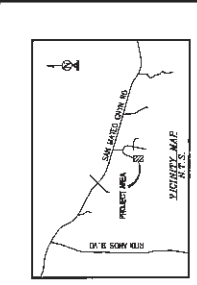
NO.	DATE	REVISION	DESCRIPTION
1	07/10/2015	ISSUED FOR BIDDING	

NOT TO BE USED FOR CONSTRUCTION

CLV5159  
30001 SAN MATEO CANYON RD  
REDLANDS, CA 92373  
RAWLAND

SUBJECT TITLE  
SITE SURVEY

SHEET NUMBER  
LS-1



**DIRECTIONS TO SITE:**  
FROM THE INTERSECTION OF SAN MATEO CANYON RD AND EASTERN TRANSPORTATION CORRIDOR TOLL ROAD, TRAVEL EAST ON SAN MATEO CANYON RD TO INTERSTATE 215, TAKE INTERSTATE 215 SOUTH/EAST TO CA-80, TAKE CA-80 EAST TO REDLANDS SAN MATEO CANYON ROAD, MAKE SAN MATEO CANYON ROAD EAST TO THE SITE ON THE SOUTH SIDE OF THE ROAD.

**BENCHMARK:**  
BENCHMARKS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 1980 PLATE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE NAD83 COORDINATE ZONE 10C, DETERMINED BY GPS OBSERVATIONS.

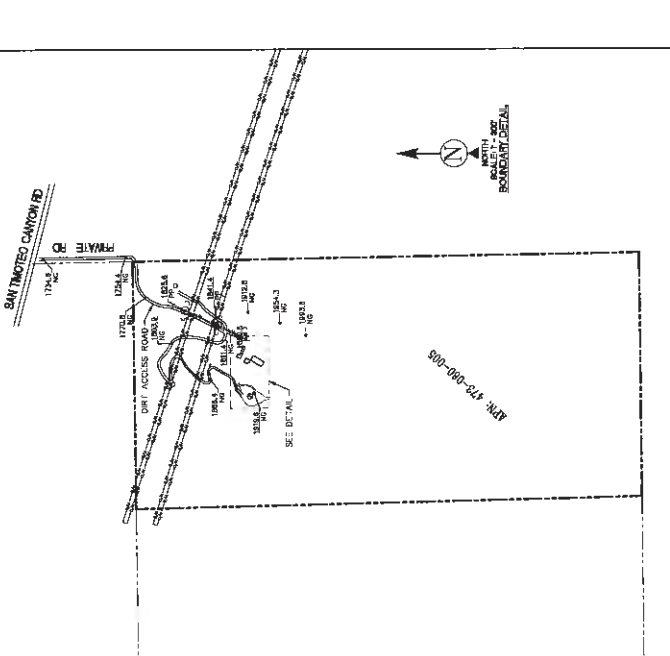
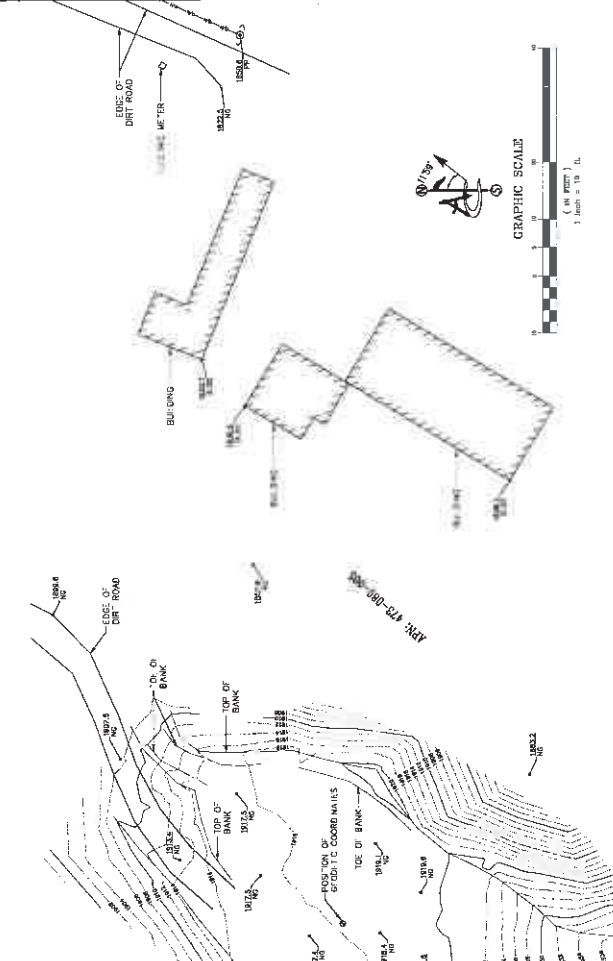
**UTILITY NOTES:**  
UTILITY NOTES OBTAINED FROM A.T. UTILITIES AND SHOWN ON THE LOCATIONS ARE DEFINITIVE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE APPROPRIATE AGENCIES.

**LESSONS LEARNED DISCUSSION:**  
TO BE PROVIDED BY THE CONTRACTOR.

**BASE OF BUILDING:**  
BASE OF BUILDING HEIGHTS ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE NAD83 COORDINATE ZONE 10C, DETERMINED BY GPS OBSERVATIONS.

**CONTRACTOR'S RESPONSIBILITY:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE APPROPRIATE AGENCIES.

**POSITION OF GEODETIC COORDINATES:**  
LATITUDE: 33° 26' 41.81" N (33.444995) NORTH (NAD83)  
LONGITUDE: 118° 00' 00.00" W (118.000000) WEST (NAD83)  
GROUND ELEVATION: 1878.0' (NAD83)



**LEGEND**

- BLDG: TOP OF BUILDING
- CONTR: CONTRACTOR
- CO: POWER POLE
- GEOD: GEODETIC COORDINATES
- SPOT: SPOT ELEVATION
- CHG: CHANGING LINES
- SUBJ: SUBJECT PROPERTY LINE
- ADJ: ADJACENT PROPERTY LINE
- FAS: FASSETT LINES
- MAJ: MAJOR CONTOUR INTERVAL
- MIN: MINOR CONTOUR INTERVAL

**POSITION OF GEODETIC COORDINATES:**  
LATITUDE: 33° 26' 41.81" N (33.444995) NORTH (NAD83)  
LONGITUDE: 118° 00' 00.00" W (118.000000) WEST (NAD83)  
GROUND ELEVATION: 1878.0' (NAD83)







NOTE: UTILITY DESIGN IS PROPOSED AND BASED ON THE DESIGN VISIT. FINAL UTILITY COORDINATION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.



14821 ARROYO HONDO  
SAN DIEGO, CALIFORNIA 92127



8091 BEACH BLVD. #125  
ESCONDIDO, CA 92025  
TEL: (760) 528-9111  
WWW.BREENENGINEERING.COM

REV	DATE	DESCRIPTION
2	12/27/16	REVISION
1	02/22/18	ISSUE CONSTRUCTION DRAWINGS
0	07/24/18	ISSUE CONSTRUCTION DRAWINGS

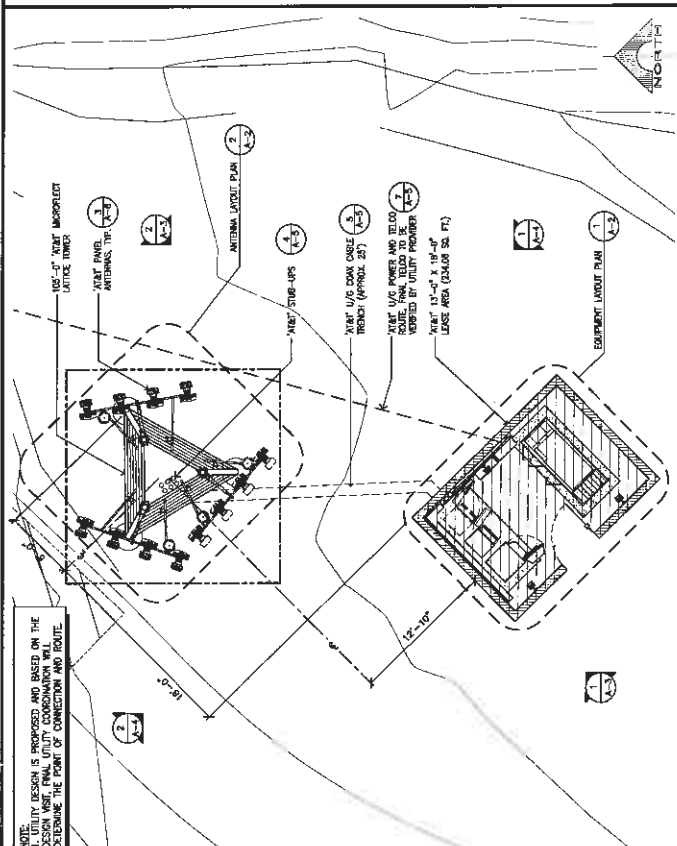


IT IS A WORKMAN OF LAW FOR ANY FEDERAL, STATE OR LOCAL AGENCY. THE USER OF A DESIGN OR PROFESSIONAL PRODUCT OF THIS FIRM IS TO BE RESPONSIBLE FOR THE DESIGN.

CLV5159  
SAN TIMOTEO CYN  
30001 SAN TIMOTEO CANYON RD  
REDLANDS, CA 92373  
RAW EARTH

SHEET TITLE  
ENLARGED SITE PLAN  
ANTENNA & EQUIPMENT LAYOUT

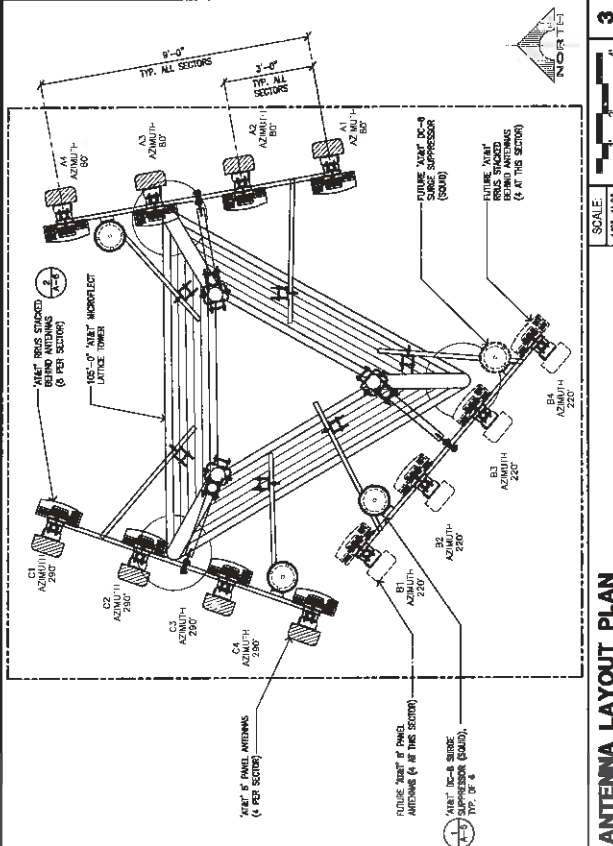
SHEET NUMBER  
A-2



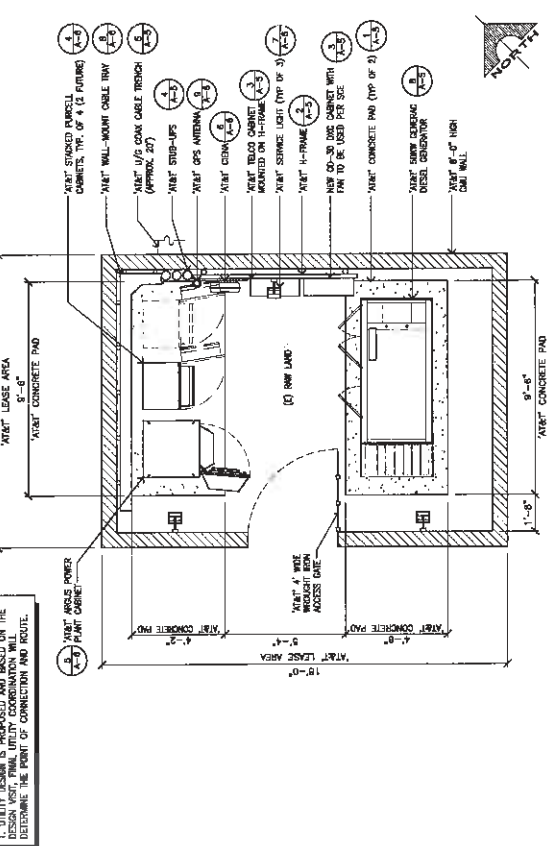
ENLARGED SITE PLAN  
SCALE: 3/8"=1'-0"  
1

SECTOR	PROPOSED TECHNOLOGY	ANTENNA HEIGHT (FT)	ANTENNA WIDTH (FT)	RAD CENTER	RAD TRANSMISSION UNITS (LENGTH FT)
01	LTE	8'	8'	75'-0"	+/- 120'
02	LTE	8'	8'	75'-0"	+/- 120'
03	LTE	8'	8'	75'-0"	+/- 120'
04	LTE	8'	8'	75'-0"	+/- 120'
05	LTE	8'	8'	75'-0"	+/- 120'
06	LTE	8'	8'	75'-0"	+/- 120'
07	LTE	8'	8'	75'-0"	+/- 120'
08	LTE	8'	8'	75'-0"	+/- 120'
09	LTE	8'	8'	75'-0"	+/- 120'
10	LTE	8'	8'	75'-0"	+/- 120'
11	LTE	8'	8'	75'-0"	+/- 120'
12	LTE	8'	8'	75'-0"	+/- 120'
13	LTE	8'	8'	75'-0"	+/- 120'
14	LTE	8'	8'	75'-0"	+/- 120'
15	LTE	8'	8'	75'-0"	+/- 120'
16	LTE	8'	8'	75'-0"	+/- 120'
17	LTE	8'	8'	75'-0"	+/- 120'
18	LTE	8'	8'	75'-0"	+/- 120'
19	LTE	8'	8'	75'-0"	+/- 120'
20	LTE	8'	8'	75'-0"	+/- 120'

SECTOR	RRU UP OR DOWN	RRU COUNT	ARRANGE (FEET)	ARRANGE (FEET)
01	UP	2	<12'	18' 8" 8"
02	UP	2	<12'	18' 8" 8"
03	UP	2	<12'	18' 8" 8"
04	UP	2	<12'	18' 8" 8"
05	UP	2	<12'	18' 8" 8"
06	UP	2	<12'	18' 8" 8"
07	UP	2	<12'	18' 8" 8"
08	UP	2	<12'	18' 8" 8"
09	UP	2	<12'	18' 8" 8"
10	UP	2	<12'	18' 8" 8"
11	UP	2	<12'	18' 8" 8"
12	UP	2	<12'	18' 8" 8"
13	UP	2	<12'	18' 8" 8"
14	UP	2	<12'	18' 8" 8"
15	UP	2	<12'	18' 8" 8"
16	UP	2	<12'	18' 8" 8"
17	UP	2	<12'	18' 8" 8"
18	UP	2	<12'	18' 8" 8"
19	UP	2	<12'	18' 8" 8"
20	UP	2	<12'	18' 8" 8"



ANTENNA LAYOUT PLAN  
SCALE: 1/2"=1'-0"  
3



EQUIPMENT LAYOUT PLAN  
SCALE: 3/8"=1'-0"  
4

ANTENNA AND RRU SPECS



AT&T MOBILITY SERVICES  
 1450 EDWARDS AVE, 5TH FLOOR  
 LUSTIN, CA 92578



Cortel, LLC  
 14871 ARROYO HUNDO  
 SAN DIEGO, CALIFORNIA 92127



BREEN  
 Engineering Inc.  
 6291 BEACH BLVD. #725  
 SUITE 100  
 SAN DIEGO, CA 92121  
 TEL: (619) 594-2111  
 WWW.BREENENGINEERING.COM

REV	DATE	DESCRIPTION
1	12/29/13	REVISION
2	02/22/14	100% CONSTRUCTION PERMITS
3	01/29/14	90% CONSTRUCTION PERMITS

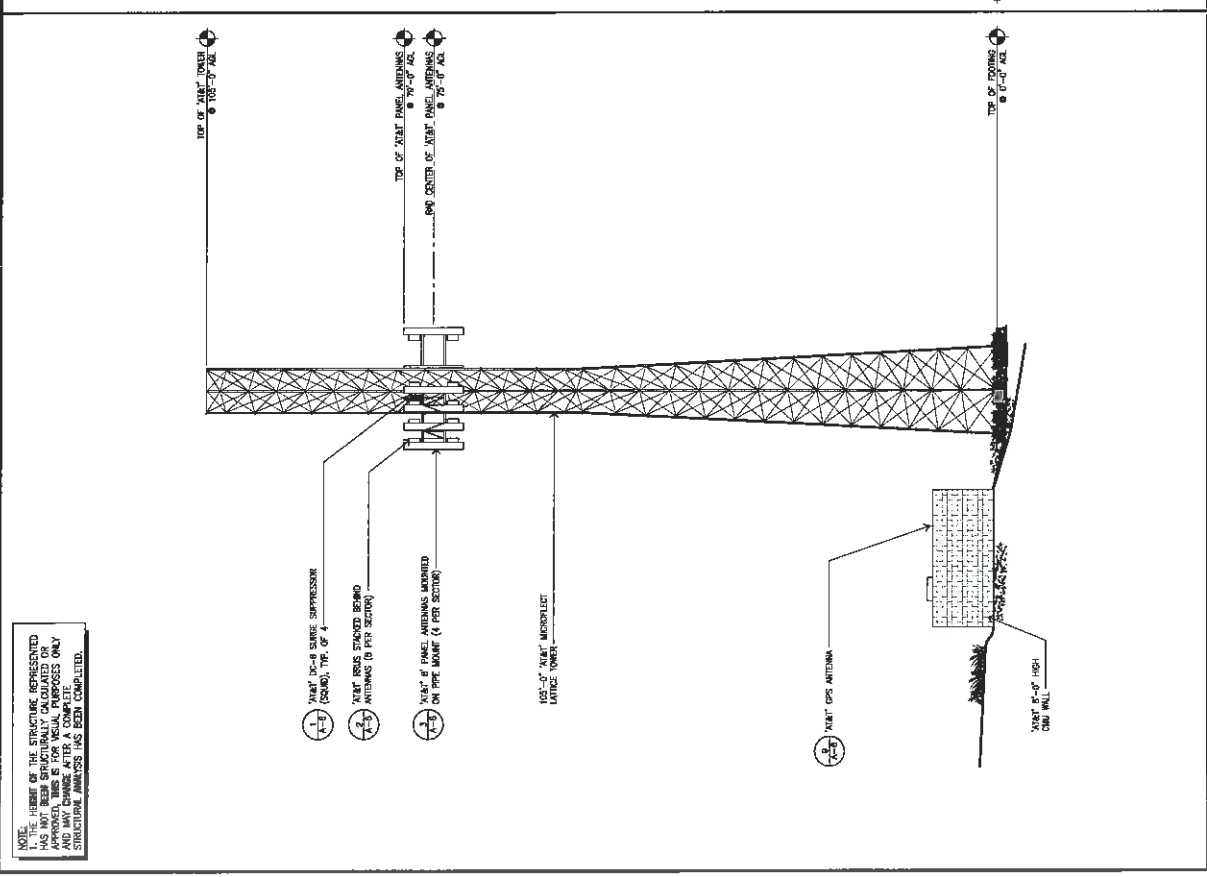
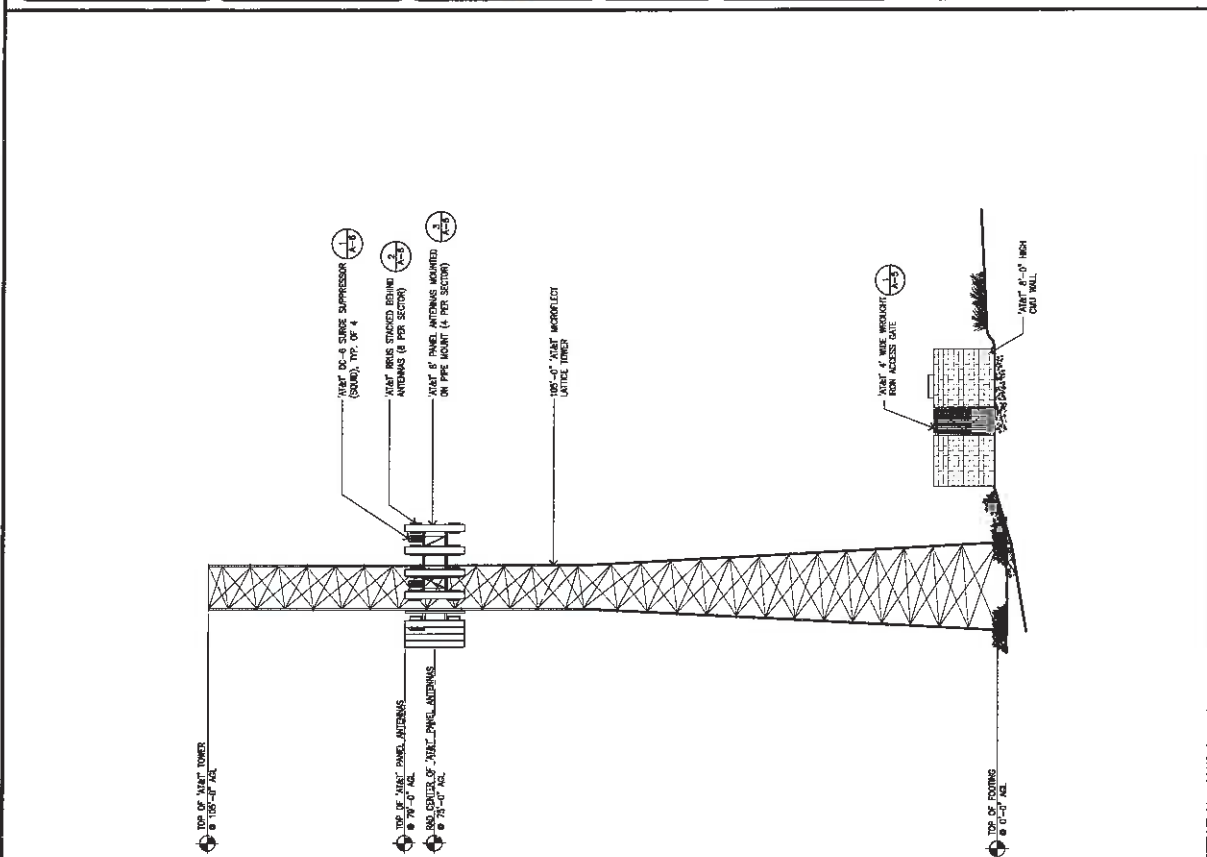


IT IS A VIOLATION OF LAW FOR ANY PERSON,  
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 TO ALTER THIS DOCUMENT.

CLV5159  
 SAN TIMOTEO CYN  
 30001 SAN TIMOTEO CANYON RD  
 REDLANDS, CA 92373  
 RAW EARTH

SHEET TITLE  
 ELEVATIONS

SHEET NUMBER  
 A-3



**NOTE:** THE HEIGHT OF THE STRUCTURE REPRESENTED HAS NOT BEEN STRUCTURALLY CALCULATED OR VERIFIED. THE HEIGHT IS FOR INFORMATION PURPOSES ONLY. STRUCTURAL ANALYSIS HAS BEEN COMPLETED.

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

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

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

1



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

SOUTHWEST ELEVATION

2



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

NORTHEAST ELEVATION



AT&T MOBILITY SERVICES  
1452 EDINGER AVE. 3RD FLOOR  
TUSTIN, CA 92780



Cortel, LLC  
14521 ARROYO HONDO  
SAN DIEGO, CALIFORNIA 92127



BREEN Engineering Inc  
6061 BEACH BLVD. #250  
SAN DIEGO, CALIFORNIA 92121  
TEL: (619) 595-2111  
WWW.BREENENG.COM

REV	DATE	DESCRIPTION
2	12/21/16	REVISION
1	02/02/16	ISSUE CONSTRUCTION DRAWING
0	01/09/16	ISSUE CONSTRUCTION DRAWING



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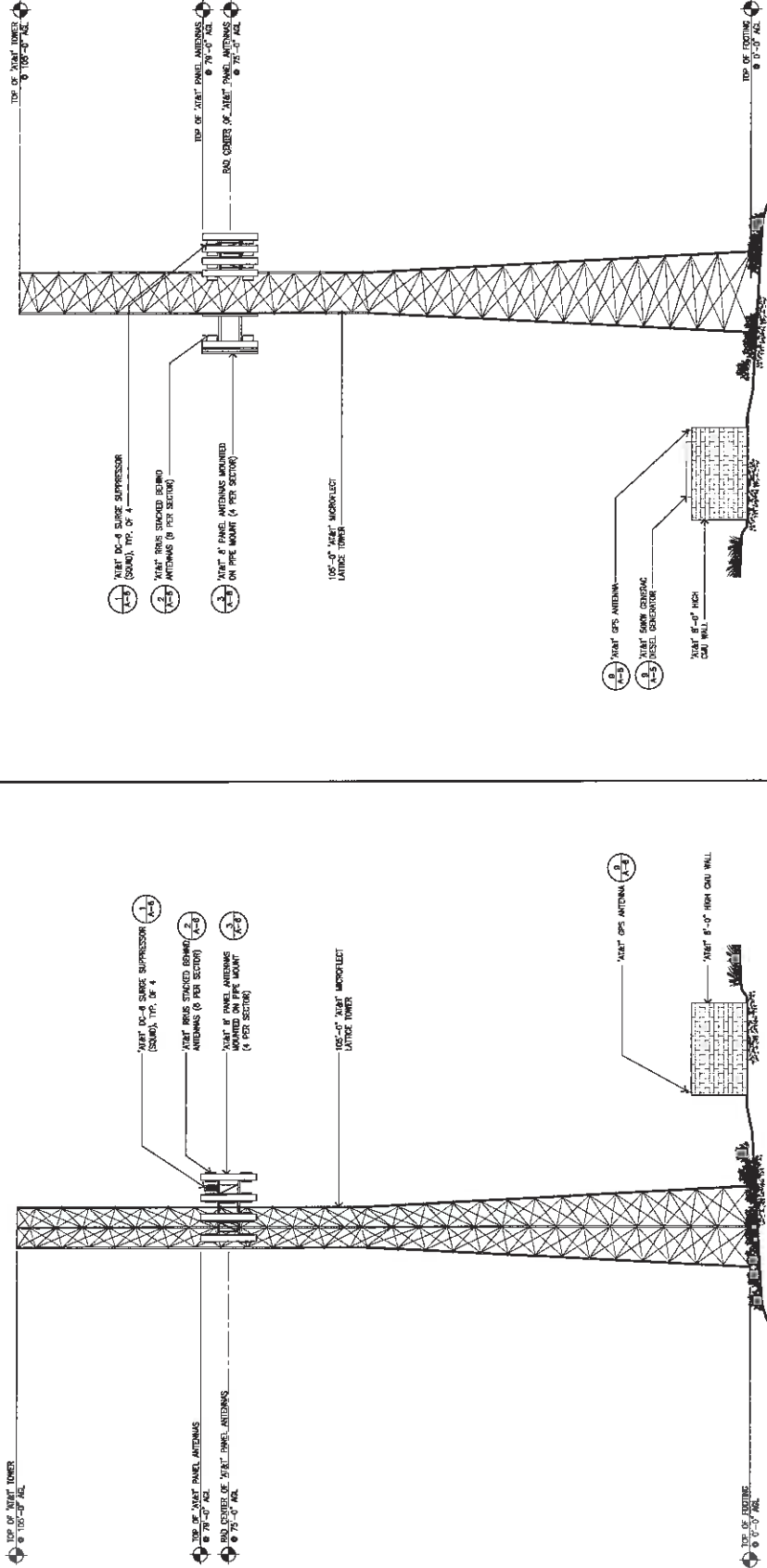
CLV5159 CYN  
SAN TIMOTEO CYN  
30001 SAN TIMOTEO CANYON RD  
REDLANDS, CA 92373  
RAW EARTH

SHEET TITLE  
ELEVATIONS

SHEET NUMBER

A-4

NOTE:  
1. THE HEIGHT OF THE STRUCTURE REPRESENTED HAS NOT BEEN STRUCTURALLY CALCULATED OR VERIFIED BY ANY ENGINEER OR ARCHITECT AND MAY VARY AS NECESSARY UPON COMPLETION OF THE STRUCTURE. A STRUCTURAL ANALYSIS HAS BEEN COMPLETED.



NORTHWEST ELEVATION

SOUTHEAST ELEVATION

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

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

1



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

8



AT&T MOBILITY SERVICES  
1452 TENNER AVE., 3RD FLOOR  
TUSTIN, CA 92780



Cortel, LLC  
14271 AIRWAY MONROE  
SAN DIEGO, CALIFORNIA 92127



BREEN Engineering, Inc.  
1011 BEACH BLVD STE 200  
ALHAMBRA, CA 91801  
TEL: (627) 905-2111 FAX: (627) 905-2112  
WWW.BREENENG.COM

REV	DATE	DESCRIPTION
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0	01/24/14	ISSUE CONSTRUCTION DRAWINGS

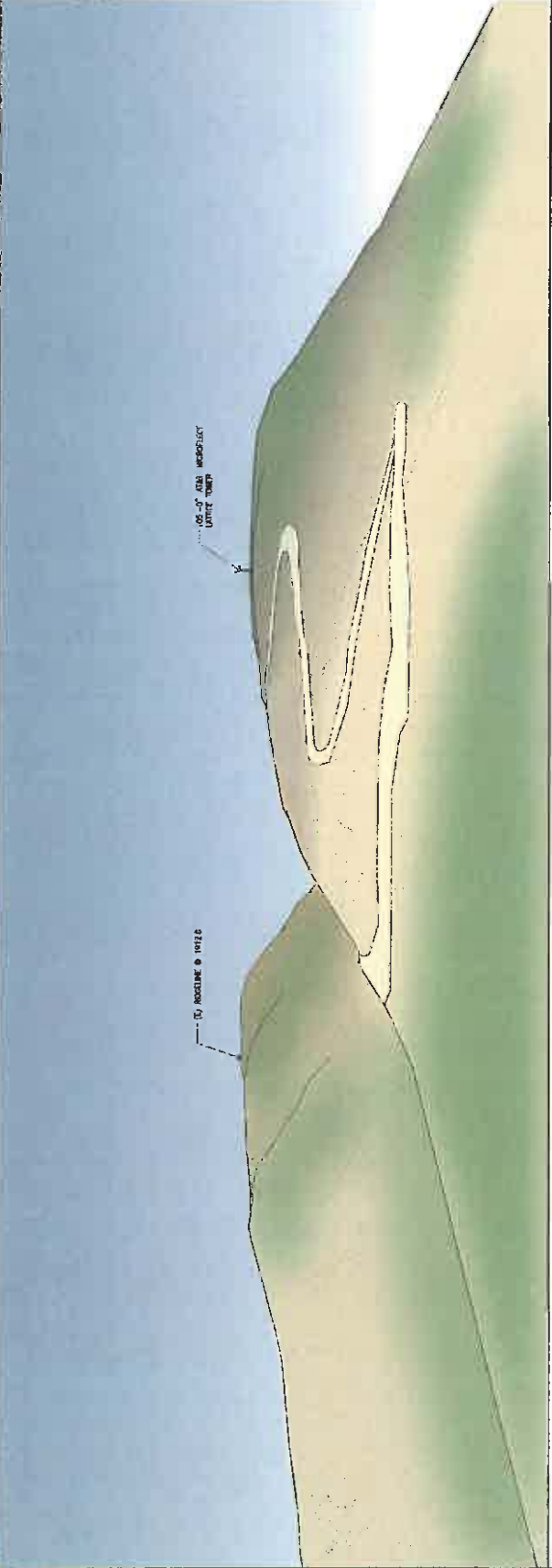


IT IS THE POLICY OF BREEN ENGINEERING, INC. TO PROVIDE THE BEST SERVICE TO OUR CLIENTS AND TO MAINTAIN THE HIGHEST QUALITY OF WORK. WE STRIVE TO EXCEED YOUR EXPECTATIONS AND TO PROVIDE THE MOST ACCURATE AND RELIABLE INFORMATION TO YOU.

CLV5159  
SAN TIMOTEO CYN  
50007 SAN TIMOTEO CANYON RD  
REDLANDS, CA 92373  
RAW EARTH

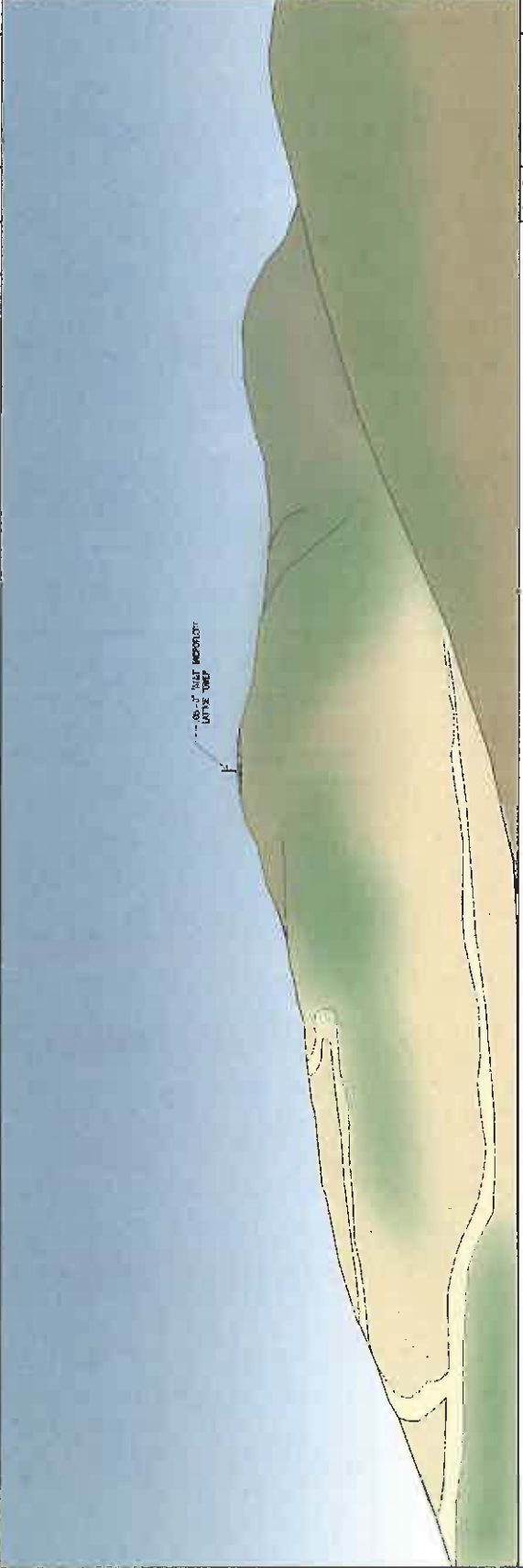
SHEET TITLE  
ELEVATIONS

SHEET NUMBER  
A-4.1



**NORTH ELEVATION**

SCALE: 1"=500'-0"  
1



**WEST ELEVATION**

SCALE: 1"=500'-0"  
2





AT&T MOBILITY SERVICES  
1452 EDINGER AVE., 3RD FLOOR  
TUSTIN, CA 92780



Cortel, LLC  
14521 ARROYO HONDO  
SAN DIEGO, CALIFORNIA 92127



BREEN Engineering, Inc.  
6261 BEACH BLVD., #250  
SAN DIEGO, CA 92121  
TEL: (619) 525-2111  
WWW.BREENENGINEERING.COM

REV	DATE	DESCRIPTION
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1	07/29/19	ISSUE CONSTRUCTION DRAWINGS
0	07/09/18	ISSUE CONSTRUCTION DRAWINGS

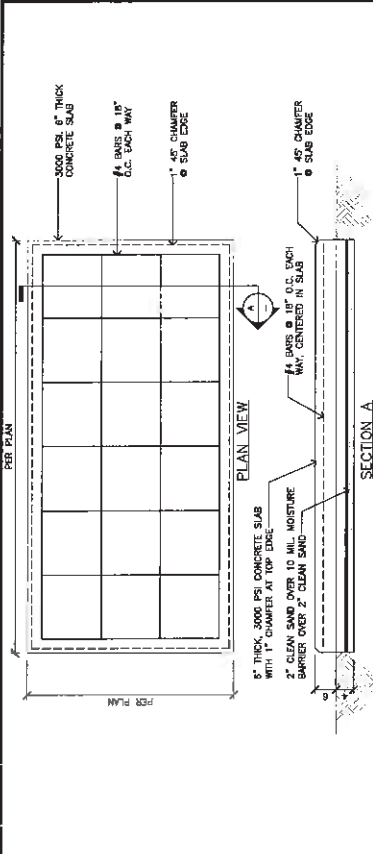


IT IS THE RESPONSIBILITY OF THE USER OF THESE DRAWINGS TO VERIFY THE ACCURACY OF ALL DIMENSIONS AND MATERIALS LISTED THEREON.

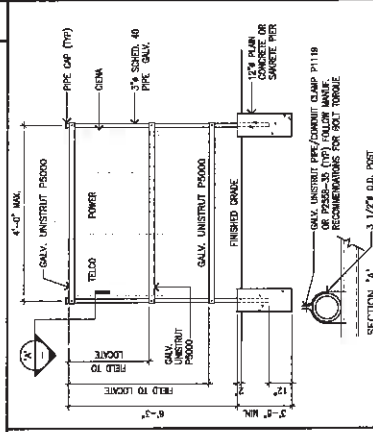
CLV5159  
SAN TIMOTEO CYN  
30001 SAN TIMOTEO CANTON RD  
REDLANDS, CA 92373  
RAW EARTH

SHEET TITLE  
DETAILS

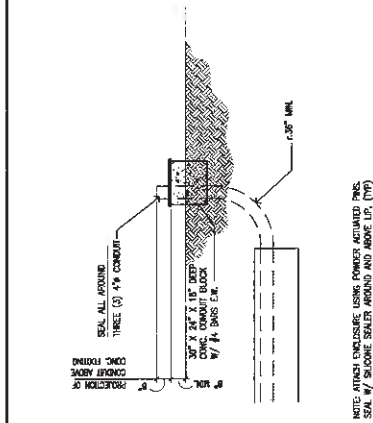
SHEET NUMBER  
A-5



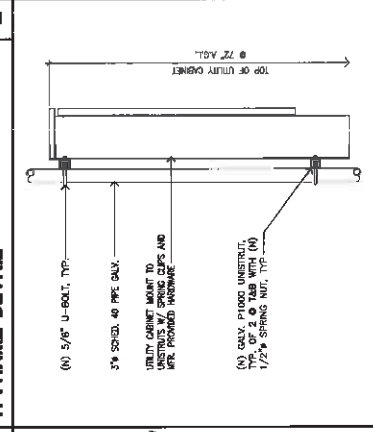
1 CONCRETE PAD DETAIL



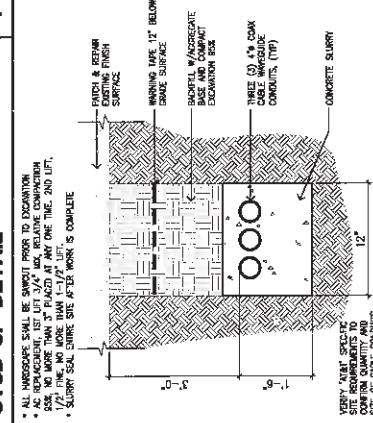
2 H-FRAME DETAIL



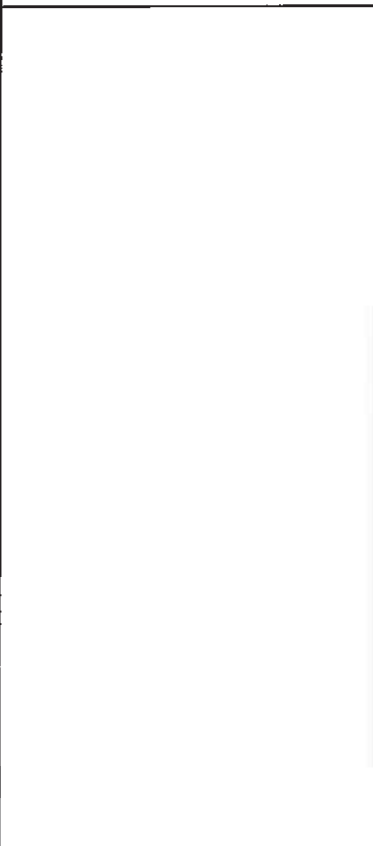
4 STUB-UP DETAIL



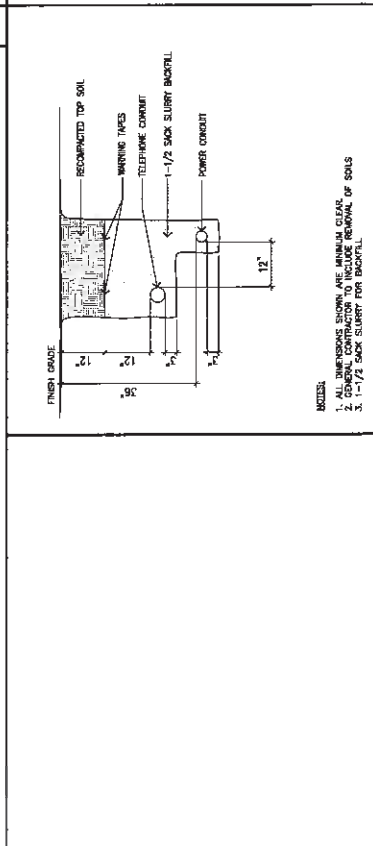
3 UTILITY CABINET MOUNTING



5 COAX CABLE TRENCH



7 UTILITY TRENCH



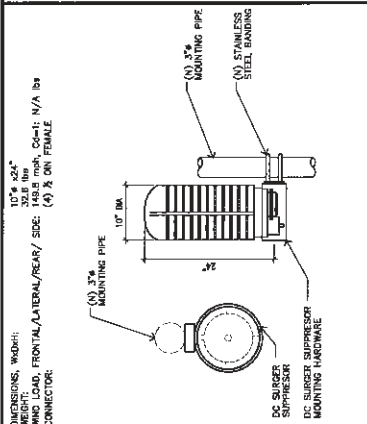
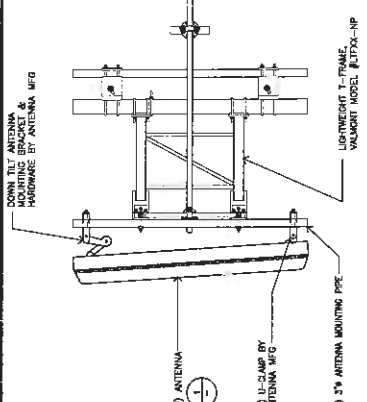
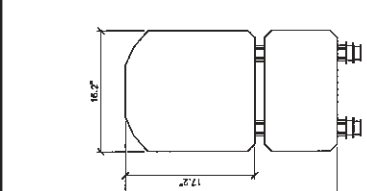
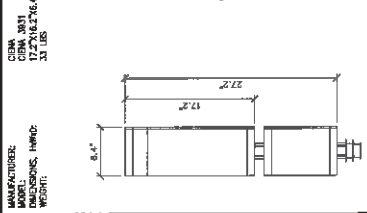
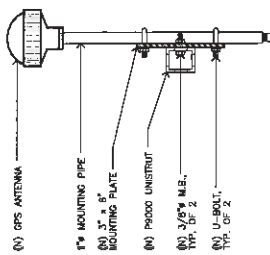
8 CABINET/GEN. ANCHORAGE

NOT USED

NOT USED

NOT USED

NOT USED



**AT&T**  
 AT&T MOBILITY SERVICES  
 1462 EDMER AVE., 3RD FLOOR  
 TUSTIN, CA 92780

**Cortel, LLC**  
 4821 ARADYO HONDO  
 SAN DIEGO, CALIFORNIA 92127

**BREEN Engineering Inc**  
 8261 BEACH BLVD #126  
 BUREAU SUITE 100  
 TEL: (607) 529-2111  
 WWW.BREENINC.COM

REV	DATE	DESCRIPTION
2	12/26/16	REVISION
1	02/26/16	DATE CONSTRUCTION DRAWING
0	01/06/16	DATE CONSTRUCTION DRAWING

U.S. MAIL PERMIT NO. 1411  
 TUSTIN, CA 92780  
 POST OFFICE BOX 1000  
 TUSTIN, CA 92780-1000

CLY5159 CYN  
 SAN TIMOTEO CANYON RD  
 REDLANDS, CA 92373  
 RAW EARTH

SHEET TITLE:  
 EQUIPMENT SPECS  
 AND DETAILS

SHEET NUMBER:  
 A-6

**GPS MOUNT**

**CIENA SPECS**

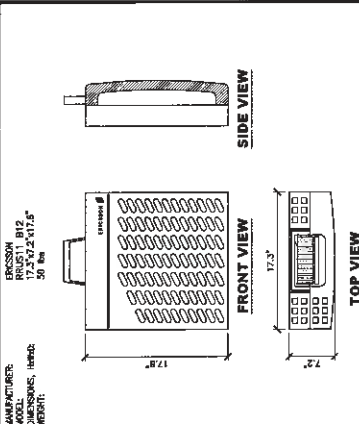
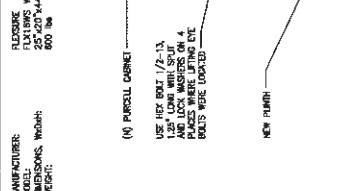
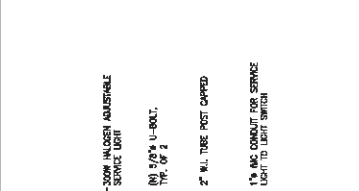
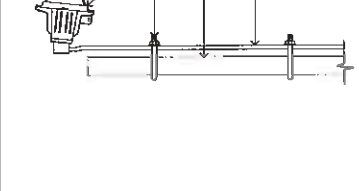
**ANTENNA MOUNT**

**DC6 SURGE SUPPRESSOR (SQUID)**

**PURCELL CABINET SPECIFICATIONS**

**RRU SPECS AND MOUNTING**

**NOT USED**



**NOT USED**

**NOT USED**

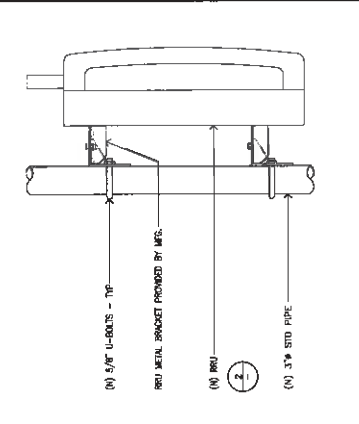
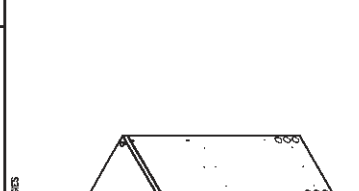
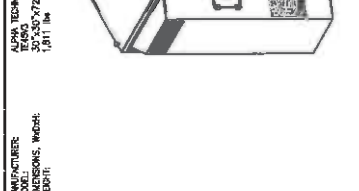
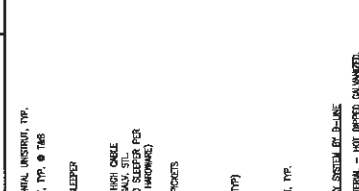
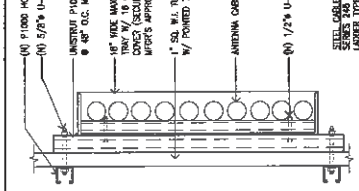
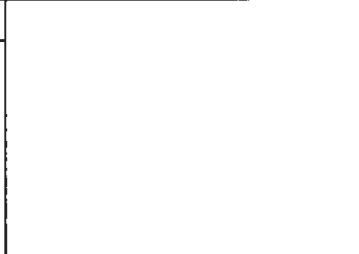
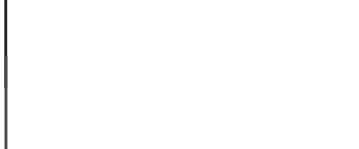
**NOT USED**

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**NOT USED**

**NOT USED**

**NOT USED**







AT&T  
14521 AVENUE SERVICES  
14521 AVENUE, 3RD FLOOR  
TUSTIN, CA 92780



Cortel, LLC  
14521 AVENUE HOMER  
SAN DIEGO, CALIFORNIA 92127



BREEN  
Engineering, Inc.  
6931 BEACH BLVD. #108  
BURNING WOODS, OHIO 44131  
TEL: (440) 426-2111  
WWW.BREENENG.COM

REV	DATE	DESCRIPTION
1	12/29/14	REVISION
2	01/07/15	100% CONSTRUCTION DRAWING
3	01/09/15	100% CONSTRUCTION DRAWING



IT IS A VIOLATION OF LAW FOR ANY PERSON  
TO REPRODUCE OR TRANSMIT THIS DOCUMENT  
WITHOUT THE WRITTEN PERMISSION OF  
BREEN ENGINEERING, INC.

CLV5159  
SAN TIMOTEO CYN  
30001 SAN TIMOTEO CANTON RD  
REDLANDS, CA 92373  
RAW EARTH

SHEET TITLE  
PANEL SCHEDULE SINGLE LINE WIRING  
AND UTILITY ROUTE PLAN

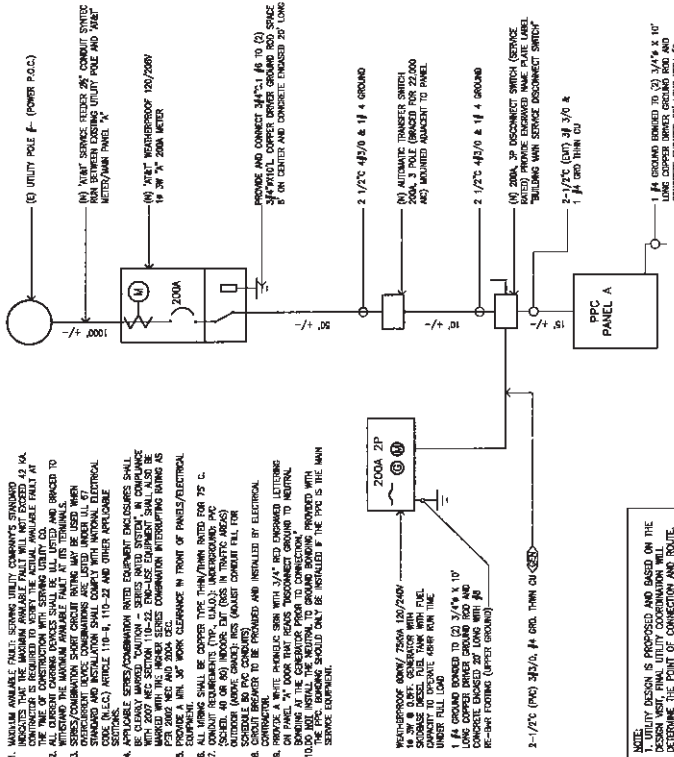
SHEET NUMBER  
E-2

PANEL "A"		LOCATION (BPP, USE, APT)		ENTER CABT, AT		200 A. WIRING	
PANEL SCHEDULE		LOCATION (BPP, USE, APT)		ENTER CABT, AT		200 A. WIRING	
NO.	DESCRIPTION	TYPE	LOCATION	TERMINAL	WIRING	WIRING	WIRING
1	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
2	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
3	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
4	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
5	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
6	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
7	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
8	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
9	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
10	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
11	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
12	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
13	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
14	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
15	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
16	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
17	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
18	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
19	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
20	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
21	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
22	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
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24	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
25	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
26	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
27	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
28	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
29	120V/240 VOLT 1 PHASE 3 WIRE	1	WIRING	1	WIRING	1	WIRING
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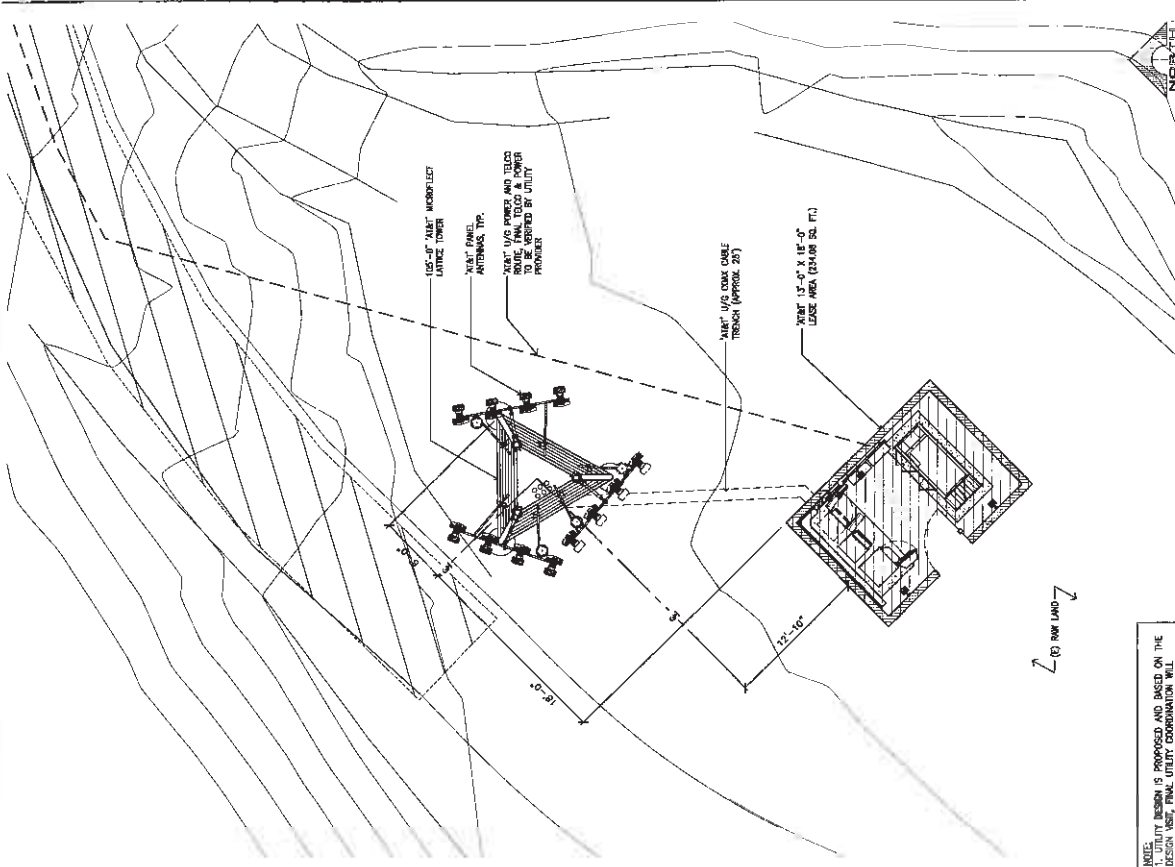
**PANEL SCHEDULE**

**SINGLE LINE DIAGRAM NOTES:**

- MAXIMUM AVAILABLE FAULT: SERVING UTILITY COMPANY'S STANDARD INDICATES THE MAXIMUM AVAILABLE FAULT WILL NOT EXCEED 42 KA. THE NAME OF THE UTILITY COMPANY SHALL BE INDICATED AT THE POINT OF CONNECTION WITH SERVING UTILITY CO.
- INDICATE THE MAXIMUM AVAILABLE FAULT AT ALL TERMINALS SERVED TO THE PANEL.
- SERIES CONNECTION SHORT CIRCUIT RATING MAY BE USED WHEN STANDARD AND INSTALLATION SHALL COMPLY WITH NATIONAL ELECTRICAL CODE (NEC) ARTICLE 110-4, 110-22 AND OTHER APPLICABLE STANDARDS.
- APPLICABLE SERIES/COMBINATION RATED EQUIPMENT AND CIRCUIS SHALL BE CLEARLY MARKED "VALUATION - SERIES RATED SYSTEM" IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) ARTICLE 110-22. THE MARKING SHALL BE MADE WITH THE MARKER SERIES/COMBINATION INTERRUPTING RATING AS PER 2002 NEC AND 2004 NEC.
- EQUIPMENT SHALL BE WORK CLEARANCE IN FRONT OF PANELS/ELECTRICAL CONTRACTOR.
- ALL WIRING SHALL BE COVERED TYPE THIN WIRE FOR 75 C.
- INDICATE THE POINT OF CONNECTION WITH SERVING UTILITY COMPANY OUTSIDE (MARKER CHANGES (NEAREST CORNER FALL, FOR CONDUIT TO BE INSTALLED AND INSTALLED BY ELECTRICAL CONTRACTOR).
- CONDUIT SHALL BE INSTALLED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- ON PANEL, ALL WIRING SHALL BE TWO-WAY RED SHROUD LETTERING MARKING AT THE GENERATOR POINT OF CONNECTION.
- ALL WIRING SHALL BE INSTALLED AND INSTALLED BY ELECTRICAL CONTRACTOR.



NOTE:  
1. UTILITY DESIGN IS PROPOSED AND BASED ON THE DESIGN WITH PANEL UTILITY CONNECTION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.



NOTE:  
1. UTILITY DESIGN IS PROPOSED AND BASED ON THE DESIGN WITH PANEL UTILITY CONNECTION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.

**UTILITY ROUTE PLAN**

**SINGLE LINE DIAGRAM**

**PANEL SCHEDULE**

1

2

3

SCALE: 3/8\"/>

1\"/>

2\"/>

4\"/>

8\"/>

12\"/>





EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN END CAP OR WASHER ATTACHED AT EACH END THAT WILL EXERT THE SAME TENSION AS THE CONDUCTOR.

SECTION "2" - SURGE PROTECTORS

CABLE ENTRY POINTS (MATCH PLATES) (2 AWG)  
 CENTRAL POWER SUPPLY (IF AVAILABLE) (2 AWG)  
 COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND (2 AWG)  
 +24V POWER SUPPLY RETURN BAR (2 AWG)  
 REC'TIFIER FRAMES  
 COM SUPPRESSION

SECTION "3" - SURGE ARRESTERS

INTERNAL GROUND RING (2 AWG)  
 EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (2 AWG)  
 METALLIC COLD WATER PIPE (IF AVAILABLE) (2 AWG)  
 BUILDING STEEL (IF AVAILABLE) (2 AWG)

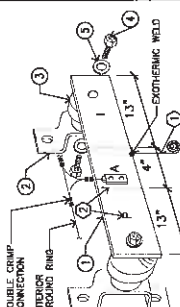
SECTION "4" - ISOLATED GROUND ZONE

ALL COMMUNICATIONS EQUIPMENT FRAMES  
 ISOLATED GROUND BAR - GB (2 AWG)

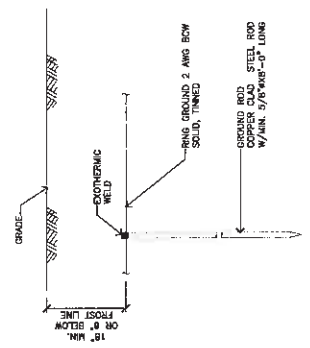
DETAIL NOTES:

- EXOTHERMICALLY WELD 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUND BAR, ROUTE CONDUCTOR TO BARLED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "Y") WITH 1" HIGH LETTERS.

NO.	QTY.	PART NO.	DESCRIPTION
1	1	1/4"x1/8"	SOLID GND. BAR
2	1	A-8056	WALL MTS. BRCT.
3	1	3091-4	INSULATORS
4	4	3072-1	5/8"-11"x1" FLA.G.S.
5	4	3010-8	5/8" LOCKWASHER

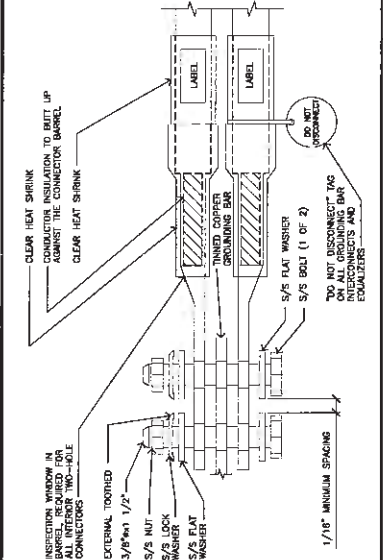


**GROUND BAR**

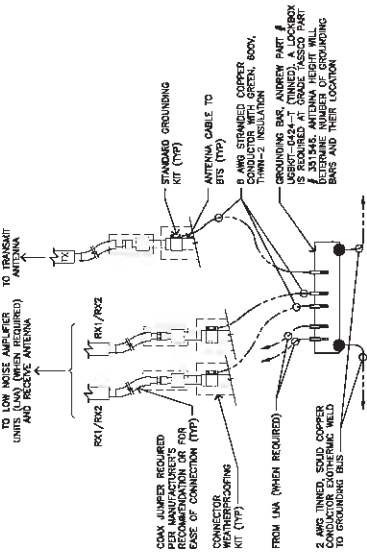


1. GROUND ROD SHALL BE GIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL.

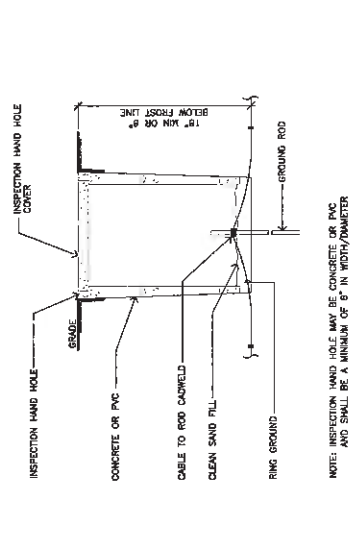
**GROUND ROD**



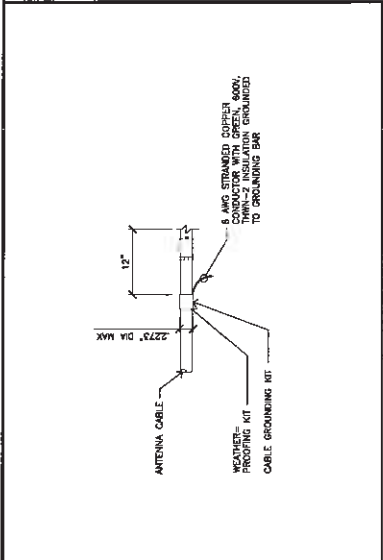
**INTERIOR TWO HOLE LUG**



**ANTENNA GROUNDING BAR**



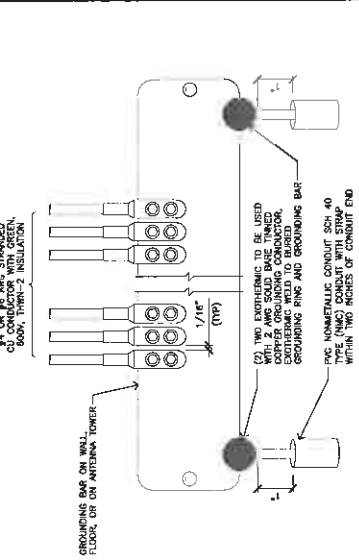
**GROUND ROD WITH ACCESS**



**CONNECTION OF CABLE GROUND KIT**



**NOT USED**



**INSTL. OF GRND. CONDUCTOR TO GRND. BAR**

**AT&T**  
 AT&T MOBILITY SERVICES  
 1402 ENINGER AVE., 3RD FLOOR  
 TUSTIN, CA 92780

**Cortel, LLC**  
 14557 AROYO HOMO  
 SAN DIEGO, CALIFORNIA 92127

**BREEN Engineering Inc.**  
 4281 BEACH BLVD. #128  
 OCEANA, CALIF. 92651  
 TEL: (877) 628-2111  
 WWW.BREENENGINEERING.COM

REV.	DATE	DESCRIPTION
2	12/29/18	REVISION
1	02/26/18	ISSUE CONSTRUCTION DRAWINGS
0	07/26/16	ISSUE CONSTRUCTION DRAWINGS

CLYDE S. BROWN  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF CALIFORNIA  
 NO. 66118  
 EXPIRES 06-11-2018

CLY5159  
 SAN TIMOTEO CYN  
 36001 SAN TIMOTEO CANYON RD  
 REDLANDS, CA 92373  
 RAW EARTH

SHEET TITLE  
**ELECTRICAL & GROUNDING DETAILS**

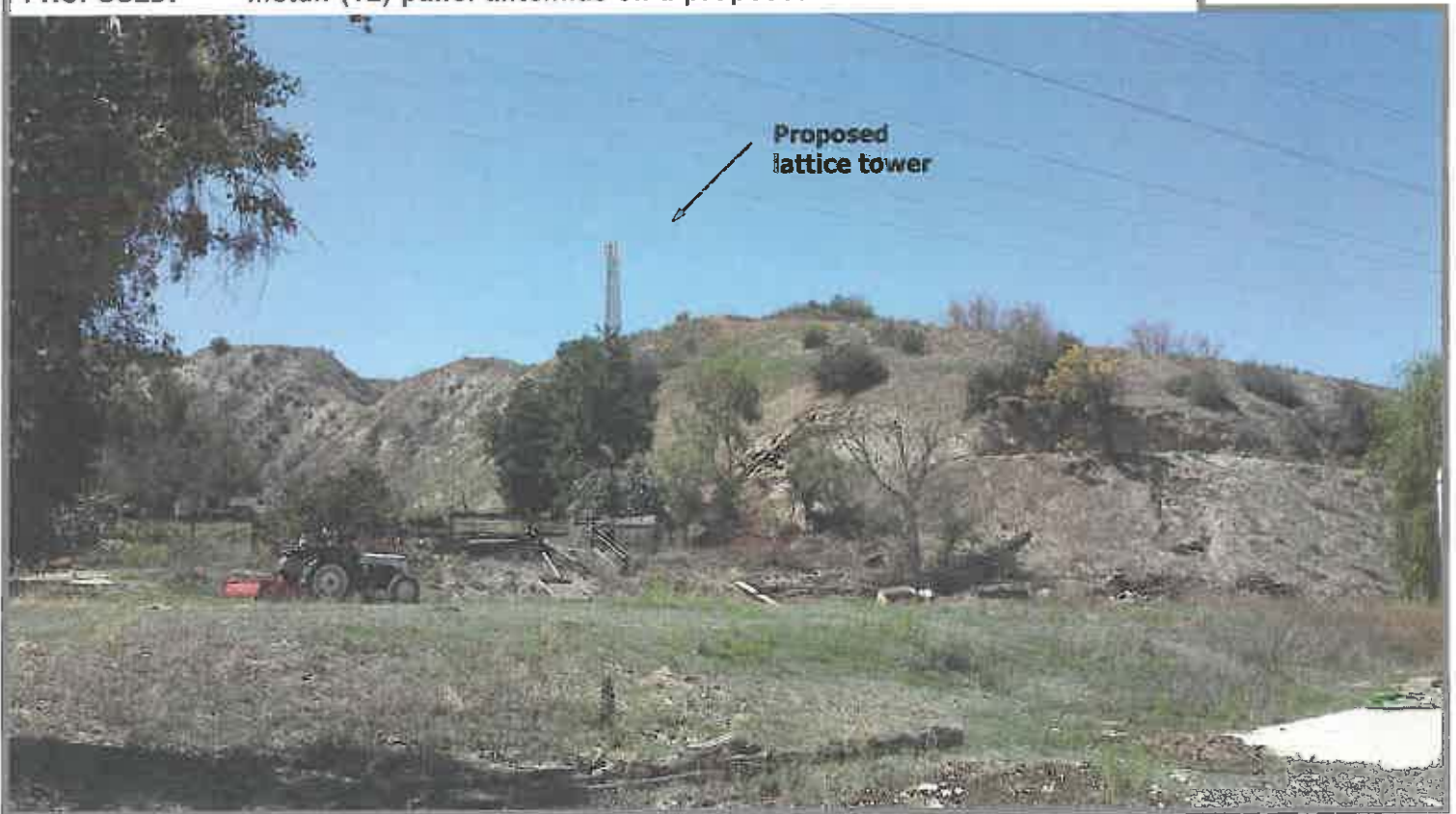
SHEET NUMBER  
**E-4**

THIS IS A VOLUNTARY SEAL FOR ANY PERSON WHO HAS BEEN LICENSED AS AN ENGINEER UNDER THE ENGINEERING ACT OF 1927.



EXISTING

**PROPOSED:** Install (12) panel antennas on a proposed 105ft lattice tower



Proposed  
lattice tower



**Cortel**  
Photosims

View 1 of 3



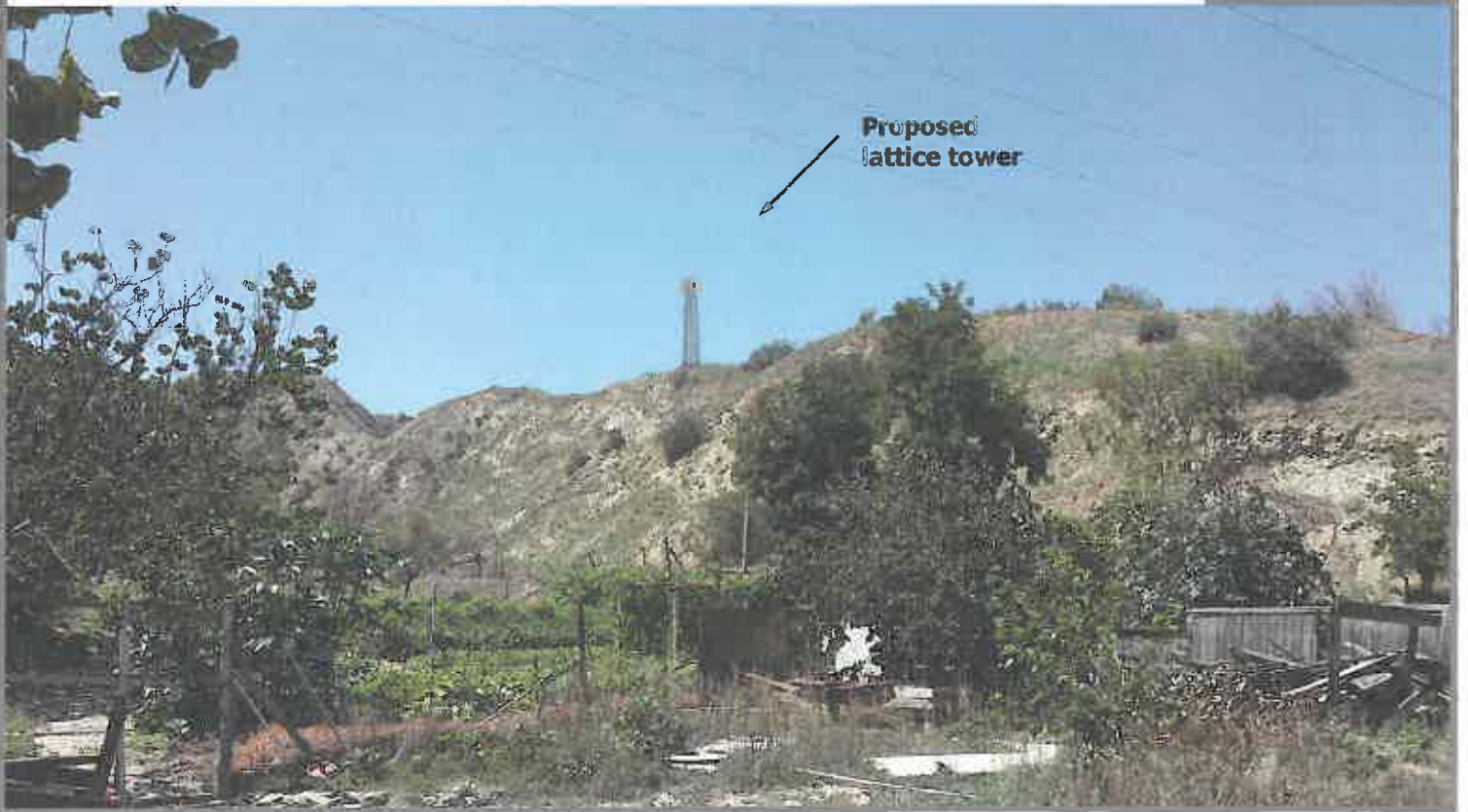
**CLV5159**  
30001 San Timoteo Canyon  
Redlands CA 92373





**EXISTING**

**PROPOSED:** Install (12) panel antennas on a proposed 105ft lattice tower



**Proposed  
lattice tower**



**Cortel**  
Photosims

View 2 of 3

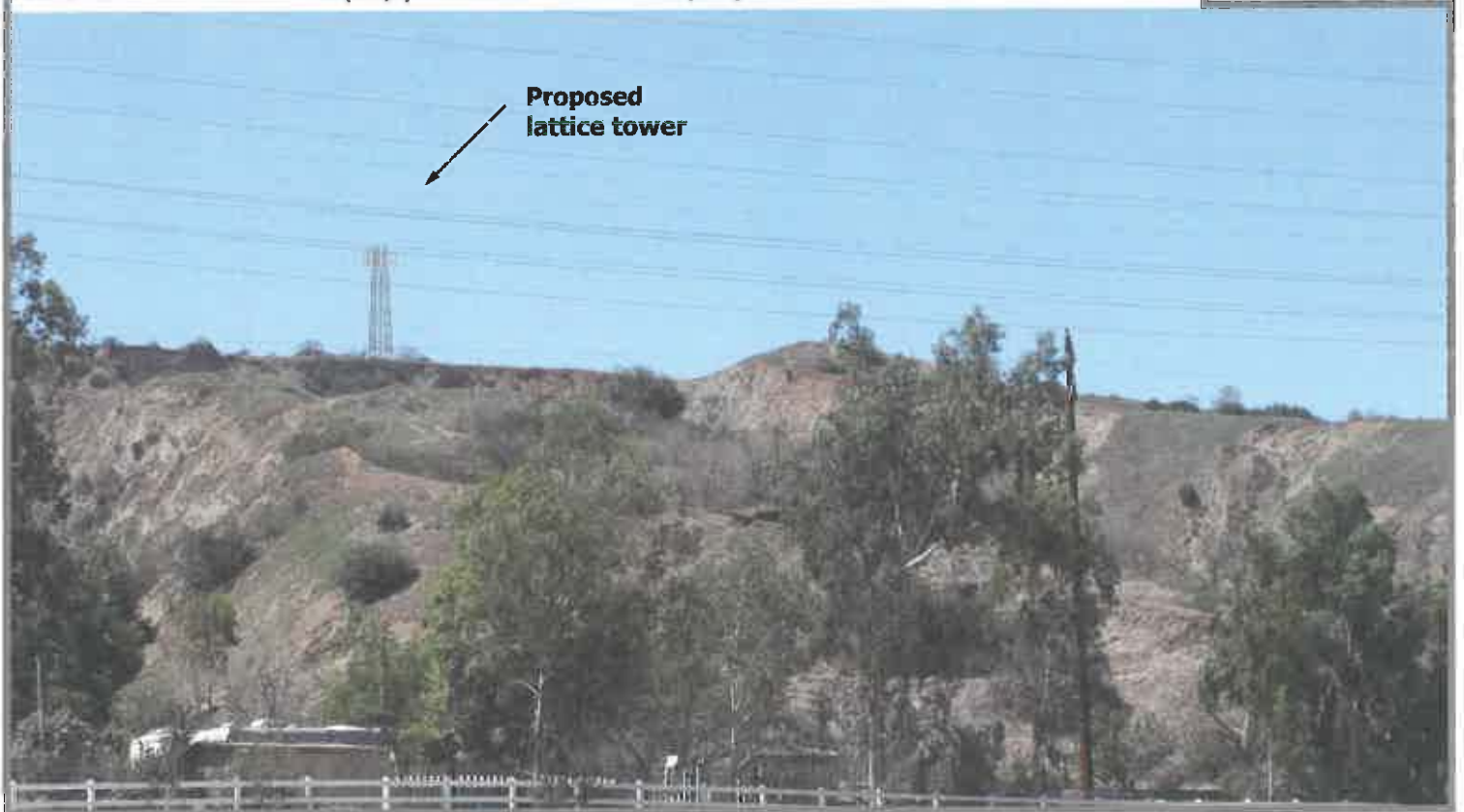


**CLV5159**  
30001 San Timoteo Canyon  
Redlands CA 92373



EXISTING

**PROPOSED:** Install (12) panel antennas on a proposed 105ft lattice tower



**Cortel**  
Photosims

View 3 of 3



**CLV5159**  
30001 San Timoteo Canyon  
Redlands CA 92373





Views



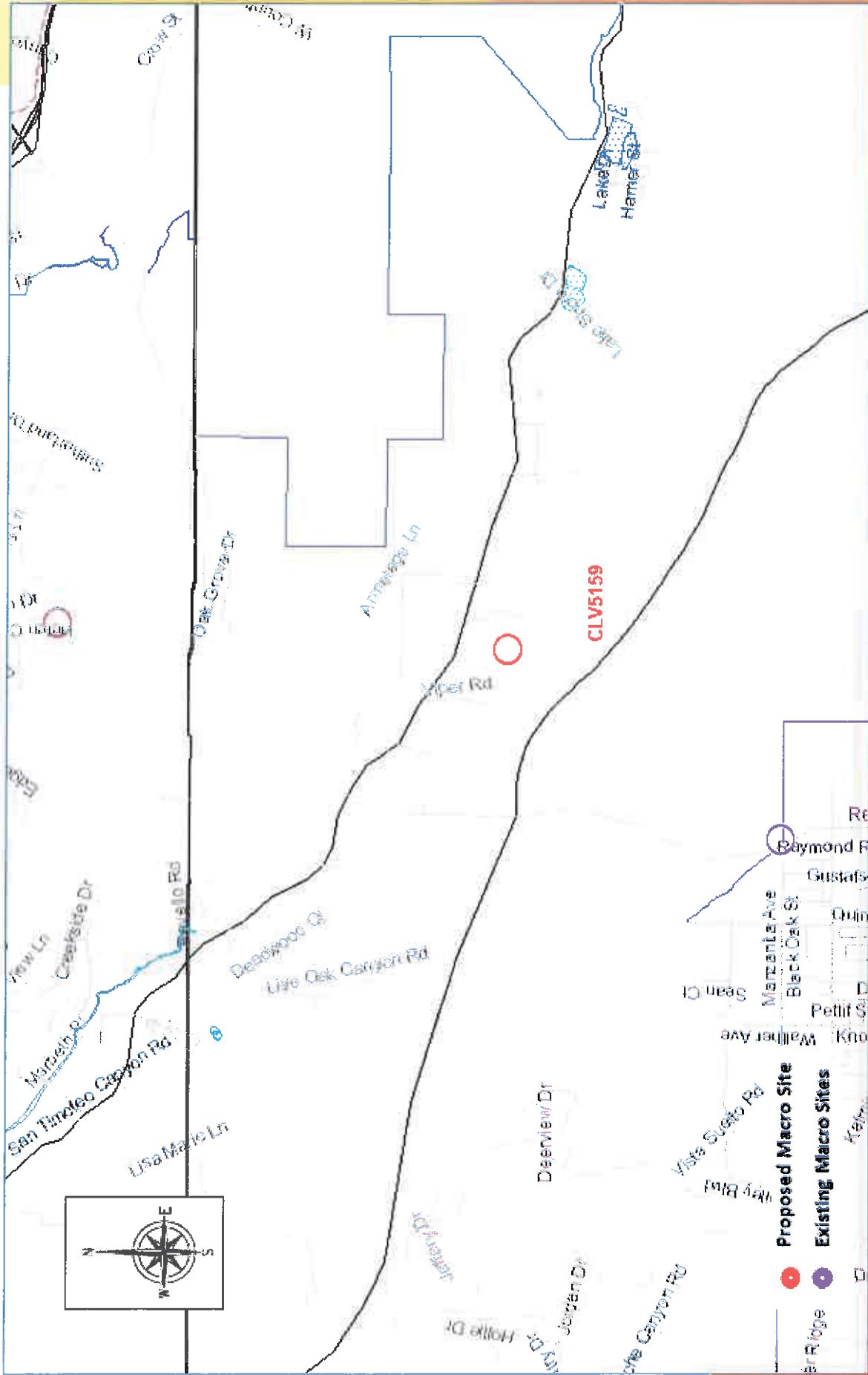
**Cortel**  
Photosims

[View Chart](#)



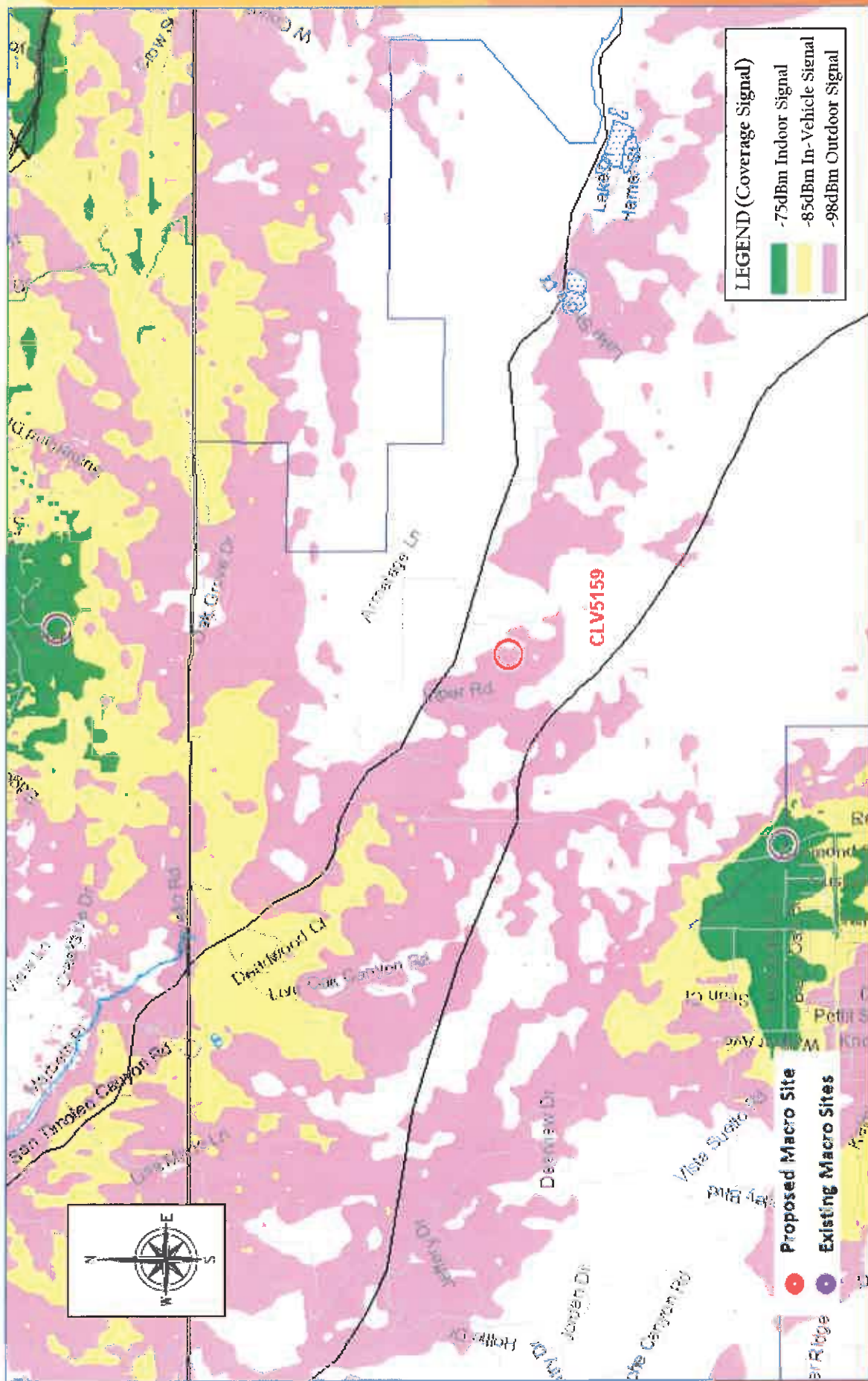
**CLV5159**  
30001 San Timoteo Canyon  
Redlands CA 92373

# Coverage Site: CLV5159



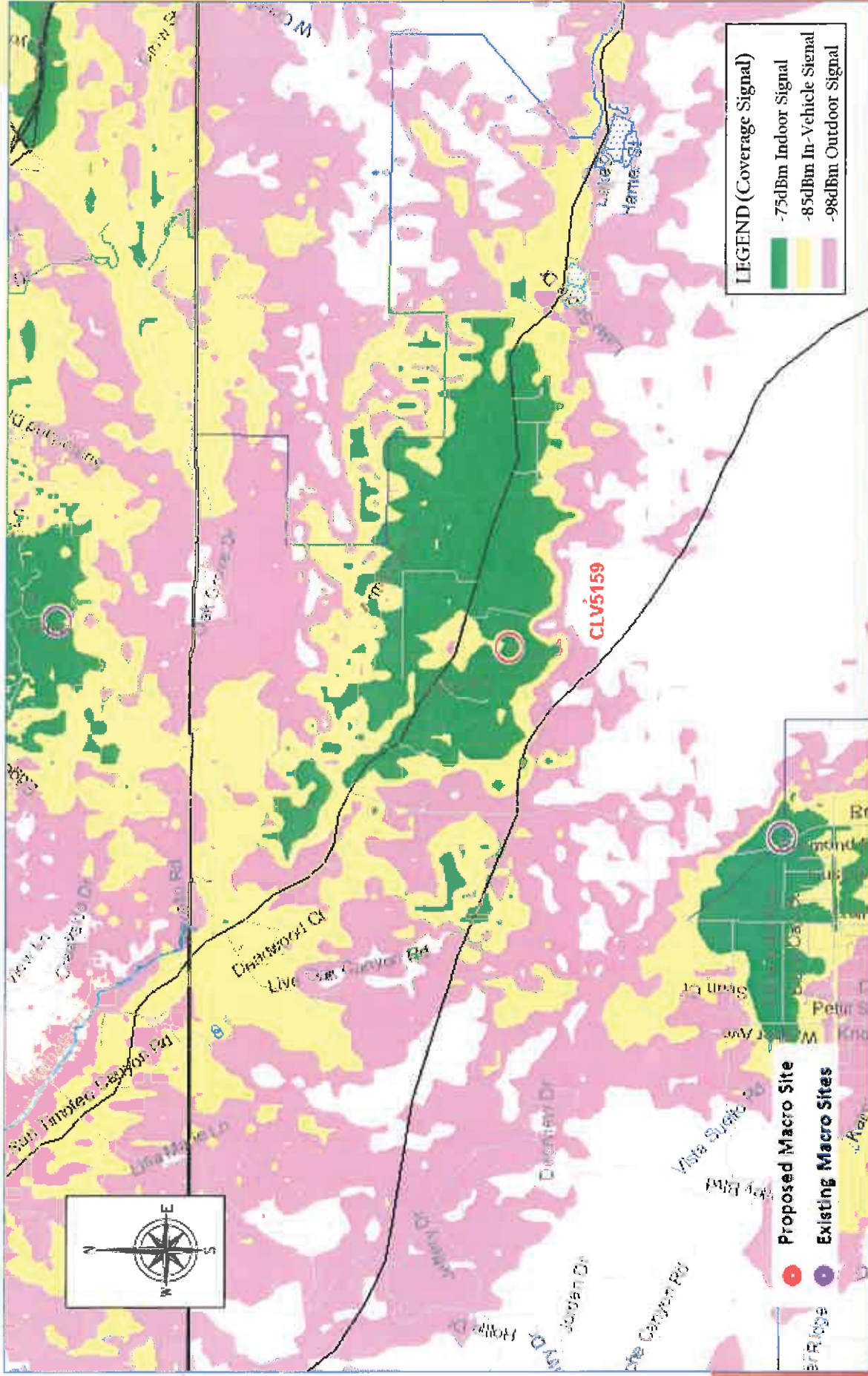


# UMTS Coverage – Without Site CLV5159

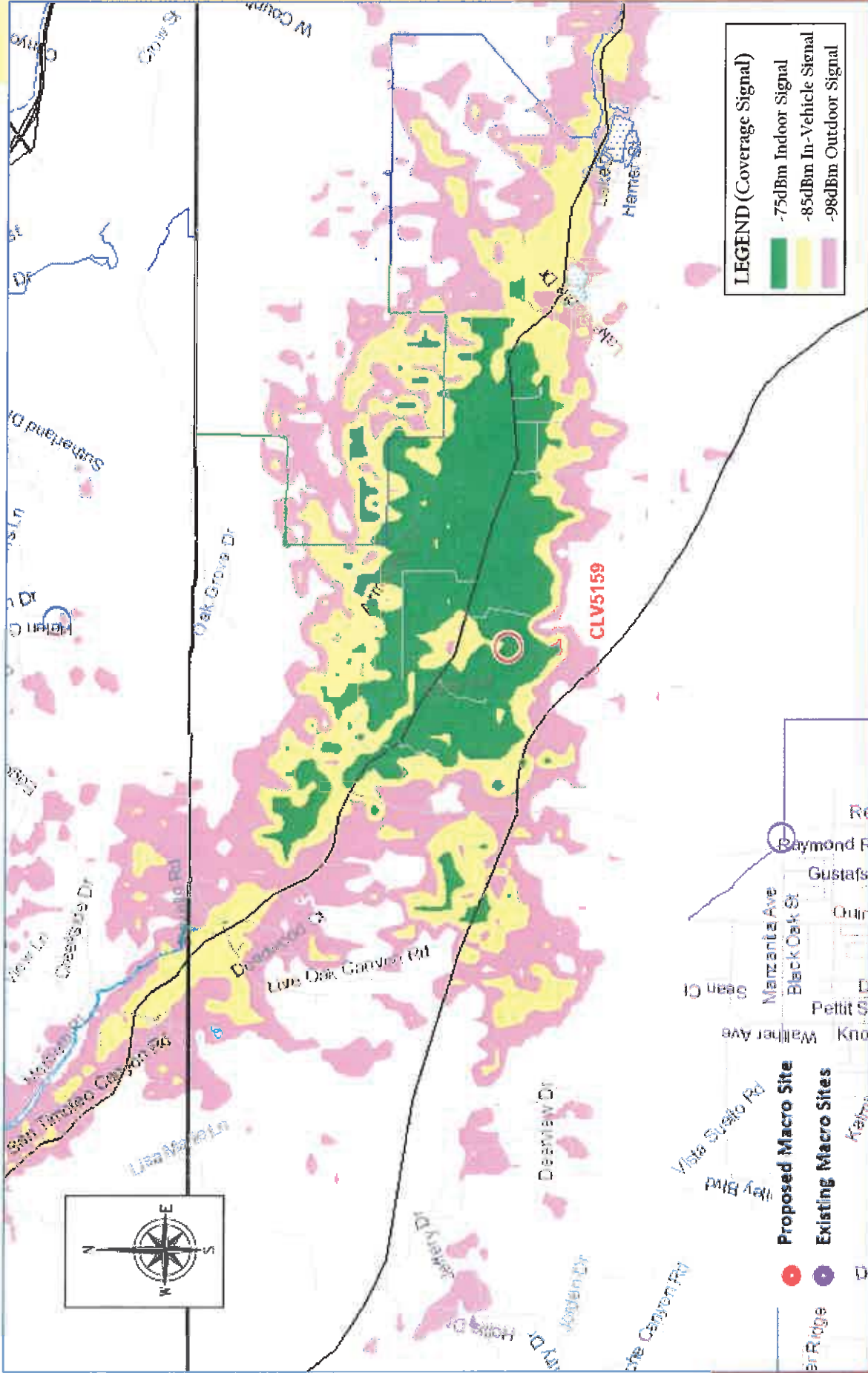




# UMTS Coverage - With Site CLV5159



# UMTS Coverage – STANDALONE



**LEGEND (Coverage Signal)**

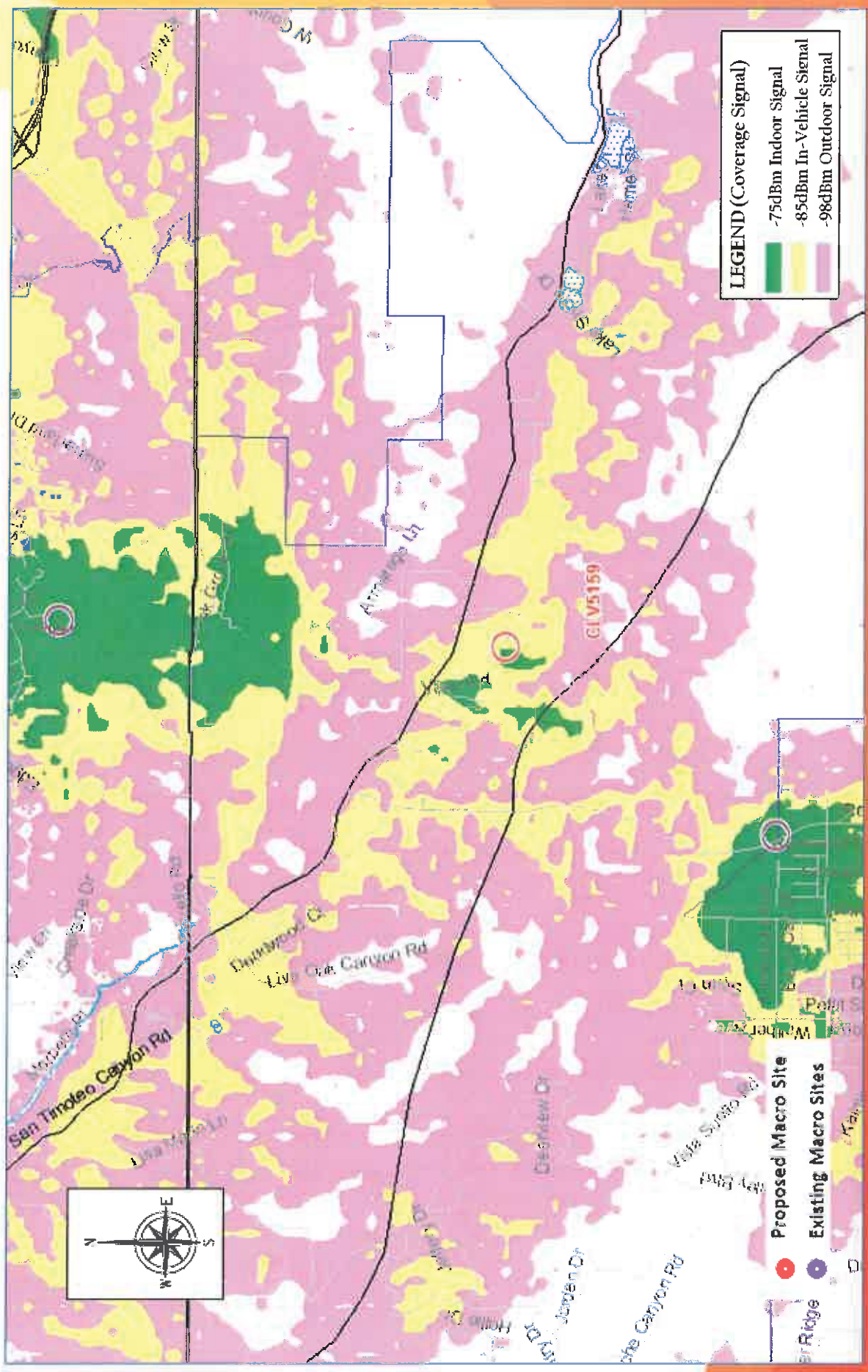
<span style="color: blue;">■</span>	-75dBm Indoor Signal
<span style="color: lightblue;">■</span>	-85dBm In-Vehicle Signal
<span style="color: yellow;">■</span>	-98dBm Outdoor Signal

- Proposed Macro Site
- Existing Macro Sites





# LTE Coverage – Without Site CLV5159

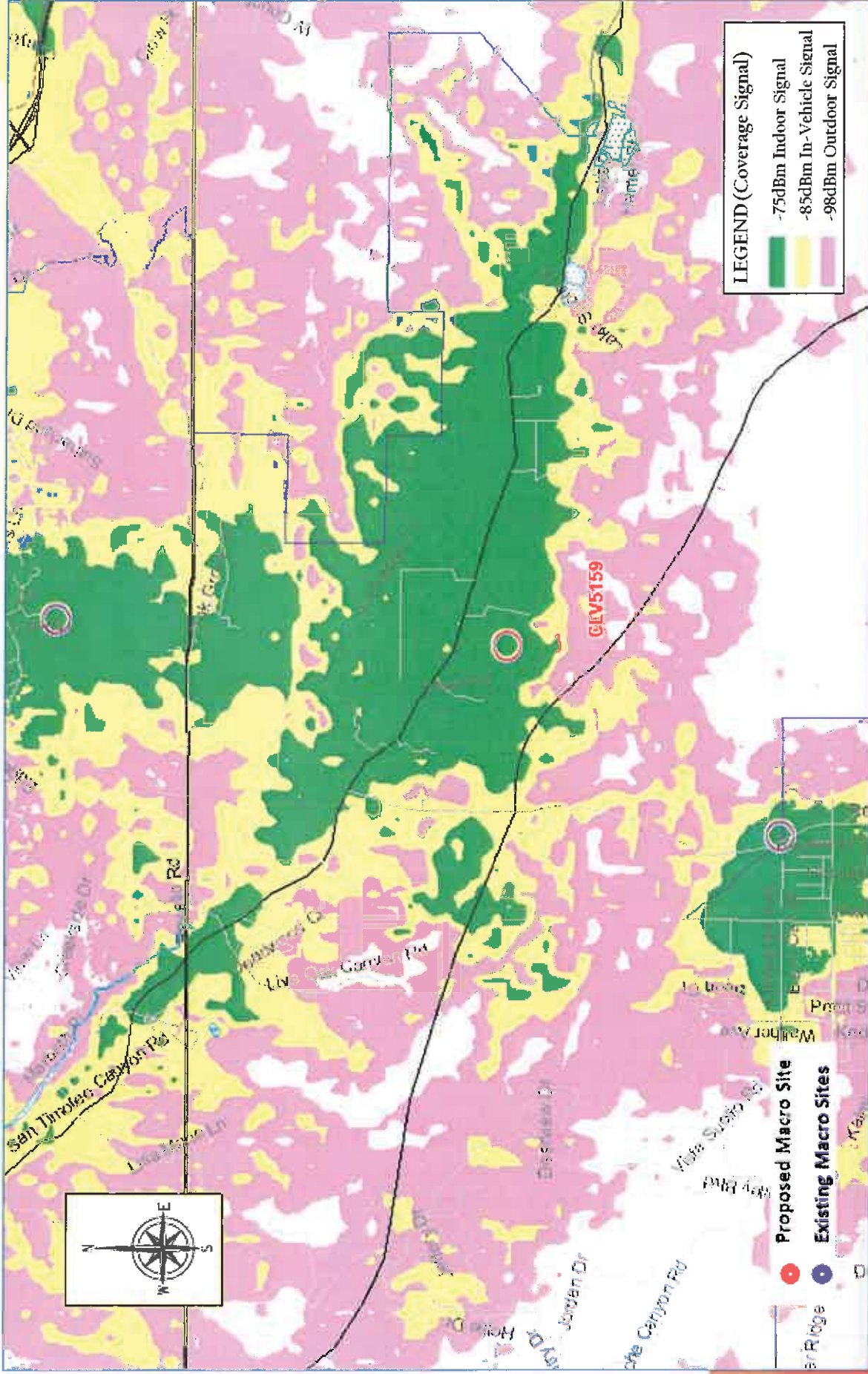


November 23, 2016



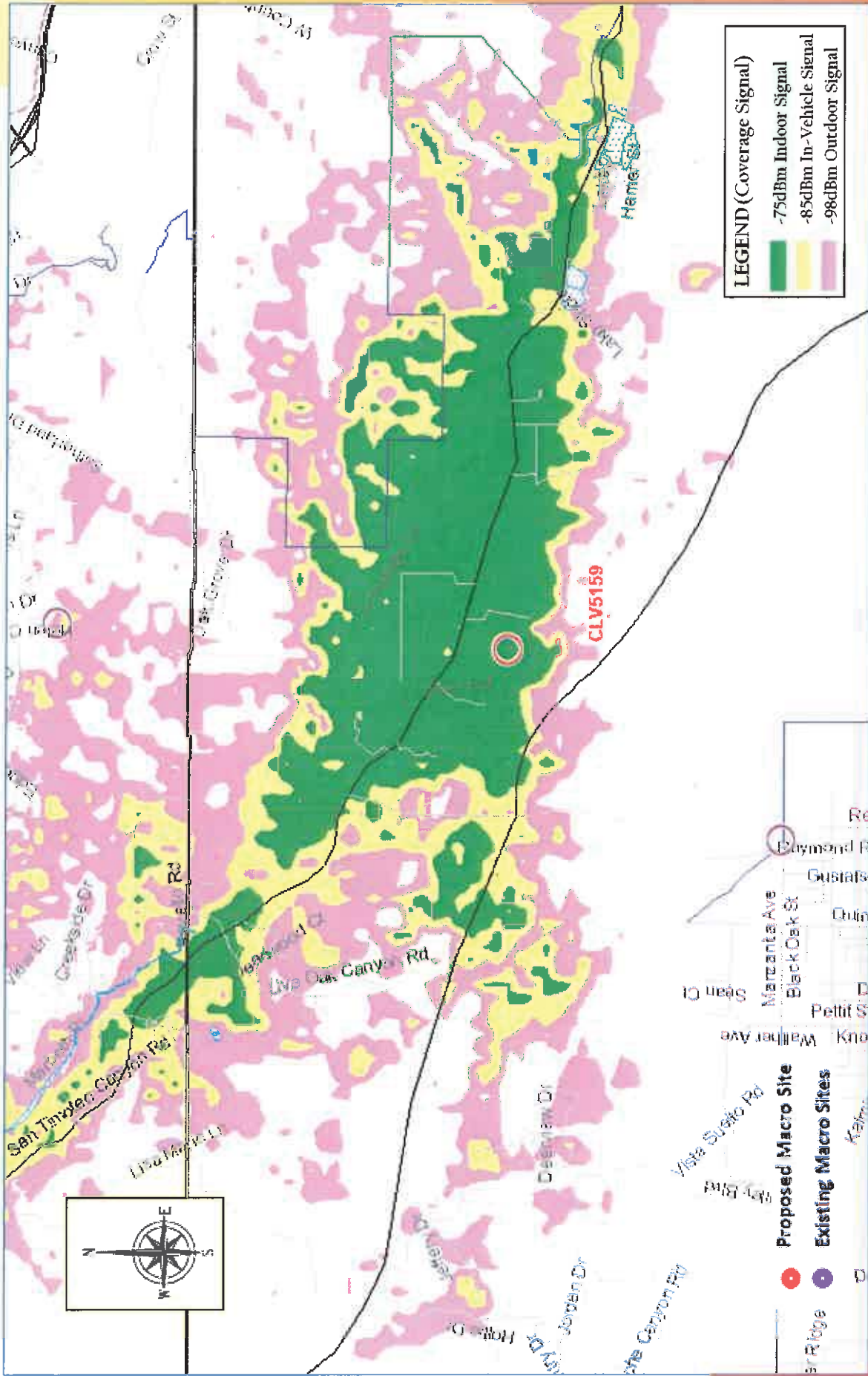


# LTE Coverage – With Site CLV5159





# LTE Coverage -STANDALONE



## Coverage Legend

**In-Building Service:** In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

**In-Transit Service:** The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

**Outdoor Service:** The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.

# Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

---

Site No. CLV5159  
San Timoteo Cyn  
30001 San Timoteo Canyon Road  
Redlands, California 92373  
Riverside County  
33.981697; -117.140231 NAD83  
Lattice Tower

**The proposed AT&T installation will be in compliance with FCC regulations upon proper installation of recommended signage.**

EBI Project No. 6215004532  
August 28, 2015



Prepared for:

AT&T Mobility, LLC  
1265 North Van Buren Street  
Anaheim, CA 92807

Prepared by:

 **EBI Consulting**  
environmental | engineering | due diligence

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## APPENDICES

- Appendix A Personnel Certifications**
- Appendix B Roofview/Compliance Signage Plan**



## **EXECUTIVE SUMMARY**

### **Purpose of Report**

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CLV5159 located at 30001 San Timoteo Canyon Road in Redlands, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 1.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Antenna inventory with relevant parameters for theoretical modeling
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

### **Statement of Compliance**

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

As such, the proposed AT&T installation is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers.

### **AT&T Recommended Signage/Compliance Plan**

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012. The following signage is recommended at this site:

- Green INFO I sign posted at the base of the lattice tower climbing ladder.
- Yellow CAUTION sign posted at the base of the lattice tower climbing ladder.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 4.0 and Appendix E of this report.

## 1.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

**Occupational/controlled exposure limits** apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

**General public/uncontrolled exposure limits** apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

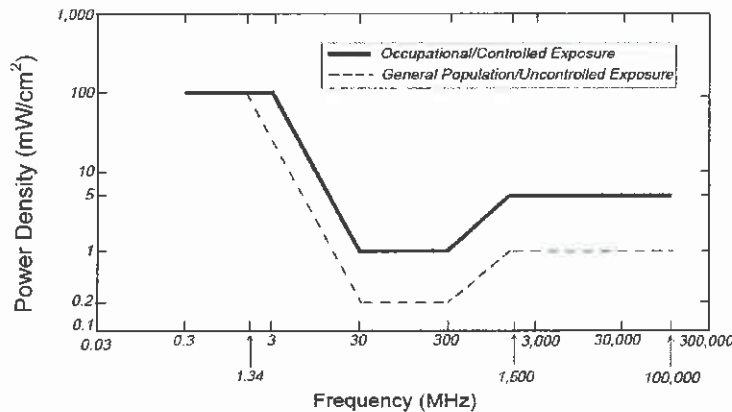
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm<sup>2</sup>). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm<sup>2</sup>) and an uncontrolled MPE of 1 mW/cm<sup>2</sup> for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm<sup>2</sup> and an uncontrolled MPE of 0.57 mW/cm<sup>2</sup>. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm<sup>2</sup> and an uncontrolled MPE of 0.47 mW/cm<sup>2</sup>. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time [E] <sup>2</sup> , [H] <sup>2</sup> , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f <sup>2</sup> )*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time [E] <sup>2</sup> , [H] <sup>2</sup> , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f <sup>2</sup> )*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

\* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)  
 Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Cellular Telephone	870 MHz	2.90 mW/cm <sup>2</sup>	0.58 mW/cm <sup>2</sup>
Specialized Mobile Radio	855 MHz	2.85 mW/cm <sup>2</sup>	0.57 mW/cm <sup>2</sup>
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm <sup>2</sup>	0.47 mW/cm <sup>2</sup>
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm <sup>2</sup>	0.20 mW/cm <sup>2</sup>



MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

## **2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS**

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 3.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 4.0.

## **3.0 WORST-CASE PREDICTIVE MODELING**

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T, and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 2.70 percent of the FCC's general public limit (0.54 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 2.70 percent of the FCC's general public limit (0.54 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix D. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

#### 4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
	INFO 1		NOTICE
	INFO 2		CAUTION - ROOFTOP
	INFO 3		CAUTION - TOWER
	INFO 4		WARNING

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, and additional guidance provided by AT&T, the following signage is recommended on the site:

Recommended Signage:

- Green INFO I sign posted at the base of the lattice tower climbing ladder.
- Yellow CAUTION sign posted at the base of the lattice tower climbing ladder.

No barriers are required for this site.

## **5.0 SUMMARY AND CONCLUSIONS**

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 30001 San Timoteo Canyon Road in Redlands, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

Signage is recommended at the site as presented in Section 5.0 and Appendix E. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

## **6.0 LIMITATIONS**

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.



# **Appendix A**

## **Certifications**

## Preparer Certification

I, Thanh Estevam, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



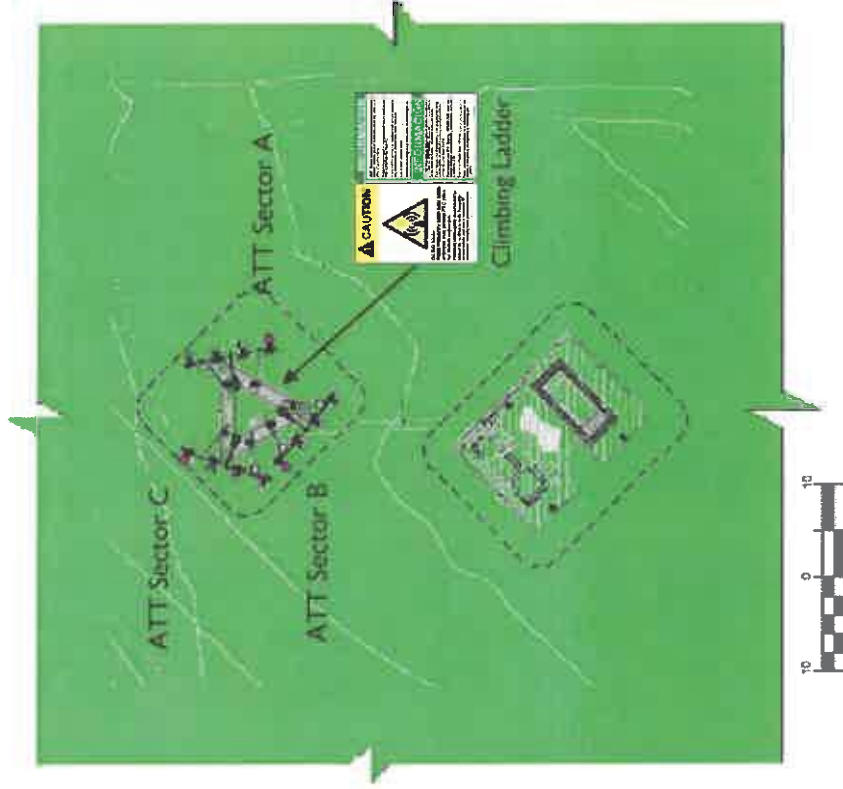
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## **Appendix B**

### **Compliance/Signage Plan**



At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 2.70 percent of the FCC's general public limit (0.54 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 2.70 percent of the FCC's general public limit (0.54 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.



AT&T Antennas

% FCC Public Exposure Limit	
	Exposure Level $\geq$ 5,000
	500 < Exposure Level $\leq$ 5,000
	100 < Exposure Level $\leq$ 500
	Exposure Level $\leq$ 100

Sign Identification Legend	
	Denotes AT&T Information Sign 1
	Denotes AT&T Information Sign 2
	Denotes AT&T Information Sign 3
	Denotes AT&T Information Sign 4
	Denotes AT&T NOTICE Sign
	Denotes AT&T CAUTION Sign
	Denotes AT&T CAUTION Tower Sign
	Denotes AT&T WARNING Sign

**Compliance/Signage Plan**  
 Facility Operator: AT&T Mobility  
 Site Name: San Timoteo Cyn  
 AT&T Site Number: CLV5159  
 USID Number: 169892  
 Report Date: 08-28-15

**Tribal Correspondence Summary Table**

EBI Project #: 6115006501		TCNS:134417		NOO Date: 12/15/2015		
Tribal	TCNS Auto Response	Request from Tribe or Standing Agreement	Follow-up Contact Attempts	Tribe Response	FCC Referral	Comments / Required Actions
Eastern Shoshone Tribe	Requests supplemental project information and review fee December 15, 2015	Request to review project December 17, 2015	Requested supplemental project information and review fee sent April 12, 2016	Concurrence / Clearance May 9, 2016	N/A	No further action
Colorado River Indian Tribes	No interest if no response within 30 days December 15, 2015	None December 17, 2015	None	None	N/A	No further action
Fort Mojave Indian Tribe	None December 15, 2015	None	Follow-up correspondence sent April 12, 2016	None	April 28, 2016 Tribe referred to the FCC. No response within 20 days.	No further action
Cocopah Indian Tribe	Requests supplemental project information February 5, 2016	None	None	No interest		No further action
Quechan Indian Tribe	None December 15, 2015	None	Follow-up correspondence sent April 12, 2016	December 16, 2015 Requests monitoring during construction May 12, 2016	N/A April 28, 2016 Tribe referred to the FCC. Response received from Tribe.	Tribe requests to be present during construction. Coordinate schedule as necessary with tribe.
San Manuel Band of Mission Indians	None December 15, 2015	None	Follow-up correspondence sent April 12, 2016	None	April 28, 2016 Tribe referred to the FCC. No response within 20 days.	No further action
Augustine Band of Cahuilla Indians	None December 15, 2015	None	Follow-up correspondence sent April 12, 2016	None	April 28, 2016 Tribe referred to the FCC. No response within 20 days.	No further action

Cabazon Tribe of Mission Indians	No interest if no response within 30 days December 15, 2015	None	None	None	Concurrence / Clearance February 3, 2016	N/A	No further action
Cahuilla Band of Mission Indians	Requests supplemental project information and review fee December 15, 2015	Request to review project	Follow-up correspondence sent April 12, 2016	Follow-up correspondence sent April 12, 2016	Concurrence / Clearance May 4, 2016	N/A	No further action
Campo Band of Mission Indians	None December 15, 2015	None	Follow-up correspondence sent April 12, 2016	Follow-up correspondence sent April 12, 2016	None	April 28, 2016 Tribe referred to the FCC. No response within 20 days.	No further action
La Posta Band of Mission Indians	None December 15, 2015	None	Follow-up correspondence sent April 12, 2016	Follow-up correspondence sent April 12, 2016	None	April 28, 2016 Tribe referred to the FCC. No response within 20 days.	No further action
Los Coyotes Reservation	No interest if no response within 30 days December 15, 2015	None	None	None	None	N/A	No further action
Morongo Band of Mission Indians	Requests supplemental project information December 15, 2015	None	Follow-up correspondence sent April 12, 2016	Follow-up correspondence sent April 12, 2016	None	April 28, 2016 Tribe referred to the FCC. No response within 20 days.	No further action
Pauma/Yuima Band of Mission Indians	No interest if no ground disturbance December 15, 2015	None	None	None	No interest	N/A	No further action
Pechanga Band of Mission Indians	Requests supplemental project information and review fee December 15, 2015	None	Requested supplemental project information and review fee sent April 26, 2016	Requested supplemental project information and review fee sent April 26, 2016	None	May 12, 2016 Tribe referred to the FCC. No response within 20 days.	No further action
Ramona Band of Cahuilla	Requests supplemental project information and review fee	None	Requested supplemental project information and review fee sent	Requested supplemental project information and review fee sent	None	April 28, 2016	No further action

	December 15, 2015		April 12, 2016				
San Pasqual Band of Diegueno Indians	No interest if no response within 30 days December 15, 2015	None	None	None	None	Tribe referred to the FCC. No response within 20 days.	No further action
Soboba Band of Luiseno Indians	Requests supplemental project information and review fee December 15, 2015	Request to review project December 24, 2015	Requested supplemental project information and review fee sent April 12, 2016	Requests monitoring during construction June 3, 2016	N/A	Tribe requests to be present during construction. Coordinate schedule as necessary with tribe.	
Torres-Martinez Desert Cahuilla Indians	None December 15, 2015	None	Follow-up correspondence sent April 12, 2016	None	April 28, 2016 Tribe referred to the FCC. No response within 20 days.	No further action	
Twenty Nine Palms Band of Mission Indians	Requests supplemental project information and review fee December 15, 2015	None	Requested supplemental project information and review fee sent April 12, 2016	None	April 28, 2016 Tribe referred to the FCC. No response within 20 days.	No further action	
Agua Caliente Band of Cahuilla Indians	None December 15, 2015	Request to review project February 16, 2016	Follow-up correspondence sent April 12, 2016	Concurrence / Clearance April 14, 2016	N/A	No further action	



## Stephanie Werner

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**From:** towernotifyinfo@fcc.gov  
**Sent:** Friday, December 18, 2015 12:06 AM  
**To:** Stephanie Werner  
**Cc:** Jonathan.Jonas@fcc.gov; diane.dupert@fcc.gov  
**Subject:** NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #4436498

Dear Sir or Madam:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the information you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter).

Persons who have received the information that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The information you provided was forwarded to the following Tribal Nations and NHOs. If a Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Declaratory Ruling released on October 6, 2005 (FCC 05-176).

1. THPO Wilfred Ferris III - Eastern Shoshone Tribe - (PO Box: 538) Fort Washakie, WY - wferris.eshoshone@gmail.com - 307-349-6406  
Details: The Eastern Shoshone Tribe has established a new online procedure for FCC TCNS review/consultation. Online submissions can now be completed at <http://app.tribal106.com>. The data platform is currently being administered by a third party who are providing consultation servicing through the online system on behalf of the Eastern Shoshone Tribe. For questions, please call Shastelle Swan at 406-395-4700

Based on the location of the proposed project and the pole(s) that you will be constructing as part of the Section 106 process in our particular aboriginal homelands, we are REQUESTING TO BE CONSULTED on this proposed project.

Please utilize the Tribal 106 NHPA consultation processing system website. Online submissions can be completed at <http://app.tribal106.com>

The Eastern Shoshone Tribe through the Historic Preservation Department has established a fee of \$400.00 per consultation. We are only accepting checks at this time. All checks should be mailed to the following address:

CCCRPD-EST  
PO Box 87  
Box Elder, MT 59521

If you have questions, please feel free to contact Mr. Wilfred Ferris, III THPO at [wferris.eshoshone@gmail.com](mailto:wferris.eshoshone@gmail.com)

Sincerely,  
Wilfred J. Ferris, III, THPO  
Eastern Shoshone Tribe

2. Museum Director Wilene Fisher-Holt - Colorado River Indian Tribes - Museum 26600  
Mohave Road Parker, AZ - [crit.museum@yahoo.com](mailto:crit.museum@yahoo.com) - 928-669-8970

If the applicant/tower builder receives no response from the Colorado River Indian Tribes within 30 days after notification through TCNS, the Colorado River Indian Tribes has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,

however, must immediately notify the Colorado River Indian Tribes in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

3. Culture Society Director Linda D Otero - Fort Mojave Indian Tribe - AhaMakav  
Cultural Society (PO Box: 5990) Mohave Valley, AZ - [lindaotero@fortmojave.com](mailto:lindaotero@fortmojave.com) - 928-768-4475

4. Cultural Resource Manager Jill McCormick - Cocopah Indian Tribe - County 15th & Avenue G Somerton, AZ - [culturalres@cocopah.com](mailto:culturalres@cocopah.com) - 928-627-4849  
Details: The Cocopah Indian Tribe would like to specify that all tower notifications be sent with complete project description, location, maps, and any/all information pertaining to past/present cultural surveys with a detailed listing of the findings of the survey to include maps, locations, and classification of artifacts/features.

5. THPO Arlene Kingery - Quechan Indian Tribe - (PO Box: 1899) Yuma, AZ -  
historicpreservation@quechantribe.com - 760-572-2423  
Details: Location maps are REQUIRED for each project. Those projects submitted for review  
that do not include a map will not be reviewed until the information is provided.

6. GIS Coordinator / CRM Specialist Ann Brierty - San Manuel Band of Mission Indians -  
26569 Community Center Drive Highland, CA - bbrierty@sanmanuel-nsn.gov - 909-863-5899

7. Government Affairs Manager David L Saldivar - Augustine Band of Cahuilla Indians -  
(PO Box: 846) Coachella, CA - dlsaldivar@augustinetribe.com - 760-398-6180

8. Director of Cultural Affairs Judy Stapp - Cabazon Tribe of Mission Indians - 84-245  
Indio Springs Drive Indio, CA - nmarkwardt@cabazonindians-nsn.gov - 760-342-5000  
Details: If the Applicant/tower constructor has not received a response within 30 days of the  
TCNS notification, the Tribe has no interest in the site. If the Applicant/tower constructor  
discovers human remains or archaeological resources during construction, the Applicant/tower  
constructor must immediately stop construction and notify the affected local Tribes and the  
Cabazon Indian Tribe in accordance with FCC rules.

9. Director of Cultural Department Andreas J Heredia - Cahuilla Band of Indians - 52701  
HWY 371 Suite B Anza, CA - culturaldirector@cahuilla.net - 951-763-5549  
Details: If the proposed location is within Riverside, Los Angeles or Orange Counties in  
California, please send a hard copy street map with a marking (an 'X' or an arrow)  
identifying the proposed site to:

Andreas Heredia  
Cahuilla Cultural Director  
52701 Highway 371  
Cahuilla Indian Reservation  
Anza CA, 92539

Additionally, please email a copy of the map and any archaeological studies/records to  
Andreas Heredia, Cahuilla Cultural Director at culturaldirector@cahuilla.net.

The Cahuilla Band of Indians is a federally recognized Tribe with dominion over lands located  
in Southern California that are held in trust by the United States for the benefit of the  
Tribe (such lands, together with the Tribe's land use area, are known as the "Indian Lands").  
In order to maintain compliance with the National Historic Preservation Act Section 106

consultation process, the Federal Communications Commission has provided for Tribal review a Tower Construction Notification System (TCNS) database of Section 106 - eligible projects that could affect the Indian Lands.

While the Tribe has an established Tribal Historic Preservation Office, the Office has limited staff and resources to respond to such notifications adequately. Therefore in order to sustain capacity for review and comment, the Tribe has implemented a \$250 assessment fee to review each proposed TCNS project within its Indian Lands. The Tribe must receive this fee prior to commencement of document review and consultation.

Please remit your fee in the amount of \$250, payable to:

Cahuilla Band of Indians  
Cultural Department (Include TCNS Number)  
52701 Highway 371  
Cahuilla Indian Reservation  
Anza CA, 92539

10. Chairman Ralph Goff - Campo Band of Mission Indians - 36190 Church Road Campo, CA -  
rgoff@campo-nsn.gov - 619-478-9046

11. Chairperson Gwendolyn Parada - La Posta Band of Mission Indians - 8 Crestwood Road  
Boulevard, CA - lp13boots@aol.com - 619-478-2113

12. Chairman Shane Chapparosa - Los Coyotes Reservation - (PO Box: 189) Warner  
Springs, CA - los\_coyotes@ymail.com; loscoyotes\_ta@yahoo.com - 760-782-0711  
Details: If the Applicant receives no response from the Los Coyotes Reservation within 30  
days after notification through TCNS, the Los Coyotes Band of Indians has no interest in  
participating in pre-construction review for the proposed site. The Applicant, however, must  
immediately notify the Los Coyotes Band of Indians in the event archaeological properties or  
human remains are discovered during construction, consistent with Section IX of the  
Nationwide Programmatic Agreement and applicable law.

13. Senior Project Planner Shane Helms - Morongo Band of Mission Indians - 12700  
Pumarra Drive Banning, CA - shelms@morongo-nsn.gov - 951-755-5212  
Details: The Morongo Band of Mission Indians ALWAYS requires the Assessor's Parcel Number for  
each proposed site in Riverside County. Please send a hard copy of this information to:  
Franklin A. Darcy, Project Manager, Dept. of Planning and Building Services, Morongo Band of  
Mission Indians, 49750 Seminole Drive, Cabazon, CA 92230.



14. Cultural Clerk Chris Devers - Pauma/Yuima Band of Mission Indians - (PO Box: 369)  
Pauma Valley, CA - cultural@pauma-nsn.gov - 760-742-1289

If the applicant/tower builder receives no response from the Pauma/Yuima Band of Mission Indians within 30 days after notification through TCNS, the Pauma/Yuima Band of Mission Indians has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,

however, must immediately notify the Pauma/Yuima Band of Mission Indians in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

15. Cultural Planning Specialist Ebru Ozdil - Pechanga Band of Luiseno Indians - (PO Box: 2183) Temecula, CA - eozdil@pechanga-nsn.gov - 951-770-8113

Details: Thank you for contacting the Pechanga Band of Luiseno Indians (The Tribe) regarding the referenced project. In order to provide our comments and concerns regarding potential adverse effects to cultural resources, the Tribe requires a per-tower processing fee in the amount of \$200.00 for projects that do not involve earth moving and \$350.00 for all other projects to be sent to the address below. The thirty (30) day review period will begin upon confirmation of receipt of both the processing fee and the following documents:

- 1) Project contact person(s) name, email and phone number
- 2) A vicinity map showing the project APE;
- 3) Assessor Parcel Number(s);
- 4) SHPO package
- 5) Conceptual grading plans, if any;
- 6) Archeological/cultural resources study, including confidential appendices, photographs and site records, if any; and,
- 7) If a local agency is involved, please provide name and contact information of project planner along with environmental documents, mitigation measures and conditions of approvals.

Please send the above documents via electronic mail to eozdil@pechanga-nsn.gov or via U.S. Mail to Pechanga Cultural Resources Department, PO Box 2183, Temecula, CA 92593.

Please make sure all payments are payable to Pechanga Band of Luiseno Indians and reference 'Cultural Review, TCNS\_\_\_\_\_'.  
'

Please remit payment of the processing fee in full to:

Accounting Department  
Pechanga Band of Luiseno Indians  
Attn: Accounts Receivable  
PO Box 1477  
Temecula, CA 92593

As noted above, the thirty (30) day review period will not be initiated until the above requested items and processing fee have been received and confirmed by our Tribal Historic Preservation Office (THPO). An email will be forwarded by the THPO to the identified project

contact person to start the review process. Please do not hesitate to contact us if you have any questions or concerns.

Thank you

16. Cultural Resources Coordinator John Gomez - Ramona Band of Cahuilla - (PO Box: 391372) Anza, CA - [jgomez@ramonatribes.com](mailto:jgomez@ramonatribes.com) - 951-941-4943  
Details: The Ramona Band of Cahuilla requests that a copy of the Cultural Resource Assessment or Cultural Resource Report, proposed project description and scope of work for EVERY proposed project be sent to us. Please send to: John Gomez, Cultural Resources Coordinator, Ramona Band of Cahuilla Indians, P.O.Box 391372, Anza, CA 92539, or e-mail to : [jgomez@ramona-nsn.gov](mailto:jgomez@ramona-nsn.gov)

We also require a topo map for EVERY proposed site. Please e-mail the topo map in pdf format. Please mark the proposed site with an 'x' or an arrow and send to: [jgomez@ramonatribes.com](mailto:jgomez@ramonatribes.com).

For every proposed site, the Ramona Band of Cahuilla requires a tribal review processing fee. Please contact John Gomez at [jgomez@ramona-nsn.gov](mailto:jgomez@ramona-nsn.gov) for fee information. Payment may be forwarded to: Ramona Band of Cahuilla P.O. Box 391672, Anza, CA 92539. Please include TCNS number and project name/location with payment. The review of referenced site will commence immediately following payment of the fee.

17. THPO David Toler Jr - San Pasqual Band of Diegueno Indians - (PO Box: 365) Valley Center, CA - [davidt@sanpasqualtribe.org](mailto:davidt@sanpasqualtribe.org) - 760-749-3200  
Details: If the Applicant receives no response from the Tribe within 30 days after notification through TCNS, the Tribe has no interest in participating in pre-construction review for the site. The Applicant, however, must notify the Tribe in the event archeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

18. Director of Cultural Resources Joseph Ontiveros - Soboba Band of Luiseno Indians - 23906 Soboba Road (PO Box: 487) San Jacinto, CA - [lshaker@soboba-nsn.gov](mailto:lshaker@soboba-nsn.gov) - 951-654-5544  
Details: For ALL proposed sites the Soboba Band of Luiseno Indians requires a \$200 tribal review processing fee. The review will commence immediately following the payment being posted.

During the review process the tribe will request the proposed project description, as well as a copy of any archaeological and cultural resources documentation for the project.

We may also request additional information such as:

- Copies of maps and photographs of the area

- Additional site surveys and site visits

Please include the TCNS number on the check, the project name, and the project address.

Check may be made payable to:  
Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA 92581

For additional concerns, please contact me directly.

Joseph Ontiveros  
Director of Cultural Resources  
Soboba Band of Luiseno Indians  
951-663-5279 (cell)  
jontiveros@soboba-nsn.gov

19. Cultural Resources Coordinator Michael Mirelez - Torres-Martinez Desert Cahuilla Indians - (PO Box: 1160) Thermal, CA - mmirelez@tmtanf.org - 760-397-0300 (ext: 1213)

20. Tribal Historic Preservation Officer Anthony L Madrigal Jr - Twenty Nine Palms Band of Mission Indians - 46-200 Harrison Place Coachella, CA - amadrigal@29palmsbomi-nsn.gov - 760-775-3259

Details: If the proposed location is within Riverside, San Bernardino, or Imperial Counties in California, please send a hard copy street map with a marking (an 'x' or an arrow) identifying the proposed site to:

Tribal Chairman Darrell Mike  
Twenty Nine Palms Band of Mission Indians  
46-200 Harrison Place  
Coachella, CA 92236

Additionally, please email a copy of the map and any archaeological studies/records to Anthony Madrigal, Jr., Tribal Historic Preservation Officer at amadrigal@29palmsbomi-nsn.gov.

The Twenty-Nine Palms Band of Mission Indians is a federally recognized Indian tribe with dominion over lands located in southern California that are held in trust by the United States for the benefit of the Tribe (such lands, together with the Tribe's traditional land use area, the "Indian Lands"). In order to maintain compliance with the National Historic Preservation Act Section 106 consultation process, the Federal Communications Commission has provided for Tribal review a Tower Construction Notification System (TCNS) database of Section 106-eligible projects that could affect the Indian Lands.

While the Tribe has an established Tribal Historic Preservation Office, the Office has limited staff and resources to respond to such notifications adequately. Therefore, in order

to sustain capacity for review and comment, the Tribe has implemented a \$200 assessment fee to review each proposed TCNS project within its Indian Lands. The Tribe must receive this fee prior to commencement of document review and consultation.

Please remit your fee in the amount of \$200, payable to the:

Twenty-Nine Palms Band of Mission Indians  
Attn: Tribal Historic Preservation Office  
46-200 Harrison Place  
Coachella, CA 92236

Please call (760) 775-3259, if you have any questions.

Thank you.

21. THPO Patricia Garcia-Plotkin - Agua Caliente Band of Cahuilla Indians - 5401 Dinah Shore Drive Palm Springs, CA - ACBCI-THPO@aguacaliente.net; pagarcia@aguacaliente.net - 760-699-6907

The information you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA.

22. Deputy SHPO Carol Griffith - Arizona State Parks - 1300 West Washington Phoenix, AZ - cgriffith@pr.state.az.us - 602-542-4174

23. Deputy SHPO William Collins - Arizona State Parks - 1300 West Washington Phoenix, AZ - wcollins@pr.state.az.us - 602-542-4174

"Exclusions" above set forth language provided by the Tribal Nation or SHPO. These exclusions may indicate types of PTC wayside pole notifications that the Tribal Nation or SHPO does not wish to review. TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. Exclusions may also set forth policies or procedures of a particular Tribal Nation or SHPO (for example, types of information that a Tribal Nation routinely requests, or a policy that no response within 30 days indicates no interest in participating in pre-construction review).



Please be advised that the FCC cannot guarantee that the contact(s) listed above opened and reviewed an electronic or regular mail notification. If you learn any of the above contact information is no longer valid, please contact the FCC. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 12/15/2015  
Notification ID: 134417  
Tower Owner Individual or Entity Name: AT&T Mobility, LLC  
Consultant Name: Stephanie Werner  
Street Address: 882 Sunrise Avenue  
City: Medford  
State: OREGON  
Zip Code: 97504  
Phone: 541-973-9338  
Email: swerner@ebiconsulting.com

Structure Type: LTOWER - Lattice Tower  
Latitude: 33 deg 58 min 51.8 sec N  
Longitude: 117 deg 8 min 26.7 sec W  
Location Description: 30001 SAN TIMOTEO CANYON  
City: Redland  
State: CALIFORNIA  
County: RIVERSIDE  
Detailed Description of Project: (6115006501)  
Ground Elevation: 584.6 meters  
Support Structure: 15.2 meters above ground level  
Overall Structure: 15.2 meters above ground level  
Overall Height AMSL: 599.8 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic mail form located on the FCC's website at:

<http://wireless.fcc.gov/outreach/notification/contact-fcc.html>.

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8 a.m. to 7:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,  
Federal Communications Commission



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## NEGATIVE DECLARATION

Project/Case Number: CUP03730 / VAR01903 / EA42836

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

### PROJECT DESCRIPTION/LOCATION:

The project proposes to construct a 105 foot lattice tower wireless communication facility. AT&T Mobility will install twelve (12) eight foot high panel antennas, twenty-four (24) remote radio units, and four (4) surge suppressors within an unenclosed 432 square-foot lease area. Additionally, one (1) global positioning satellite, seven (7) equipment cabinets, and one (1) 50 kv diesel generator will be installed inside a 234 square-foot lease area enclosed by an eight (8) foot high block wall. The total AT&T lease area for the project is 666 square-feet.

Variance No. 1903 is a request to allow for a reduced setback requirement. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings one thousand feet (1000 ft.). If approved, Variance No. 1903 would allow for a setback of 175 feet from the nearest habitable dwelling.

East of Redlands Blvd., south of San Timoteo Canyon Road, west of Lakeshore Drive. Parcel address is 30001 San Timoteo Canyon Road.

### COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: November 13, 2017

Applicant/Project Sponsor: J5 Infrastructure-Mellissa Francisco Date Submitted: September 15, 2015

### ADOPTED BY: Planning Commission

Person Verifying Adoption: Tim Wheeler Date: December 20, 2017

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

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

For additional information, please contact Tim Wheeler at 951-955-6060.

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42836  
**Project Case Type (s) and Number(s):** Condition Use Permit No. 3730  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler  
**Telephone Number:** 951-955-6060  
**Applicant's Name:** Cortel & AT&T Mobility c/o Melissa Francisco  
**Applicant's Address:** 19519 Jacob Avenue Cerritos, CA 90703

### I. PROJECT INFORMATION

#### Project Description:

The project proposes to construct a 105 foot lattice tower wireless communication facility. AT&T Mobility will install twelve (12) eight foot high panel antennas, twenty-four (24) remote radio units, and four (4) surge suppressors within an unenclosed 432 square-foot lease area. Additionally, one (1) global positioning satellite, seven (7) equipment cabinets, and one (1) 50 kv diesel generator will be installed inside a 234 square-foot lease area enclosed by an eight (8) foot high block wall. The total AT&T lease area for the project is 666 square-feet..

Variance No. 1903 is a request to allow for a reduced setback requirement. If approved, Variance No. 1903 would allow for a setback of 175 feet from the nearest habitable dwelling.

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

**B. Total Project Area:** Total Acreage: 78.78 Acres; Total Lease Area: 666 Square Feet

**C. Assessor's Parcel No(s):** 473-080-005

**D. Street References:** East of Redlands Blvd., south of San Timoteo Canyon Road, west of Lakeshore Drive. Parcel address is 30001 San Timoteo Canyon Road.

**E. Section, Township & Range Description:** Section 24, Township 2 South and Range 3 West

**F. Brief description of the existing environmental setting of the project site and its surroundings:** Existing residential dwelling, detached structures, and existing Southern California Edison towers with cell carrier antennas and equipment. Vacant lands and other properties with residential dwellings and SCE towers with cell carrier antennas on them and equipment.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Open Space: Rural (OS: RUR) (20 Acre Minimum) and Rural: Rural Residential (R: RR) (5 Acre Minimum) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, this is a 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 is within the Western Riverside's Multi-Species Habitat Conservation Plan (WRMSHCP Cell Group T in cell number 473). A Habitat Acquisition & Negotiation Strategy case (HANS 2288) was created and approved with no conservation required. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within a fault zone or within any other special hazard zone (including dam inundation zone, area drainage 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 a 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):** Reche Canyon/Badlands

**C. Foundation Component(s):** Open Space and Rural

**D. Land Use Designation(s):** Open Space: Rural (OS: RUR) and Rural: Rural Residential (R: RR m)

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Reche Canyon/Badlands

2. **Foundation Component(s):** Rural

3. **Land Use Designation(s):** Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to the north, south, east and west; with Rural: Rural Residential (R: RR) (5 Acre Minimum) also to the north and east; and Open Space: Conservation Habitat also to the west.

4. **Overlay(s), if any:** N/A



5. Policy Area(s), if any: N/A

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Controlled Development Areas (W-2)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Controlled Development Areas (W-2) to the north, east and west; Controlled Development Areas (W-2) (20 acre minimum) and Rural Residential (R-R) to the south and southeast corner, respectively.

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:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input checked="" type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

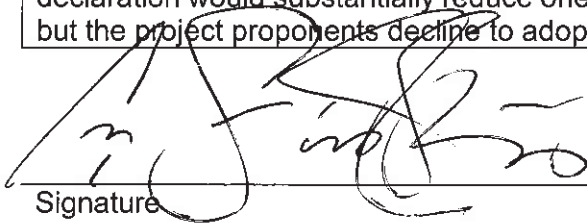
<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects 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

November 13, 2017

Date

Tim Wheeler  
Printed Name

For Charissa Leach, Asst. TLMA 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 9 in Reche Canyon / Badlands Area Plan – “Scenic Highways”

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in Reche Canyon / Badlands Area Plan – “Scenic Highways” exhibit, the project’s subject site is located directly off San Timoteo Canyon Road, which is not designated as a County Eligible Scenic Highway. The subject property and surrounding properties currently have existing SCE electrical lattice towers of 105 feet or taller on them. One of these existing SCE electrical lattice towers are being decommissioned. This said tower currently has wireless communication antennas and equipment on and around them on the ground. This proposed wireless communication tower will also be a lattice tower not exceeding 105 feet in height and will be able to accommodate the proposed cell carrier and future carriers. The overall scenic highway, scenic vista, or view by the public will not be impacted by this project. Impacts may in fact be lessened as the project will reduce the need for overhead wires associated with SCE towers. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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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Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 in Reche Canyon / Badlands Area Plan – “Mt. Palomar Nighttime Lighting Policy”

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 in Reche Canyon / Badlands Area Plan – “Mt. Palomar Nighttime Lighting Policy” exhibit, the project site is not located within the policy area. Even though it is not within the Mt. Palomar Lighting Policy, the lights proposed for within the enclosed lease area are shielded and directed down toward the equipment so as to minimize light pollution. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

3. Other Lighting Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description and plan design

Findings of Fact:

a-b) No lighting is proposed on top of the lattice tower wireless communication facility. For the lighting proposed for the enclosed lease area for equipment; said lighting is shielded and directed down toward the equipment so as to minimize light pollution. The lights are on a switch or timer for use only when the maintenance is needed. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**AGRICULTURE & FOREST RESOURCES** Would the project

4. Agriculture	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?	<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
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, the project site is located within an area designated as "Not Mapped". The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current land use designation is Open Space: Rural and Rural Residential, which precludes the use of commercial farms. Furthermore, the project site is too small with too large of a grade difference to feasibly support commercial agricultural uses. As a result, the loss of viable agricultural land is negligible. Impacts associated with this project are considered less than significant.

b) There are no Williamson Act contracts on the site, and neither the zoning nor the land use designations are Agriculture. There are no impacts.

c-d) The properties surrounding the project site are zoned residential. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within any designated forest land area. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). The indicators are discussed below:

- Consistency Criterion No. 1: *The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and

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NAAQS violations would occur if localized significance thresholds (LST's) were exceeded. However, the Project's construction- and operational-source emissions with standard regulatory requirements would not exceed applicable LST's, and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion.

- *Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The 2012 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes a wireless communication facility on a property currently designated by Riverside County as Open Space: Rural (OS: RUR) (20 Acre Minimum) and Rural: Rural Residential (R: RR) (5 Acre Minimum). Because the proposed project is simply an unmanned wireless communication facility and would only require occasional routine maintenance, there would be an operational traffic trip generation rate that is less than that of the development of uses permitted by the R: RM land use generation. Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan and thus considered to be consistent with the AQMP.

As indicated above, the project would not result in or cause NAAQS or CAAQS violations. Because the proposed project is simply an unmanned wireless communication facility, there would be no change in any density ratio. Therefore, because the project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

**Table 1 SCAQMD Regional Thresholds**

<b>MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)</b>		
<b>Pollutant</b>	<b>Construction</b>	<b>Operational</b>
No <sub>x</sub>	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM <sub>10</sub>	150 lbs/day	150 lbs/day
PM <sub>2.5</sub>	55 lbs/day	55 lbs/day

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SO <sub>x</sub>	150 lbs/day	150 lbs/day		
CO	550 lbs/day	550 lbs/day		
Lead (AQMD)	3 lbs/day	3 lbs/day		

It should be noted that all projects within the SCAB, including the proposed project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

Additionally, the project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

The proposed project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase. Minimal grading, heavy duty trucks, and construction disturbance is needed for the small area of where the cell site will occur on an already development parcel for a residential dwelling and existing SCE lattice electrical towers. Additionally, once the cell site is complete, the unmanned cell site should not produce any further air disturbance unless the back-up generator is needed for emergency purposes. Therefore, there would be a less than significant impact.

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. The nearest sensitive receptor is Valley View High School located at 13135 Nason St. Moreno Valley, CA 92555 at approximately 4.50 miles south of the project site. While there is a sensitive receptor approximately one mile from the project site, an unmanned wireless communication facility is not the type of facility that will emit substantial amounts of toxic air contaminants. Therefore, the proposed project would not expose sensitive receptors which are located within one mile of the project site to substantial point source emissions, and impacts would be less than significant.

e) There would be no substantial sources of point source emissions within one mile of the project site. Land uses within one mile of the site comprise residential, commercial, and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

f) The potential for the project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater



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treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of a concrete pad for the placement of the cell site equipment. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, odors associated with the proposed project construction and operations would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 Wildlife 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

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Findings of Fact:

a) The project site is on a built-up parcel next to a rural area. The project site currently has a residential dwelling and existing SCE lattice electrical towers on site. The proposal will disturb an approximately 666 total square-foot lease area for the construction of the lattice tower and associated equipment. The project site is located within Multi-Species Habitat Conservation Plan (“MSHCP”) Criteria Area Cell 473 of the Western Riverside County Multiple Species Habitat Conservation Plan boundary and as a result, is subject to the Regional Conservation Authority (“RCA”) review. A Habitat Acquisition and Negotiation Strategy (“HANS” - No. HANS02288) was submitted in January, 2016. The project site is located within Cell Group T, whereby conservation ranges between 80 and 90 percent, focusing in the central portion of the cell group. However, the project site is located in the northeastern portion of this cell group and is surrounded by existing development, therefore this parcel would not contribute to the overall conservation described in the area. This project went through the RCA review process and it was determined that no portion of the project site is required to be conserved. Therefore, the project will have less than a significant impact.

b-c) The proposal will disturb approximately 666 total square foot of lease area for the construction of the tower and associated equipment. The site is currently developed with a residential dwelling and existing SCE lattice electrical towers. Because of the previous construction and existing development, the site is not anticipated to have any habitat modifications that would affect 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 substantially interfere 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. The project site is located in a rural area and on a parcel with an existing land use of a residential dwelling and SCE lattice electrical towers. Therefore, there is no impact.

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

g) The proposed project will not conflict with any local policies. The project is not located within the Ordinance No. 663 (Stephen’s Kangaroo Rat) Fee Area. With this project site already being a disturbed site consisting of a residential dwelling and existing SCE lattice electrical towers, no other biological resources, such as a tree preservation policy or ordinance will be affected. Therefore, there is less than a 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"/>

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Source: On-site Inspection, Project Application Materials; RI-01700; Lerch, Cultural Resources Assessment of Tentative Parcel NO. 18992, San Timoteo Canyon, Riverside County, California.

Findings of Fact:

a-b) Based upon analysis of records and a survey of the property by a County approved Archaeologist and a field check by the County Archaeologist, it has been determined that there will be no impacts to historic resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, on-site inspection.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a County approved Archaeologist and a field check by the County Archaeologist, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts in this regard.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Therefore, there will be no impacts in this regard.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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. This is State Law, is also considered a standard Condition of Approval

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and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**TRIBAL CULTURAL RESOURCES** Would the project

**10. Tribal Cultural Resources**

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

Findings of Fact:

Twenty-one Tribes were notified of this project through the Tower Construction Notification System (TCNS). Correspondence was tracked by EBI Consulting as follows:

The Fort Mojave Indian Tribe, the San Manuel Band of Mission Indians, the Augustine Band of Cahuilla Indians, the Cabazon Tribe of Mission Indians, the Campo Band of Mission Indians, the La Posta Band, the Los Coyotes Reservation, the Morongo Band of Mission Indians, and the Torres Martinez Desert Cahuilla Indians did not respond. The Colorado River Indian Tribes, Cocopah Indian Tribe, Pauma/Yuima Band of Mission Indians, and the San Pasqual Band of Diegueno Indians had no interest in the project. The Eastern Shoshone Tribe requested supplemental project information and a fee to



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review the project. The fee was paid and information sent on April 12, 2016. On May 9, 2016, the Tribe concurred and cleared the project.

The Cahuilla Band of Mission Indians requested supplemental information and a fee to review the project. On May 4, 2016 they cleared the project.

The Pechanga Band of Mission Indians requested supplemental information and a fee to review the project. The information and fee was sent to the tribe on April 26, 2016. The Tribe did not provide any responses or recommendations. The Ramona Band of Cahuilla Indians and the Twenty-Nine Palms Band of Mission Indians also requested a fee, were both paid the fee but did not respond with any comments or recommendations. The Soboba Band of Luiseno Indians requested supplemental information and a fee to review the project. The fee was paid on April 12, 2016 and on June 3, 2016 the Tribe requested to be present during construction. The Quechan Tribe requested to monitor during construction.

In compliance with Assembly Bill 52 (AB52), on February 09, 2017 Planning sent out notices regarding this project to eight Native American groups who had requested to be noticed pursuant to AB 52. No consultation was requested by the Pala Band of Mission Indians, Ramona Band of Cahuilla Indians, the Cahuilla Band of Indians, Soboba Band of Luiseno Indians, the Morongo Band, or the San Manuel Band of Mission Indians. The Twenty-Nine Palms Band of Mission Indians recommended that the applicant submit their project to the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The TCNS number was included in the notification for the project (TCNS #134417). The Agua Caliente Band of Cahuilla Indians requested that State law be followed in the event human remains are identified during ground disturbance. This is State Law and not considered mitigation but has been included as an informational condition of approval anyhow. No Tribal Cultural Resources were identified by any of the Native American groups because there are none present. Therefore, there will be no impacts to Tribal Cultural resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>GEOLOGY AND SOILS</b> Would the project				
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur.

Additionally, through mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions. Thus, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"

Findings of Fact:

Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having a low to moderate potential for liquefaction. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

According to "Map My County," the Project site is not located in a fault zone or near an identified fault-line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

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

Monitoring: No monitoring is 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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

Based on the large extent of mountainous terrain that makes up the Reche Canyon area and per the *Riverside County General Plan Figure S-5, Regions Underlain by Steep Slope* map showing the area that may provide a slope angle 30% or greater; the subject site is not considered subject to gross instability. The slope stability analysis found to be stable as the static and seismic stability did meet the minimum acceptable safety factors. The slope is stable for seismic and static loading with the construction of either the drilled caisson or mat foundation. Furthermore, and as shown on County of Riverside General Plan, Reche Canyon/Badlands Area Plan Figure 14, *Slope Instability*, the Project site is located in an area mapped as low to locally moderate susceptibility to seismically induced landslides and rockfalls. Accordingly, the proposed Project would not 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. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is susceptible to subsidence. Information provided through the review of a geological or geotechnical report (GEO02532) state that the underlying bedrock material is not fill or alluvium and was not deposited during mudflow and is not subject to collapse/consolidation. Therefore, impacts would be less than significant.

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

Monitoring: No monitoring is required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The Project site is more than 55 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. Additionally, *Figure 10, Reche Canyon/Badlands Area Plan Flood Hazards* illustrates that a portion of Project site is not located within a 100-Year Flood Zone. Even though the topography of the subject property is mountainous, the location of the proposed lease area is on top of a flatten hill or peak. The potential for the Project site to be impacted by mudflow hazards is low. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-b) Under existing conditions, the Project site mountainous, but the location of the proposed lease area is relatively flat. Implementation of the proposed Project would require minimal grading of the site to accommodate the proposed development. Due to the limited scale of the proposed Project, the site's existing topographic conditions would be maintained. Therefore, impacts would be less than significant and no mitigation would be required.

c) Under existing conditions, the Project site comprises of built-up land. Due to the limited scale of the proposed Project, however, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.



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

Monitoring: No monitoring is required.

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 type="checkbox"/>	<input checked="" 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: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) Construction activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited scale, and with incorporation of Best Management Practices (BMP's) potential impacts resulting from erosion are expected to be less than significant.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2016 California Building Code (CBC). Therefore, there would be no risk to life or property. No impact would occur. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed Project is located on disturbed, built-up land. Due to existing conditions and the limited scale of the proposed Project, any potential impact related to erosion is expected to be less than significant. Additionally, the proposed Project is not located in the vicinity of a stream or lake and will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or bed of a lake.

b) Due to the limited scope of the proposed Project, an increase in water erosion either on site or off-site is not expected. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

The Project site is considered to have a "moderately low" susceptibility to wind erosion (Riverside County, 2003, Figure S-8). Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds. Following construction, wind erosion would be non-existent, as the disturbed areas would be covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

<b>21. Paleontological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to "Map My County," the project site has been mapped as having a high potential for paleontological resources. The project has been conditioned (60.Planning.7-Paleo Primp/Monitor) for prior to grading permit issuance that a qualified paleontologist be retained. Additionally, the proposed Project will be located on a site which is already disturbed and built-up. Thus, the proposed Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would have a less than significant impact due to the existing conditions on the Project site and conditions imposed on the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**22. 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"/>
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"/>

Source: Project Application Materials

Findings of Fact:

a) The project proposes the installation of a 105-foot tall lattice wireless communication tower facility within a total 666 square foot lease area. The installation of the wireless communication facility 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 and thus will have a less-than-significant impact.

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

**23. 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 checked="" type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 construction and operation of a wireless communications tower is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. For this reason, this project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials and will have no impact.

b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Therefore, the project will result in a less-than-significant impact.

c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.

e) The site 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, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>24. Airports</b>				
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-20 "Airport Locations," GIS database



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

- a) The closest airport is the March Air Reserve Base which is located approximately 8.10 miles southwest of the project site. Therefore, the project site is not located within the vicinity of any public or private airport; and the project will not result in an inconsistency with an Airport Master Plan. There will be no impact.
- 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. There will be no impact.
- 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. There will be no impact.
- 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. There will be no impact.

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

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

**25. Hazardous Fire Area**

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

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

**Findings of Fact:**

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, the project site is located within a "High" Wildfire Susceptibility Area. Additionally, the project site is located within a State Responsibility Fire Area. The high risk of wildland fires due to the unique features of the area can be a concern. The project, a lattice wireless communication facility, provides access to the tower and enclosed lease area by means of a non-exclusive access road from San Timoteo Canyon Road. The access road is an all-weather access road. Additionally, the enclosed lease area is designed and engineered by its block wall to provide fire protection regarding fire concerns from either fire instants from the equipment in the lease area or to protect the equipment from wildfires that may occur from outside the enclosed lease area. The project property also has existing residential dwellings on it and access to them from San Timoteo Canyon Road. That access is a part of the access to the proposed project. As a result, there is adequate access to the project site. Therefore, the project will result in a less-than-significant impact.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

**HYDROLOGY AND WATER QUALITY** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>26. Water Quality Impacts</b>				
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 limited scope of the proposed project and the existing development onsite, there will not be a substantial alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river (neither of which occur in the vicinity), in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered to be less than significant.

b) Due to the character and limited scope of the proposed project, it is not anticipated that implementation of the proposed project will violate any water quality standards or waste discharge requirements. Therefore, there would be a less than significant impact.

c) The proposed project is simply an unmanned wireless communication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed project, there will not be any depletion of groundwater supplies or substantial interference 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. No housing is being proposed therefore, the project will 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. There would be no impact.

f) The project site is not located within a 100 year flood zone. Project consists solely of an unmanned wireless communications tower and associated small equipment cabinets and a generator within its enclosed lease area, the project structures are too small to substantially impede or redirect flood flows. There would be no impact.

g-h) The project will not substantially degrade water quality or include new or retrofitted storm water 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.

**27. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

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

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Due to the limited scope of the proposed project and existing development on 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 a less than significant impact.

b) Due to the limited scope of the proposed project and existing development on 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 a less than significant impact.

c) Pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any dam failure inundation zones or located within a 100-year flood zone. The proposed project is simply an unmanned wireless communication facility; 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 a less than significant impact.

d) Due to the limited scope of the proposed project and existing development on 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

28. Land Use	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) Under existing conditions, the project site is built-up with a single family residences and an existing SCE lattice tower. The SCE tower is being decommissioned, which has resulted in this proposed wireless communication project. With implementation of the proposed project, only the 666-square-foot total lease area would be disturbed. According to the General Plan, the proposed wireless communication facility would be in compliance with the current land use designation of Open Space: Rural (OS: RUR) and Rural: Rural Residential (R: RR). Wireless communications towers (not disguised, other construction) are a permitted use with a conditional use permit in this area, and the proposed project will not result in a substantial alteration of the present or planned land use of the area. Therefore, there would be a less than 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 site is in unincorporated Riverside County and is located outside the sphere of influence of any city. Therefore, the proposed project would not adversely affect land use within an adjacent city sphere of influence, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

29. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Under existing conditions, the project site is zoned for Controlled Development Areas (W-2) which allow for one-family dwellings, mobile homes, as well as broadcasting stations, antennas, cable installations, microwave relay stations, and towers. This wireless communication facilities impacts would be less than significant and no mitigation is required.

b) The project site is entirely surrounded by properties with a Controlled Development Areas (W-2) to the north, east and west; Controlled Development Areas (W-2) (20 acre minimum) and Rural Residential (R-R) to the south and southeast corner, respectively. The project proposes a wireless communication facility. The proposed use would be fully compatible with W-2 zoning designations in the vicinity of the project site. Therefore, the proposed project would be consistent with existing surrounding zoning, and impacts would be less than significant requiring no mitigation.

c) Surrounding land uses include residential dwelling properties, vacant land, and other properties with existing SCE lattice towers to the south and east. To the north and west are more residential dwellings and vacant land. The wireless communication facility would be fully compatible with the existing residential uses near the project site. Accordingly, the project would be fully compatible with, or otherwise would not conflict with the site's existing surrounding land uses. There would be no impact.

The County of Riverside General Plan identifies future planned land uses within the project vicinity. Riverside County General Plan land uses include: Open Space: Rural (OS: RUR) to the west and south; Rural: Rural Residential (R: RR) to the north; and Rural: Rural Mountainous (R: RM) to the east. These land uses are reflective of the existing land uses that surround the project site. As noted in the analysis presented above, the project would be compatible with, or otherwise would not conflict with, these

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing or planned land uses. Thus, the project would not conflict with any proposed land uses in the surrounding area. There would be no impact.

d) The project site is designated by the Riverside County General Plan for Open Space: Rural (OS: RUR) and Rural: Rural Residential (R: RR). The proposed wireless communication facility would be fully consistent with the property's General Plan land use designation. There would be no impact.

e) There are rural residential properties to the north, south, east, and west of the project site. No developed communities within the area at this time. However, there are no components of the proposed project that would obstruct access to these residential properties or future communities, if developed. Accordingly, the proposed project would not disrupt or divide the physical arrangement of a proposed community and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

**MINERAL RESOURCES** Would the project

**30. 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-6 "Mineral Resources Area"

Findings of Fact:

a-b) Based on available information, the project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General plan Figure OS-6, *Mineral Resources Area*, the project site is designated within the Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed project would not 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, nor would the project 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. Thus, no impact would occur.

c-d) The project site is not located near lands classified or designated areas by the State, and there are no known active or abandoned mining or quarry operations on lands abutting the project site. Accordingly, implementation of the proposed project would not result in an incompatible use located

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, no impact would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

**31. Airport Noise**

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

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, 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-20 "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 site to excessive noise levels. Therefore, there will be a less than significant impact.

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. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There is a railroad located approx. 1,394 feet from the project site. However, the proposed project is simply a wireless communication facility, which would not be affected by railroad noise or pose an impact to the railroad. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>33. Highway Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The nearest highway is Interstate 60, which is located approximately 2.93 miles to the south of the project site. However, the proposed project is simply a wireless communication facility, which would not be affected by highway noise or pose an impact to Interstate 60. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>34. Other Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact:

No additional noise sources have been identified that would expose the project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>35. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<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"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Therefore, the proposed project itself would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, and impacts would be less than significant.

b) The project's only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the wireless communication facility would not result in the generation of any significant temporary or periodic noise increases. The occasional facility maintenance would not result in a significant noise increase.

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. Therefore, the project will have a less than significant impact.

c-d) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from project construction activities would be localized and intermittent. Construction activities that are expected to occur within the project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response. Therefore, project construction vibration-related impacts would be less than significant.

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

<b>36. Housing</b>				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 & c) There are only a residential dwellings and an existing SCE lattice tower on the subject property. The existing SCE tower is to be decommissioned; which is resulting in this proposed wireless communication lattice tower. The inclusion of the proposed project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The project simply proposes a wireless communication facility and would not result in an affordable housing demand. Therefore, there would be no impact.

d) According to Riverside County's "Map My County," the project site is not located within or adjacent to any County Redevelopment Project Area. Therefore, there would be no impact.

e) The project simply proposes a wireless communication facility. Implementation of the proposed project would not result in the construction of housing or in a population increase. Accordingly, there would be no impact.

f) The proposed project would develop the site with a wireless communication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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:

<b>37. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Fire Department provides fire protection services to the project area. The proposed project would primarily be served by Riverside County Fire Station No. 58, located approximately 3.45 miles south of the project site. Thus, the project site is adequately served by fire protection services under existing conditions. Because the proposed project is simply an unmanned wireless communication facility, implementation of the proposed project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**38. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department and City-Operated Police Agencies provide community policing to the project area via the Moreno Valley City Police/Sheriff Station located approximately 8.25 miles southwest of the project site. The proposed project's demand on sheriff or police protection services would be little to nonexistent because the proposed project is simply a wireless communication facility. Therefore, implementation of the proposed project would not result in the need for new or physically altered sheriff or police stations. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**39. Schools**

Source: School District correspondence, GIS database

Findings of Fact:

The project simply proposes a wireless communication facility. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**40. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The project simply proposes a wireless communication facility. No housing, which could increase the demand for library services, is being proposed. Therefore, there would be no impact.

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

Monitoring: No monitoring is required.

**41. Health Services**

<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 simply proposes a wireless communication facility. No housing, which could increase the demand for health services, is being proposed.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION**

**42. Parks and Recreation**

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

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

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

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

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project simply proposes a wireless communication facility and does not involve the construction or expansion of recreational facilities. Therefore, there would be no impact.

b) The project simply proposes an unmanned wireless communication facility. No use of existing neighborhood or regional parks or other recreational facilities is being proposed. Therefore, there would be no impact.

c) According to “Map My County,” the project site is not within a County Service Area (CSA). The project is a wireless communication facility and does not involve the construction or expansion of recreational facilities or payment of Quimby Fees. Therefore, there would be no impact.

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

Monitoring: No monitoring is required.

<b>43. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

According to the Reche Canyon & Badlands Area Plan Figure 8, *Trails and Bikeway System*, there is a Historic Trail near or along San Timoteo Canyon Road which is the front of the subject property. Access to the proposed project of an unmanned wireless communication facility will come from San Timoteo Canyon Road through the use of the existing access road for the properties residential dwellings. With the use of the existing access from San Timoteo Canyon Road, no impact should occur to the Historic Trail then what exists today along San Timoteo Canyon Road.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

<b>44. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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g) Cause an effect upon circulation during the project's construction?

<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
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, Project Application Materials

Findings of Fact:

a-b) The proposed project is simply a wireless communication facility. Any traffic resulting from the proposed project would be due to regular maintenance. Therefore, there would be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there would be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. There will be no impact.

c-d) The proposed project is simply a wireless communication facility and does not propose and design issues that would cause a change in air traffic patterns or alter waterborne, rail, or air traffic. There will be no impact.

e-f) The proposed project is simply a wireless communication facility and does not propose any change in street design. Therefore, there would be no impact.

g) The proposed project may cause a very minor effect upon circulation during the project's construction. However, there would be a less than significant impact due to the scale of the proposed project.

h) The proposed project is simply a wireless communication facility in a total 666 square-foot lease area. The proposed project will not result in inadequate emergency access to nearby uses. Therefore, there would be no impact.

i) The proposed project is simply a wireless communication facility. Therefore, the proposed project 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. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>45. Bike Trails</b>	<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 proposed project is simply a wireless communication facility and does not create a need for- or impact a bike trail in the vicinity of the project. Therefore, there would be no significant impact.

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

Monitoring: No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. 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 is simply a wireless communication facility with no need for water supplies as part of its operations. Therefore, the proposed project would not require or result in the construction of new water treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**47. 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 demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is simply a wireless communication facility and would not require any connection to sewer lines. Therefore, the project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>48. Solid Waste</b>				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed project is simply an unmanned wireless communication facility and would not require solid waste services. The project is conditioned to report and demonstrate compliance with an approved Waste Reporting Plan, required prior to issuance of the project. Therefore, the proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities and there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>49. Utilities</b>				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a & c) Implementation of the proposed project would require the use of electrical facilities. Electrical service would be provided by Southern California Edison. The project consists of a communication system, which would be provided by AT&T, and the expansion of which is evaluated in this environmental assessment. Standard electrical transformers and units are provided to facilitate the cell site. These would be the same as needed for small commercial facilities or additional dwelling units. Furthermore, the need of the proposed project is due to SCE decommissioning an existing electrical lattice tower on or in the area of the project site. Large expansion of electrical services or SCE facilities are not needed for the implementation of this project. Therefore, there would be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b, d-g) The project does not propose any construction of natural gas systems, street lighting, storm water drainage, public facilities, or other governmental services. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**50. Energy Conservation**

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

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

The proposed project is an unmanned wireless communication facility. This use would increase consumption of energy for operation of facility equipment.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects. Furthermore, the need of the proposed project is due to SCE decommissioning an existing electrical lattice tower on or in the area of the project site.

Implementation of the proposed project is not expected to result in conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

51. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Therefore, there would be a less than significant impact.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 52. 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

As discussed throughout this environmental assessment, implementation of the wireless communication facility would not result in potentially significant or cumulative effects. There are no other cumulatively considerable impacts associated with the proposed project that are not already evaluated and disclosed throughout this environmental assessment. There will be no impact.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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. The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no significant impacts would occur.

**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:

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department  
 4080 Lemon Street, 12th Floor  
 Riverside, CA 92505

**VII. AUTHORITIES CITED**

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

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CONDITIONAL USE PERMIT Case #: CUP03730

Parcel: 473-080-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The project proposes to construct a 105 foot lattice tower wireless communication facility. AT&T Mobility will install twelve (12) eight foot high panel antennas, twenty-four (24) remote radio units, and four (4) surge suppressors within an unenclosed 432 square-foot lease area. Additionally, one (1) global positioning satellite, seven (7) equipment cabinets, and one (1) 50 kv diesel generator will be installed inside a 234 square-foot lease area enclosed by an eight (8) foot high block wall. The total AT&T lease area for the project is 666 square-feet.

Variance No. 1903 is a request to allow for a reduced setback requirement. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings one thousand feet (1000 ft.). If approved, Variance No. 1903 would allow for a setback of 175 feet from the nearest habitable dwelling.

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 CONDITIONAL USE PERMIT 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 CONDITIONAL USE PERMIT, 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

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10. GENERAL CONDITIONS

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

The obligations imposed by this condition include, but are 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 Conditional Use Permit No. 3730 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3730, dated December 20, 2017.

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.

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10. GENERAL CONDITIONS

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 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

CONDITIONAL USE PERMIT Case #: CUP03730

Parcel: 473-080-005

10. GENERAL CONDITIONS

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

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 with the Construction General Permit and Stormwater ordinances and regulations.

E HEALTH DEPARTMENT

10.E HEALTH. 1                   USE-NO WASTEWATER PLUMBING                   RECOMMND

The project comprises structures without wastewater plumbing. If wastewater plumbing fixtures are proposed in the future, the applicant shall contact the Department of Environmental Health for the requirements.

10.E HEALTH. 2                   USE - EMERGENCY GENERATOR                   RECOMMND

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical



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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - EMERGENCY GENERATOR (cont.) RECOMMND

inventory and facility map sections of the BEP.

g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.

h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

10.E HEALTH. 3 USE - NO NOISE REPORTS RECOMMND

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

EPD DEPARTMENT

10.EPD. 1 EPD - UWIG REQUIREMENTS RECOMMND

As outlined in JPR 16-09-07-01 for HANS 2288 (0.25 ac cell tower site):

The project is located near existing or future MSHCP Conservation Areas. As such, the project is subject to the

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10.EPD. 1 EPD - UWIG REQUIREMENTS (cont.)

RECOMMND

Urban/Wildland Interface Guidelines:

Future and existing Conservation Areas are located within and near the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, the guidelines contained in Section 6.1.4 shall be implemented by the Permittee in their actions relative to the project. The intent is to control the potential adverse effects of development on adjacent existing and future MSHCP conservation areas. Specifically, the Permittee should include the following measures as project conditions of approval, once a development/entitlement proposal is processed:

i. Incorporate measures to control the quantity and quality of runoff from the site entering existing or future MSHCP Conservation Areas. All riverine resources that were observed outside of the 0.25 acre site will also be avoided. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas and riverine features. Any water quality or other drainage discharges must be reviewed by RCA prior to conveyance into the MSHCP Conservation Area. This condition is applicable to areas either already dedicated to conservation or those described for conservation.

ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.

iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules,

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10.EPD. 1                      EED - UWIG REQUIREMENTS (cont.) (cont.)                      RECOMMND

regulations, and guidelines related to land use noise standards.

v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.

vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.

vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

viii. Weed abatement and fuel modification activities are not permitted in the Conservation Area.

FIRE DEPARTMENT

10.FIRE. 1                      USE-#21-HAZARDOUS FIRE AREA                      RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

10.FIRE. 2                      USE-#89-RAPID HAZMAT BOX                      RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#89-RAPID HAZMAT BOX (cont.) RECOMMND

shall be submitted to the Riverside County Fire Department for approval prior to installation.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit (CUP) 3730 is a proposal to construct an unmanned wireless communication on a lease site within a 78.78-acre parcel in the Badlands area. The parcel is located south of San Timoteo Canyon Road and east of Viper Road. Access to the site is obtained from unnamed dirt roads and private driveways off of San Timoteo Canyon Road.

The lease site is situated on a hilltop between two valleys. Two natural watercourses traverse the property to form the valleys and are tributaries to San Timoteo Creek. Therefore, access to this site may be impaired during storm events.

Except for nuisance nature local runoff that may traverse the lease site, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

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. 3 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. 4 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. 5 USE - MAX HEIGHT RECOMMND

The lattice tower located within the property shall not exceed a height of 105 feet.

10.PLANNING. 6 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. 7 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved Conditional Use Permit (CUP03730) 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.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN 473-080-005 (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. 11 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

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

The color of the lattice tower/antenna arrays shall be either galvanized steel grey, light grey, or light tan, 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. 12 USE - SITE MAINTENANCE CT RECOMMND

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

10.PLANNING. 13 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 at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

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10.PLANNING. 14 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

10.PLANNING. 18 USE - IF HUMAN REMAINS FOUND RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:  
Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.  
If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.  
Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:  
"The nondestructive removal and analysis of human remains and items associated with Native American human remains.  
"Preservation of Native American human remains and associated items in place.

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

"Relinquishment of Native American human remains and associated items to the descendants for treatment.

"Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

"Record the site with the commission or the appropriate Information Center.

"Utilize an open-space or conservation zoning designation or easement.

"Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Human remains from other ethnic/cultural groups with

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10.PLANNING. 18 USE - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

Unrecognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 19 USE - UNANTICIPATED RESOURCES RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 20 USE - GEO02532 RECOMMND

County Geologic Report GEO No. 2532, submitted for the project CUP03730, was prepared by AESCO. The report is titled; "Geotechnical Report, Proposed AT&T Wireless

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - GEO02532 (cont.)

RECOMMND

Wireless Communications Facility, Site ID: CLV5159, Site Name: San Timoteo Cyn, 30001 San Timoteo Canyon Road, Redlands, CA, AESCO Project No. 20160025-E1247," dated February 3, 2016. In addition, AESCO has submitted the following document: "Addendum 1, Response to County of Riverside, Proposed AT&T Wireless Communications Facility, Site Name: San Timoteo Cyn, 30001 San Timoteo Canyon Road, Redlands, California, AESCO Project No. 20160025-E4648," dated March 1, 2017 "Addendum 2, Response to County of Riverside, Site Name: San Timoteo Canyon, Site ID: CLV5159, 30001 San Timoteo Canyon Road, Redlands, CA, AESCO Project No. 20160025-E5156," dated 7/13/2017 "Addendum 3, Response to County of Riverside, Site Name: San Timoteo Canyon, Site ID: CLV5159, 30001 San Timoteo Canyon Road, Redlands, CA, AESCO Project No. 20160025-E5156," dated 10/13/2017 These documents are herein incorporated as a part of GEO No. 2532.

GEO No. 2532 concluded:

- 1.No active faulting traverses the site.
- 2.The potential for fault surface rupture to occur at the site is considered low.
- 3.The potential for liquefaction at the site is low.
- 4.The sides of the ridge may be subject to surficial slumping of the thin layer of surficial soil mantling the sides of the ridge.
- 5.The underlying bedrock material is not fill or alluvium and was not deposited during mudflow and is not subject to collapse/consolidation.
- 6.The site is not considered subject to gross instability.
- 7.Slope stability analysis, the slopes were found to be stable as the static and seismic stability did meet the minimum acceptable safety factors.
- 8.The slope is stable for seismic and static loading with the construction of either the drilled caisson or mat foundation.

GEO No. 2532 recommended:



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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - GEO02532 (cont.) (cont.)

RECOMMND

1.The side slopes of shallow excavations should be cut at a gradient no steeper than 1:1 while excavations greater than 5 feet high should be cut to a gradient no steeper than 1.5:1.

2.Excavations should not extend below an imaginary 1.5:1 inclined plane projecting below the bottom edge of adjacent existing foundations and/or utilities unless properly shored or specifically analyzed further.

3.The tower is recommended to be supported on piers.

GEO No. 2532 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2532 is hereby accepted for Planning purposes. Engineering and other 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 should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

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 WEBSITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Website:

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEBSITE (cont.) RECOMMND

<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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-CUP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this conditional use permit. 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 conditional use permit be initiated within five (5) years of the effective date of the issuance of this conditional use permit, this conditional use permit shall become null and void.

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

The lifespan of a wireless telecommunication facility shall be consistent with the County of Riverside's Development Code.

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

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      RECOMMND  
    survey a new survey shall be required.

60.EPD. 2                      EPD - MBTA SURVEY                      RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60. PLANNING 7050.5 USE - IF HUMAN REMAINS FOUND

RECOMMEND

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 a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

60. PLANNING 7 USE - PALEO PRIMP/MONITOR

RECOMMEND

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 standards and Society of Vertebrate Paleontology standards, are as follows:



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - PALEO PRIMP/MONITOR (cont.)

RECOMMND

- 1.Description of the proposed site and planned grading operations.
- 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. \*Pursuant 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - PALEO PRIMP/MONITOR (cont.) (cont.) RECOMMND

responsibility for monitoring, reporting and curation fees.  
The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide 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. One original signed copy 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.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE - SUBMIT GRADING PLAN (cont.) RECOMMND

Standard plan check turnaround time is 10 working days.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION RECOMMND

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

EPD DEPARTMENT

80.EPD. 1 EPD - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some

CONDITIONAL USE PERMIT Case #: CUP03730

Parcel: 473-080-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1                      EPD - MBTA SURVEY (cont.)                      RECOMMND

cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

PLANNING DEPARTMENT

80.PLANNING. 1                      USE - ELEVATIONS & MATERIALS                      RECOMMND

Building, structure, and wall elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated December 20, 2017.

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.

TRANS DEPARTMENT

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

Provide evidence of legal access.

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

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

CONDITIONAL USE PERMIT Case #: CUP03730

Parcel: 473-080-005

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

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

Wall location(s) shall be in conformance with APPROVED EXHIBIT A, dated December 20, 2017.

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and



CONDITIONAL USE PERMIT Case #: CUP03730

Parcel: 473-080-005

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

Installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3730 has been calculated to be 0.02 net acres.

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

90.PLANNING. 5 USE - ORD 810 O S FEE

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3730 is calculated to be 0.02 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall

CONDITIONAL USE PERMIT Case #: CUP03730

Parcel: 473-080-005

90. PRIOR TO BLDG FINAL INSPECTION

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

install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

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

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

90.PLANNING. 7                   USE - SITE INSPECTION                   RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of CUP3730 have been met; in accordance with the APPROVED EXHIBIT A, dated December 20, 2017.

TRANS DEPARTMENT

90.TRANS. 1                   USE - WRCOG TUMF                   RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824. This will relate to carriers with shelters or buildings for their equipment.

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

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

11/17/17  
10:29

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 27

CONDITIONAL USE PERMIT Case #: CUP03730

Parcel: 473-080-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

USE-UTILITY INSTALL CELL TOWER (cont.)

RECOMMND

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

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

DATE: November 6, 2015

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

P.D. Environmental Programs Division  
P.D. Geology Section  
P.D. Archaeology Section  
Hemet Unified School District  
Southern California Edison Co.  
Southern California Gas Co.

Eastern Information Center  
Regional Water Control Board  
Eastern Municipal Water District  
3rd District Supervisor  
3rd District Planning Commissioner

**CONDITIONAL USE PERMIT NO. 3730** – EA42836 – Applicant: Melissa Francisco c/o Cortel & AT&T Mobility – Engineer: Luis Cardona – Fifth Supervisorial District – Pass and Desert Zoning District – Reche Canyon/Badlands Area Plan: Open Space: Rural (OS:RUR) (20 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Easterly of Redlands Blvd. , northerly of San Timoteo Canyon Rd., westerly of Lakeshore Dr., and southerly of 10 Fwy. – 78.78 Acres Gross – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The conditional use permit proposes to construct a 50’ unmanned wireless telecommunications facility (Microflect lattice tower) for AT&T. The site will replace an existing AT&T wireless facility currently located a SCE tower on the same parcel. This facility will also consist of twelve (12) 8’ panel antennas, 24 RRU’s, 4 surge suppressors, seven (7) cabinets, and one (1) 50Kwa diesel generator surrounded by 6’ high wrought iron fence enclosure in a 234 sq. ft. lease area. APN: 473-080-055.

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a LDC meeting on November 19, 2015. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department’s webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **John Thomason, (951) 955-3025, Contract Planner**, or e-mail at [JThomaso@rctlma.org](mailto:JThomaso@rctlma.org)/ MAILSTOP #: 1070

Public Hearing Path:      Administrative Action:       DH:       PC:       BOS:

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT  
77-588 El Duna Ct., Suite H  
Palm Desert, CA 92211

DATE: October 19, 2016

TO:

Riv. Co. Environmental Health Dept.  
P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section

P.D. Archaeology Section  
Riv. Co. Information Technology  
Board of Supervisors - Supervisor: 5th Planning  
Commissioner: Ashley

**CONDITIONAL USE PERMIT NO. 3730 Amended No. 1** – EA42836 – Applicant: Melissa Francisco c/o Cortel & AT&T Mobility – Engineer: Luis Cardona – Fifth Supervisorial District – Pass and Desert Zoning District – Reche Canyon/Badlands Area Plan: Open Space: Rural (OS: RUR) (20 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Easterly of Redlands Blvd. , southerly of San Timoteo Canyon Road, westerly of Lakeshore Drive. – 78.78 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The conditional use permit proposes to construct a 105' lattice tower wireless communications facility for AT&T. The site will replace an existing AT&T wireless facility currently located a SCE tower on the same parcel. This facility will also consist of twelve (12) 8' panel antennas, 24 RRU's, 4 surge suppressors, seven (7) cabinets, and one (1) 50Kwa diesel generator surrounded by 6' high wrought iron fence enclosure in a 234 sq. ft. lease area. APN: 473-080-005. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org). **BBID: 362-944-373**  
**UPROJ CASE: CUP03730**

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC comment on October 27, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



**Go Paperless!**

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at [FSIERRA@rctlma.org](mailto:FSIERRA@rctlma.org). Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Tim Wheeler, Project Planner, at (951) 955-6060 or e-mail at [twheeler@rctlma.org](mailto:twheeler@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path:    Administrative Action:     DH:     PC:     BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Steve Weiss, AICP*  
*Planning Director*

January 24, 2017

Melissa Francisco  
19519 Jacob Ave.  
Cerritos, CA 90703

Dear Ms. Francisco:

**Re: JPR 16-09-07-01 Determination Letter – No Conservation/HANS II not required**  
**HANS No. 2288**  
**Case No. PAR01478**  
**Assessor's Parcel Number(s): 473-080-005**

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that no conservation is described for this property.

You may proceed with the planning process for the remainder of the property. Please note that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have questions concerning the attached comments, please contact the Environmental Programs Division at (951) 955-6892.

Sincerely,

PLANNING DEPARTMENT

Ken Baez  
Principal Planner

xc: Savannah Richards, Ecological Resources Specialist  
Larry Sungki Min, Owner



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Chairman  
Eugene Montanez  
*City of Corona*

George Moyer  
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Brenda Knight  
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*County of Riverside*

Vice-Chairman  
Marion Ashley  
*County of Riverside*

**Executive Staff**

Charles Landry  
Executive Director

January 3, 2017

Ken Baez  
Environmental Programs Department  
County of Riverside  
4080 Lemon Street, 12th Floor  
Riverside, California 92501

Dear Mr. Baez:

Please find the following JPR attached:

JPR 16-09-07-01. Permittee: Riverside County, HANS 02288. The JPR file attached includes the following:

- RCA JPR
- Exhibit A, Vicinity Map with MSHCP Schematic Cores and Linkages
- Exhibit B, Criteria Area Cells with MSHCP Vegetation and Project Location
- Exhibit C, Criteria Area Cells with MSHCP Soils and Project Location
- County-Provided Intake Map
- Regional Map

Thank you,

Britney Strittmater

Western Riverside County Regional Conservation Authority

cc: Karin Cleary-Rose  
U.S. Fish and Wildlife Service  
777 East Tahquitz Canyon Way,  
Suite 208  
Palm Springs, California 92262

Heather A. Pert  
California Dept. of Fish and Wildlife  
3602 Inland Empire Blvd. #C220  
Ontario, California 91764

3403 10<sup>th</sup> Street, Suite 320  
Riverside, California 92501

P.O. Box 1667  
Riverside, California 92502-1667

Phone: (951) 955-9700  
Fax: (951) 955-8873  
www.wrc-rca.org



## RCA Joint Project Review (JPR)

JPR #: 16-09-07-01

Date: 01/03/17

### Project Information

Permittee:	<b>County of Riverside</b>
Case Information:	<b>HANS 2288</b>
Site Acreage:	<b>0.25 acre</b>
Portion of Site Proposed for MSHCP Conservation Area:	<b>0</b>

### Criteria Consistency Review

***Consistency Conclusion: The project is consistent with both the Criteria and Other Plan requirements.***

***Data:***

Applicable Core/Linkage: Proposed Core 3

Area Plan: Reche Canyon/Badlands

APN	Sub-Unit	Cell Group	Cell
473-080-005	SU3 – Badlands North	T	473

### Criteria and Project Information

***Criteria Comments:***

- a. As stated in Section 3.2.3 of the MSHCP, “Proposed Core 3 (Badlands/Potrero) is located in the northeast region of the Plan Area. This Core consists mainly of private lands but also contains a few Public/Quasi-Public parcels including De Anza Cycle Park. The Core is connected to Proposed Linkage 12 (north San Timoteo Creek), Proposed Linkage 4 (Reche Canyon), Proposed Constrained Linkage 22 (east San Timoteo Creek), Existing Core H (Lake Perris), Existing Core K (San Jacinto Mountains), Proposed Linkage 11 (Soboba/Gilman Springs), and Proposed Constrained Linkage 21. The Core also functions as a Linkage, connecting the San Bernardino National Forest to the southwest with San Bernardino County and other conserved areas to the north of the Core. With a total acreage of approximately 24,920 acres, Proposed Core 3 is one of the largest MSHCP Core Areas. In addition, the Core is contiguous with Existing Core H (Lake Perris/Mystic Lake) and Existing Core K (San Jacinto Mountains), thus greatly enlarging the functional area of the Core. The Core has both a large proportion of its area unaffected by edge (approximately 23,420 acres of the total 24,940 acres) and is only partially constrained by existing agricultural use. Within the Core, important Live-In and movement Habitat is provided for Bell's sage sparrow, loggerhead shrike, cactus wren, Stephens' kangaroo rat, southern



## RCA Joint Project Review (JPR)

JPR #: 16-09-07-01

Date: 01/03/17

California rufous-crowned sparrow, and mountain lion, which have key populations in the Badlands. Management of edge conditions will be necessary in the Badlands to maintain high quality Habitat for these species in areas which may be affected by covered facilities including Lambs Canyon Road, San Timoteo Canyon Road, and Gilman Springs Road. Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators are presented in *Section 6.1* of the [MSHCP] document”.

- b. The site is located within Cell 473. As stated in Section 3.3.11 of the MSHCP, “Conservation within this Cell Group will contribute to assembly of Proposed Core 3. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, grassland, Riversidean alluvial fan sage scrub and water habitat. Areas conserved within this Cell Group will be connected to chaparral, coastal sage scrub and grassland habitat proposed for conservation in Cell Group S to the west, to chaparral and grassland habitat proposed for conservation in Cell Group U to the east, to chaparral, coastal sage scrub, and Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell #661 also to the east, and to grassland habitat adjacent to San Timoteo Creek proposed for conservation in Cell #298 and #385 and Cell Groups E, F, G, and H in the Pass Area Plan to the north. Conservation within this Cell Group will range from 80%–90% of the Cell Group focusing in the central portion of the Cell Group”.
- c. Rough Step: The proposed project is within Rough Step Unit 2. Rough Step 2 encompasses 177,606 acres along the northern border and within the northeastern corner of western Riverside. This area includes the Badlands, Reche Canyon, San Timoteo Creek, and the San Jacinto Mountains. This area is bounded by Interstate 215 to the west, the San Jacinto River to the southwest, the San Jacinto Mountains to the southeast, and the San Bernardino Mountains to the northeast. There are over 61,020 acres within the Criteria Area in Rough Step 2. Key vegetation communities within Rough Step 2 include coastal sage scrub; grasslands; riparian scrub, woodland, forest; Riversidean alluvial fan sage scrub; and woodlands and forests. Based on the 2013 (most current) MSHCP Annual Report, all vegetation categories are “in” rough step. Based on the MSHCP vegetation map (Exhibit B), vegetation on most of the proposed project site is characterized as chaparral with a small area to the east characterized as developed or disturbed land. Therefore, development on the project site will not conflict with or interfere with the Rough Step Status of Unit 2.
- d. Project information was provided by the Permittee in the JPR application, including a MSHCP Compliance Document (*Document*) dated June 27, 2016 (revised October 29, 2016) prepared by Sear Biological Services (SBS). Also provided were several forms prepared by Riverside County Environmental Programs Department (EPD) that included a MSHCP Compliance Review Worksheet dated August 29, 2016 (revised December 27, 2016), a RCA Joint Project Review (JPR) Information Form dated December 3, 2015, a HANS Application form dated December 3, 2015, and a Revised Determination for HANS No. 2288 letter dated August 15, 2016. The property consists of a single Assessor’s Parcel Number (APN) 473-080-005 that totaled approximately 80 acres. Within this 80-acre parcel, the proposed project includes the construction, operation, and maintenance of an unmanned wireless communications center on 0.25 acre that will encompass both temporary and permanent





## RCA Joint Project Review (JPR)

JPR #: 16-09-07-01

Date: 01/03/17

impacts. The primary structures of the communication center will consist of a 105-foot tall lattice tower, and a fenced-in equipment yard with support structures such as a generator, power plant and Purcell cabinets. The existing access road leading to the facility will not be improved and will remain as is; therefore this JPR does not include analysis of impacts associated with access roads. Permanent impacts associated with grading for the lattice tower and equipment yard total 558 square feet and would include impacts to California sagebrush alliance and non-native grassland (SBS *Document*, page 11, Figure 7). Temporary impacts would include the use of three staging areas that are proposed for equipment and construction materials: 1) staging area 3 is the primary and preferred staging area totaling 400 square feet; 2) staging area 2 is the secondary option and totals 120 square feet; and 3) staging area 1 is also a secondary option and totals 100 square feet. Staging areas 1 and 2 will only be utilized if staging area 3 cannot contain all the necessary equipment and materials. Temporary impacts to vegetation include developed/disturbed, non-native grassland, and sagebrush. These temporarily impacted areas will be seeded with an appropriate native seed mix approved by a qualified biologist/botanist upon completion of construction. The majority of the site is vacant with only the northeastern portion comprised of residences, sheds, gardens, and other minor structures. Surrounding land uses are mostly undeveloped open spaces with some rural residences to the north and east.

- e. Reserve Assembly- The project is located within Criteria Cell 473 in Cell Group T. Conservation within Cell Group T will range from 80%-90% of the Cell Group focusing in the central portion of the Cell Group. The project site is located in the north-central portion of the Cell Group, which is near but not within the area described for conservation. There are approximately 4,512 acres within Cell Group T. Approximately 2,100 acres have been conserved in this Cell Group which contribute to assembly of Proposed Core 3. Existing conservation occurs in the eastern, central, southern, and western portions of the Cell Group. Except for some rural residential development along San Timoteo Canyon Road in the northern and north-central portions of the Cell Group, the remaining areas in the central portion of the Cell Group which are described for conservation are undeveloped and potentially available for future conservation. Given that the project is small, does not include any additional access road improvements, and is located north of the area described for conservation, the proposed project would not result in fragmentation or impede the Reserve Assembly goals of the MSHCP.

### Other Plan Requirements

#### *Data:*

#### Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. There are riverine resources on the project site. These resources are within the 80 acre parcel but not within the impact footprint. There are no riparian resources on the project site. There are no vernal pools or other areas suitable for fairy shrimp in the project impact area.



## RCA Joint Project Review (JPR)

JPR #: 16-09-07-01

Date: 01/03/17

### Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

Yes. The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

### Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is located in a survey area for Criteria Area Plants Species. The project is also located within an Additional Survey Needs and Procedures Area for Burrowing Owl.

### Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The project is located near existing or future MSHCP Conservation Areas. As such, the project is subject to the Urban/Wildland Interface Guidelines.

### ***Other Plan Requirement Comments:***

- a. Section 6.1.2: According to the SBS *Document*, although riverine habitats were mapped on the 80-acre parcel, no riparian/riverine habitats occur on the 0.25-acre project site. SBS conducted an initial review of current and historic aerial imagery for riparian/riverine resources. A habitat assessment was conducted by Tim Searl on April 15 and 20, 2016 to determine presence or absence of riparian and riverine resources. The survey area included transects within all areas of the property including the access road, staging areas, and proposed project area. No riparian habitat, vernal pools, or fairy shrimp habitat was observed. No impacts to riverine features are proposed as part of this project. No vernal pools or depressions that support habitat for listed fairy shrimp species were found within the project impact area. Furthermore, the soils on the project site are not associated with and do not support vernal pool complexes. No riparian habitat suitable for MSHCP riparian bird species such as least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), or western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) were found within the project impact area. Based on the information provided by SBS, the project demonstrates compliance with Section 6.1.2 of the MSHCP.
- b. Section 6.1.3: The project site is not located within the Survey Area for Narrow Endemic Plant Species Survey (NEPSSA). Therefore, no focused surveys for NEPSSA were conducted. Based on the information provided by SBS, the project demonstrates compliance with Section 6.1.3 of the MSHCP.
- c. Section 6.3.2: The project site is located within a Criteria Area Species Survey Area 1 (CASSA) for smooth tarplant (*Centromadia pungens* ssp. *laevis*), round-leaved filaree (*California macrophylla*), and Nevin's barberry (*Berberis nevini*). Surveys were conducted in the appropriate blooming period and none of the CAPSSA species were identified on site during the focused surveys. The habitat assessment conducted by SBS on April 15, 2016, concluded there is suitable habitat for Nevin's barberry and low suitable habitat for smooth tarplant and round-leaved filaree due to the lack of suitable soils (e.g., saline-alkali soils or clay soils). Smooth tarplant occurs in a variety of habitats, including alkali scrub and playas, riparian woodland, watercourses, and grasslands with alkaline affinities. No alkali soils are present on site. Round-leaved



## RCA Joint Project Review (JPR)

JPR #: 16-09-07-01

Date: 01/03/17

filaree is limited to clay soils which are lacking on site. According to the *SBS Document*, smooth tarplant and round-leaved filaree occurrences on Badland soils are not well understood or documented; therefore, the site suitability for these species was determined to be low rather than not suitable and reference checks and focused surveys were therefore conducted. Reference checks were conducted on April 19, May 25, and May 28, 2016. The reference checks resulted in the detection of smooth tarplant at two reference sites; however, round-leaved filaree was not detected during the reference checks. Reference sites were not visited for Nevin's barberry given that it is an evergreen shrub. Focused surveys were conducted on May 3 and May 27, 2016, and survey results were negative for the three targeted CASSA species. Round-leaved filaree was not observed during the reference checks; however, it was concluded that this species is not present on the property, including the proposed project area, staging areas, and access road, due to the absence of suitable clay soils on the property, and the negative focused survey results during an adequate rainfall season (i.e., 10.53 inches as of May 3, 2016 and 10.82 inches as of May 27, 2016). SBS concluded that CASSA species do not occur on the project site.

The project site is located in an Additional Survey Needs and Procedures Area for Burrowing Owl. According to the *SBS Document*, a burrowing owl habitat assessment was conducted by Tim Searl on April 15, 2016 and focused burrowing owl surveys were conducted on April 20, May 12, May 28, and June 14, 2016. All surveys were conducted in accordance with the Burrowing Owl Survey Instructions (County, 2006). The survey area included the property and 150 meter buffer. Approximately 38.7 acres of suitable burrowing owl habitat consisting of non-grassland were mapped. Areas containing dense sage scrub, chaparral, developed areas, and steep cliff-faces were not suitable for burrowing owl. No suitable habitat occurs on the 0.25-acre project site and no California ground squirrel (*Otospermophilus beecheyi*) burrows or roosting structures (e.g., debris piles) were observed within the 0.25-acre site. Thirty ground squirrel burrows were detected outside of the 0.25-acre site; however, no burrowing owl or burrowing owl sign (i.e., feather, wash, pellets, etc.) were observed. A 30-day pre-construction survey for burrowing owls is **required** prior to initial ground-disturbing activities to ensure that no owls have colonized the site in the days or weeks preceding construction. If burrowing owls have colonized the project site prior to the initiation of construction, the project proponent should immediately inform the Wildlife Agencies and the Regional Conservation Authority (RCA), and would need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. Based on the information provided by SBS, the project demonstrates consistency with Section 6.3.2 of the MSHCP.

- d. Section 6.1.4: Future and existing Conservation Areas are located within and near the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, the guidelines contained in Section 6.1.4 shall be implemented by the Permittee in their actions relative to the project. The intent is to control the potential adverse effects of development on adjacent existing and future MSHCP conservation areas. Specifically, the Permittee should include the following measures as project conditions of approval, once a development/entitlement proposal is processed:



## RCA Joint Project Review (JPR)

JPR #: 16-09-07-01

Date: 01/03/17

- i. Incorporate measures to control the quantity and quality of runoff from the site entering existing or future MSHCP Conservation Areas. All riverine resources that were observed outside of the 0.25 acre site will also be avoided. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas and riverine features. Any water quality or other drainage discharges must be reviewed by RCA prior to conveyance into the MSHCP Conservation Area. This condition is applicable to areas either already dedicated to conservation or those described for conservation.
- ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
- iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
- iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.
- v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.
- viii. Weed abatement and fuel modification activities are not permitted in the Conservation Area.

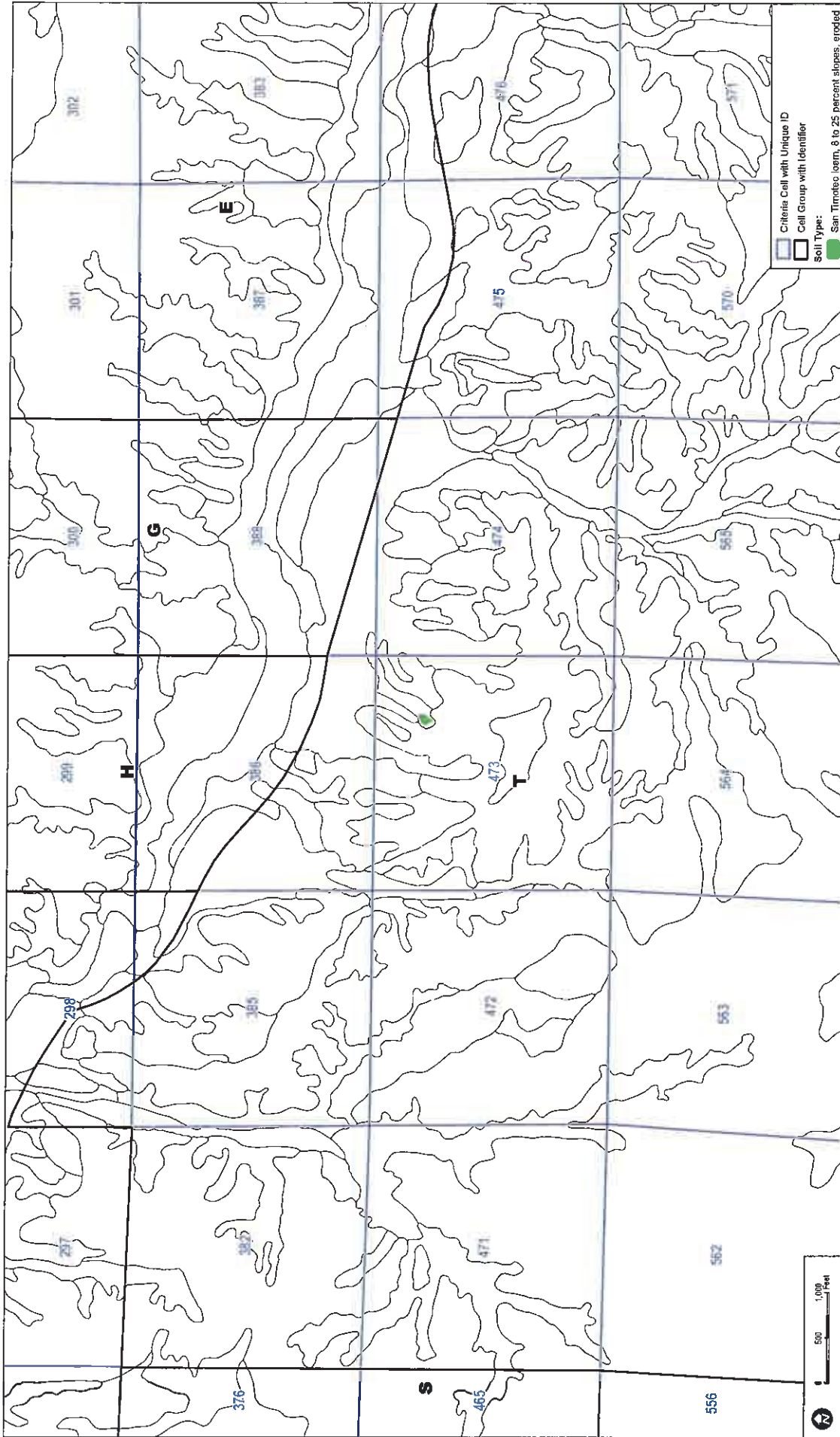
BS











Criteria Cell with Unique ID  
 Cell Group with Identifier  
 Soil Type:  
 San Timoteo loam, 8 to 25 percent slopes, eroded



SOURCE: USDANRCS Soils, County of Riverside 2016

EXHIBIT C

JPR Log No. 16-09-07-01 - Criteria Area Cells with MSHCP Soils and Project Location







# MSHCP HANS 02288



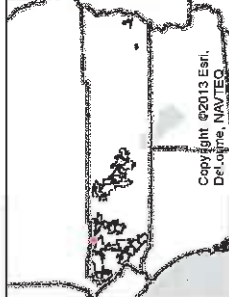
**Sunnymead**  
**Quadrangle**

**ROADS**  
**PARCELS**

**TRACT BOUNDARIES**  
**HANS Designations**

**Proposed MSHCP Conservation Area**  
**Development**  
**UNKNOWN**  
**Chione Cells**

**FINAL**  
**8/15/2016**



Disclaimer: Maps and data are to be used for reference only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty, express or implied, as to the accuracy, reliability, 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.

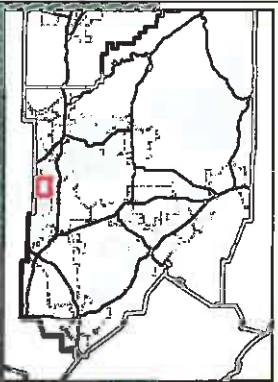
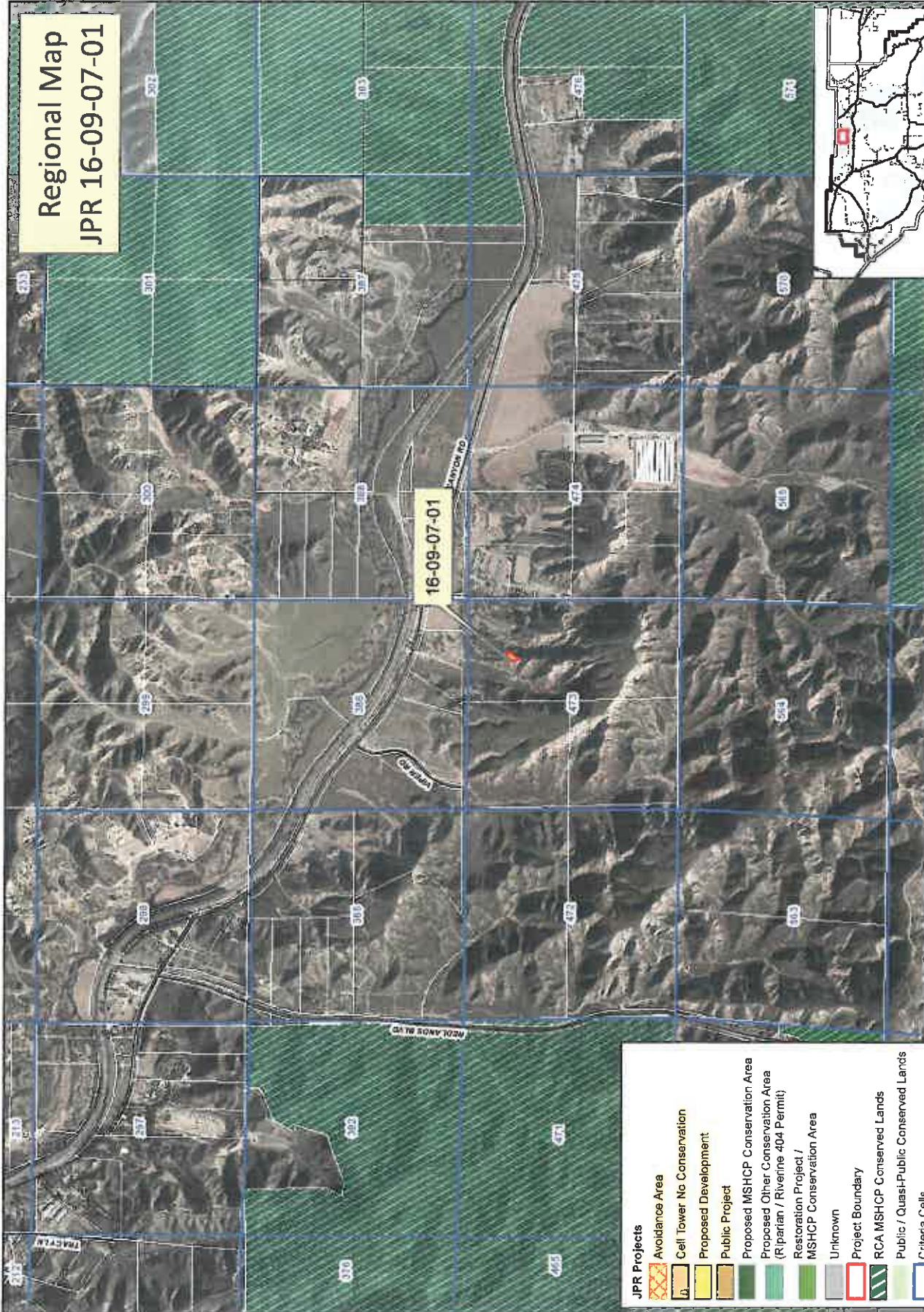


Missy Zaleski  
 ingenuity@delnet.com  
 Project: HANS 02288  
 Project: HANS 02288  
 Project: HANS 02288  
 Project: HANS 02288





**Regional Map**  
JPR 16-09-07-01



**HANS 2288**  
**Rough Step Unit 2**



- JPR Projects**
- Avoidance Area
  - Cell Tower No Conservation
  - Proposed Development
  - Public Project
  - Proposed MSHCP Conservation Area
  - Proposed Other Conservation Area (Riparian / Riverine 404 Permit)
  - Restoration Project / MSHCP Conservation Area
  - Unknown
  - Project Boundary
  - RCA MSHCP Conserved Lands
  - Public / Quasi-Public Conserved Lands
  - Criteria Cells
  - Cities
  - Waterbodies
  - Highways



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

February 9, 2017

Anthony Madrigal, Jr.  
Tribal Grants Admin/Tribal  
Historic Preservation Officer  
Twenty-Nine Palms Band of Mission Indians  
46-200 Harrison Place  
Coachella, CA 92236

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03730, EA42836)**

Dear Mr. Madrigal,

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 11, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org).

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3730** – EA42836 – Applicant: Melissa Francisco c/o Cortel & AT&T Mobility – Engineer: Luis Cardona – Fifth Supervisorial District – Pass and Desert Zoning District – Reche Canyon/Badlands Area Plan: Open Space: Rural (OS:RUR) (20 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Easterly of Redlands Blvd. , northerly of San Timoteo Canyon Rd., westerly of Lakeshore Dr., and southerly of 10 Fwy. – 78.78 Acres Gross – Zoning: Controlled Development Areas (W-2) –

**REQUEST:** The conditional use permit proposes to construct a 50' unmanned wireless telecommunications facility (Microflex lattice tower) for AT&T. The site will replace an existing AT&T wireless facility currently located a SCE tower on the same parcel. This facility will also consist of twelve (12) 8' panel antennas, 24 RRU's, 4 surge suppressors, seven (7) cabinets, and one (1) 50Kwa diesel generator surrounded by 6' high wrought iron fence enclosure in a 234 sq. ft. lease area. APN: 473-080-055.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, [Twheeler@rctlma.org](mailto:Twheeler@rctlma.org)  
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040





# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

February 9, 2017

Agua Caliente Band of Cahuilla Indians  
Pattie Garcia-Plotkin, THPO  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03730, EA42836)**

Dear Ms. Plotkin,

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 11, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org).

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3730** – EA42836 – Applicant: Melissa Francisco c/o Cortel & AT&T Mobility – Engineer: Luis Cardona – Fifth Supervisorial District – Pass and Desert Zoning District – Reche Canyon/Badlands Area Plan: Open Space: Rural (OS:RUR) (20 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Easterly of Redlands Blvd. , northerly of San Timoteo Canyon Rd., westerly of Lakeshore Dr., and southerly of 10 Fwy. – 78.78 Acres Gross – Zoning: Controlled Development Areas (W-2) –

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, [Twheeler@rctlma.org](mailto:Twheeler@rctlma.org)  
Attachment: Project Vicinity Map and Project Aerial

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



01-009-2016-006

February 09, 2017

[VIA EMAIL TO:Hthomson@rctlma.org]  
Riverside County  
Ms. Heather Thomson  
4080 Lemon Street, 12th Floor, P.O. Box 1409  
Riverside, CA 92502-1409

**Re: CUP 03730, TCNS# 134417**

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the TCNS# 134417 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). Since this action does not have the potential to impact cultural resources, we have no concerns at this time. This letter shall conclude our consultation efforts.

\*Should human remains be discovered during construction of the proposed project, the project contractor would be subject to either the State law regarding the discovery and disturbance of human remains or the Tribal burial protocol. In either circumstance all destructive activity in the immediate vicinity shall halt and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and Developer will work with the designated MLD to determine the final disposition of the remains.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at [acbc-thpo@aguacaliente.net](mailto:acbc-thpo@aguacaliente.net).

Cordially,

Katie Croft  
Archaeologist  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

February 9, 2017

Cahuilla Band of Indians  
Andreas J. Heredia  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03730, EA42836)**

Dear Mr. Heredia,

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 11, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org).

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3730 – EA42836 – Applicant:** Melissa Francisco c/o Cortel & AT&T Mobility – **Engineer:** Luis Cardona – **Fifth Supervisorial District – Pass and Desert Zoning District – Reche Canyon/Badlands Area Plan: Open Space: Rural (OS:RUR) (20 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location:** Easterly of Redlands Blvd. , northerly of San Timoteo Canyon Rd., westerly of Lakeshore Dr., and southerly of 10 Fwy. – **78.78 Acres Gross – Zoning:** Controlled Development Areas (W-2) –

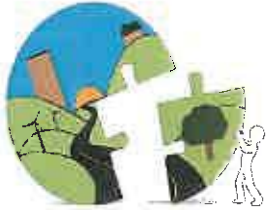
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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, [Twheeler@rctlma.org](mailto:Twheeler@rctlma.org)  
Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

February 9, 2017

Morongo Cultural Heritage Program  
Ray Huaute  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03730, EA42836)**

Dear Mr. Haute,

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 11, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org).

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3730 – EA42836 – Applicant:** Melissa Francisco c/o Cortel & AT&T Mobility – Engineer: Luis Cardona – Fifth Supervisorial District – Pass and Desert Zoning District – Reche Canyon/Badlands Area Plan: Open Space: Rural (OS:RUR) (20 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Easterly of Redlands Blvd. , northerly of San Timoteo Canyon Rd., westerly of Lakeshore Dr., and southerly of 10 Fwy. – 78.78 Acres Gross – Zoning: Controlled Development Areas (W-2) –

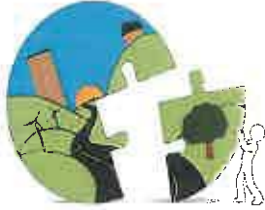
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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, [Twheeler@rctlma.org](mailto:Twheeler@rctlma.org)  
Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

February 9, 2017

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chairman  
56310 Highway 371, Suite B  
P.O BOX 391670  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03730, EA42836)**

Dear Chairman Hamilton,

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 11, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org).

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3730 – EA42836 – Applicant:** Melissa Francisco c/o Cortel & AT&T Mobility – Engineer: Luis Cardona – Fifth Supervisorial District – Pass and Desert Zoning District – Reche Canyon/Badlands Area Plan: Open Space: Rural (OS:RUR) (20 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Easterly of Redlands Blvd. , northerly of San Timoteo Canyon Rd., westerly of Lakeshore Dr., and southerly of 10 Fwy. – 78.78 Acres Gross – Zoning: Controlled Development Areas (W-2) –

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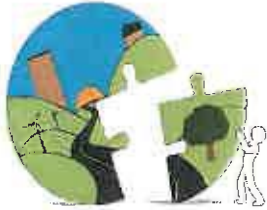
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, [Twheeler@rctlma.org](mailto:Twheeler@rctlma.org)  
Attachment: Project Vicinity Map and Project Aerial





# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

February 9, 2017

San Manuel Band of Mission Indians  
Lee Clauss, Director  
26569 Community Center Drive  
Highland, CA 92346

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03730, EA42836)**

Dear Ms. Clauss,

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 11, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org).

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3730 – EA42836 – Applicant:** Melissa Francisco c/o Cortel & AT&T Mobility – **Engineer:** Luis Cardona – **Fifth Supervisorial District – Pass and Desert Zoning District – Reche Canyon/Badlands Area Plan: Open Space: Rural (OS:RUR) (20 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location:** Easterly of Redlands Blvd. , northerly of San Timoteo Canyon Rd., westerly of Lakeshore Dr., and southerly of 10 Fwy. – **78.78 Acres Gross – Zoning:** Controlled Development Areas (W-2) –

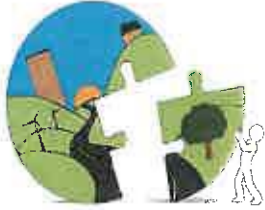
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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, [Twheeler@rctlma.org](mailto:Twheeler@rctlma.org)  
Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

February 9, 2017

Soboba Band of Luiseño Indians  
Joseph Ontiveros, Cultural Resource Director  
P.O. BOX 487  
San Jacinto, CA 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03730, EA42836)**

Dear Mr. Ontiveros,

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 11, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org).

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3730 – EA42836 – Applicant:** Melissa Francisco c/o Cortel & AT&T Mobility – **Engineer:** Luis Cardona – **Fifth Supervisorial District – Pass and Desert Zoning District – Reche Canyon/Badlands Area Plan: Open Space: Rural (OS:RUR) (20 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location:** Easterly of Redlands Blvd. , northerly of San Timoteo Canyon Rd., westerly of Lakeshore Dr., and southerly of 10 Fwy. – **78.78 Acres Gross – Zoning: Controlled Development Areas (W-2) –**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, [Twheeler@rctlma.org](mailto:Twheeler@rctlma.org)  
Attachment: Project Vicinity Map and Project Aerial

CUP03730




- Legend**
- City Boundaries
  - Cities
  - road/s
  - highways
  - Interchange
  - Interstate
  - Offramp
  - Onramp
  - Freeway
  - Roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
  - Countries
  - Cities
  - hydrographynes
  - waterbodies
  - Lake
  - River


**Notes**

"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, or the 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 2/9/2017 11:38:17 AM © Riverside County RCT GIS



0 2,312 4,625 Feet



## Wheeler, Timothy

---

**From:** Jones, David  
**Sent:** Friday, November 17, 2017 9:15 AM  
**To:** Wheeler, Timothy  
**Cc:** Walsh, Daniel  
**Subject:** CUP03730 - GEO02532

Tim,

I completed the COA for the subject cases. It is in LMS and also provided below to simplify your incorporation of it into your CEQA document. Please let me know if you have any questions.

David L. Jones  
Chief Engineering Geologist  
TLMA - Planning

County Geologic Report GEO No. 2532, submitted for the project CUP03730, was prepared by AESCO. The report is titled; "Geotechnical Report, Proposed AT&T Wireless Communications Facility, Site ID: CLV5159, Site Name: San Timoteo Cyn, 30001 San Timoteo Canyon Road, Redlands, CA, AESCO Project No. 20160025-E1247," dated February 3, 2016. In addition, AESCO has submitted the following document:

"Addendum 1, Response to County of Riverside, Proposed AT&T Wireless Communications Facility, Site Name: San Timoteo Cyn, 30001 San Timoteo Canyon Road, Redlands, California, AESCO Project No. 20160025-E4648," dated March 1, 2017

"Addendum 2, Response to County of Riverside, Site Name: San Timoteo Canyon, Site ID: CLV5159, 30001 San Timoteo Canyon Road, Redlands, CA, AESCO Project No. 20160025-E5156," dated 7/13/2017

"Addendum 3, Response to County of Riverside, Site Name: San Timoteo Canyon, Site ID: CLV5159, 30001 San Timoteo Canyon Road, Redlands, CA, AESCO Project No. 20160025-E5156," dated 10/13/2017

These documents are herein incorporated as a part of GEO No. 2532.  
GEO No. 2532 concluded:

1. No active faulting traverses the site.
2. The potential for fault surface rupture to occur at the site is considered low.
3. The potential for liquefaction at the site is low.
4. The sides of the ridge may be subject to surficial slumping of the thin layer of surficial soil mantling the sides of the ridge.
5. The underlying bedrock material is not fill or alluvium and was not deposited during mudflow and is not subject to collapse/consolidation.
6. The site is not considered subject to gross instability.



7. Slope stability analysis, the slopes were found to be stable as the static and seismic stability did meet the minimum acceptable safety factors.

8. The slope is stable for seismic and static loading with the construction of either the drilled caisson or mat foundation.

GEO No. 2532 recommended:

1. The side slopes of shallow excavations should be cut at a gradient no steeper than 1:1 while excavations greater than 5 feet high should be cut to a gradient no steeper than 1.5:1.

2. Excavations should not extend below an imaginary 1.5:1 inclined plane projecting below the bottom edge of adjacent existing foundations and/or utilities unless properly shored or specifically analyzed further.

3. The tower is recommended to be supported on piers.

GEO No. 2532 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2532 is hereby accepted for Planning purposes. Engineering and other 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 should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

## APPLICATION FOR LAND USE PROJECT

*VAR 01903*

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Controlled Development Area - No change to current Land Use

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: 12/28/16

### APPLICATION INFORMATION

Applicant's Name: Melissa Francisco c/o J5 Infrastructure & AT&T Mobility E-Mail: mfrancisco@j5ip.com

Mailing Address: 19519 Jacob Ave.

Street

Cerritos, CA 90703

City

State

ZIP

Daytime Phone No: ( 562 ) 972-5161

Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Engineer/Representative's Name: Luis Cardona

E-Mail: lcardona@breen-telecom.com

Mailing Address: 6281 Beach Blvd. #125

Street

Buena Park, CA 90621

City

State

ZIP

Daytime Phone No: ( 657 ) 529-2111

Fax No: ( 714 ) 443-0576

Property Owner's Name: Larry Sungki Min

E-Mail: \_\_\_\_\_

Mailing Address: 30001 San Timoteo Canyon Rd.

Street

Redlands, CA 92373

City

State

ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_

Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR LAND USE PROJECT**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Melissa Francisco

PRINTED NAME OF APPLICANT

*M. Francisco*

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Larry Min - see attached LOA

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Hae Ok Min - see attached LOA

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 473-080-005

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 560 Sq Ft. Proposed Site

General location (nearby or cross streets): North of San Timoteo Cyn Rd, South of 10 FWY, East of \_\_\_\_\_, West of Redlands Blvd

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)  
A 50' unmanned wireless telecommunications facility (Microflect lattice tower)

The following will be installed on the proposed tower: (12) 8' panel antennas (4 per sector), (24) Radio Remote Units (RRU's) (8 per sector), (4) DC-6 (squid) Surge Suppressor.  
In addition the following will be installed: (2) concrete pads (7) cabinets, (1) 50KW Generator, (3) service lights and (1) electrical meter. 8' CMU Wall

Related cases filed in conjunction with this application:  
none

Is there a previous application filed on the same site: Yes  No   
If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)  
E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No   
If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No   
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A

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

Is sewer service available at the site? Yes  No   
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No   
How much grading is proposed for the project site?  
Estimated amount of cut = cubic yards: 560 sq ft

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards N/A

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

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

What is the anticipated source/destination of the import/export?  
N/A

What is the anticipated route of travel for transport of the soil material?  
N/A

How many anticipated truckloads? none truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

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

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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

Does the project area exceed one acre in area? Yes  No

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

Santa Ana River                       Santa Margarita River                       Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.





**APPLICATION FOR LAND USE PROJECT**

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2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.  
Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) M. Francisco Date 12/28/16

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Larry Sungki Min, Haeok Min and New Cingular Wireless PCS, LLC, a Delaware Limited Liability Company (collectively the "PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, Larry Sungki Min and Haeok Min have a legal interest in the certain real property described as APN 473-080-005 ("PROPERTY"); and,

**WHEREAS**, New Cingular Wireless PCS, LLC, a Delaware Limited Liability Company has a leasehold interest in the PROPERTY; and,

**WHEREAS**, on September 18, 2015, PROPERTY OWNER filed an application for Conditional Use Permit No. 3730 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Larry and Haeok Min  
30001 San Timoteo Canyon Road  
Redlands, CA 92373

New Cingular Wireless PCS, LLC  
Attn: Network Real Estate  
Administration  
Re: Cell Site #: CLV5159, San Timoteo  
Cyn (CA)  
Fixed Asset #: 13514054  
575 Moronsgo Drive, NE, 13F, West  
Tower  
Atlanta, GA 30324

With a copy to:  
Attn: AT&T Legal Dept – Network  
Operations  
Re: Cell Site #: CLV5159, San Timoteo  
Cyn (CA)  
Fixed Asset #: 13514054  
208 S. Akard Street  
Dallas, TX 75202-4206

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.



15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**IN WITNESS WHEREOF**, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
~~Juan Perez~~ CHARISSA LEACH  
Asst. Riverside County TLMA Director/Interim Planning Director

Dated: 6/2/17

FORM APPROVED COUNTY COUNSEL  
BY:  5/30/17  
LEILA J. MOSHREF-DANESH DATE

**PROPERTY OWNER:**

Larry Sungki Min, Haecok Min and New Cingular Wireless PCS, LLC, a Delaware Limited Liability Company

By:   
Larry Sungki Min

Dated: 4/14/2017

By:   
Haecok Min

Dated: 4/4/2017

New Cingular Wireless PCS, LLC, a Delaware Limited Liability Company

By: AT&T Mobility Corporation, a Delaware Corporation  
Its Manager

By:   
James Stickney  
Director Construction and Engineering

Dated: 5-9-17

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino )

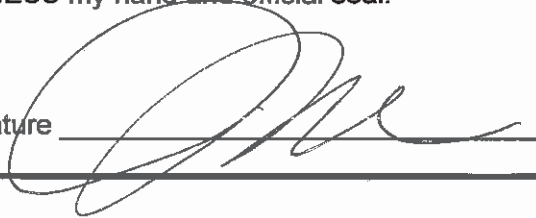
On April 4, 2017 before me, Jessica Annette Gamboa  
(insert name and title of the officer)

personally appeared Larry SUNGKI MIN  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

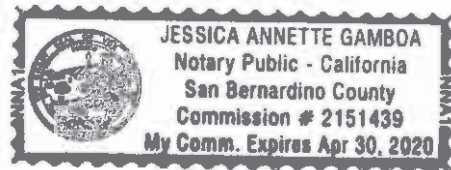
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino )

On April 4, 2017 before me, Jessica Annette Gamboa  
(insert name and title of the officer)

personally appeared Haer Ok Min  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California  
County of ORANGE

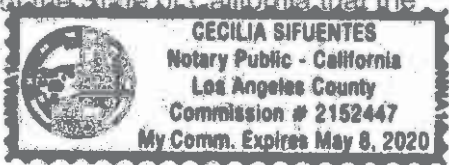
On MAY 9, 2017 before me, CECILIA SIFUENTES, Notary Public  
(here insert name and title of the officer)

personally appeared JAMES STICKNEY

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Cecilia Sifuentes

(Seal)



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

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

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

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

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

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/25/2017.

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

APN (s) or case numbers CUP03730 For

Company or Individual's Name Planning Department,

Distance buffered 2400.

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

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

NAME: Vinnie Nguyen

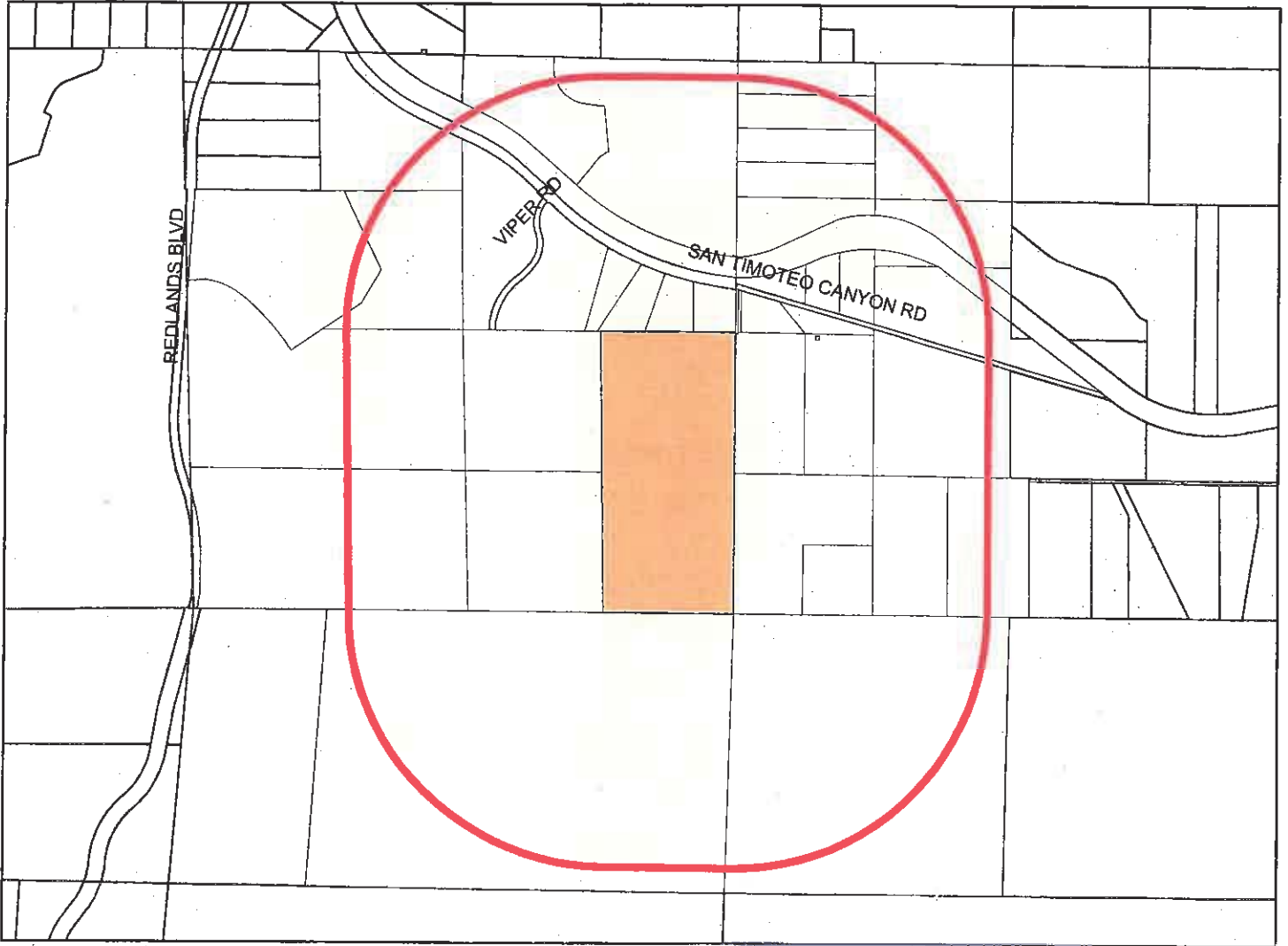
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**CUP03730 ( 2400 feet buffer )**



**Selected Parcels**

413-380-014	413-390-006	473-070-034	413-390-013	413-380-012	473-130-002	413-380-010	413-390-012	413-390-014	413-390-004
473-070-024	473-070-026	473-070-033	413-390-001	473-080-005	413-390-015	413-390-005	473-070-020	413-140-001	413-390-007
413-390-008	413-390-009	413-390-010	413-380-020	473-070-009	473-070-018	473-070-019	473-070-032	413-380-002	413-380-007
413-380-004	413-380-009	413-380-013	413-380-001	413-380-006	413-380-008	473-070-035	473-070-029	473-070-031	473-080-002
473-080-003	473-080-004	473-080-008	413-380-003	413-380-005					



1,600 800 0 1,600 Feet

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



ASMT: 413380010, APN: 413380010  
ABBY HARNED, ETAL  
30370 SAN TIMOTEO CANYON RD  
REDLANDS, CA. 92373

ASMT: 413390010, APN: 413390010  
SCK POULTRY RANCHES  
331 W CITRUS ST  
COLTON CA 92324

ASMT: 413380012, APN: 413380012  
MONICA RODRIGUEZ, ETAL  
33047 EL CONTENTO DR NO B  
LAKE ELSINORE CA 92530

ASMT: 413390012, APN: 413390012  
DEBRA JEFFRIES, ETAL  
30003 SAN TIMOTEO CYN RD  
REDLANDS CA 92373

ASMT: 413380013, APN: 413380013  
WILLIAM JOHNSON, ETAL  
C/O WILLIAM C JOHNSON  
24890 BUNDY CANYON RD  
MENIFEE CA 92584

ASMT: 413390013, APN: 413390013  
KAREN SEBURN, ETAL  
30185 SAN TIMOTEO CANYON RD  
REDLANDS, CA. 92373

ASMT: 413380014, APN: 413380014  
CINDY MENDOZA, ETAL  
P O BOX 1070  
CALIMESA CA 92320

ASMT: 413390014, APN: 413390014  
DEBRA JEFFRIES, ETAL  
30003 SAN TIMOTEO CANYON RD  
REDLANDS, CA. 92373

ASMT: 413390001, APN: 413390001  
HAEOK MIN, ETAL  
PO BOX 1136  
LOMA LINDA CA 92354

ASMT: 413390015, APN: 413390015  
THERESA SEARING, ETAL  
P O BOX 3059  
RCH CUCAMONGA CA 91729

ASMT: 413390005, APN: 413390005  
NANCY HALL  
30241 SAN TIMOTEO CANYON RD  
REDLANDS, CA. 92373

ASMT: 473070009, APN: 473070009  
SOUTHERN PACIFIC TRANSPORTATION CO  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

ASMT: 413390006, APN: 413390006  
PETER STEIN, ETAL  
30261 SAN TIMOTEO CYN RD  
REDLANDS CA 92373

ASMT: 473070018, APN: 473070018  
MARSHA WORKMAN, ETAL  
29405 SAN TIMOTEO CANYON RD  
REDLANDS, CA. 92373



ASMT: 473070019, APN: 473070019  
VINH NGUYEN  
15502 LAWNWOOD ST  
LA PUENTE CA 91744

ASMT: 473080005, APN: 473080005  
HAEOK MIN, ETAL  
30001 SAN TIMOTEO CYN RD  
BEAUMONT, CA. 92223

ASMT: 473070020, APN: 473070020  
SANTIAGO ROZAS  
3526 LINDEN AVE UNIT 4  
LONG BEACH CA 90807

ASMT: 473080008, APN: 473080008  
JENNY JECHART, ETAL  
C/O JENNY JECHART  
7561 CENTER AVE NO 49  
HUNTINGTON BEACH CA 92647

ASMT: 473070026, APN: 473070026  
LINDA PRUN, ETAL  
3400 OCEAN BLVD  
CORONA DEL MAR CA 92625

ASMT: 473130002, APN: 473130002  
MARY SAVAGE, ETAL  
P O BOX 61287  
BOULDER CITY NV 89006

ASMT: 473070032, APN: 473070032  
VIRGINIA MADRIGAL  
822 NORTH CAMPUS AVE  
ONTARIO CA 91764

ASMT: 473070033, APN: 473070033  
REBEKAH SARTIN, ETAL  
35589 OLEANDER AVE  
YUCAIPA CA 92399

ASMT: 473070034, APN: 473070034  
DENISE FLINT  
29855 SAN TIMOTEO CANYON  
REDLANDS, CA. 92373

ASMT: 473070035, APN: 473070035  
YOLANDA MEYER, ETAL  
6075 LAURA LN  
SAN BERNARDINO CA 92407



J5 Infrastructure  
Attn: Melissa Francisco  
2030 Main Street - Suite 200  
Irvine, CA 92614

J5 Infrastructure  
Attn: Melissa Francisco  
2030 Main Street - Suite 200  
Irvine, CA 92614

Larry Sungki & Hae Ok Min  
30001 San Timoteo Canyon Rd.  
Redlands, CA 92373

Larry Sungki & Hae Ok Min  
30001 San Timoteo Canyon Rd.  
Redlands, CA 92373



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1510522

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

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

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

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\*\*\*\*\*

Received from: CORTEL & AT&T MOBILITY \$50.00  
paid by: CK 3389  
paid towards: CFG06213 CALIF FISH & GAME: DOC FEE  
CFG FOR CUP03730  
at parcel #: 30001 SAN TIMOTEO CYN RD BEAU  
appl type: CFG3

By \_\_\_\_\_ Sep 18, 2015 12:40  
MGARDNER posting date Sep 18, 2015

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\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

R1716372

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 600-6100	38686 El Cerrito Road Palm Desert, CA 92211 (760) 863-8277
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\*\*\*\*\*

Received from: CORTEL & AT&T MOBILITY \$2,216.25  
paid by: CK 10511  
paid towards: CFG06213 CALIF FISH & GAME - NEG DECL  
CFG FOR CUP03730  
at parcel #: 30001 SAN TIMOTEO CYN RD BEAU  
appl type: CFG1

By \_\_\_\_\_ Nov 14, 2017 11:56  
MGARDNER posting date Nov 14, 2017

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Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,216.25

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

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