

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



ITEM  
1.3  
(ID # 6262)

**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. 1904 and CONDITIONAL USE PERMIT NO. 3762 – Intent to Adopt a Negative Declaration – Applicant: Eukon Group c/o Colleen Khouri & John Pappas – Engineer/Representative: Eukon Group - Fifth Supervisorial District – Pass & Desert Zoning District – Reche Canyon/Badlands Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – Location: Easterly of Redlands Blvd., southwesterly of San Timoteo Canyon Road, northerly of Viper Road – 9.94 acres - Zoning: Controlled Development Areas (W-2) - REQUEST: The project proposes to construct a 105 foot lattice tower wireless communication facility. The project also proposes the installation of two (2) wireless communication carriers and their equipment. Sprint will install nine (9) six foot high panel antennas, three (3) two foot diameter microwave dishes, twelve (12) remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install twelve (12) eight foot high panel antennas, two (2) two foot diameter microwave dishes, twelve (12) remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall. Variance No. 1904 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. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling. [Applicant Fees 100%]

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

**ACTION:** Consent

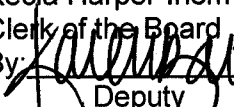
  
Charles Leach, Assistant TLMA Director 1/23/2018

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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  
By:   
Deputy

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

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

1. **RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on January 17, 2017.

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

**ADOPTED** the **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42964**, 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. 1904**, subject to the findings and conclusions incorporated in the staff report; and,

**APPROVED CONDITIONAL USE PERMIT NO. 3762**, 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 Sprint has their antennas and equipment). This project site is located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP in Cell Group T in Cell Number 385). As such, the project went through a Habitat Acquisition & Negotiation Strategy (HANS) review (HANS2273). 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 area 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

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

site is already disturbed. Due to the agreed upon placement location of the project, a variance application (Variance No. 1904) was submitted to address the need for a smaller setback requirement.

The project was heard at the Planning Commission on January 17, 2017. The project was approved at the hearing.

**Board Action**

The Planning Commission 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  
JANUARY 17, 2018**

Avenue 62, easterly of Calhoun Street, and northerly of Avenue 63 – 162 Acres – Zoning: One Family Dwelling (R-1) – One Family Dwelling – One Acre Minimum (R-1-1) – Open Area Combining Zone-Residential Developments (R-5) – Approved Project Description: Schedule "A" Subdivision of 162 acres to be subdivided into 228 single family residential lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32693, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

- 1.9 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35289** – Applicant: Cathton Investments – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R-RR) (2½ Acre Minimum) – Location: Northerly of Ramon Road, easterly of Shadow Mountain Lane, and westerly of Thousand Palms Canyon Trail – 50 Gross Acres – Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2½) – Approved Project Description: Schedule "C" Subdivision of 50 acres into six (6) residential lots totaling 29 gross acres with a minimum lot size of 2½ acres, ranging in size from 3.5 acres to six (6) acres, and a 19.3 acre remainder parcel for open space – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 35289, extending the expiration date to October 5, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**APPROVED:** First Extension of Time Request for Tentative Tract Map No. 35289, extending the expiration date to October 5, 2020.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**  
**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**  
**NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 CONDITIONAL USE PERMIT NO. 3762 and VARIANCE NO. 1904 – Intent to Adopt a Negative Declaration** – EA42964 – Applicant: Eukon Group c/o Colleen Khouri & John Pappas – Engineer/Representative: Eukon Group – Fifth Supervisorial District – Pass & Desert Zoning District – Reche Canyon/Badlands Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Location: Easterly of Redlands Boulevard, southwesterly of San Timoteo Canyon Road, and northerly of Viper Road – 9.94 acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The project proposes to construct a 105 foot lattice tower wireless communication facility. The project also proposes the installation of two (2) wireless communication carriers and their equipment. Sprint will install nine (9) six (6) foot high panel antennas, three (3) two (2) foot diameter microwave dishes, 12 remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install 12 eight (8) foot high panel antennas, two (2) two (2) foot diameter microwave dishes, 12 remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall. Variance No. 1904 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. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling. Project

**Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0

**ADOPTED** a Negative Declaration for Environmental Assessment No. 42964; and

**APPROVED** Variance No. 1904; and

**APPROVED** Conditional Use Permit No. 3762, subject to conditions of approval.



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JANUARY 17, 2018**

Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**4.2 CONDITIONAL USE PERMIT NO. 3757 and CHANGE OF ZONE NO. 7921 – Exempt from the California Environmental Quality Act (CEQA) Section 15301 and No New Environmental Document Required – EIR524 – Applicant: Linda R. Davis Family Trust – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential, in the Temecula Valley Wine Country Policy Area – Equestrian District – Location: Northerly of De Portola Road, and both southerly and westerly of Paseo Del Traza, more specifically at 36500 De Portola Road – 10.41 Acres – Zoning: Rural Residential (R-R) – REQUEST: Conditional Use Permit No. 3757 proposes to convert an existing six (6) bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7,384 sq. ft. home on a 10.41 acre lot. The facility will operate in three shifts and have 23 full-time staff, consisting of four (4) licensed therapists, three (3) certified addiction counselors, 12 behavioral health technicians, two (2) housekeeping staff, and two (2) facility directors. The maximum number of staff at one time is 12 people at the facility. Change of Zone No. 7921 is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. It will change the site's zoning classification from Rural-Residential to Wine Country-Equestrian. Project Planner: Larry Ross at (951) 955-9294 or email at [lross@rivco.org](mailto:lross@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**FIND** the project exempt from the California Environmental Quality Act (CEQA); and

**FIND** that No New Environmental Document is Required; and

**TENTATIVELY** Approve Change of Zone No. 7921; and

**APPROVE** Conditional Use Permit No. 3757, subject to conditions.

**4.3 CHANGE OF ZONE NO. 7947, SPECIFIC PLAN NO. 288 SUBSTANTIAL CONFORMANCE NO. 1, TENTATIVE TRACT MAP NO. 37119 – Intent to Consider an Addendum to an Environmental Impact Report (EIR) – EA42908 – Applicant: SR Conestoga, LLC – Engineer: Albert Webb and Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Westerly of Winchester Road, southerly of Domenigoni Parkway, easterly of Rice Road, and northerly of Newport Road – Zoning: Specific Plan (SP 288) – REQUEST: The Change of Zone proposes to modify the Specific Plan zoning ordinance to modify the development standards for Planning Area 16. The Specific Plan Substantial Conformance proposes to incorporate the revisions to the Specific Plan zoning ordinance into the Specific Plan. The Tentative Tract Map proposes a Schedule "A" Subdivision of 161.67 acres into 373 single-family residential lots, three (3) open space lots, two (2) parks, two (2) water quality basin lots, one (1) recreation center, and two (2) lots for future high density residential development. The subdivision is proposed to be divided into five (5) phases. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**CONSIDER** Addendum No. 2 to Environmental Impact Report (EIR) No. 376; and

**APPROVE** Specific Plan No. 288 Substantial Conformance No. 1; and

**TENTATIVELY** Approve Change of Zone No. 7947; and

**APPROVE** Tentative Tract Map No. 37119, subject to conditions as modified at hearing.

**5.0 WORKSHOP**

**NONE**

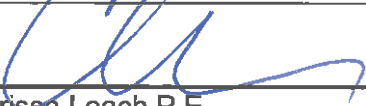
**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**

**Agenda Item No.:**  
**Area Plan: Reche Canyon/Badlands**  
**Zoning District: Pass & Desert**  
**Supervisory District: Fifth**  
**Project Planner: Tim Wheeler**  
**Planning Commission: January 17, 2018**

**Conditional Use Permit No. 3762**  
**Variance No. 1904**  
**Environmental Assessment No. 42964**  
**Applicant: Eukon Group c/o Colleen Khouri & John Pappas**  
**Engineer/Representative: Eukon Group**



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. The project also proposes the installation of two (2) wireless communication carrier's and their equipment. Sprint will install nine (9) six foot high panel antennas, three (3) two foot diameter microwave dishes, twelve (12) remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install twelve (12) eight foot high panel antennas, two (2) two foot diameter microwave dishes, twelve (12) remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall.

Variance No. 1904 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. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling.

### PROJECT LOCATION:

East of Redlands Blvd., Southwest of San Timoteo Canyon Road, north of Viper Road. Parcel address is 9100 Redlands Blvd.

### 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 Sprint has their antennas and equipment). This project site is located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP in Cell Group T in Cell Number 385). As such the project went through a Habitat Acquisition & Negotiation Strategy (HANS) review (HANS2273). 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 area 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. 1904) was submitted to address the need for a smaller setback requirement.

**SUMMARY OF FINDINGS:**

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Rural: Rural Mountainous (R: RM) (10 Acre Minimum)   |
| 2. Surrounding General Plan Land Use: | 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. |
| 3. Existing Zoning:                   | Controlled Development Areas (W-2)   |
| 4. Surrounding Zoning:                | Controlled Development Areas (W-2) to the north, south, east, and west.  |
| 5. Existing Land Use:                 | Residential Dwellings and Existing Southern California Edison (SCE) lattice tower(s).  |
| 6. Surrounding Land Use:              | Residential Dwellings, Existing Southern California Edison (SCE) lattice tower(s), and Vacant Land.  |
| 7. Project Data:                      | Total Acreage: 9.94 Acres<br>Lease Area: 1,600 Square Feet   |
| 8. Environmental Concerns:            | See attached environmental assessment  |

**RECOMMENDATIONS:**

**ADOPT** the **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42964**, 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. 1904**, subject to the findings and conclusions incorporated in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3762**, 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 Rural: Rural Mountainous (R: RM) (10 Acre Minimum) and is located within the Reche Canyon/Badlands Area Plan, which allows for uses including small scale commercial uses.
2. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to the north, south, east and west. Designations Rural: Rural Residential



(R: RR) (5 Acre Minimum) and Open Space: Conservation Habitat are also in the surrounding area as well.

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, south, east and west.
5. The subject property is currently being used for a single family residence, detached structures, and has an existing Southern California Edison (SCE) lattice electrical tower with existing wireless communication facilities attached to it; on the parcel. The neighboring parcel to the south, under continual ownership, provides ingress/egress to this proposed wireless communication site by a recorded ingress/egress easement (Doc# 2017-0235295).
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 vicinity.
7. Variance No. 1904 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. 1904 would allow for a setback 520 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 5 times 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 determination for the specified, limited location of the site 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 1,600 foot lease area 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 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 2273), 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 both carriers (Sprint and Verizon). Said lighting is screened, shielded, and directed down towards to respective carrier's lease area inside the overall total 1,600 foot lease area that is 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 520 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 1,600 foot lease area enclosure gate.

- n. The project provides an all-weather surface for access through a recorded 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 520 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. 1904 would allow for a setback of 520 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 520 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 fully 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 Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP in Cell Group T in Cell Number 385). As such the project went through a Habitat Acquisition & Negotiation Strategy (HANS) review (HANS2273). 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 1,600 foot area on the proposed site plan. A copy of the RCA/JPR determination letter dated January 11, 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 approx. 3.70 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 (12 feet wide) with access gates that are equipped with rapid entry Knox Box systems. The access road can support 40,000 lbs. of weight for vehicles. An eight (8) foot high block wall around the 1,600 foot enclosure meets fire protection standards and provides buffering from both sides of the wall to prevent fire damage and protect the project site. A copy of

the engineered letter is included in the staff report package. Additionally, the 1,600 foot enclosure meets the weed abatement needs for fire protection.

12. Environmental Assessment No. 42964 did not identify any potentially significant impacts.
13. Geological Reports for geological hazards and geological investigations were prepared and submitted under GEO02564. These reports were concluded and conditions of approval added to the project. A copy of the conclusion letter dated November 30, 2017 is in the staff report package.
14. In compliance with Assembly Bill 52 (AB52), on November 14, 2016 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. The 29 Palms Band of Mission Indians requested a copy of the TCNS number for the project. That information was provided and the Tribe has expressed no further interest in the project with no further review or concerns as of July 5, 2017. Consultation was requested by the Morongo Band of Mission Indians. Morongo requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. Morongo also requested that although the cultural report did not recommend monitoring during construction, Morongo feels that there is a potential for subsurface resources to be present and recommends Tribal monitoring during grading activities. However, as no Tribal Cultural resources were identified during consultation and there are no Tribal Cultural Resources present on the project property, there will be no monitoring required.

#### **CONCLUSIONS:**

1. The proposed project is in conformance with the Rural: Rural Mountainous (R: RM) 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,

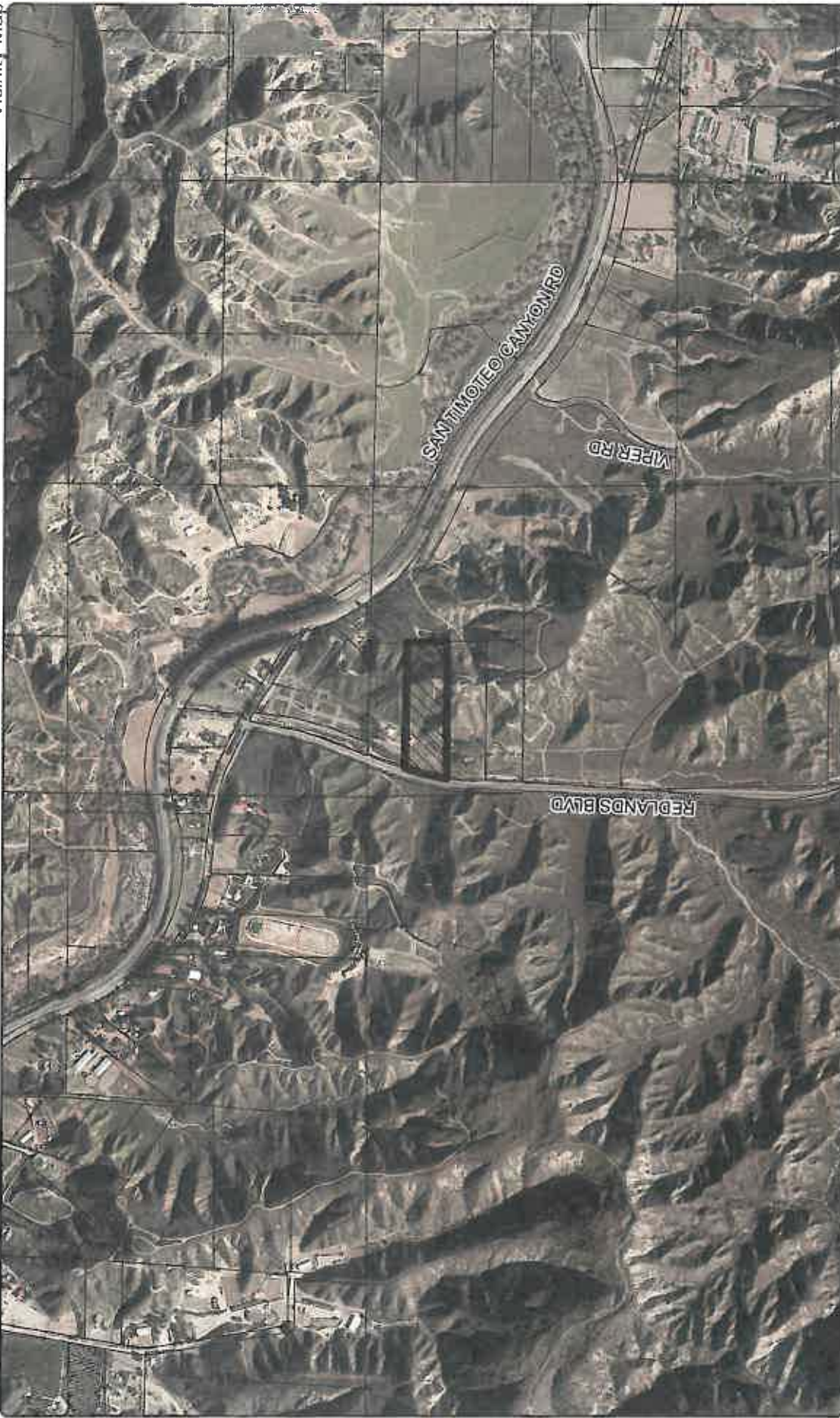
3. The project site is located within:
  - a. A High Fire Area or State Responsibility Area; and,
  - b. A moderate liquefaction area; and,
  
4. The subject site is currently designated as Assessor's Parcel Number 473-070-015.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03762**  
**VICINITY/POLICY AREAS**

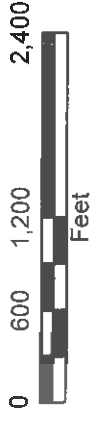
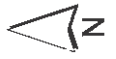
Supervisor: Ashley  
District 5

Date Drawn: 09/28/2017  
Vicinity Map



Zoning Area: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing use, land use designations for unincorporated Riverside County. Any future land use designations for unincorporated Riverside County. Any future land use designations for unincorporated Riverside County. For further information, please contact the Riverside County Planning Department, office at Riverside at (951) 955-3200 (Western County) or in Palm Desert at (760) 327-7777 (Eastern County) or Website: <http://www.co.riverside.ca.gov>



RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03762

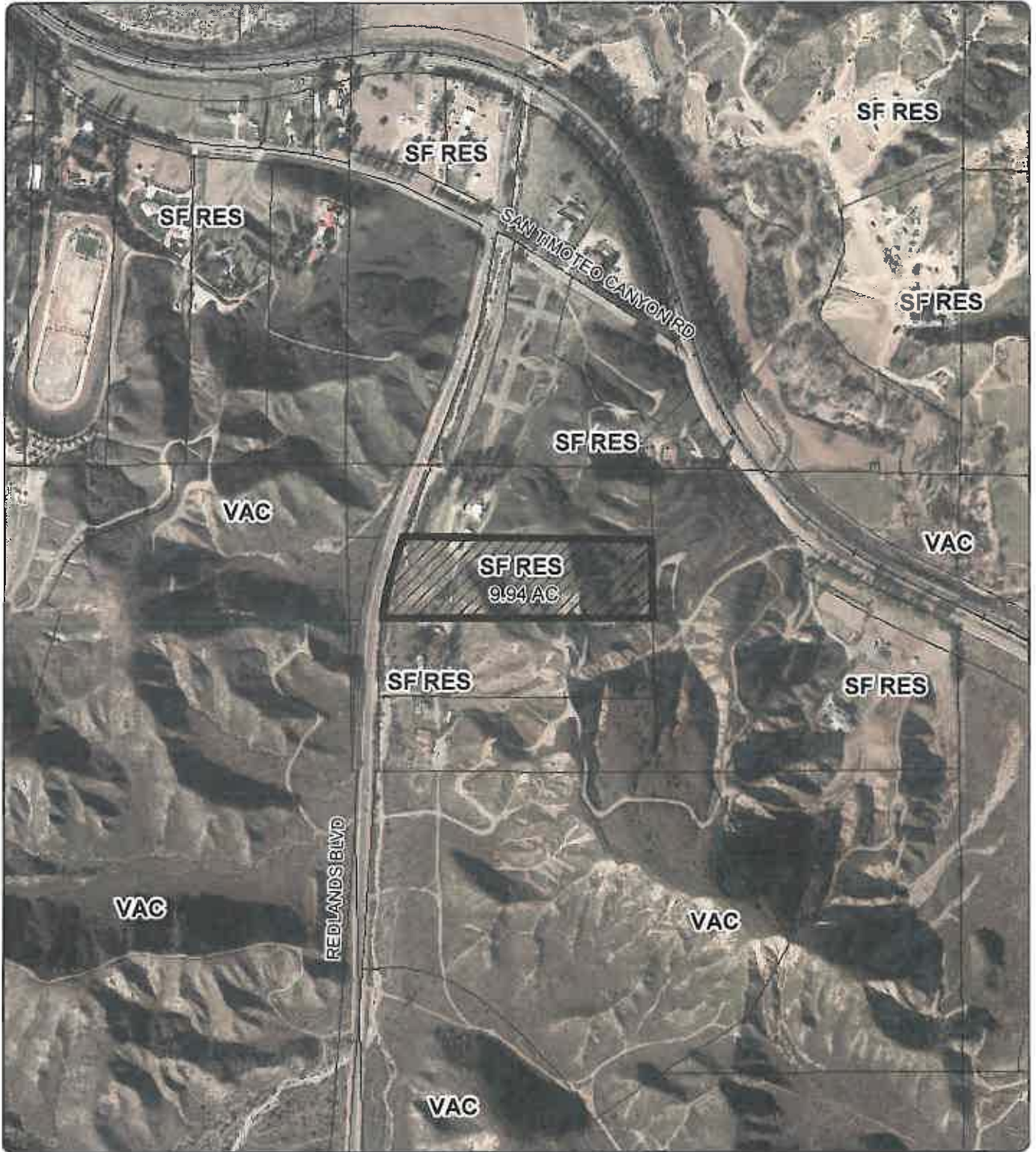
LAND USE

Supervisor: Ashley

District 5

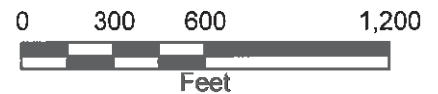
Date Drawn: 09/28/2017

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)965-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfina.org>

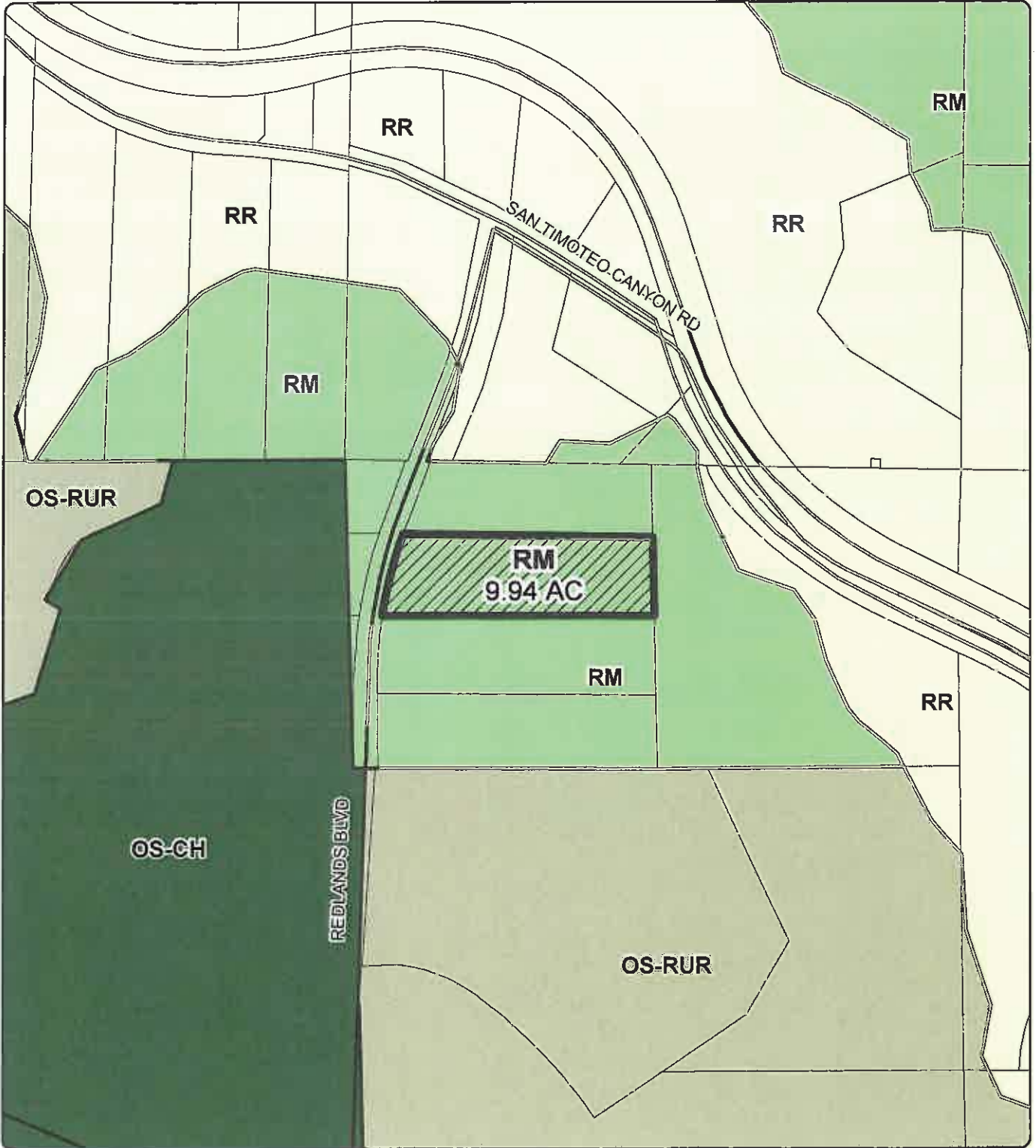
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03762

EXISTING GENERAL PLAN

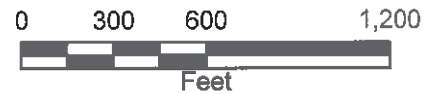
Supervisor: Ashley  
District 5

Date Drawn: 09/28/2017  
Exhibit 5



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.ctdima.org>



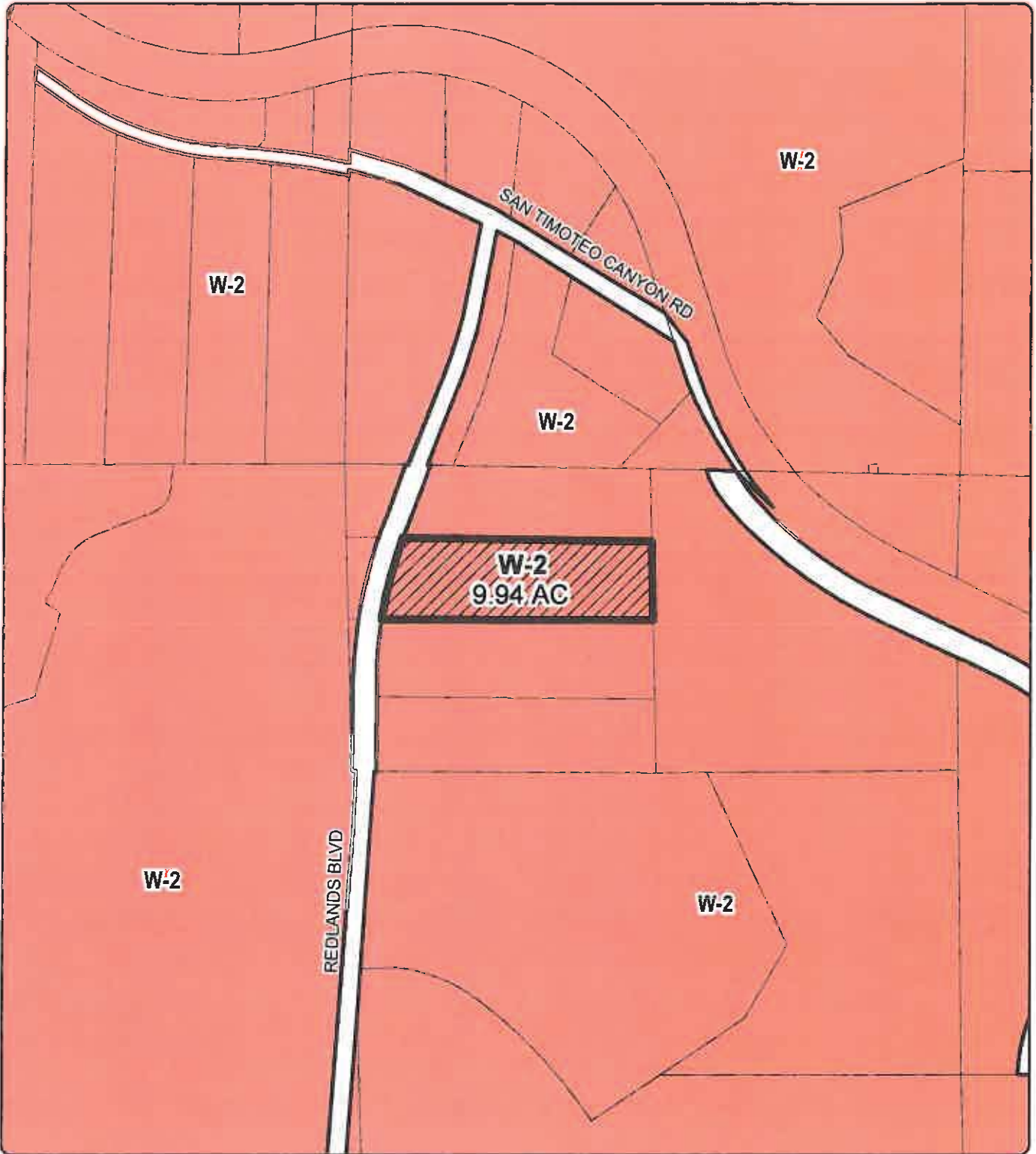
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03762

EXISTING ZONING

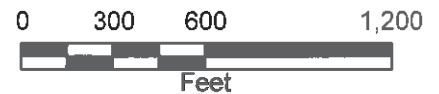
Supervisor: Ashley  
District 5

Date Drawn: 09/28/2017  
Exhibit 2



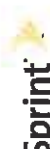
Zoning Area: Pass & Desert

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.rctdms.org>



APPLICANT:  
  
**Sprint**  
 8591 IRVINE CENTER DRIVE,  
 IRVINE, CALIFORNIA 92618

ENGINEER:  
  
**Eukon**  
 65 POST, SUITE 1000  
 IRVINE, CA 92618  
 TEL: (949) 553-8566

DRAWN BY: ER/PAC/JR  
 CHECKED BY: RB

REVISIONS:

0	03/21/17	100% ZONING DRAWING
C	04/06/16	SPRINT CM COMMENTS
B	03/30/16	REMARKS COMMENTS
A	01/25/16	90% ZONING DRAWING
REV	DATE	DESCRIPTION

LICENSEE:

--

PROJECT INFORMATION:  
**HIGH RIDGE -  
 CHRISTIAN  
 PROPERTY**  
 R25XC276  
 9065 REDLANDS BOULEVARD  
 REDLANDS, CA 92373

SHEET TITLE:  
**MEMORANDUM OF  
 AGREEMENT**

SHEET NUMBER:  
**T-2**

DOC#2771 03/31/16 Page 2 of 4

**MEMORANDUM OF AGREEMENT**

TO: **City of Redlands**  
 Department of Community Planning  
 1000 Redlands Blvd., Redlands, CA 92373

FROM: **Eukon Engineering, Inc.**  
 65 Post, Suite 1000, Irvine, CA 92618

RE: **High Ridge - Christian Property**

DATE: **03/31/16**

The undersigned hereby certifies that the information provided in this memorandum is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of California, No. **45234**.

I hereby certify that the information provided in this memorandum is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of California, No. **45234**.

2017-02833510

**MEMORANDUM OF AGREEMENT**

TO: **City of Redlands**  
 Department of Community Planning  
 1000 Redlands Blvd., Redlands, CA 92373

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2017-02833510

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DOC#2771 03/31/16 Page 3 of 4

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DOC#2771 03/31/16 Page 3 of 4

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DOC#2771 03/31/16 Page 3 of 4

**MEMORANDUM OF AGREEMENT**

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 Department of Community Planning  
 1000 Redlands Blvd., Redlands, CA 92373

FROM: **Eukon Engineering, Inc.**  
 65 Post, Suite 1000, Irvine, CA 92618

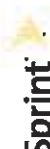
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APPLICANT



**Sprint**  
6881 IRVINE CENTER DRIVE  
IRVINE, CALIFORNIA 92618

ENGINEER



**Eukon**  
65 POST, SUITE 1000  
IRVINE, CA 92618  
TEL: (849) 653-8666

DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
EF / RAC / JR  
RB

REVISIONS:

REV	DATE	DESCRIPTION
C	09/21/17	10% ZONING DRAWING
C	02/08/16	SPRINT CN COMMENTS
B	03/10/16	PLANNING COMMENTS
A	01/25/16	50% ZONING DRAWING

LICENSEE

PROJECT INFORMATION

**HIGH RIDGE - CHRISTIAN PROPERTY**  
RV25XC276  
9860 REDLANDS BOULEVARD  
REDLANDS, CA 92273

SHEET TITLE

**MEMORANDUM OF AGREEMENT**

SHEET NUMBER

**T-3**

DOC 157149238P Page 3 of 3

EXHIBIT A  
TO MEMORANDUM OF UNDERSTANDING

**Zoning Ordinance**

This map shows the location of the City of Redlands, State of California, described in the Ordinance, within the City of Redlands, State of California, County of San Bernardino, California. The Ordinance is located in the City of Redlands, State of California, County of San Bernardino, California. The Ordinance is located in the City of Redlands, State of California, County of San Bernardino, California.

City of Redlands, California  
City Engineer: *[Signature]*  
City Clerk: *[Signature]*

DOC 157149238P Page 4 of 4

EXHIBIT B  
TO MEMORANDUM OF UNDERSTANDING

**Legal Description**

Parcel 1  
Parcel 2

City of Redlands, California  
City Engineer: *[Signature]*  
City Clerk: *[Signature]*

DOC 157149238P Page 5 of 5

EXHIBIT C  
TO MEMORANDUM OF UNDERSTANDING

**Map**

City of Redlands, California  
City Engineer: *[Signature]*  
City Clerk: *[Signature]*

DOC 157149238P Page 6 of 6

EXHIBIT D  
TO MEMORANDUM OF UNDERSTANDING

**Map**

City of Redlands, California  
City Engineer: *[Signature]*  
City Clerk: *[Signature]*

DOC 157149238P Page 7 of 7

EXHIBIT E  
TO MEMORANDUM OF UNDERSTANDING

**Map**

City of Redlands, California  
City Engineer: *[Signature]*  
City Clerk: *[Signature]*

DOC 157149238P Page 8 of 8

EXHIBIT F  
TO MEMORANDUM OF UNDERSTANDING

**Map**

City of Redlands, California  
City Engineer: *[Signature]*  
City Clerk: *[Signature]*







APPLICANT:  
  
 6601 IRVINE CENTER DRIVE,  
 IRVINE, CALIFORNIA 92618

ENGINEER:  
  
 65 POST, SUITE 1000  
 IRVINE, CA 92618  
 TEL: (949) 553-8866

DRAWN BY: ED/PA/CJ/RE  
 RB

REVISIONS:

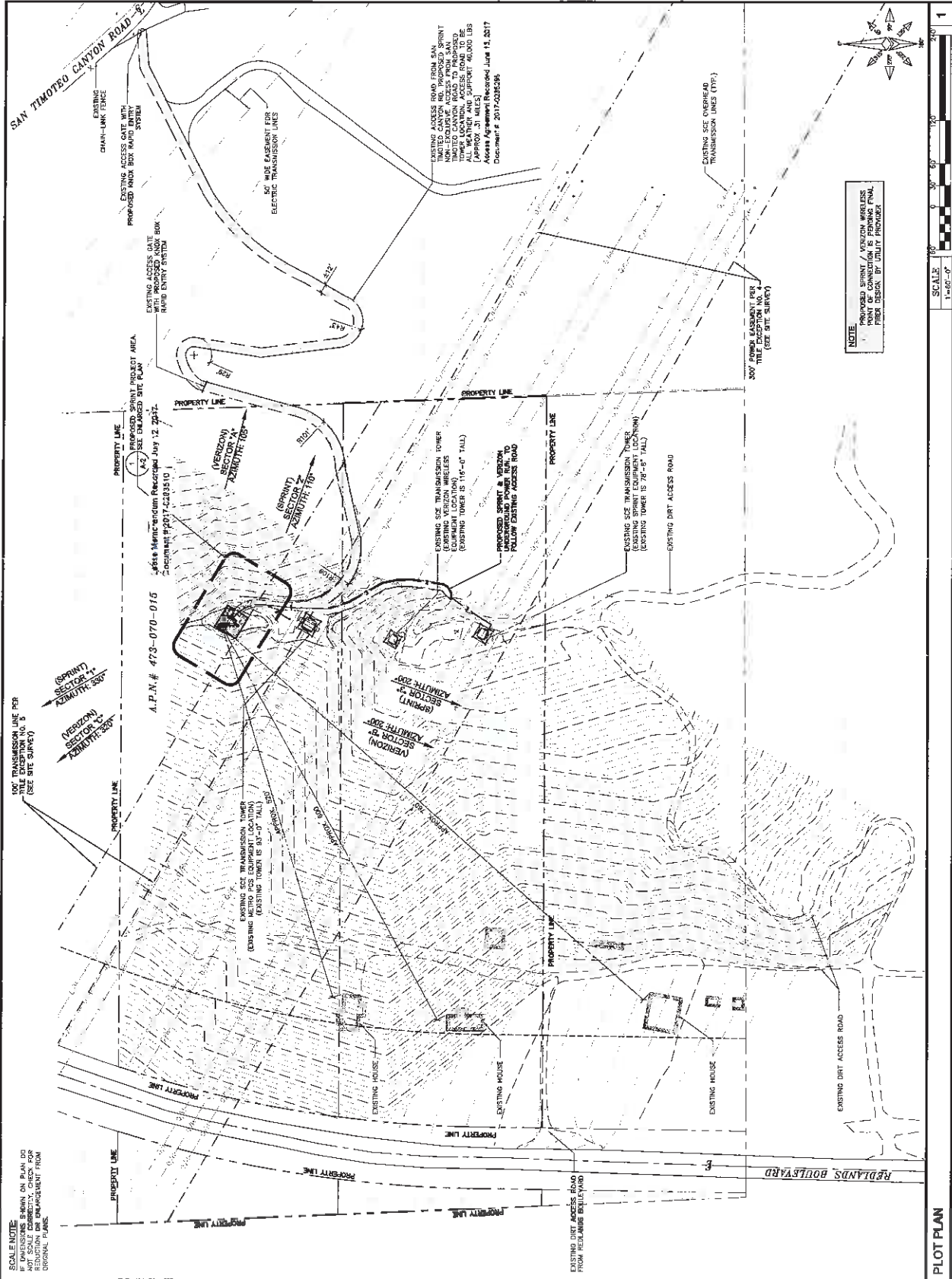
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C	02/06/18	SPRINT CM COMMENTS
B	03/10/18	PLANNING COMMENTS
A	07/25/18	40% ZONING DRAWING

USER/ISSUES:

PROJECT INFORMATION:  
 HIGH RIDGE -  
 CHRISTIAN  
 PROPERTY  
 RV25XC276  
 9060 REDLANDS BOULEVARD  
 REDLANDS, CA 92373

SHEET TITLE:  
**PLOT PLAN**

SHEET NUMBER:  
**A-1**



SCALE NOTE:  
 DRAWING ON PLAN DO NOT SCALE ACCURATELY. CHECK FOR DIMENSIONS AND EMPLOYMENT FROM ORIGINAL PLANS.

PLOT PLAN



APPLICANT:  
  
 8581 IRVINE CENTER DRIVE  
 IRVINE, CALIFORNIA 92618

ENGINEER:  
  
 68 POST, SUITE 1000  
 IRVINE, CA 92618  
 TEL: (949) 553-8556

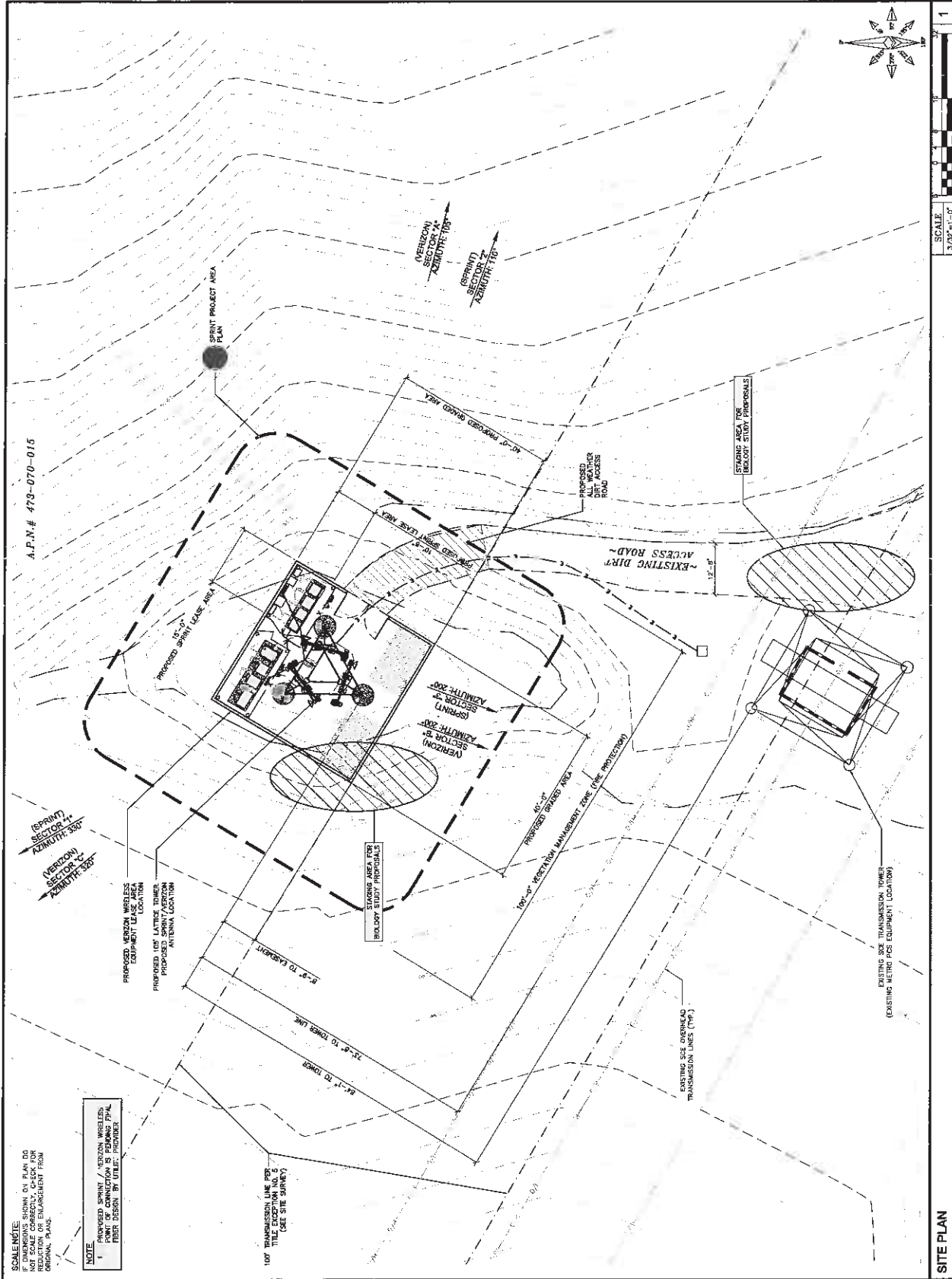
DRAWN BY: ER/PAC/JR  
 CHECKED BY: RB

REV	DATE	DESCRIPTION
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C	04/06/18	SPRINT CIVIL COMMENTS
B	03/10/18	PLANNING COMMENTS
A	07/25/16	50% ZONING DRAWING

LICENSER:  
 PROJECT INFORMATION:  
 HIGH RIDGE -  
 CHRISTIAN  
 PROPERTY  
 RV25XC276  
 9060 REDLANDS BOULEVARD  
 REDLANDS, CA 92373

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**A-2**



**SCALE NOTE:**  
 1. PROPOSED SPRINT/EUKON WIRELESS EQUIPMENT LOCATION IS FOR INFORMATION ONLY. NOT SCALE CORRECTLY. CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

**NOTE:**  
 1. PROPOSED SPRINT/EUKON WIRELESS EQUIPMENT LOCATION IS FOR INFORMATION ONLY. NOT SCALE CORRECTLY. CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

100' TRANSMISSION LINE (TTL) TITLE EXCEPTION NO. 5 (SEE SITE SURVEY)



**SITE PLAN**



APPLICANT:  
  
 8581 IRVINE CENTER DRIVE  
 IRVINE, CALIFORNIA 92618

ENGINEER:  
  
 65 POST, SUITE 1000  
 IRVINE, CA 92618  
 TEL: (949) 553-8586

DRAWN BY: EP/DAK/JR  
 CHECKED BY: RB

REVISIONS:

0	08/21/17	100% ZONING DRAWING
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2	03/10/18	PLANNING COMMENTS
3	07/25/18	90% ZONING DRAWING
4		DESCRIPTION

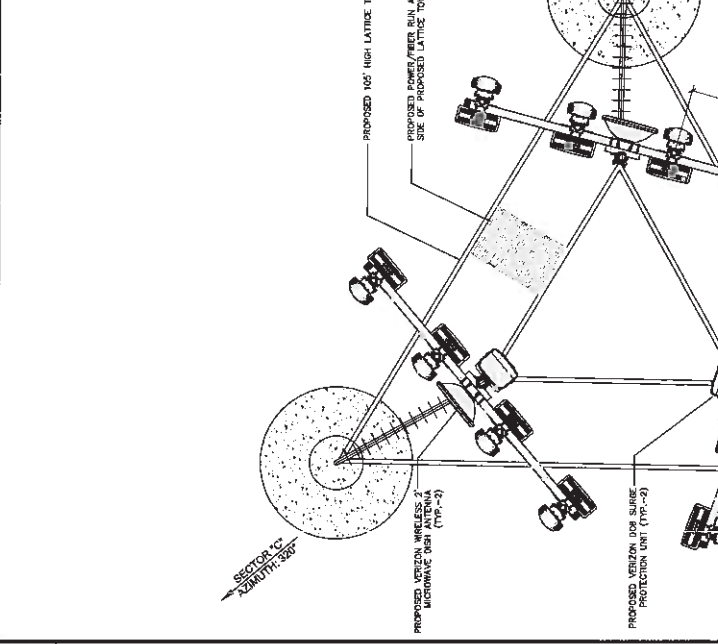
LICENSEE:

PROJECT INFORMATION:  
 HIGH RIDGE -  
 CHRISTIAN  
 PROPERTY  
 R.V25XC276  
 9660 REDLANDS BOULEVARD  
 REDLANDS, CA 92373

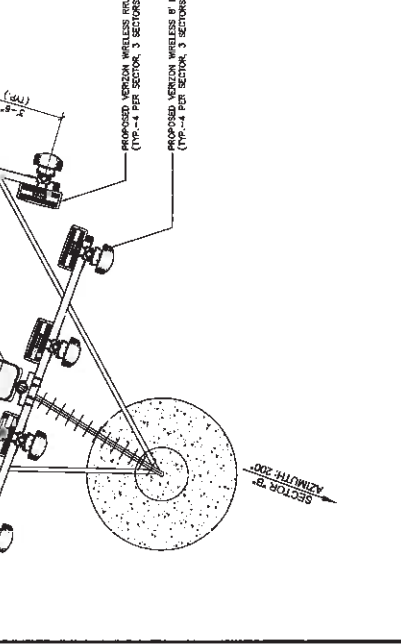
SHEET TITLE:  
**PROPOSED ANTENNA  
 PLAN**

SHEET NUMBER:  
**A-4**

NOTE:  
 PROPOSED SPRINT PANEL ANTENNAS  
 ASIDE NOT SHOWN FOR CLARITY



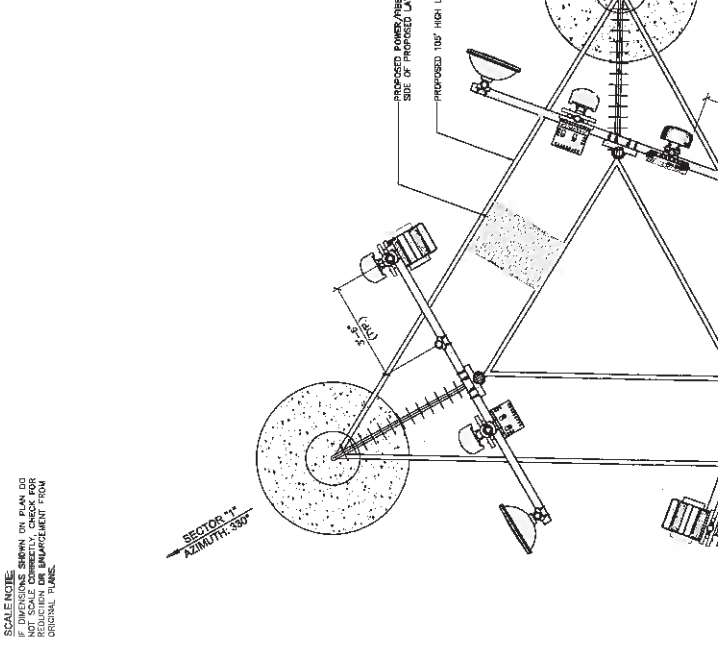
NOTE:  
 PROPOSED VERIZON WIRELESS PANEL  
 ANTENNAS BEHIND ANT. SPRINT FOR  
 CLARITY



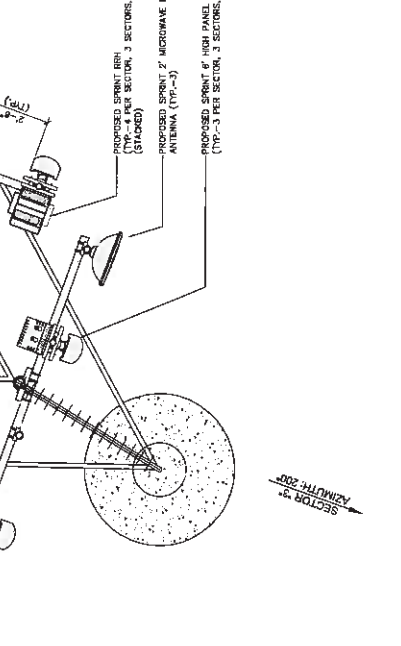
SCALE:  
 1/2"=1'-0"

SCALE:  
 1/2"=1'-0"

SCALE NOTE:  
 DIMENSIONS ON PLAN DO  
 NOT SCALE CORRECTLY. CHECK FOR  
 REDUCTION OR ENLARGEMENT FROM  
 ORIGINAL PLAN.



NOTE:  
 PROPOSED VERIZON WIRELESS PANEL  
 ANTENNAS BEHIND ANT. SPRINT FOR  
 CLARITY



SCALE:  
 1/2"=1'-0"

SCALE:  
 1/2"=1'-0"

APPLICANT:  
  
 6551 IRVINE CENTER DRIVE,  
 IRVINE, CALIFORNIA 92618

ENGINEER:  
  
 66 POST, SUITE 1000  
 IRVINE, CA 92618  
 TEL: (949) 853-8568

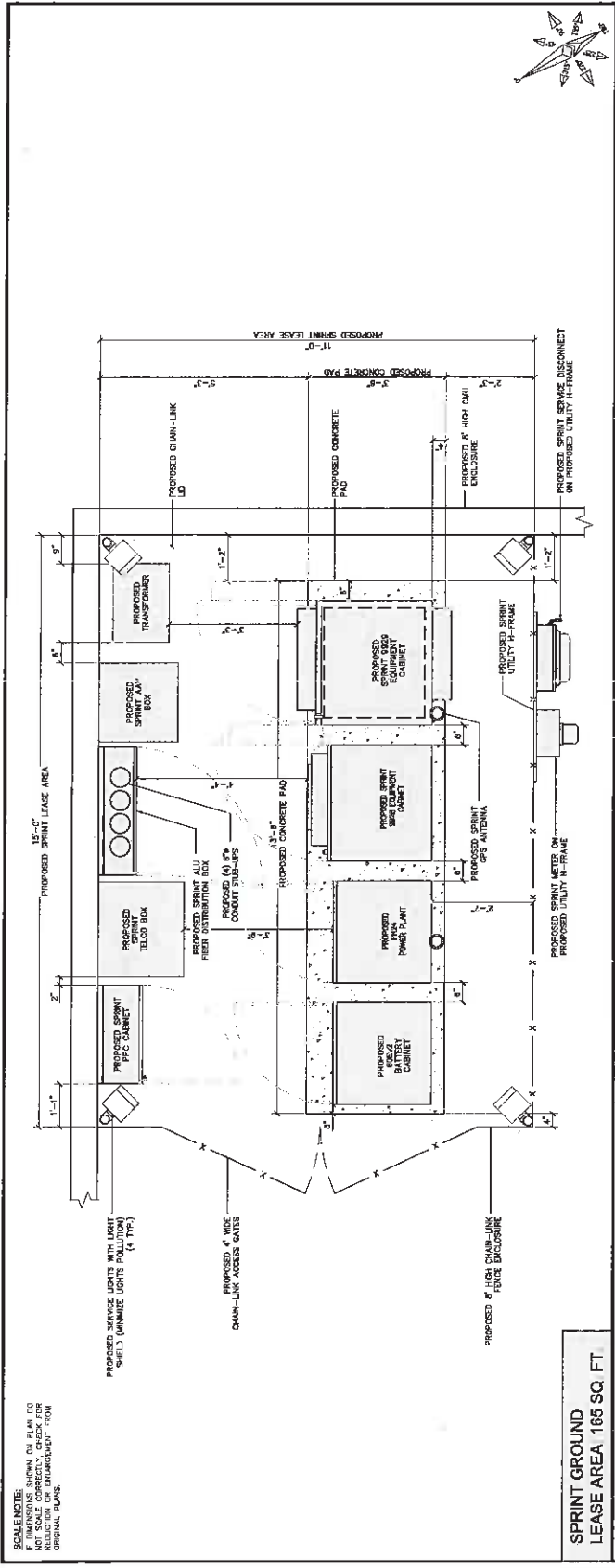
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CHECKED BY:	RS
REVISIONS:	
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C	04/05/16 SPRINT ON COMMENTS
B	03/10/16 PLANNING COMMENTS
A	01/25/16 50% ZONING DRAWING
REV	DATE DESCRIPTION

LICENSEE:

PROJECT INFORMATION:  
 HIGH RIDGE -  
 CHRISTIAN  
 PROPERTY  
 R.V25XC276  
 9060 REDLANDS BOULEVARD  
 REDLANDS, CA 92373

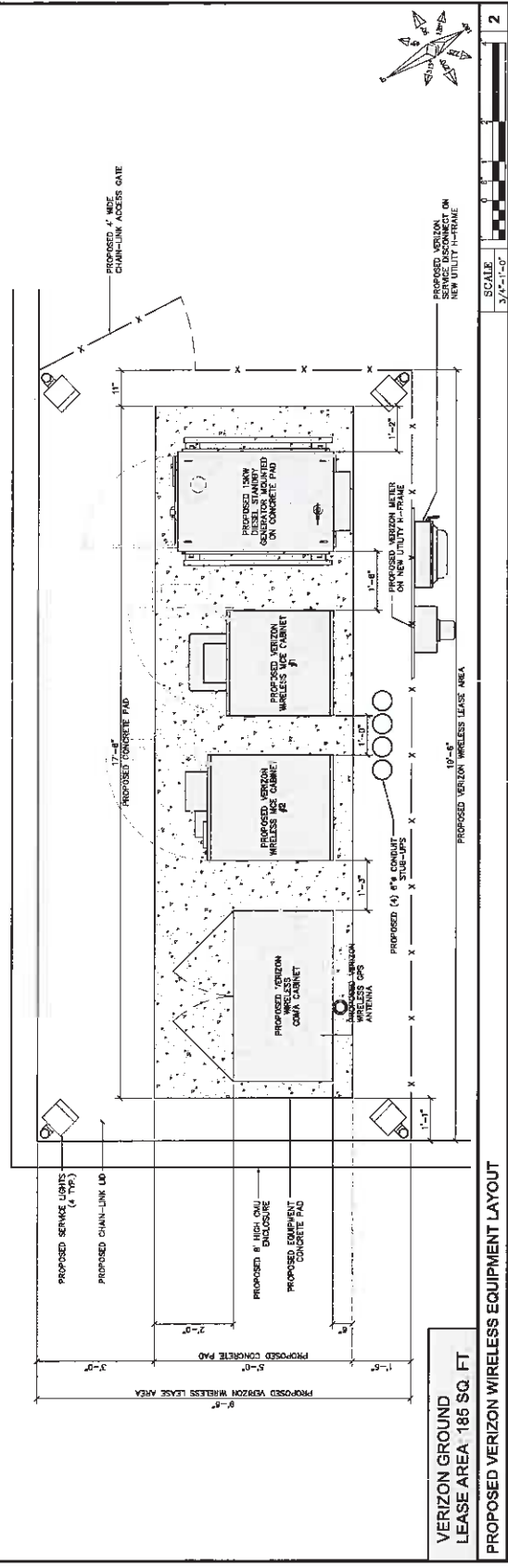
SHEET TITLE:  
**PROPOSED EQUIPMENT  
 LAYOUT**

SHEET NUMBER:  
**A-5**



**SPRINT GROUND  
 LEASE AREA: 166 SQ. FT.**

**PROPOSED SPRINT EQUIPMENT LAYOUT**



**VERIZON GROUND  
 LEASE AREA: 185 SQ. FT.**

**PROPOSED VERIZON WIRELESS EQUIPMENT LAYOUT**

**SCALE NOTE:**  
 DIMENSIONS ON PLAN DO  
 NOT SCALE CORRECTLY. CHECK FOR  
 REDUCTION OR ENLARGEMENT FROM  
 ORIGINAL PLAN.



APPLICANT:  
  
 8581 IRVINE CENTER DRIVE,  
 IRVINE, CALIFORNIA 92618

ENGINEER:  
  
 65 POST, SUITE 1000  
 IRVINE, CA 92618  
 TEL: (949) 553-8556

DRAWN BY: EY/DAC/JR  
 CHECKED BY: RD

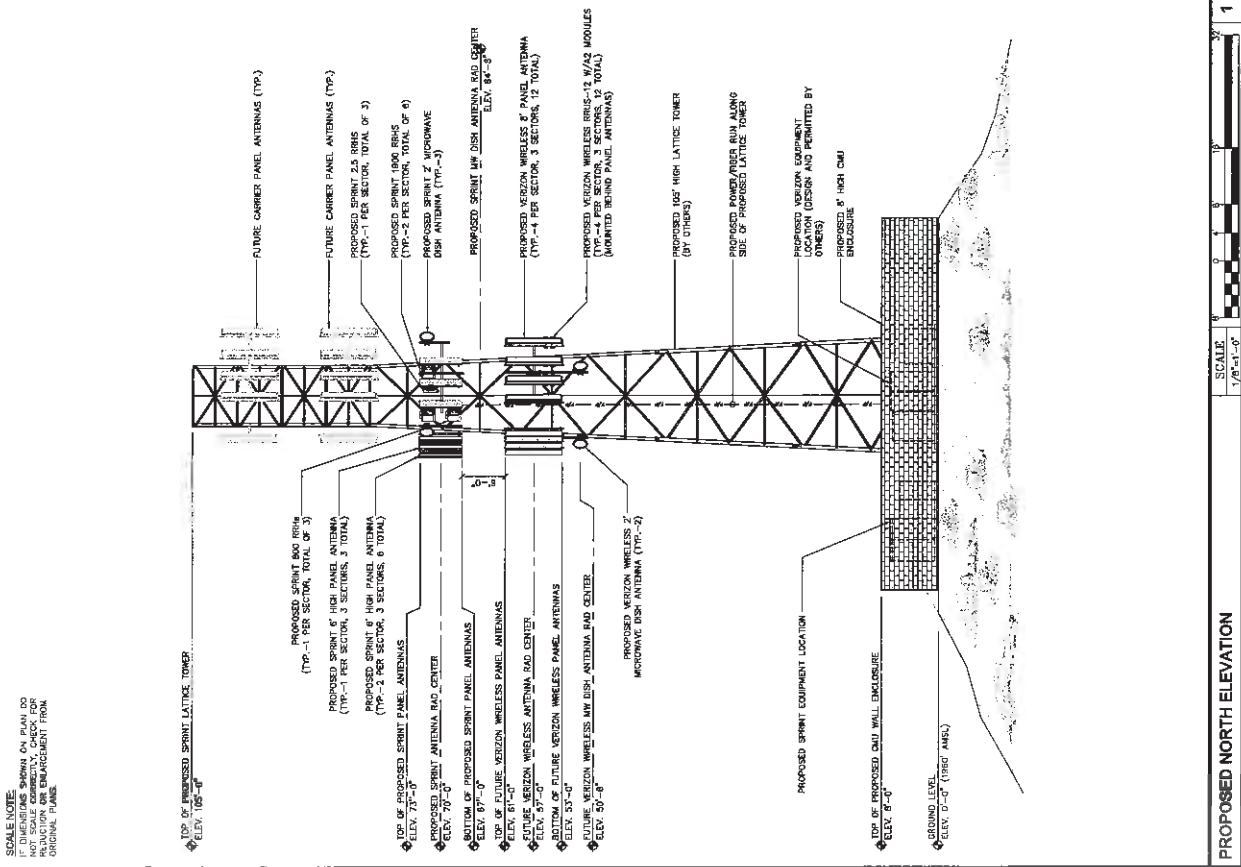
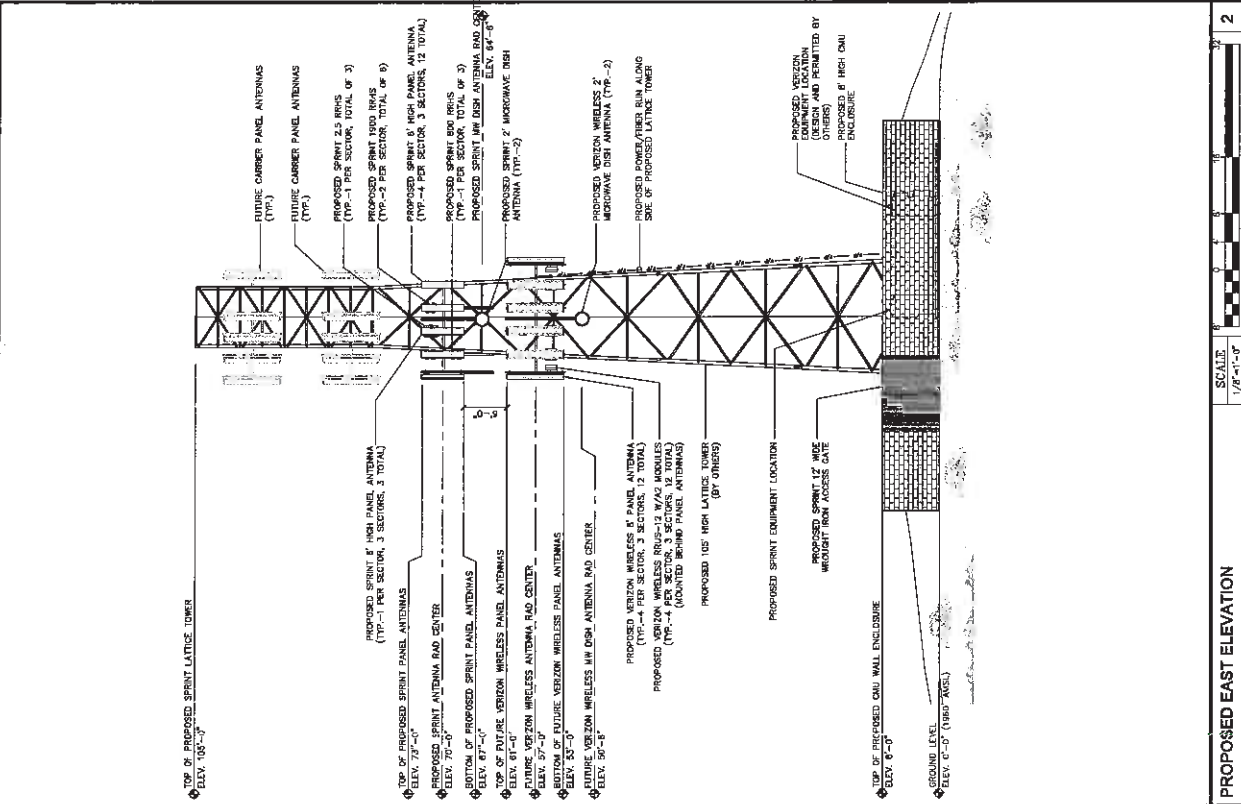
REV	DATE	DESCRIPTION
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C	04/05/16	SPRINT CM COMMENTS
B	03/10/16	PLANNING COMMENTS
A	01/25/16	SOX ZONING DRAWING

LICENSER:

PROJECT INFORMATION:  
 HIGH RIDGE -  
 CHRISTIAN  
 PROPERTY  
 RV25XC276  
 9060 REDLANDS BOULEVARD  
 REDLANDS, CA 92373

SHEET TITLE:  
**PROPOSED NORTH &  
 EAST ELEVATION**

SHEET NUMBER:  
**A-6**

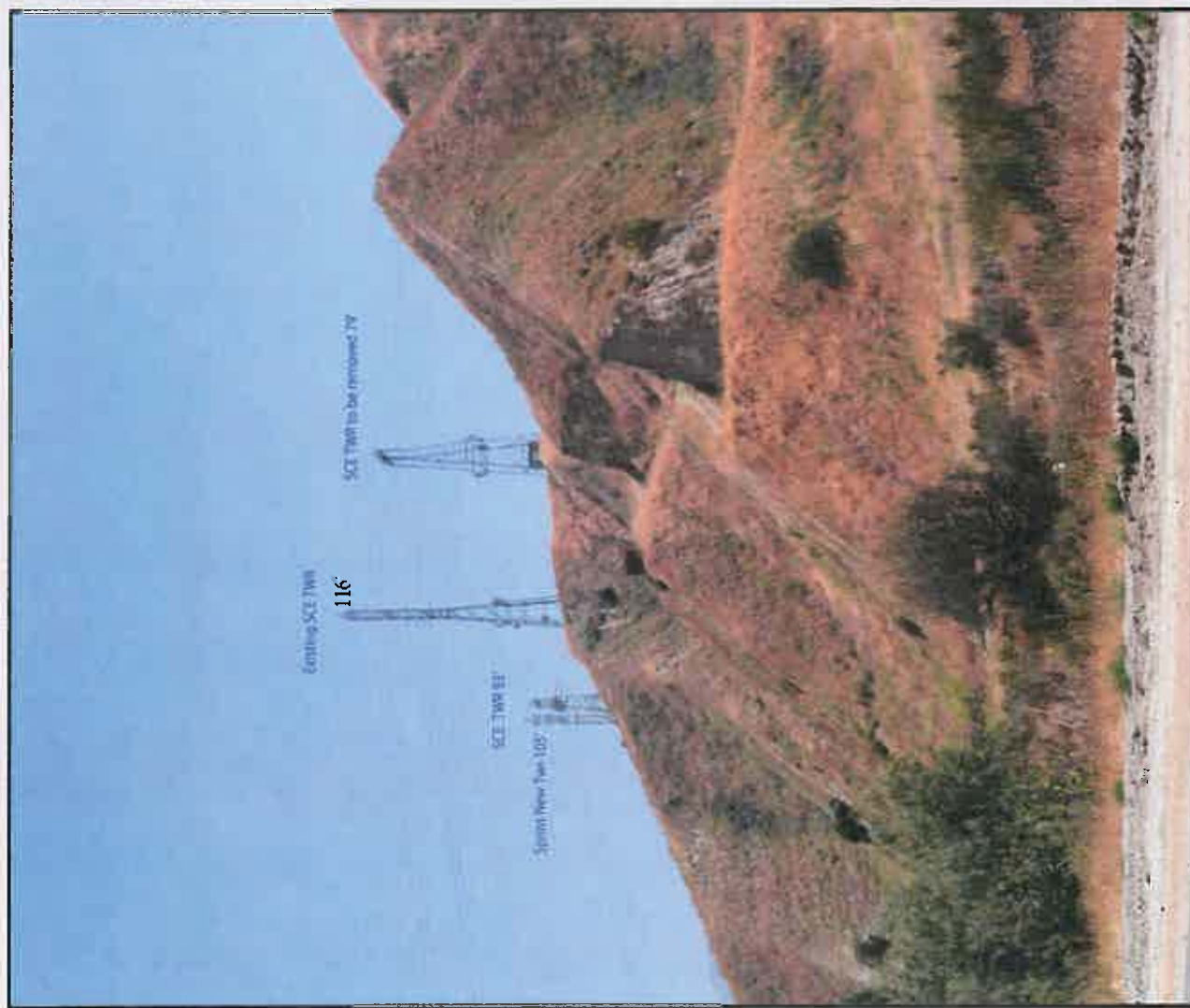


SCALE NOTE:  
 DRAWN ON PLAN 10  
 NOT SCALE CORRECTLY CHECK FOR  
 PROJECTION OR ENLARGEMENT FROM  
 ORIGINAL PLAN.





HIGHER RIDGE - CHRISTIAN PROPERTY  
 9060 REDLANDS BLVD. , REDLANDS, CA.



PROPOSED VIEW:



EXISTING VIEW:



SITE LOCATION:

SITE COORDINATES:

Lat: 33 59' 18.9" N  
 Long: 117 09' 09.4" W

APPLICANT:  
 SPRINT PCS ASSETS, L.L.C.  
 6591 IRVINE CENTER DRIVE  
 SUITE 100  
 IRVINE, CA. 92618

SHEET NO. 4 OF 4



KV25XCZ/6

**"HIGHER RIDGE - CHRISTIAN PROPERTY"  
9060 REDLANDS BLVD., REDLANDS, CA. 92373**



Eukon Group  
65 Post. Suite 1000 - Irvine,  
CA. 92618 - (949) 553-8560



**PROPOSED VIEW:**



**EXISTING VIEW:**



**SITE LOCATION:**

**SITE COORDINATES:**

Lat: 33 59' 18.9" N

Long: 117 09' 09.4" W

**APPLICANT:**

SPRINT PCS ASSETS, L.L.C.

6591 IRVINE CENTER DRIVE

SUITE 100

IRVINE, CA. 92618

**SHEET NO. 2 OF 4**



**SPRINT: RV25XC276 - SITE ELEVATION-AERIAL**

This is an aerial from Google Earth. The locations of the three (3) existing towers, and the proposed Sprint tower are marked below. On the far left is the SCE tower that is 79' in height, and is the one to be removed. The Sprint proposed tower is to the far right, and is proposed to be 105' in height. Note the SCE tower is at ground elevation of 1,913', and the ground level of the proposed Sprint tower at only 1852'. That means the existing SCE/Sprint site is 61' 'higher' ground elevation than at the proposed Sprint new tower location. Thus the need for a taller tower at the lower ground elevation.



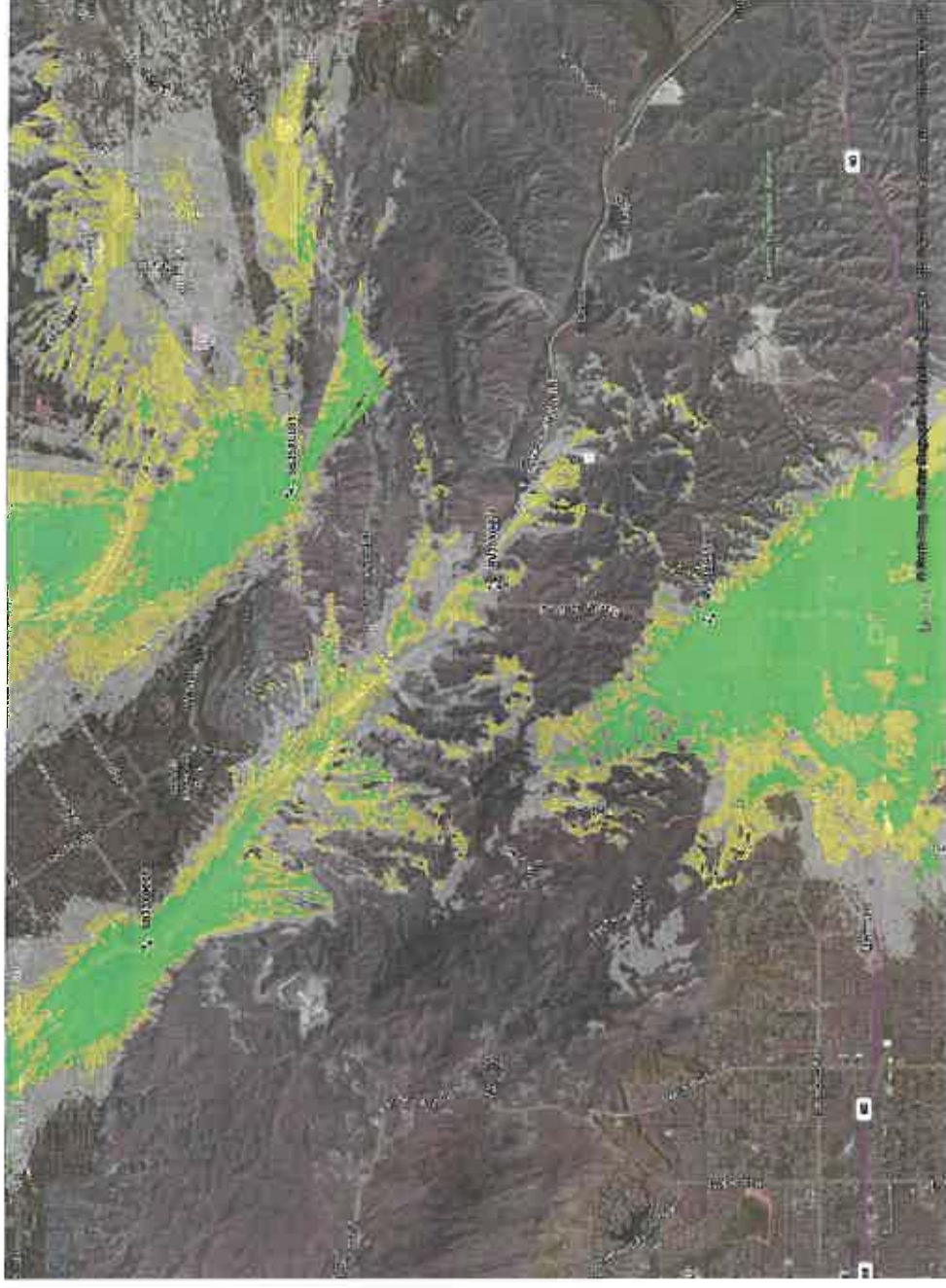


# Coverage Plots RV25XC276

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# Best Coverage Plot – PRE

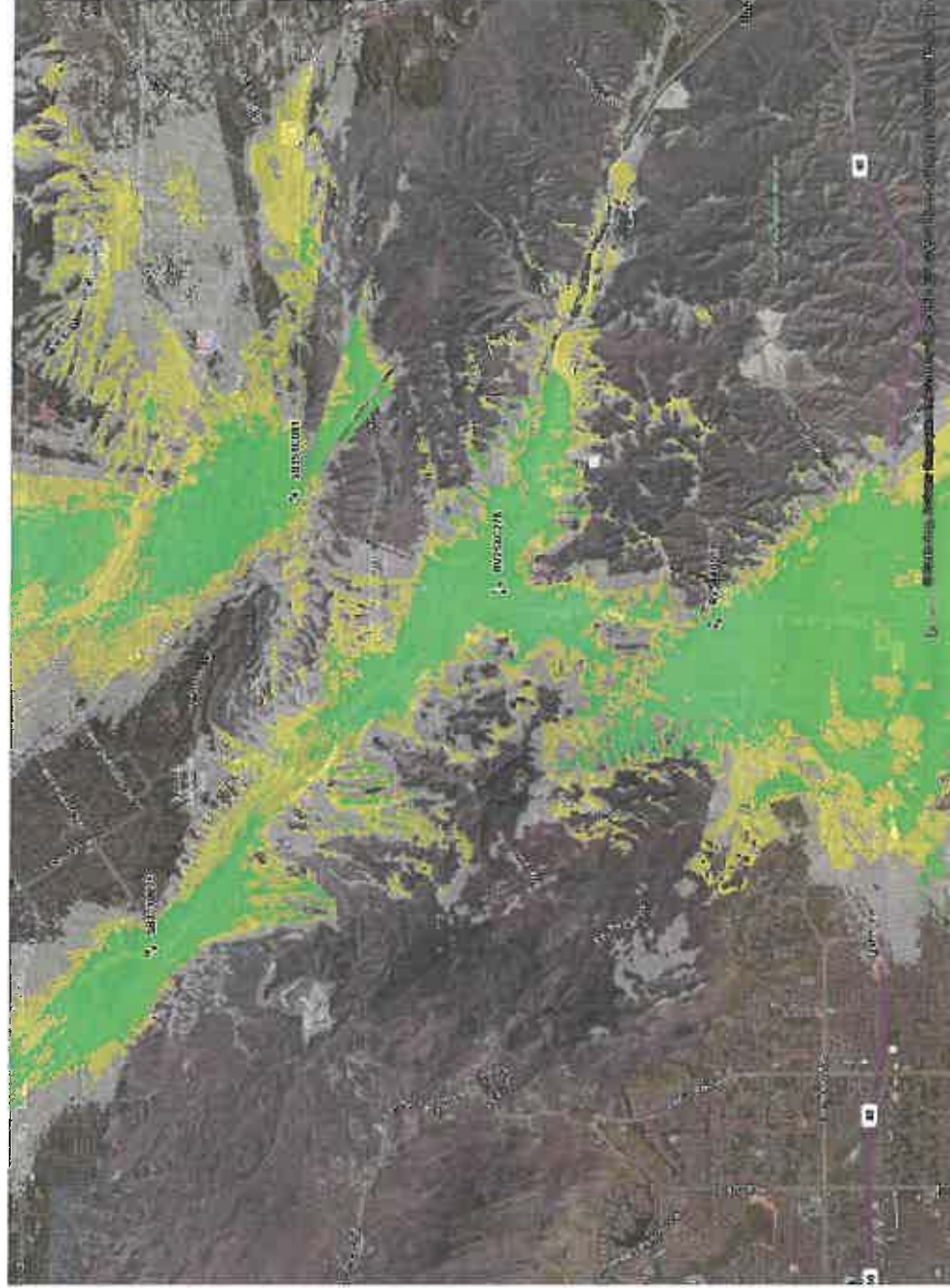


- LEGEND**
- In Building Coverage
  - In Vehicle Coverage
  - On Street Coverage

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# Best Coverage Plot - Post



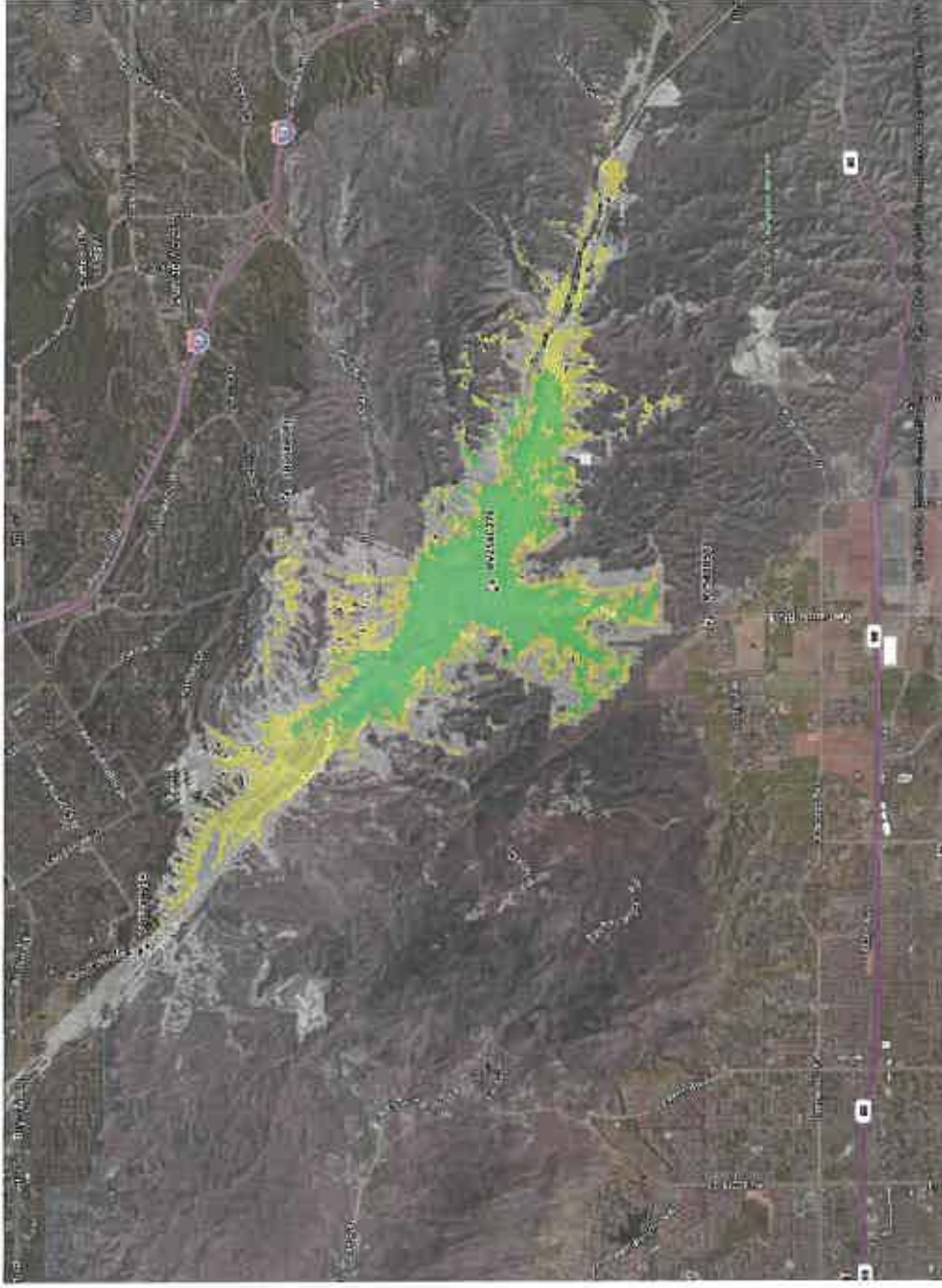
- LEGEND**
- In Building Coverage
  - In Vehicle Coverage
  - On Street Coverage

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# Best Coverage Plot - RV25XC276



- LEGEND**
- In Building Coverage
  - In Vehicle Coverage
  - On Street Coverage

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May 19, 2016

## Land Use Project Application #8 – Alternative Site Analysis

The following alternative site locations were considered:

1. 9220 Redlands Blvd. – APN 473-070-017  
⇒ This site is at a lower elevation that will not allow for the desired coverage due to topographic features (hills/mountains).
2. Corner of Redlands Blvd. and San Timoteo Canyon Road – APN 473-050-008  
⇒ c
3. 29120 San Timoteo Canyon Road – APN 473-050-022  
⇒ C
4. 9100 Redlands Blvd. – APN 473-070-015  
⇒ c



August 22, 2017

Mr. Tim Wheeler  
County of Riverside, Planning & Zoning  
Urban Regional Planner III  
4080 Lemon St – 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

Cc: Mr. Steve Payne  
Riverside County Fire Dept.

RE: Sprint Site: RV25XC276-Redlands  
Weed Abatement - Discussion

To Whom It May Concern;

I submit this letter in response to the Jurisdiction's request for an engineer's written statement that the proposed 8' block wall, to be constructed on the perimeter of the new wireless facility proposed at 9100 Redlands Blvd, Redlands, Ca., will be sufficient to protect and keep separated the conditions of the property "inside" the wall from the conditions of the property surrounding and on the "outside" of the wall.

Sprint shall ensure appropriate clearing of weeds ("weed abatement") on the inside of the 40' x 40' CMU enclosed area, inside which shall be constructed a new lattice tower and provide for up to four (4) individual wireless carriers equipment.

The proposed surrounding 8' high CMU block wall shall be constructed to 8' in height. The material and the 8' height of the wall is designed to adequately contain and prevent any fire that might occur inside the enclosure (3-hour fire combustion/resistance rating and due to solid grouted cells), from spreading to the property outside the enclosure, and is equally adequate to prevent and block any fire that may occur on the outside of the wall, from encroaching into the 'inside' of the enclosure.

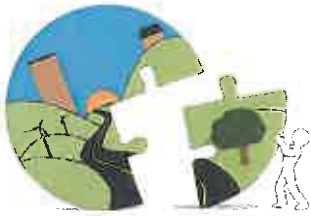
This meets with the State Fire Protection standards for "fire buffering".

Therefore, we respectfully request that the condition to provide a 30' buffer area around the outside of the 40 x 40 lease area be waived.

Best Regards,  
Chris S Lee, PE C-76549







# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## NEGATIVE DECLARATION

Project/Case Number: CUP03762 / VAR01904 / EA42964

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. The project also proposes the installation of two (2) wireless communication carrier's and their equipment. Sprint will install nine (9) six foot high panel antennas, three (3) two foot diameter microwave dishes, twelve (12) remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install twelve (12) eight foot high panel antennas, two (2) two foot diameter microwave dishes, twelve (12) remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall.

Variance No. 1904 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. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling.

East of Redlands Blvd., Southwest of San Timoteo Canyon Road, north of Viper Road. Parcel address is 9100 Redlands Blvd.

### COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: November 30, 2017

Applicant/Project Sponsor: Eukon Group-Colleen Khouri Date Submitted: October 27, 2016

### ADOPTED BY: Planning Commission

Person Verifying Adoption: Tim Wheeler Date: January 17, 2018

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:** 42964  
**Project Case Type (s) and Number(s):** Condition Use Permit No. 3762  
**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:** Eukon Group c/o Colleen Khouri & John Pappas  
**Applicant's Address:** 65 Post, Suite 1000 Irvine, CA 92618

### I. PROJECT INFORMATION

#### Project Description:

The project proposes to construct a 105 foot lattice tower wireless communication facility. The project also proposes the installation of two (2) wireless communication carrier's and their equipment. Sprint will install nine (9) six foot high panel antennas, three (3) two foot diameter microwave dishes, twelve (12) remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install twelve (12) eight foot high panel antennas, two (2) two foot diameter microwave dishes, twelve (12) remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall.

Variance No. 1904 is a request to allow for a reduced setback requirement. If approved, Variance No. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling.

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

**B. Total Project Area:** Total Acreage: 9.94 Acres; Lease Area: 1,600 Square Feet

**C. Assessor's Parcel No(s):** 473-070-015

**D. Street References:** East of Redlands Blvd., Southwest of San Timoteo Canyon Road, north of Viper Road. Parcel address is 9100 Redlands Blvd.

**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 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 Rural: Rural Mountainous (R: RM) (10 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 385). A Habitat Acquisition & Negotiation Strategy case (HANS 2273) 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):** Rural

**D. Land Use Designation(s):** Rural: Rural Mountainous (R: RM)

**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)

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

\_\_\_\_\_  
Tim Wheeler  
Printed Name

\_\_\_\_\_  
November 30, 2017  
Date

\_\_\_\_\_  
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 Redlands Boulevard, which is a “County Eligible” designated 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(s) 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

<b>AGRICULTURE &amp; FOREST RESOURCES</b> 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 Rural Mountainous, 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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Rural: Rural Mountainous (R: RM) (10 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
SO <sub>x</sub>	150 lbs/day	150 lbs/day

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

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

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

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is 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 1,600 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 385 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. 02273) was submitted in October, 2015. 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 1,600 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 interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. 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 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials; PDA05051; Phase I Cultural resources Assessment for the 0.55-acre Sprint Tower RV25XC276 Project near Redlands, Riverside County, California.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by an archaeologist, approved by Riverside County, it has been determined that there will be no impacts to historical 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 to historic resources.

b) Based upon analysis of records and a survey of the property, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. 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: On-site Inspection, Project Application Materials; PDA05051; Phase I Cultural resources Assessment for the 0.55-acre Sprint Tower RV25XC276 project Near Redlands, Riverside County, California.

Findings of Fact:

a) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of 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.

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

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to seven requesting tribes on November 15, 2016. A response was received from Twenty-Nine Palms requesting that the project have a TCNS number. Consultation was requested by the Morongo Band of Mission

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Indians. Morongo requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. Morongo also requested that although the cultural report did not recommend monitoring during construction, Morongo feels that there is a potential for subsurface resources to be present and recommends Tribal monitoring during grading activities. However, as no Tribal Cultural resources were identified during consultation and there are no Tribal Cultural Resources present on the project property, the Project will not cause a substantial adverse change in the significance of a Tribal Cultural Resource because there are no Tribal Cultural Resources present. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** 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?				
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:

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.

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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instability. The slope stability analysis found the total static, seismic and differential settlement of the site is less than 1/2, 3/4, and 1/4 inch, respectively. Based on the slope stability analysis, the calculated factors of safety for onsite slopes in static and seismic conditions are well over 1.5 and 1.1, respectively, indicating that site slopes are adequately stable. 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 (GEO02564), the site is underlain by dense sedimentary bedrock not susceptible to liquefaction and based on the laboratory testing, the site soils are not significantly susceptible to hydro-collapse. Therefore, impacts would be less than significant.

**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 53 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*

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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.

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"/>

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

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.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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"/>
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"/>
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.1-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 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.

<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>22. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 1,600 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Hazards and Hazardous Materials</b>				
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"/>
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,

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

24. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

Findings of Fact:

a) The closest airport is the March Air Reserve Base which is located approximately 8.25 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 12 foot wide non-exclusive access road 0.31 miles long from San Timoteo Canyon Road. The access road is an all-weather access road and able to support vehicles of 40,000 lbs. There are gates across the access roads with Knox Box rapid entry systems installed. 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 an existing residential dwelling on it and access to it from Redlands Boulevard. That access is not disturbed by this 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

**26. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

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



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
would not support existing land uses or planned uses for which permits have been granted)?				
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 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.

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

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.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Land Use</b>				
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 residence 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 1,600-square-foot 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 Rural: Rural Mountainous (R: RM). 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.

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>29. Planning</b>				
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, west, and south. 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: Rural: Rural Mountainous (R: RM) to the north, south, east and west; with Rural: Rural Residential (R: RR) also to the north and east; and Open Space: Conservation Habitat (OS: CH) also to the west. 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 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 Rural: Rural Mountainous (R: RM). 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.



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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Further, no one will be residing on the project site. Therefore, there will be no 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:

There is a railroad located in approx. 975 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.

**33. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The nearest highway is Interstate 60, which is located approximately 3.40 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.

**34. Other Noise**

NA     A     B     C     D                

**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.

**35. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level 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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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"/>
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 is only a residential dwelling 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



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

**37. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

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 3.63 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.

**38. Sheriff Services**

Source: Riverside County General Plan

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 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 8.27 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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**41. Health Services**

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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?

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?

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)?

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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**43. Recreational Trails**

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 Regional Trail: Open Space located along the front of the subject property (Redlands Boulevard). Access to the proposed project of an unmanned wireless communication facility will come from San Timoteo Canyon Road. With the access (via a recorded easement) will come from San Timoteo Canyon Road, no impact will occur to the Open Space Regional Trail along Redlands Boulevard.

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.

**TRANSPORTATION/TRAFFIC** Would the project

**44. Circulation**

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, 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.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 on a 1,600 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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>UTILITY AND SERVICE SYSTEMS</b>	Would the project			
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<b>46. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

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 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.

**48. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

a-b) The proposed project 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

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

**49. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 communication systems, which would be provided by Sprint and Verizon, 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.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County General Plan, Project Application Materials

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. 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"/>
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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:**

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.

<b>53.</b> 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"/>
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**Source:** Staff review, project application

**Findings of Fact:**

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. 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:

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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**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez*  
*Agency Director*



12/21/17, 4:48 pm

CUP03762

## ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03762. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

### Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of Conditional Use Permit No. 3762 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated January 17, 2018.

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance

- A) Compliance with applicable Federal Regulations, including, but not limited to:
- National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
- B) Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
- C) Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 3      AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 915 (Regulating Outdoor Lighting)

D) Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)

Advisory Notification. 4      AND - PPW Collocation

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.

Advisory Notification. 5      AND - Project Description & Operational Limits

The project proposes to construct a 105 foot lattice tower wireless communication facility. The project also proposes the installation of two (2) wireless communication carrier's and their equipment. Sprint will install nine (9) six foot high panel antennas, three (3) two foot diameter microwave dishes, twelve (12) remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install twelve (12) eight foot high panel antennas, two (2) two foot diameter microwave dishes, twelve (12) remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall.

Variance No. 1904 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. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling.

The equipment cabinet color shall be in earth tones, 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.

The project site shall be kept in good repair. Graffiti shall be removed from any

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### AND - Project Description & Operational Limits (cont.)

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.

The balance of the subject property, APN 473-070-015 (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.

If the operation of the facilities authorized by this approved Conditional Use Permit (CUP03762) 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.

### E Health

#### E Health. 1 0010-E Health-USE - EMERGENCY GENERATOR

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 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.

#### E Health. 2 0010-E Health-USE - HAZMAT REVIEW

Per project description, this project will only have a 54 gallon fuel tank. The Hazardous Materials Management Branch (HMMB) will conduct site inspections to verify that no other component of the project will require permitting from HMMB. Please contact HMMB for additional details at (951)358-5055.



**ADVISORY NOTIFICATION DOCUMENT**

## E Health. 3 0010-E Health-USE - NO NOISE REPORTS

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.

## E Health. 4 0010-E Health-USE - NO WASTEWATER PLUMBING

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.

## Fire

## Fire. 1 0010-Fire-USE - #005-BUILDING MATERIAL

All buildings shall be constructed with Class A building material as per the California Building Code.

## Fire. 2 0010-Fire-USE - #21-HAZARDOUS FIRE AREA

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.

## Fire. 3 0010-Fire-USE - #88A-GATE ACCESS

Gates shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation.

## Fire. 4 0010-Fire-USE - #89-RAPID ENTRY BOX

Install a Knox rapid entry system on the outside of the building or fence. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

## ADVISORY NOTIFICATION DOCUMENT

Fire. 5 0010-Fire-USE - FIRE ACCESS ROADS

Access road shall be a minimum 10 feet wide with 14 feet unobstructed horizontal clearance and unobstructed vertical clearance of 15 feet. Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 40,000 pounds and provide an aggregate base. The grade for all roads shall not exceed 16 percent.

### Planning

Planning. 1 0010-Planning-USE - GEO02564 ACCEPTED

County Geologic Report GEO No. 2564, submitted for the project CUP03762, was prepared by Toro International. The report is titled; "Geologic Hazard Evaluation for Sprint Lattice Tower and Equipment Slab, Higher Ridge Christian Property - RV25XC276, 9060 Redlands Boulevard, Redlands, CA," dated June 24, 2017. In addition, Toro International has submitted the following report: "Geotechnical Investigation for Sprint Lattice Tower and Equipment Slab, Higher Ridge Christian Property - RV25XC276, 9060 Redlands Boulevard, Redlands, CA," dated June 24, 2017. "Response to Review Comments Riverside County Planning Department, Geologic Report No. 2564, dated September 6, 2017 on Geologic Hazard Evaluation for Sprint Lattice Tower and Equipment Slab, Higher Ridge - Christian Property Site, RV25XC276, 9060 Redlands Boulevard, Redlands, California," dated October 31, 2017.

These documents are herein incorporated in GEO02564. GEO02564 concluded:

1. The site is not located within an Alquist-Priolo Earthquake Fault Zone.
2. Based on the results of site mapping, literature review, and aerial photography review, we conclude that no active faulting is present at the site or immediately surrounding area.
3. The potential for damage to the site from surface fault rupture is therefore nil.
4. The site is underlain by dense sedimentary bedrock not susceptible to liquefaction.
5. Based on the laboratory testing, the site soils are not significantly susceptible to hydrocollapse.
6. The total static, seismic and differential settlement of the site is less than  $\frac{1}{2}$ ,  $\frac{3}{4}$ , and  $\frac{1}{4}$  inch, respectively.
7. Based on the slope stability analysis, the calculated factors of safety for onsite slopes in static and seismic conditions are well over 1.5 and 1.1, respectively, indicating that site slopes are adequately stable.
8. The expansion potential of the existing site soils is anticipated to be very low.

GEO02564 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from

## ADVISORY NOTIFICATION DOCUMENT

Planning. 1 0010-Planning-USE - GEO02564 ACCEPTED (cont.)

the building areas.

2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.
3. The upper 24 inches of the subsurface materials should be removed and replaced with compacted fills.
4. The proposed lattice tower may be founded on caisson(s) that are embedded in the ground for a minimum of 25 feet.
5. Alternatively, the proposed lattice tower may be supported by mat foundation provided the minimum depth of foundation is 5 feet and a minimum distance between the edge of the foundation and the face of the nearby descending slope is 15 feet.

GEO No. 2564 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2564 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 Of Riverside upon application for grading and/or building permits.

Planning. 2 0010-Planning-USE - PDA05051 ACCEPTED

County Archaeological Report (PDA) No.5051 submitted for this project (CUP03762) was prepared by Ecorp and is entitled: "Phase I Cultural Resources Assessment for the 0.55-acre Sprint Tower RV25XC276 Project near Redlands, Riverside County California" dated May 2017. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on May 31, 2017. Revised County Archaeological Report (PDA) No. 5051r2 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 2017. This report was received on June 1, 2017 and accepted by the County Archaeologist on June 2, 2017. PDA05051 concludes: No surface-level cultural resources were identified within the project area boundary. Thus, the need for monitoring is contingent upon the potential for the project area to contain subsurface resources. A previously-recorded prehistoric habitation site (CA-RIV-2733) containing subsurface deposits was identified at the base of San Timoteo Canyon eroding out of the northern cut bank of the creek. Although CA-RIV-2733 is located within the geographic vicinity of the current project area, CA-RIV-2733 is located within Holocene alluvial sediments (Qa) that are considerably more recent in age than the Plio-Pleistocene sediments (QTst) overlapping the project area (Dibblee and Minch 2003). The project area sediments were deposited before human occupation of the region. In addition, the project area is located on the crest of a steep hill in an area more likely to be characterized by sediment erosion rather than deposition. Given these, the potential for the project to contain subsurface deposits is considered low.

PDA05051 recommends: Monitoring for this project is not recommended at this time. However, in the event that any archaeological materials are encountered during future development activities, all activities must be suspended in the vicinity of the find until

## ADVISORY NOTIFICATION DOCUMENT

Planning. 2    0010-Planning-USE - PDA05051 ACCEPTED (cont.)

the deposits are evaluated by a qualified archaeologist. If evaluated as eligible for the CRHR and if impacts to the resource cannot be avoided, mitigation would be necessary. Also, if significant subsurface prehistoric resources are encountered that will be subject to impacts from the project, Tribes with historic and cultural ties to the area shall be contacted. These documents are herein incorporated as a part of the record for project.

Planning. 3    0010-Planning-USE - UNANTICIPATED RESOURCES

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.

### Waste Resources

Waste Resources. 1    0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

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60. Prior To Grading Permit Issuance

BS-Grade

060 – BS Grade. 1

0060-BS-Grade-USE - NPDES/SWPPP

Not Satisfied

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).

Planning

060 - Planning. 1

0060-Planning-USE - PALEO PRIMP/MONITOR

Not Satisfied

This site is mapped in the County's General Plan as having a High potential for palaeontological 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 Palaeontological 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:

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 palaeontological 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 palaeontological monitor to quickly salvage fossils as



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- 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", palaeontological 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.
  12. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the palaeontological 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.
  13. 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)

060 - Planning. 2

0060-Planning-USE\*- ARCHAEOLOGIST RETAINED

Not Satisfied

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

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60. Prior To Grading Permit Issuance

060 - Planning. 3                      0060-Planning-USE\*- GRADING PLANS                      Not Satisfied

If grading is proposed, the project must comply with the following:

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.
- c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
- d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - MBTA SURVEY                      Not Satisfied

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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Transportation		
060 - Transportation. 1	0060-Transportation-USE - SUBMIT GRADING PLAN	Not Satisfied

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

Standard plan check turnaround time is 10 working days.

#### 80. Prior To Building Permit

Issuance BS-Grade		
080 - BS-Grade. 1	0080-BS-Grade-USE - NO GRADING VERIFICATION	Not Satisfied

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.

Planning		
080 - Planning. 1	0080-Planning-USE*- ELEVATIONS & MATERIALS	Not Satisfied

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

Planning-EPD		
080 - Planning-EPD. 1	0080-Planning-EPD-EPD - MBTA SURVEY	Not Satisfied

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.

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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.

Transportation

080 - Transportation. 1 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access

080 - Transportation. 2 0080-Transportation-USE - UTILITY PLAN CELL TOWER Not Satisfied

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.

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Waste Resources

080 - Waste Resources. 1                      0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP)                      Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final

Inspection E Health

090 - E Health. 1                      0090-E Health-USE - HAZMAT BUS PLAN                      Not Satisfied

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.

090 - E Health. 2                      0090-E Health-USE - HAZMAT REVIEW                      Not Satisfied

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.

Planning

090 - Planning. 1                      0090-Planning-USE - ORD 810 O S FEE                      Not Satisfied

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.



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90. Prior to Building Final

Inspection Planning

090 - Planning. 1                      0090-Planning-USE - ORD 810 O S                      Not Satisfied  
FEE (cont.)

The Project Area for Conditional Use Permit No. 3762 is calculated to be 0.04 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.

090 - Planning. 2                      0090-Planning-USE - ORD NO. 659 (DIF)                      Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3762 has been calculated to be 0.04 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.

090 - Planning. 3                      0090-Planning-USE - SIGNAGE                      Not Satisfied  
REQUIREMENT

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

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

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.

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090 - Planning. 4                      0090-Planning-USE - UTILITIES UNDERGROUND                      Not Satisfied

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.

090 - Planning. 5                      0090-Planning-USE\*- SITE INSPECTION                      Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of CUP03762 have been met; in accordance with the APPROVED EXHIBIT A.

90. Prior to Building Final Inspection Planning

090 - Planning. 6                      0090-Planning-USE\*- WALL & FENCE LOCATIONS                      Not Satisfied

Wall location(s) shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1                      0090-Transportation-USE-UTILITY INSTALL CELL TOWER                      Not Satisfied

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.

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

Waste Resources

090 - Waste Resources. 1                      0090-Waste Resources-USE - WASTE REPORTING FORM                      Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

# MSHCP HANS 02273



**Sunnymead**  
**Quadrangle**

Kittick  
 PARCELS  
**KITAKE\_BOUNDARIES**  
**HANS Designations**  
 Proposed MSHCP Development  
 JMK-NOWN  
 Criteria Cells

**FINAL**  
**7/20/2016**

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Disclaimer: Maps and data are to be used for reference purposes only. Map features, annotations, and data are not necessarily accurate to the accuracy, timeliness, or completeness of any of the data provided, and any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



1 inch = 120 feet

50 Feet

Mickey Zaleski  
 Agency Manager

Project: E:\Projects\HANS\HANS\_02273\_000\Map\HANS\_02273\_000\Map\HANS\_02273\_000.mxd







# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

January 11, 2017

Margaret Chang  
Spring Wireless  
65 Post  
Irvine, CA 92618

Dear Ms. Chang:

**Re: JPR 16-11-03-01 Determination Letter – No Conservation/HANS II not required**  
**HANS No. 2273**  
**Case No. PAR01472**  
**Assessor's Parcel Number(s): 473-070-015**

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

KB: fs

xc: Savannah Richards, Ecological Resources Specialist  
Peggy Ann Christian, Owner



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John Benoit  
*County of Riverside*

Vice-Chairman  
Marion Ashley  
*County of Riverside*

**Executive Staff**

Charles Landry  
Executive Director

December 22, 2016

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 16-11-03-01. Permittee: Riverside County, HANS2273, PAR01472. 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 #: 16-11-03-01

Date: 12/22/2016

### Project Information

Permittee: County of Riverside  
 Case Information: HANS 2273 /PAR01472  
 Site Acreage: 0.06 acres  
 Portion of Site Proposed for  
 MSHCP Conservation Area: 0 acres

### 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
473-070-015	SU3 - Badlands North	T	385

### 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 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



## RCA Joint Project Review (JPR)

JPR #: 16-11-03-01

Date: 12/22/2016

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 project site is located within Cell 385 in Cell Group T. 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 County. 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 MSHCP Annual Report, all vegetation categories are “in” rough step. Based on the MSHCP vegetation mapping (Exhibit B), vegetation on the parcel with the proposed project site includes Coastal Sage Scrub, Developed or Disturbed Land, and Grassland. 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 which included RCA Joint Project Review Application form dated October 31, 2016, a MSHCP Compliance Review Worksheet dated October 31, 2016, a MSHCP HANS application dated October 20, 2015, a Determination for Habitat Acquisition Negotiation (HANS) No. 2273 letter dated December 2, 2015 prepared by Riverside County Environmental Programs Department (EPD), and the Higher Ridge-Christian Sprint RV25XC276 Telecommunication Project MSHCP Consistency Report (*Report*) revised December 19, 2016 prepared by HELIX Environmental Planning, Inc. (Helix). The proposed project is located on a single Assessor’s Parcel Number (APN) 473-070-015 that totaled approximately 8.96 acres, with the project area estimated at 0.06 acres. The project site is located north of State Route (SR-) 60, south of the Riverside County/San Bernardino County border, east of Interstate 215, and west of SR-79 in the community of San Timoteo Canyon, unincorporated Riverside County, California. Specifically, the proposed project is located south and west of San Timoteo Canyon Road and east of Redlands Boulevard. The project site consists of non-native grassland and species documented within this habitat type include oat (*Avena* sp.), bromes (*Bromus diandrus*; *B. madritensis* spp.



## RCA Joint Project Review (JPR)

JPR #: 16-11-03-01

Date: 12/22/2016

*rubens*), and Mediterranean schismus (*Schismus barbatus*) and forbs including Russian thistle (*Salsola tragus*) and shortpod mustard (*Hirschfeldia incana*). Surrounding land uses include open space and rural residences. The proposed project includes the construction of an unmanned telecommunications (telco) facility on 0.06 acre within the 8.96-acre parcel. The proposed facility will include a 70-foot tall faux water tank with 12 mounted antennas inside; equipment cabinets for general electrical, telco, and battery uses; a 40-foot by 40-foot chain-link fence enclosure; and a permanent dirt access road extending from an existing dirt access road for an Southern California Edison (SCE) transmission easement located immediately south of the site. Permanent impacts associated with construction of the proposed facility total 0.06-acre to non-native grassland. Temporary impacts associated with access, workspace, and equipment staging will be restricted to the permanent impact footprint and existing dirt access roads and dirt turn-around areas on the existing SCE easement. Temporary impacts within the existing dirt access roads and turn-around areas will be restored to pre-construction conditions.

- e. Reserve Assembly: The project site is located in the northwest portion of Cell Group T which bisects 33 Cells. Conservation within Cell Group T will range from 80% to 90% of the Cell Group, focusing in the central portion of the Cell Group. The project site is located in the northwestern portion of the Cell Group, which is near but not within the area described for conservation. A total of 2,100 acres have been conserved in this Cell Group which contribute to assembly of Proposed Core 3, and occur in the eastern, central, southern, and western portions of the Cell Group. Except for some rural residential development (87 acres) 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 described for conservation are undeveloped (4,425 acres) and potentially available for future conservation. Given the small project size and location northwest of the area described for conservation, the proposed project would not impede the Reserve Assembly goals of the MSHCP nor create any issues relative to fragmentation.

### Other Plan Requirements

#### **Data:**

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

Yes. There are no riparian/riverine areas on the project site. There are no vernal pools on the project site and soils are not consistent with vernal pool soil types and are not suitable for fairy shrimp habitat.

#### 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 within a Criteria Area Species Survey Area (CASSA) for Nevin's Barberry, Smooth tarplant, and Round-leaved filaree. The project is located in an Additional Survey Needs and Procedures Area for burrowing owl.



## RCA Joint Project Review (JPR)

JPR #: 16-11-03-01

Date: 12/22/2016

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

Yes. The property is located near future and existing Conservation Areas.

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

- a. Section 6.1.2: According to the *Helix Report*, MSHCP riparian/riverine and vernal pool habitats do not occur within the project site. A habitat assessment and general biological resources survey that included an assessment of jurisdictional waters and wetlands, including riparian/riverine and vernal pools, was conducted on March 9, 2016. The surveys included complete coverage of the entire project site and a 100-foot buffer using meandering pedestrian transects. According to the *HELIX Report*, the project site is located on a ridgeline and does not contain riparian/riverine resources.

According to HELIX, no vernal pools, seasonal depressions, basins or features (road ruts) representing potential habitat for listed fairy shrimp species were observed within the project site. Furthermore, the soils on the project site are not associated with and do not support vernal pool complexes.

The project does not contain suitable habitat for MSHCP-covered riparian bird including least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and western yellow-billed cuckoo (*Coccyzus americanus occidentalis*); therefore, focused surveys were not warranted. Based on the information provided by HELIX, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA) therefore no focused surveys were conducted for NEPSSA. 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 (CASSA) for Nevin's barberry (*Berberis nevinii*), smooth tarplant (*Centromadia pungens* ssp. *laevis*), and round-leaved filaree (*California macrophylla*). A habitat assessment and general biological resources survey was conducted on March 9, 2016. The survey included complete visual coverage of the entire project site and a 100-foot buffer using meandering pedestrian transects. According to the *HELIX Report*, there is no suitable habitat present for Nevin's barberry, smooth tarplant or round-leaved filaree; therefore, focused-surveys were not conducted.

The project is also located in an Additional Survey Needs and Procedures Area for burrowing owl. On March 9, 2016, a habitat assessment survey and general biological resources survey was also conducted for burrowing owl. The project site was surveyed in accordance with the Burrowing Owl Survey Instructions (County, 2006). Details of the methodology were limited in the *HELIX Report* but were obtained verbally during a conference call on December 16, 2016 between HELIX and Dudek. Any burrows and burrow-like constructs including natural and manmade structures such a large pipes and debris piles were assessed for potential suitability for burrowing owls. No signs of burrowing owls were observed. No California ground squirrel (*Otospermophilus beecheyi*) burrows or burrows of suitable size





## RCA Joint Project Review (JPR)

JPR #: 16-11-03-01

Date: 12/22/2016

to support burrowing owls were observed and no debris piles are present on the site. HELIX determined that no suitable burrowing owl habitat occurred within the project site, therefore no focused surveys were required. However, burrows with the potential to support burrowing owl were observed within the 500-foot buffer. 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 HELIX, 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:
- i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas. 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, which 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 run-off.
  - 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





## RCA Joint Project Review (JPR)

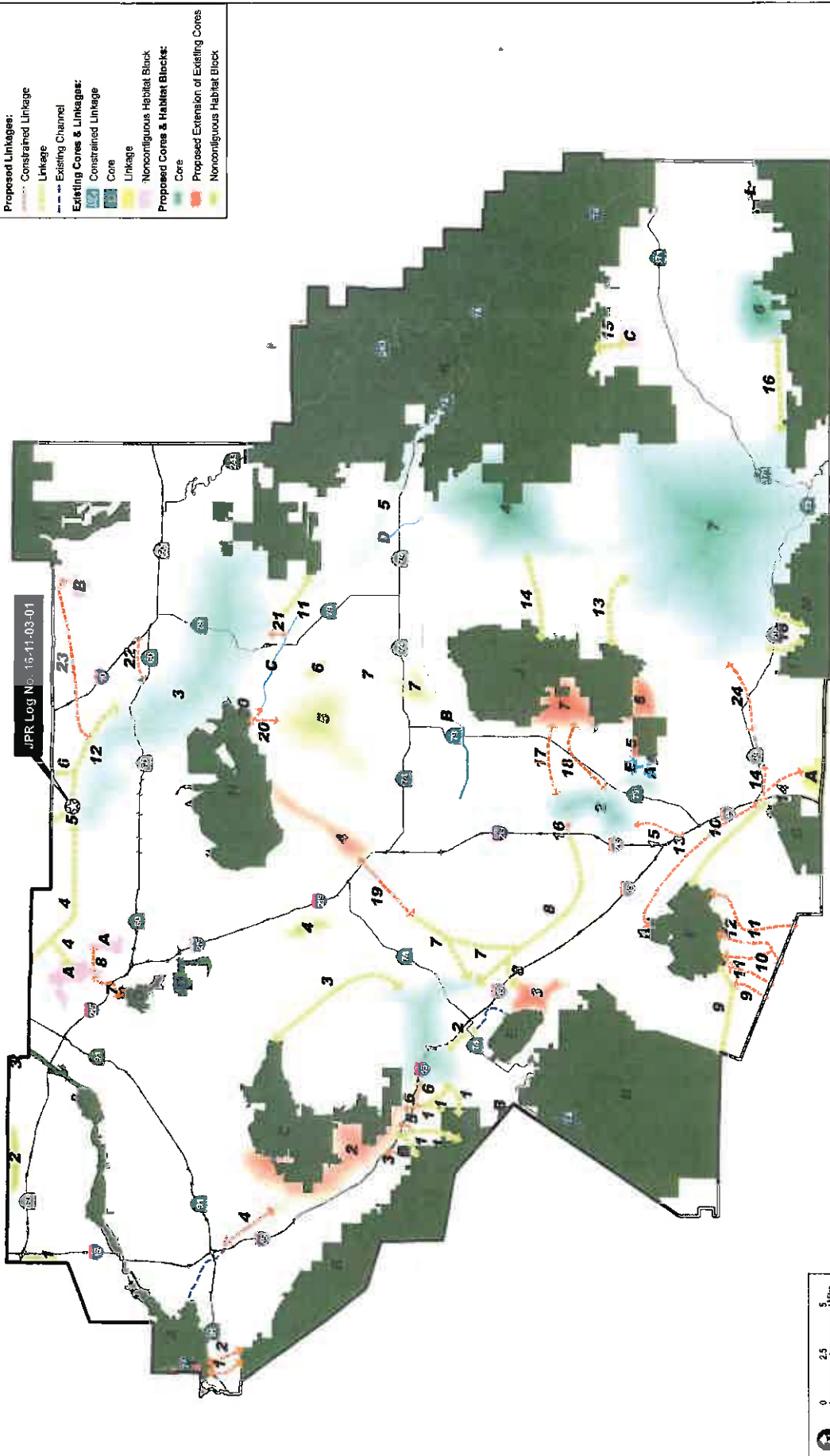
JPR #: 16-11-03-01

Date: 12/22/2016

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 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/WW

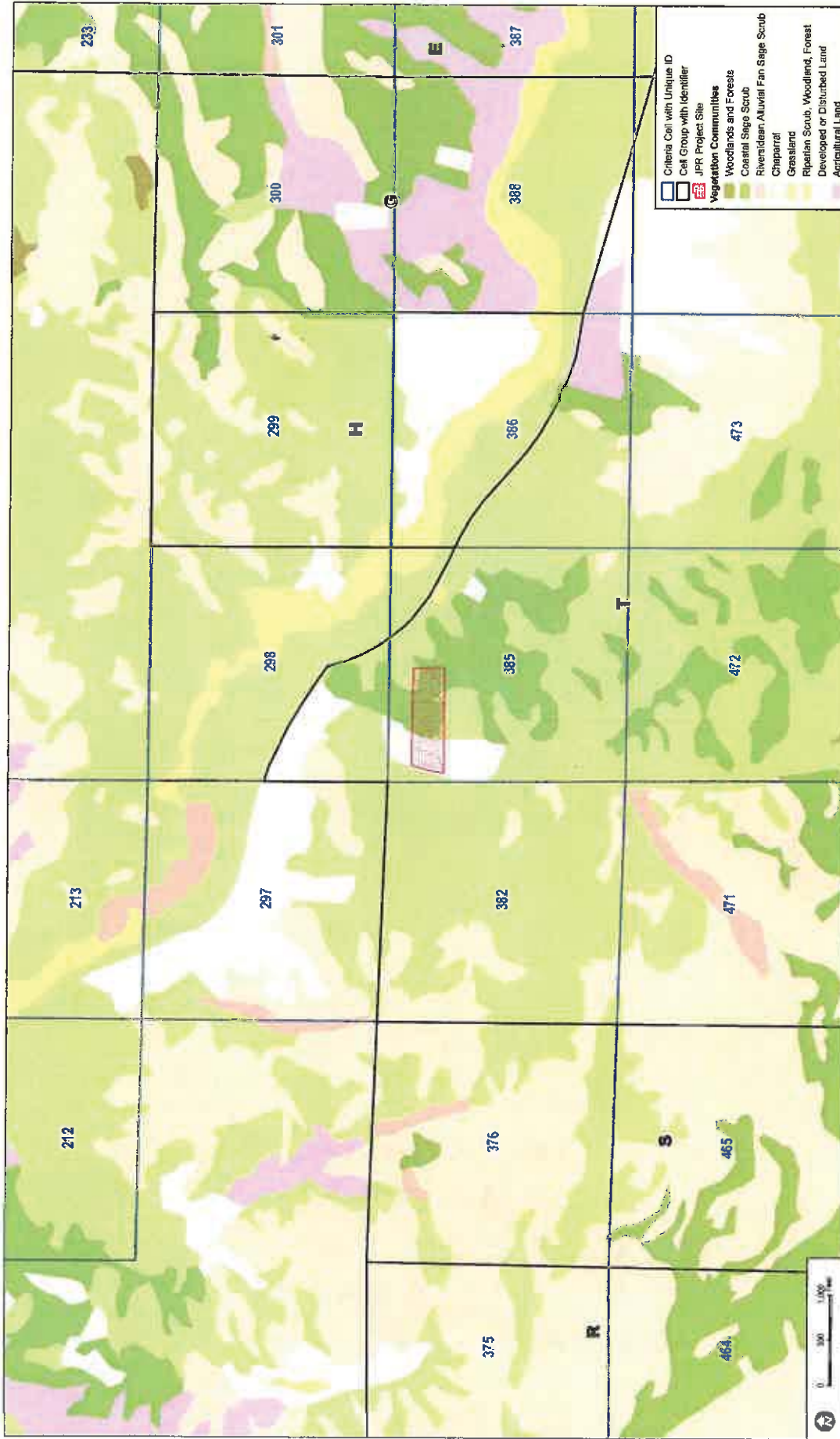


SOURCE: Western Riverside County Regional Conservator Authority 2015, County of Riverside 2016

**DUDEK**

JPR Log No. 16-11-03-01 - Vicinity Map with MSHCP Schematic Cores and Linkages

EXHIBIT A

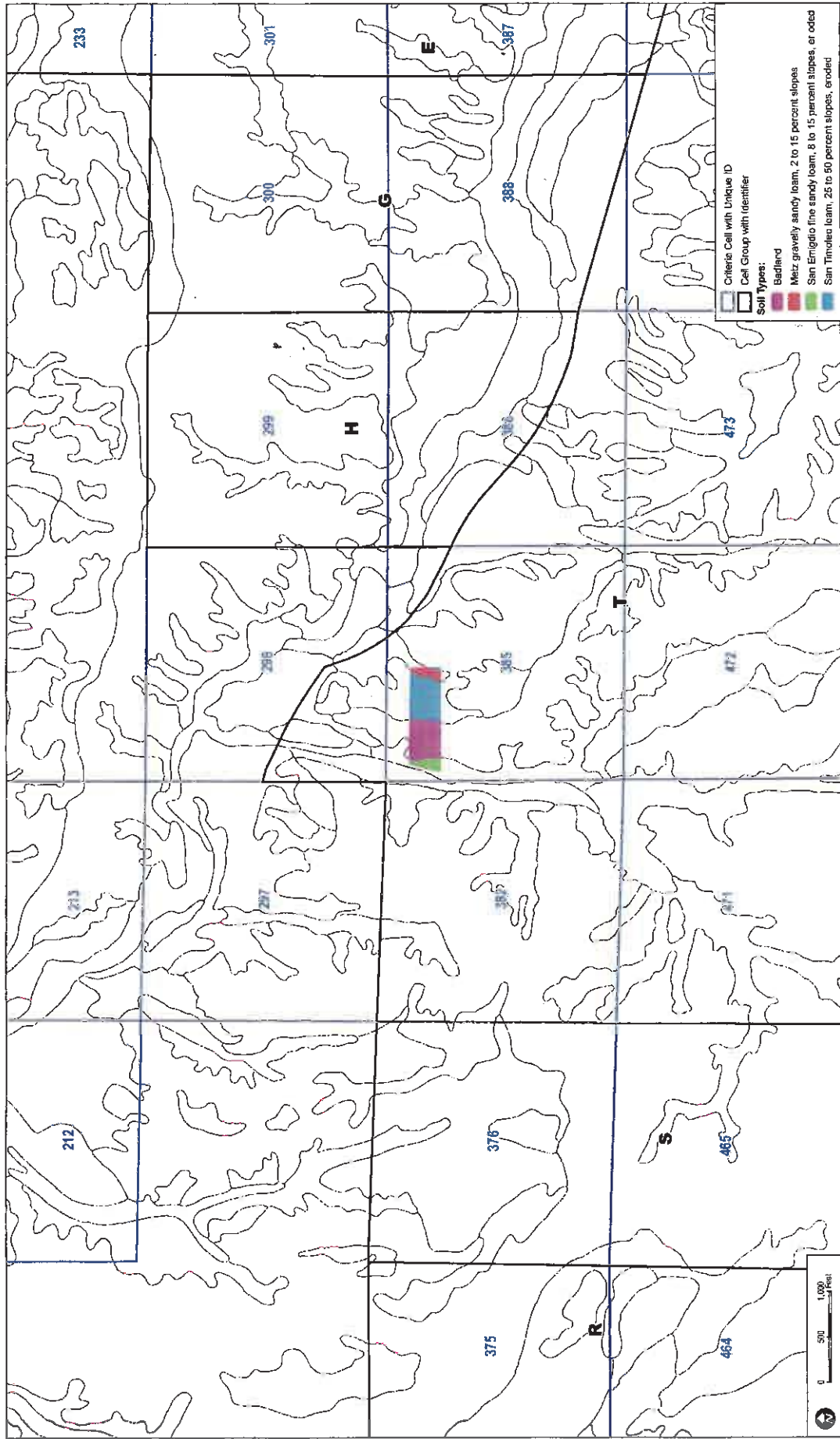


SOURCE: FRENCH MSHCP TOBE CLARITY UPDATE 2018

**DUDEK**

JPR Log No. 16-11-03-01 - Criteria Area Cells with MSHCP Vegetation and Project Location

EXHIBIT B

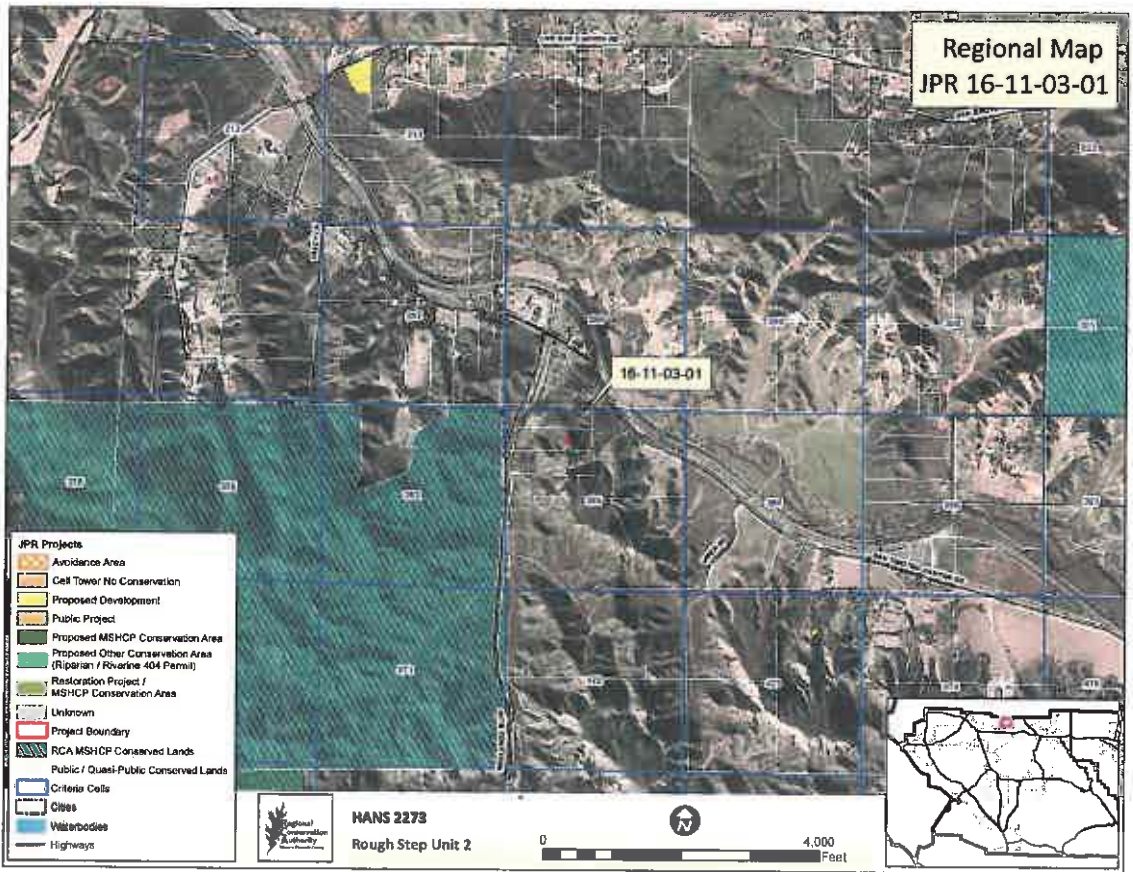


JPR Log No. 16-11-03-01 - Criteria Area Cells with MSHCP Soils and Project Location

SOURCE: US DNR/RCS Soils, County of Riverside 2018



Regional Map  
JPR 16-11-03-01







# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

November 14, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03762, EA42964)**

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 to [thomson@rctlma.org](mailto:thomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3762** – EA42964 – Applicant: Eukon Group c/o John Pappas – Engineer/Representative: Eukon Group - Fifth Supervisorial District – Pass & Desert Zoning District – Reche Canyon/Badlands Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – Location: Easterly of Redlands Blvd., Southwesterly of San Timoteo Canyon Road, northerly of Viper Road – 9.13 acres - Zoning: Controlled Development Areas – 20,000 sq. ft. minimum (W-2) –

**REQUEST:** Sprint and Verizon want to construct a 105 foot lattice tower. Sprint will install (12) six foot high panel antennas, (3) two foot diameter microwave dishes, (12) remote radio heads, (1) global positioning satellite, (7) equipment cabinets inside their 159 sq. ft. lease area. Verizon will install (12) eight foot high panel antennas, (2) two foot diameter microwave dishes, (12) remote radio units, (2) surge protection units, (3) equipment cabinets, (1) 15kw diesel generator with 54 gallon fuel tank inside their 185 sq. ft. lease area. Lattice tower is located inside a 306 sq. ft. lease area with all lease areas enclosed by a 6 foot high chain-link fence. – APN 437-070-015. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, [twheeler@rctlma.org](mailto:twheeler@rctlma.org)

Attachment: Project Vicinity Map  
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 PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 14, 2016

Colorado River Indian Tribes (CRIT)  
Amanda Barrera  
Tribal Secretary  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03762, EA42964)**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

November 14, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03762, EA42964)**

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PLANNING DEPARTMENT

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

November 14, 2016

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03762, EA42964)**

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PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson". The signature is fluid and cursive.

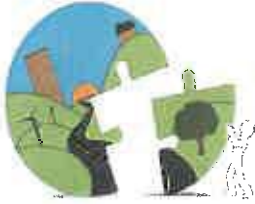
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

November 14, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03762, EA42964)**

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PLANNING DEPARTMENT

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 14, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03762, EA42964)**

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 14, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03762, EA42964)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

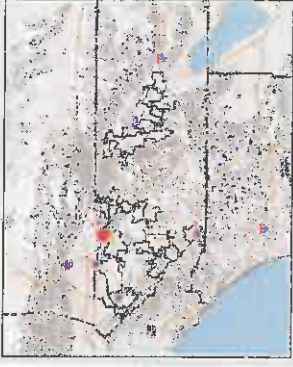
Email CC: Tim Wheeler, [Twheeler@rctlma.org](mailto:Twheeler@rctlma.org)

Attachment: Project Vicinity Map  
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

**CUP03762**



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

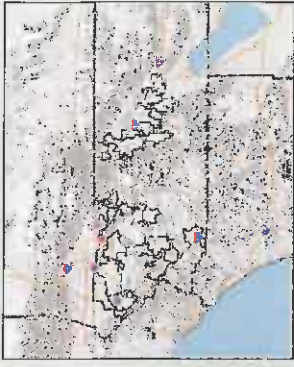
**Notes**

\*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 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.

0 2,000 4,000 Feet



CUP03762



- Legend**
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**Notes**

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561 Feet

280



REPORT PRINTED ON... 11/15/2016 7:43:58 AM

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## TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

December 15, 2016

Heather Thomson, Archaeologist  
Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

**RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03762, EA42964)**

Dear Ms. Thomson:

In regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1) for CUP03762, EA42964 the Tribal Historic Preservation Office (THPO) is not aware of any additional archaeological/cultural sites or properties in the project area that pertain to the Twenty-Nine Palms Band of Mission Indians. However, before building new communications tower the applicant needs to submit their project to the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The FCC considers the construction of any communications tower of any height or the collocation of communications equipment using FCC-licensed spectrum a federal undertaking. *Commission licensees and applicants are delegated the responsibility for initiating the Section 106 review process for proposed facilities, identifying and evaluating historic properties, and assessing effects. This process includes consultation with the appropriate State Historic Preservation Officer (SHPO) and Tribal Nations that have expressed an interest in the proposed project.*

If you have any questions please do not hesitate to contact the THPO at (760) 775-3259 or by email: [TNPConsultation@29palmsbomi-nsn.gov](mailto:TNPConsultation@29palmsbomi-nsn.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Madrigal, Jr.", is written over a horizontal line.

Anthony Madrigal, Jr.  
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman  
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist  
Tim Wheeler, Riverside County Planning Department



## Wheeler, Timothy

---

**From:** Thomson, Heather  
**Sent:** Wednesday, June 07, 2017 12:28 PM  
**To:** Sierra, Felicia; Wheeler, Timothy  
**Subject:** Re: PDA05051/CUP03762

never mind, I go it. I will move on closing with 29 palms/.

---

**From:** Sierra, Felicia  
**Sent:** Tuesday, June 6, 2017 10:32:19 AM  
**To:** Wheeler, Timothy  
**Cc:** Thomson, Heather  
**Subject:** RE: PDA05051/CUP03762

Hey Tim,

From my understanding, it doesn't appear to be pending with any one tribe, but is still open in our log. The report was distributed to Morongo and 29-Palms. 29-Palms did request that the project have the TCNS # stated. No further information that I can gather after they received the report. I cc'd Heather, she might know the tribes status better than I can tell

**From:** Wheeler, Timothy  
**Sent:** Tuesday, June 06, 2017 10:18 AM  
**To:** Sierra, Felicia <FSierra@RIVCO.ORG>  
**Subject:** RE: PDA05051/CUP03762

Felicia, do you know if AB52 concluded on this project yet?

**Tim Wheeler**  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

**[How are we doing? Click the Link and tell us](#)**

**From:** Sierra, Felicia  
**Sent:** Tuesday, June 06, 2017 9:03 AM  
**To:** [wblumel@ecorpconsulting.com](mailto:wblumel@ecorpconsulting.com)  
**Cc:** Wheeler, Timothy <[TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG)>  
**Subject:** PDA05051/CUP03762

Good Morning Wendy,

Please see attachment for conditions of approval pertaining to the subject report. Please feel free to contact me if you should have questions.

## Wheeler, Timothy

---

**From:** Thomson, Heather  
**Sent:** Wednesday, July 05, 2017 4:33 PM  
**To:** Wheeler, Timothy  
**Subject:** FW: CUP03762

**From:** Sarah Bliss [mailto:sbliss@spotlight29.com]  
**Sent:** Wednesday, July 05, 2017 3:53 PM  
**To:** Thomson, Heather <HTHOMSON@RIVCO.ORG>  
**Subject:** RE: CUP03762

Hello Heather,

We have no further comments. Since the time of the original letter, EUKON has filed in the TCNS system. The TCNS Number is 155205, and on there we stated we had no specific interest in the project.

Thank you,  
Sarah

**From:** Thomson, Heather [mailto:HTHOMSON@RIVCO.ORG]  
**Sent:** Wednesday, July 05, 2017 2:15 PM  
**To:** Sarah Bliss <sbliss@spotlight29.com>  
**Cc:** Wheeler, Timothy <TWHEELER@RIVCO.ORG>  
**Subject:** CUP03762

Hi Sarah-

We received a letter from you regarding this project. It is a cell site and your letter indicated that you wanted the project to have a TCNS number. I sent you the cultural report on 6/2/17. Did you have any further comments or can we conclude AB52 consultation?

Thank you-

Heather

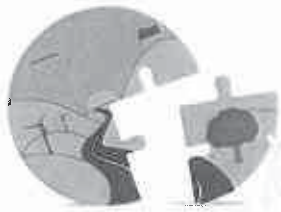
### Confidentiality Disclaimer

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County of Riverside California

#1 COMPLETED & SIGNED APP.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Sprint/Verizon Wireless Telecommunications Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 15.1-C-6

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: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: John Pappas (Agent for Sprint/Verizon) E-Mail: john.pappas@eukongroup.com

Mailing Address: 65 Post, Suite 1000

_____	Street	_____
Irvine	CA	92618
City	State	ZIP

Daytime Phone No: (949) 702-0666 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: CHRIS S. LEE E-Mail: Chris.Lee  
John Pappas (Agent for Sprint) john.pappas@eukongroup.com

Mailing Address: 65 Post, Suite 1000

_____	Street	_____
Irvine	CA	92618
City	State	ZIP

Daytime Phone No: (949) 702-0666 Fax No: ( ) \_\_\_\_\_

Property Owner's Name: Peggy Ann Christian E-Mail: \_\_\_\_\_

Mailing Address: 533 Lakeside Avenue

_____	Street	_____
Redlands	CA	92373
City	State	ZIP

Daytime Phone No: (909) 528-6282 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.

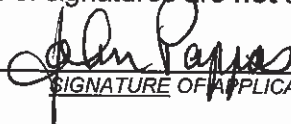
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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.

John Pappas

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

John Pappas

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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): 473-070-015  
Section: 24 Township: 2 South Range: 3 West

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 10.78  
~~6.96~~ acres

General location (nearby or cross streets): North of WALTHER South of VIPER  
SAU TIMOTEO, East of Redlands, West of San Timoteo Canyon Road

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

A new Sprint and Verizon disguised wireless facility on a new 105' lattice tower. Installation of 24 panel antennas, 2 microwave dish antennas and 24 radio units on the new tower. 1 standby generator and 2 equipment cabinets inside chain link fence enclosure @ grade.

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: Biological report

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? Grading info will be provided during Building review

Estimated amount of cut = cubic yards: Approx. 3,860 sf



**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards Approx. 18,000

Does the project need to import or export dirt? Yes  No

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

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? 0 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) Approx. 350 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.



**LETTER OF AUTHORIZATION**

**APPLICATION FOR ZONING/LAND USE ENTITLEMENTS**

Site Number: RV25XC276

Property Address: 9060 Redlands Blvd., Redlands, CA 92373

Assessor's Parcel Number: 473-070-015

I/We, the owner(s) of the above described property, authorize Sprint, Eukon Group and/or, their employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the sole purpose of consummating any building and land-use permit applications, or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

Signature of Property Owner(s):

Signature: Peggy Christian Date: 10-19-15

Print Name: Peggy Christian

Title: owner

Signature of Property Owner(s):

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Peggy A. Christian, trustee of the Donald Leon Christian and Peggy Ann Christian Family Trust, Los Angeles SMSA Limited Partnership, a California Limited Partnership doing business as Verizon Wireless, and Sprint PCS Assets, L.L.C., a Delaware limited liability company authorized to transact business in California ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 473-070-015 ("PROPERTY"); and,

**WHEREAS**, on October 27, 2016, PROPERTY OWNER filed an application for Conditional Use Permit 3762 ("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:  
Peggy A. Christian, trustee of the  
Donald Leon Christian and Peggy Ann  
Christian Family Trust dated 9/10/87

With a copy to:  
Verizon Wireless  
Attn: Robert Howell  
15505 Sand Canyon Ave., Bldg. D1  
Irvine, CA 92618

Sprint PCS Assets, L.L.C.  
Attn: Property Services  
Mailstop KSOPHT0101-Z2650  
6391 Sprint Parkway  
Overland Park, KS 66251-2650

Sprint Law Department  
Attn: Real Estate Attorney  
Mailstop KSOPHT0101-Z2020  
6391 Sprint Parkway  
Overland Park, KS 66251-2020

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.

**(The remainder of this page is intentionally left blank.  
Signatures appear on next page.)**

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: \_\_\_\_\_  
Charissa Leach  
Assistant TLMA Director - Community Development


Dated: \_\_\_\_\_

**PROPERTY OWNER:**  
Peggy A. Christian, trustee of the Donald Leon Christian and Peggy Ann Christian Family Trust

By:  Trustee  
Peggy Ann Christian  
Trustee

Dated: 12-20-2017

Sprint PCS Assets, L.L.C., a Delaware limited liability company

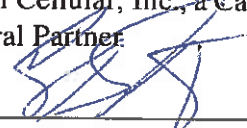
By:   
Kathryn Crompton  
Director, Site Development

Dated: 8/31/17

(RVZSXC276)

Los Angeles SMSA, a Limited Partnership, a California Limited Partnership

By: AirTouch Cellular, Inc., a California Corporation dba Verizon Wireless  
Its General Partner

By:   
Steve Lamb  
Director - Network Field Engineering

Dated: 10/9/17

**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. 3762 and VARIANCE NO. 1904** – Intent to Adopt a Negative Declaration – EA42964 – Applicant: Eukon Group c/o Colleen Khouri & John Pappas – Engineer/Representative: Eukon Group – Fifth Supervisorial District – Pass & Desert Zoning District – Reche Canyon/Badlands Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Location: Easterly of Redlands Boulevard, southwesterly of San Timoteo Canyon Road, and northerly of Viper Road – 9.94 acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The project proposes to construct a 105 foot lattice tower wireless communication facility. The project also proposes the installation of two (2) wireless communication carrier's and their equipment. Sprint will install nine (9) six (6) foot high panel antennas, three (3) two (2) foot diameter microwave dishes, 12 remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install 12 eight (8) foot high panel antennas, two (2) two (2) foot diameter microwave dishes, 12 remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall. Variance No. 1904 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. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling.

TIME OF HEARING:	9:00 am or as soon as possible thereafter
DATE OF HEARING:	<b>JANUARY 17, 2018</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 CUPO3762 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



**CUP03762 ( 2400 feet buffer )**



**Selected Parcels**

473-050-008	473-050-009	473-030-019	473-030-037	473-030-041	473-050-021	473-050-017	473-050-006	473-030-039	473-030-021
473-030-022	473-050-007	473-050-001	473-050-002	473-050-003	473-030-016	473-050-012	473-050-014	473-070-024	473-070-025
473-070-026	473-030-015	473-030-042	473-060-003	473-050-010	473-070-010	473-070-011	473-070-012	473-070-013	473-070-014
473-070-015	473-070-016	473-070-017	473-050-020	473-050-022	473-070-020	473-030-033	473-050-016	473-070-009	473-070-018
473-030-036	473-030-040	473-070-019	473-070-029	473-070-031	473-080-003	473-080-008	473-060-005		



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: 473030019, APN: 473030019  
CAROL COLBERT  
28950 SAN TIMOTEO CYN RD  
REDLANDS CA 92373

ASMT: 473030041, APN: 473030041  
JAY SWANN, ETAL  
28915 SAN TIMOTEO CYN RD  
REDLANDS CA 92373

ASMT: 473030021, APN: 473030021  
GORDON MCQUILLEN  
28960 SAN TIMOTEO CANYON  
REDLANDS CA 92373

ASMT: 473050003, APN: 473050003  
SERGIO BONILLA, ETAL  
P O BOX 1324  
YUCAIPA CA 92399

ASMT: 473030022, APN: 473030022  
GORDON MCQUILLEN  
28960 SAN TIMOTEO CANYON RD  
REDLANDS, CA. 92373

ASMT: 473050006, APN: 473050006  
FELIX SAINTLOUIS  
15780 LAELLE ST NO M  
MORENO VALLEY CA 92551

ASMT: 473030036, APN: 473030036  
TERRI GEORGE, ETAL  
28932 SAN TIMOTEO CANYON RD  
REDLANDS, CA. 92373

ASMT: 473050007, APN: 473050007  
ASIA PANG, ETAL  
11636 ANDERSON WAY  
LOMA LINDA CA 92354

ASMT: 473030037, APN: 473030037  
CAROL COLBERT  
28950 SAN TIMOTEO CANYON RD  
REDLANDS, CA. 92373

ASMT: 473050009, APN: 473050009  
BRANDON BUOYE  
1298 GARNET AVE  
MENTONE CA 92359

ASMT: 473030039, APN: 473030039  
GEORGE BELIEW  
28979 SAN TIMOTEO CYN RD  
REDLANDS CA 92373

ASMT: 473050010, APN: 473050010  
SANDRA LOCKE, ETAL  
29321 SAN TIMOTEO CANYON RD  
REDLANDS, CA. 92373

ASMT: 473030040, APN: 473030040  
THOMAS HARRIS  
28935 SAN TIMOTEO CANYON RD  
REDLANDS, CA. 92373

ASMT: 473050017, APN: 473050017  
TRACY WALLACE, ETAL  
29110 SANTIMOTEO CYN RD  
REDLANDS CA 92373



ASMT: 473050021, APN: 473050021  
TRACEY WALLACE, ETAL  
29110 SAN TIMOTEO CANYON RD  
REDLANDS, CA. 92373

ASMT: 473070019, APN: 473070019  
VINH NGUYEN  
15502 LAWNWOOD ST  
LA PUENTE CA 91744

ASMT: 473050022, APN: 473050022  
SHIRLEY PLATA, ETAL  
30548 SIERRA DR  
EXETER CA 93221

ASMT: 473070020, APN: 473070020  
SANTIAGO ROZAS  
3526 LINDEN AVE UNIT 4  
LONG BEACH CA 90807

ASMT: 473060003, APN: 473060003  
MOONLIGHT FARMS INC  
C/O PAT SADLER  
21516 MAIN ST STE A  
GRAND TERRACE CA 92313

ASMT: 473070026, APN: 473070026  
LINDA PRUN, ETAL  
3400 OCEAN BLVD  
CORONA DEL MAR CA 92625

ASMT: 473060005, APN: 473060005  
WESTERN RIVERSIDE CO REGIONAL CONS AI  
C/O DEPT OF FAC MGT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 473080008, APN: 473080008  
JENNY JECHART, ETAL  
C/O JENNY JECHART  
7561 CENTER AVE NO 49  
HUNTINGTON BEACH CA 92647

ASMT: 473070009, APN: 473070009  
SOUTHERN PACIFIC TRANSPORTATION CO  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

ASMT: 473070017, APN: 473070017  
PEGGY CHRISTIAN  
640 W CYPRESS AVE  
REDLANDS CA 92373

ASMT: 473070018, APN: 473070018  
MARSHA WORKMAN, ETAL  
29405 SAN TIMOTEO CANYON RD  
REDLANDS, CA. 92373

Peggy Ann Christian  
533 Lakeside Ave.  
Redlands, CA 92373

Peggy Ann Christian  
533 Lakeside Ave.  
Redlands, CA 92373

Eukon Group  
Attn: Colleen Khouri & John Pappas  
65 Post - Suite 1000  
Irvine, CA 92618

Eukon Group  
Attn: Colleen Khouri & John Pappas  
65 Post - Suite 1000  
Irvine, CA 92618



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
*Assistant TLMA Director*

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

CUP03762 / VAR01904 / EA42964  
*Project Title/Case Numbers*

Tim Wheeler  
*County Contact Person*

(951) 955-6060  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Eukon Group – Colleen Khouri & John Pappas  
*Project Applicant*

65 Post – Suite 1000 Irvine, CA 92618  
*Address*

East of Redlands Blvd., Southwest of San Timoteo Canyon Road, north of Viper Road. Parcel address is 9100 Redlands Blvd.  
*Project Location*

The project proposes to construct a 105 foot lattice tower wireless communication facility. The project also proposes the installation of two (2) wireless communication carrier's and their equipment. Sprint will install nine (9) six foot high panel antennas, three (3) two foot diameter microwave dishes, twelve (12) remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install twelve (12) eight foot high panel antennas, two (2) two foot diameter microwave dishes, twelve (12) remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall. Variance No. 1904 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. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling.  
*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 15, 2017, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

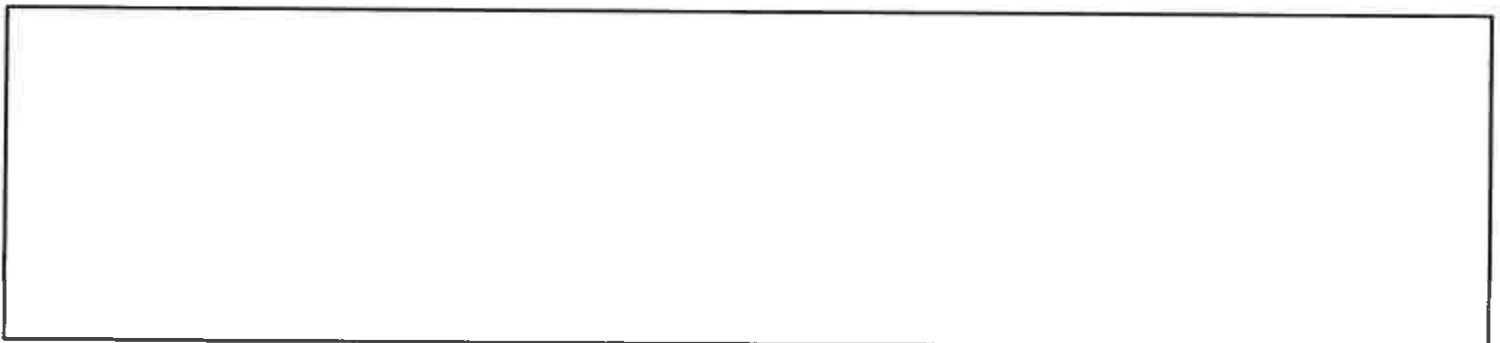
\_\_\_\_\_  
*Signature*

Project Planner

\_\_\_\_\_  
*Title*

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

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



Please charge deposit fee case#: ZEA42964 ZCFG06335 .

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1613100

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: EUKON GROUP \$50.00  
paid by: MC 01980P  
CFG FOR EA42964  
paid towards: CFG06335 CALIF FISH & GAME: DOC FEE  
at parcel: 9100 REDLANDS BLV MOVA  
appl type: CFG3

By \_\_\_\_\_ Oct 27, 2016 11:25  
MGARDNER posting date Oct 27, 2016

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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!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1700961

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: EUKON GROUP \$2,216.25  
paid by: MC 01199P  
CFG FOR EA42964  
paid towards: CFG06335 CALIF FISH & GAME: DOC FEE  
at parcel: 9100 REDLANDS BLV MOVA  
appl type: CFG3

By \_\_\_\_\_ Jan 24, 2017 12:07  
MGARDNER posting date Jan 24, 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!