

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



**ITEM
1.2
(ID # 7210)**

MEETING DATE:

Tuesday, June 19, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S DECISION TO APPROVE VARIANCE NO. 1906 and PLOT PLAN NO. 26323 – Environmental Assessment No. 43049 – Intent to adopt a Negative Declaration – Applicant: SAC Wireless for Verizon Wireless – Property Owner: Rancho California Water District – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Land Use Designation: Rural: Rural Residential (RR) (5 acre min.) – Location: North of Camino Sierra Road, south of Mesa Road, and east of De Portola Road – Zoning: Rural Residential (R-R) – REQUEST: Receive and file the Assistant TLMA Director's approval of Variance No. 1906, which is a request to extend an existing wireless communication monopine tower height from 45-feet to 60-feet and Plot Plan No. 26323, which proposes to colocate Verizon Wireless communication equipment onto an existing monopine and construct an accompanying 144-sq. ft. equipment enclosure to house supporting equipment and a backup generator. APN: 924-160-016. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Assistant TLMA Director on May 7, 2018.

Continued on page 2

ACTION:

Charissa Leach, Assistant TLMA Director

6/4/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione 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: June 19, 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:

**The Planning Department recommended Approval; and,
THE ASSISTANT TLMA DIRECTOR:**

APPROVED a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43049**, based upon the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED VARIANCE NO. 1906, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED PLOT PLAN NO. 26323, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Variance No. 1906 is a request to extend an existing wireless communication monopine tower height from 45-feet to 60-feet. Plot Plan No. 26323 proposes to colocate Verizon Wireless communication equipment onto an existing monopine and construct an accompanying 144-sq. ft. equipment enclosure to house supporting equipment and a backup generator ("Project").

The Project site is located north of Camino Sierra Road, south of Mesa Road, east of De Portola Road, within the Southwest Area Plan and the Third Supervisorial District.

Variance No. 1906 and Plot Plan No. 26323 were heard at the May 7, 2018 Director's Hearing. County staff received no comments in opposition of this project. After closing the public hearing, the Hearing Officer adopted the project's negative declaration and approved Variance No. 1906 and Plot Plan No. 26323.

Board Action

The Assistant TLMA Director's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files an appeal application along with the appropriate filing fee, within 10 days of this notice appearing on the Board's agenda.

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

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department.


SUPPLEMENTAL

Additional Fiscal Information

All fees are paid by the applicant, there is no General Fund Obligation.

ATTACHMENTS:

- A. Director's Hearing Minutes**
- B. Director's Hearing Staff Report**


Scott Bruckner

6/11/2018



**DIRECTOR'S HEARING
REPORT OF ACTIONS
MAY 7, 2018**

1.0 CONSENT CALENDAR:

- 1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35118** – Applicant: Edward Cotta – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Linda Rosea Road, easterly of Calle Alta, and southerly of Capital Street – 10.59 Acres – Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2½) – Approved Project Description: Schedule “H” subdivision of 10.59 gross acres into four (4) parcels with a minimum parcel size of 2.5 acres – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 35118, extending the expiration date to March 24, 2021. Project Planner: Gabriel Villalobos at 951-955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 35118, extending the expiration date to March 24, 2021.

2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 VARIANCE NO. 1906 and PLOT PLAN NO. 26323 – Intent to Adopt a Negative Declaration** – EA43049 – Applicant: SAC Wireless for Verizon Wireless – Property Owner: Rancho California Water District – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Land Use Designation: Rural: Rural Residential (RR) (5 acre min.) – Location: Northerly of Camino Sierra Road, southerly of Mesa Road, and easterly of De Portola Road – Zoning: Rural Residential (R-R) – **REQUEST: Variance No. 1906** is a request to extend an existing wireless communication monopine tower height from 45-feet to 60-feet. **Plot Plan No. 26323** proposes to colocate Verizon Wireless communication equipment onto an existing monopine and construct an accompanying 144 sq. ft. equipment enclosure, to house supporting equipment and a backup generator. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org. **Staff Report Recommendation:** **ADOPT** a Negative Declaration for Environmental Assessment No. 43049; and **APPROVE** Variance No. 1906; and **APPROVE** Plot Plan No. 26323.

Staff's Recommendation: **ADOPTION** of a Negative Declaration for Environmental Assessment No. 43049; and

APPROVAL of Variance No. 1906; and

APPROVAL of Plot Plan No. 26323.

Planning Director's Actions:

ADOPTED a Negative Declaration for Environmental Assessment No. 43049; and

APPROVED Variance No. 1906; and

APPROVED Plot Plan No. 26323, subject to conditional of approval.

4.0 PUBLIC COMMENTS:



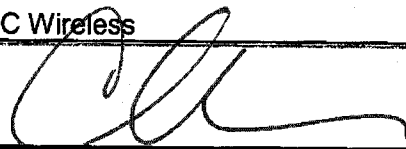
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

3.1

Director's Hearing: May 7, 2018

PROPOSED PROJECT

Case Number(s):	VAR01906 & PP26323	Applicant(s):	Verizon Wireless
Select Environ. Type	Negative Declaration	Representative(s):	SAC Wireless
Area Plan:	Southwest	 Charissa Leach, P.E. Assistant TLMA Director	
Zoning Area/District:	Rancho California Area		
Supervisory District:	Third District		
Project Planner:	John Hildebrand		
Project APN(s):	924-160-016		
Continued From:	N/A		

PROJECT DESCRIPTION AND LOCATION

Variance No. 1906 is a request to extend an existing wireless communication monopine tower height from 45-feet to 60-feet. Plot Plan No. 26323 proposes to colocate Verizon Wireless communication equipment onto an existing monopine and construct an accompanying 144-sqft equipment enclosure, to house supporting equipment and a backup generator ("Project").

The project site is located North of Camino Sierra Road, South of Mesa Road, East of De Portola Road, within the Southwest Area Plan, and the Third Supervisorial District.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43049**, based upon the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE **VARIANCE NO. 1906**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVE **PLOT PLAN NO. 26323**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component: Rural (R)

Existing General Plan Land Use Designation:	Rural Residential (RR) (5ac min)
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area – Residential District
Surrounding General Plan Land Uses	
North:	Rural Residential (RR) (5ac min)
East:	Rural Residential (RR) (5ac min)
South:	Rural Residential (RR) (5ac min)
West:	Rural Residential (RR) (5ac min)
Existing Zoning Classification:	Rural Residential (R-R)
Surrounding Zoning Classifications	
North:	Residential Agricultural (5ac min) (R-A-5)
South:	Rural Residential (R-R)
East:	Residential Agricultural (5ac min) (R-A-5)
West:	Rural Residential (R-R)
Existing Use:	Two water tanks and a wireless communication facility
Surrounding Uses	
North:	Single Family Residential
South:	Single Family Residential
East:	Vacant Parcel
West:	Single Family Residential

Project Site Details:

Item	Value	Min./Max. Development Standard
Project Site (Acres):	1.48	N/A
Existing Building Area (SQFT):	225 (Telcom Enclosure) 8,825 (Water Tank 1) 825 (Water Tank 2)	N/A
Proposed Building Area (SQFT):	144 (Telcom Enclosure)	
Proposed Tower Height (FT):	60	N/A

Parking:

Type of Use	Building Area (In SF)	Parking Ratio	Spaces Required	Spaces Provided
Service parking spot	1	Minimum 1 Space for maintenance	1	1
TOTAL:	1			

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Fault Zone:	No
Fire Zone:	Yes - Very High
Mount Palomar Observatory Lighting Zone:	Yes - Zone B, 16.07 Miles From Observatory
WRMSHCP Criteria Cell:	Yes - Group A, No. 6051
CVMSHCP Conservation Area:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

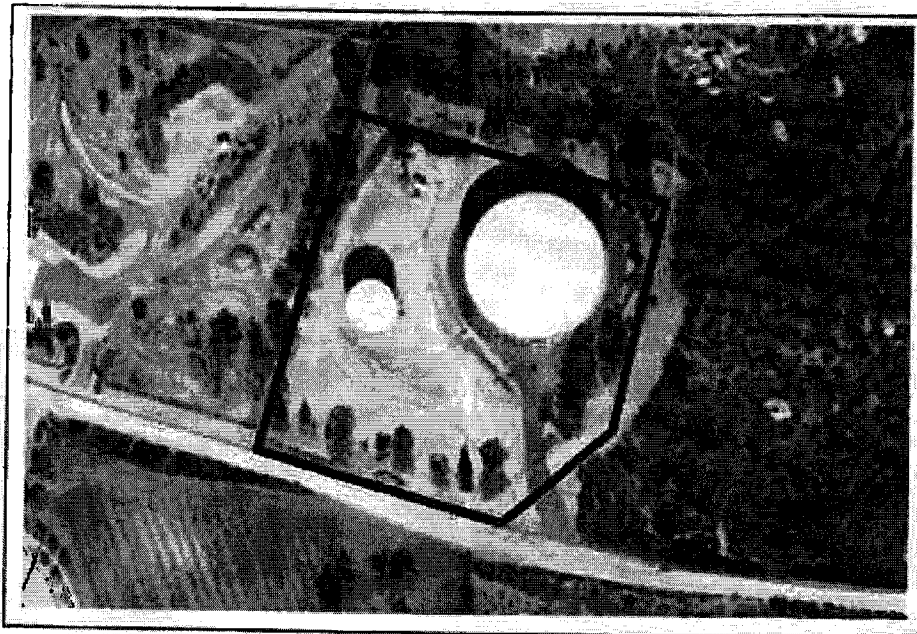


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project site is 1.48 acres in area and includes two existing water tanks and an existing wireless communication facility. The existing wireless facility (Plot Plan No. 20649) was previously approved during the Director's Hearing on April 17, 2006, which allowed for Cingular Wireless to establish a 50-foot tall monopine and construct an accompanying 225-sqft equipment enclosure, although the tower was constructed at 45-feet high. This project was approved with a categorical exemption under Section 15061(b)(3), pursuant to the California Environmental Quality Act ("CEQA").

This project proposes to add a Verizon Wireless colocation to the existing facility. In order to colocate and for there to be sufficient separation between two carriers, it is necessary to extend the tower height. The project site has a Rural Residential Zoning Classification, which allows for a maximum wireless communication tower height of 50-feet. A height of 60-feet is being requested, which is sufficient to support both carriers. Due to the specific location of the facility and the overall use of the property, which includes primarily public utilities, the additional height will not create any negative impacts. Furthermore, the County of Riverside encourages colocations, for the purpose of reducing the overall number individual towers.

Specifically, Variance No. 1906 is a request to extend the existing 45-foot tall monopine to 60-feet. The implementing project, Plot Plan No. 26323, proposes to colocate Verizon Wireless equipment and includes the construction of one (1) Global Positioning Satellite antennae, one (1) DC generator with two (2) equipment cabinets, eighteen (18) Remote Radio Units, twelve (12) panel antennas, three (3) raycaps, three (3) hybrid cables, one (1) ILC panel, one (1) telco cabinet, one (1) ice bridge, and one (1) electrical meter/pedestal, to be located within a new 144-square foot equipment enclosure.

The facility is located towards the northwestern corner of the site. Due to the specific siting of the facility on the property, the tower and accompanying equipment enclosure are not readily visible to the general public. The front slope of the property combined with the existing mature landscaping and tree coverage, obscure the enclosures, providing a natural screening.

Plot Plan No. 26323 was submitted to the County of Riverside on July 24, 2017 and Variance No. 1906 was submitted on August 23, 2017, after a determination was made that a Variance application was also required.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study ("IS") resulting in a Negative Declaration ("ND") has been prepared for this project in accordance with the California Environmental Quality Act ("CEQA"). The IS and subsequent ND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105. For the reasons set forth in this project's IS, the project will not have a significant effect on the environment.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural: Rural Residential. This project is consistent with the General Plan, as wireless communication facilities are allowed in support of residential areas.
2. The project site has a Zoning Classification of Rural Residential which is consistent with the Riverside County General Plan Land Use of Rural: Rural Residential.
3. The project site is located within the Temecula Valley Wine Country Policy Area – Residential District, and is consistent with this policy area, as wireless communication towers provide utility infrastructure support for the residences in the area.
4. The project site includes an existing wireless communication facility. This project will result in extending the height of the existing tower and establish a second wireless communication provider as a colocation. The existing use and proposed expansion are consistent with Ordinance No. 348 (Land Use) and the use is allowed within the Rural Residential Zoning Classification, subject to Plot Plan approval, and in this case, also a Variance.

Entitlement Findings:

Variance

1. That special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings. The project site includes an existing wireless communication facility and two water tanks, in support of the surrounding area. Furthermore, the site itself has unique topography, including steep slopes and existing mature landscaping throughout. The additional tower height is necessary to provide adequate coverage to the area, as well as maintain equipment separation between the two carriers. Due to these features, this site has special circumstances, specific to this property.
2. That the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. The request to extend the existing wireless communication tower height, could be applied in other similar residential zones, subject to meeting all development regulations and determining compatibility. Furthermore, the County encourages colocations in order to reduce establishing additional facilities. Colocatable towers generally require additional heights, in order to provide the necessary equipment separation as well as adequate coverage.
3. That a variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards,

and parking and landscape requirements. The establishment and operation of wireless communication facilities are allowed in residential zones, subject to Plot Plan approval. This Variance is for the extension of the tower height from 45-feet to 60-feet. This Variance does not constitute a request to establish a use, that otherwise is not permitted in residential zones.

Plot Plan

1. The facility is owned by one telecommunication service provider and is attached to a facility owned by a different telecommunication service provider or tower owner or operator. The existing tower includes Cingular Wireless carrier equipment. This project includes the establishment of a Verizon wireless communication colocation, attached to the existing tower, owned and maintained by another entity.
2. The height of the existing facility is not increased by more than ten (10) feet. The existing tower height is 50-feet tall. This colocation proposes to extend the tower height to 60-feet, which is 10-feet taller, meeting this requirement.
3. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The accompanying colocation equipment will be enclosed within a structure, adjacent to the tower.
4. The application has met the processing requirements set forth in Article 19.405 the Riverside County Zoning ordinance. This wireless communication facility colocation application, submitted on July 24, 2017, included all necessary documentation in order for the County to process.
5. That a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal. The submitted lease agreement, in conjunction with this application, meets these provisions.

Development Standards Findings:

The proposed use, a disguised wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities." This includes the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities. Furthermore, this project meets Section 19.410 "Development Standards" based on the following:

1. Section 19.410 "Development Standards"
 - A. Area Disturbance – Physical disturbance to the site will be minimal. This project includes a Verizon Wireless colocation to an existing wireless communication facility. The project scope includes a 15-foot tall height extension to the existing 45-foot tower and the construction of a new 144-sqft equipment enclosure, adjacent to the existing 225-sqft equipment enclosure.
 - B. Fencing and Walls – The location of the equipment area is such that it will not be readily visible to the general public, due to the existing water tanks and tree coverage, which obscures views, as

well as its location on top of the hill. As a result, the equipment area enclosure may be comprised of solid concrete blocks or metal tube fencing materials.

- C. Height Limitations – The project site is located within the Rural Residential Zoning Classification, which allows for a maximum height of 50-feet for wireless communication towers. However, Pursuant to Ordinance No. 348 (Land Use), colocations may be located in any zone. The existing tower is 45-feet tall and this colocation project proposes to raise the tower an additional 15-feet, totaling 60-feet. Pursuant to California State law, an existing wireless communication tower may be increased in height up to a maximum of 10%, in conjunction with establishing a colocation. This project proposes to exceed the 10% and as a result, Variance approval is also required.
- D. Impacts – The location of the existing wireless communication facility is within an area dedicated to public utilities, including two water tanks. The proposed colocation on the existing wireless communication tower will not result in adverse impacts to the surrounding community or any biological resources.
- E. Landscaping – The area surrounding the existing wireless communication facility includes mature landscaping and trees, which adequately hides the ground based equipment enclosure and complements the tower, disguised as a pine tree. Construction of a water source is not feasible, due to the location of this particular facility. The site and surrounding area contains sufficient landscaping.
- F. Lighting – Outside lighting is prohibited unless required by the FAA or the California Building Code (“CBC”). Any new lighting system used during construction or installed on the facility shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for the surrounding property owners or wildlife.
- G. Noise – All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. The tower and equipment enclosure are located approximately 302-feet away from the nearest habitable structure. Wireless communication facilities typically produce negligible noise during normal operations and the nearest habitable structure will not be affected. The equipment enclosure will contain an emergency backup generator. The generator is to be only used in the event of a power disruption and during maintenance checks. It will not be used during the course of regular operations. Any noise produced by the generator is required to comply with the County noise standards.
- H. Parking – The site contains two water tanks and an existing wireless communication facility. There is adequate parking areas available for service vehicles.
- I. Paved Access – Access to the existing wireless communication facility and water tanks is provided by an all-weather surface road. Adequate access to the facility is provided.
- J. Power and Communication Lines – No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation.

- K. Roof-Mounted Facilities – This project includes a Verizon Wireless colocation on to an existing wireless communication facility, whereas the tower is disguised as a monopine. This is not a roof mounted facility and as a result, this requirement to maintain rooftop equipment at a height of 10-feet or less above a roofline, does not apply.
- L. Sensitive Viewshed – The existing wireless communication facility includes a disguised tower, designed as a pine tree, to reduce negative visual impacts and blend in with the surrounding area. The 15-foot tall tower extension, in conjunction with a Verizon Wireless colocation, will not negatively impact any sensitive viewshed, as the extension will also be disguised to seamlessly blend into the exiting pine tree design.
- M. Setbacks – Disguised wireless communication facilities and accompanying colocations, which are in or adjacent to residential zone classifications shall be setback from habitable structures at a distance equal to 200% of the facility's height. This project meets the development standard, as the existing disguised wireless communication facility is setback approximately 302-feet from the nearest dwelling structure. Typically, public service facilities within a residential zoning classification have a maximum height of 50 feet, which means the nearest habitable dwelling can be no closer than 100-feet from the base of the structure. In conjunction with this Plot Plan, there is a Variance request to extend the tower height to 60-feet. Extending the tower height to 60-feet requires a minimum setback of 120-feet from the nearest habitable structure. This project still meets that minimum requirement.
- N. Support Facilities – Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets the development standard because the location of the new equipment enclosure will not be readily visible to the public, due to its location behind existing tree and plant coverage. Furthermore, the enclosure may constructed with a solid concrete block enclosure, painted in earth tones to match the surrounding area, or a metal tube fence, consistent with the designs of the other supporting equipment enclosures at the site.
- O. Treatment – Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. The existing tower is disguised as a pine tree to blend in with surrounding area. The 15-foot tall tower extension, in conjunction with a Verizon Wireless colocation, will be treated to appear as a seamless extension of the pine tree disguise.

Other Findings:

1. The project site is located within Criteria Cell Group A, Number 6051 of the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP"). As a result, this project is subject to the Habitat Acquisition & Negotiation Strategy ("HANS") process. In conjunction with a Preliminary Application Review file (PAR00597), a HANS application was previously submitted to determine a development footprint for a proposed wireless communication facility with a monopine tower. HANS No. 709 was submitted to the County for review and subsequently forwarded to the Regional Conservation Authority ("RCA") for Joint Project Review ("JPR"), pursuant to section 6.6.2 of the WRCMSHCP. The RCA reviewed the proposed project, concurring with the County's assessment that no conservation is described or required. The RCA provided their written determination on 11/30/2005. The original wireless communication facility for Cingular Wireless (PP20649) was approved during the

Director's Hearing on April 17, 2006, and subsequently constructed. This project includes the collocation of Verizon Wireless on to the existing tower, which has found to be consistent the MSHCP and HANS00709.

2. The project site is not located within a City Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In compliance with Assembly Bill 52 (AB 52), notices regarding this project were mailed to eight (8) requesting tribes on September 27, 2017. One response was received from Pala, dated October 4, 2017 that deferred any further review to tribes whose historical tribal extent included the project site. No consultations were requested and no Tribal Cultural Resources have been identified on the site.
5. The project site is located within Zone "B" of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar) and is approximately 16-miles away. The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone "B".
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - A. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation. This project includes a Plot Plan for a Verizon Wireless collocation on to an existing wireless communication facility and a Variance to extend the tower height to 60-feet. No subdivision is proposed. However, this project has been reviewed by the Riverside County Fire Department, who found the design to be in compliance with standard defensible space and fire code regulations.
 - B. The proposed Project will primarily be served by the Riverside County Fire Glen Oaks Station 96, located approximately 1.1 miles southwest of the Project site at 37650 Glen Oaks Rd, Temecula, CA 92592.

- C. 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 by road standards for fire equipment access; a minimum 12-foot wide all weather access non-exclusive easement will be established. Additionally, a 704 placard will be placed on the outside of the enclosed lease area with visible information noted.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study and subsequent Negative Declaration, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety, or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to all property owners located within 1,400-feet of the project site. As of the writing of this report, Planning Staff has received no written communication or phone calls from property owners who indicated either support or opposition to the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: Washington
District 3

PP26323 LAND USE

Date Drawn: 12/05/2017
Exhibit 1



Zoning Area: Rancho California

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 types 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)956-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website <http://planning.rctlma.org>

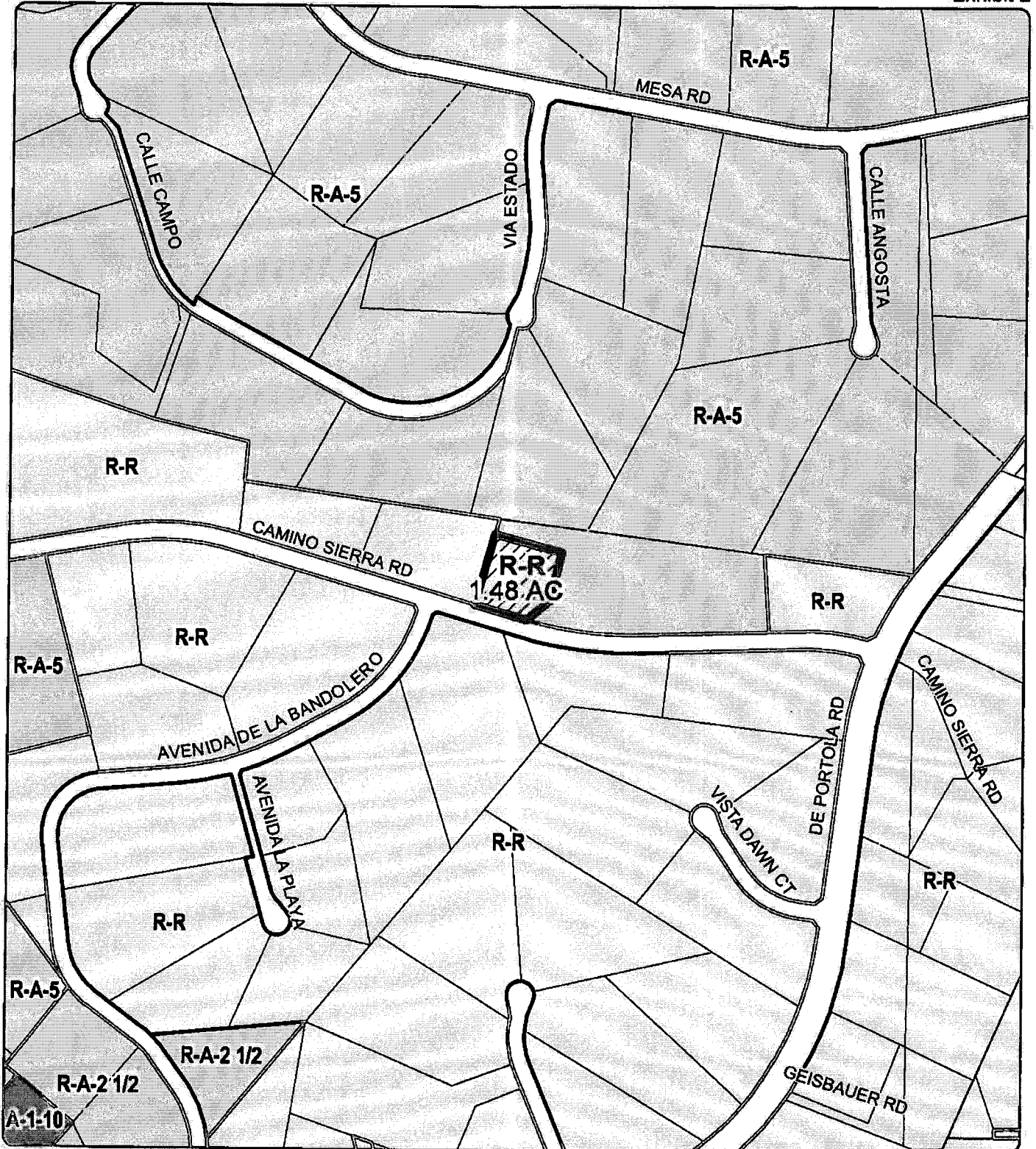
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26323

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 12/05/2017
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, 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.rcfdma.org>

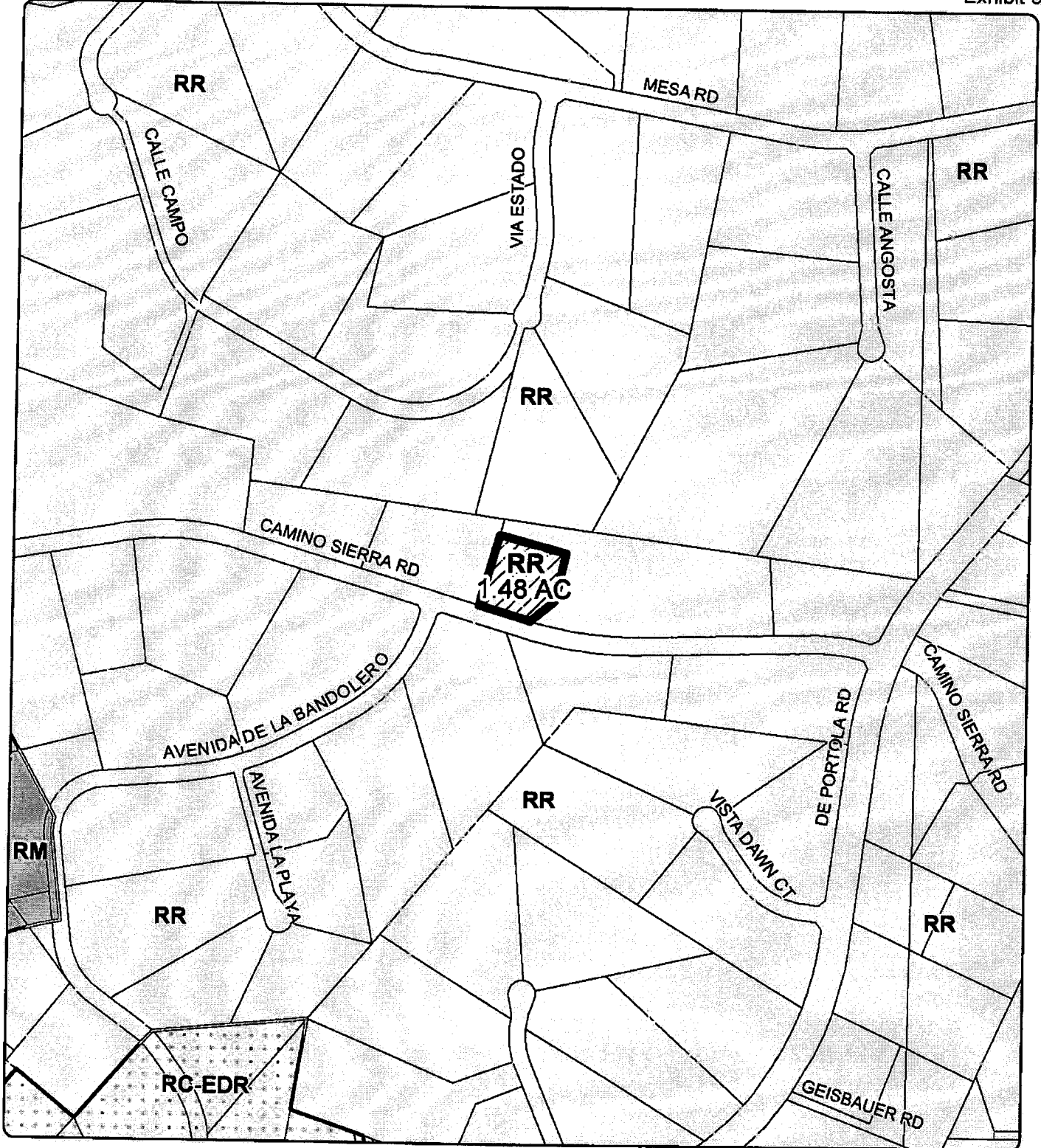
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26323

EXISTING GENERAL PLAN

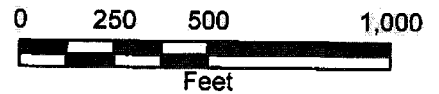
Supervisor: Washington
District 3

Date Drawn: 12/05/2017
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, 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.cthrpa.org>

ISSUE STATUS	
NO.	DATE
1	06/26/07
2	07/17/07
3	07/17/07
4	07/17/07
5	07/17/07
6	07/17/07
7	07/17/07
8	07/17/07
9	07/17/07
10	07/17/07

WIRELESS
ENGINEER'S GROUP
1000 UNIVERSITY AVENUE
SUITE 1000
SAN FRANCISCO, CA 94103
PHONE: 415-774-1234

PROFESSIONAL INFORMATION
OF THE ENGINEER'S GROUP
AS SET FORTH IN THE
STATE OF CALIFORNIA

Verizon
2785 WATSON DRIVE, BLDG 9
WALNUT CREEK, CA 94598

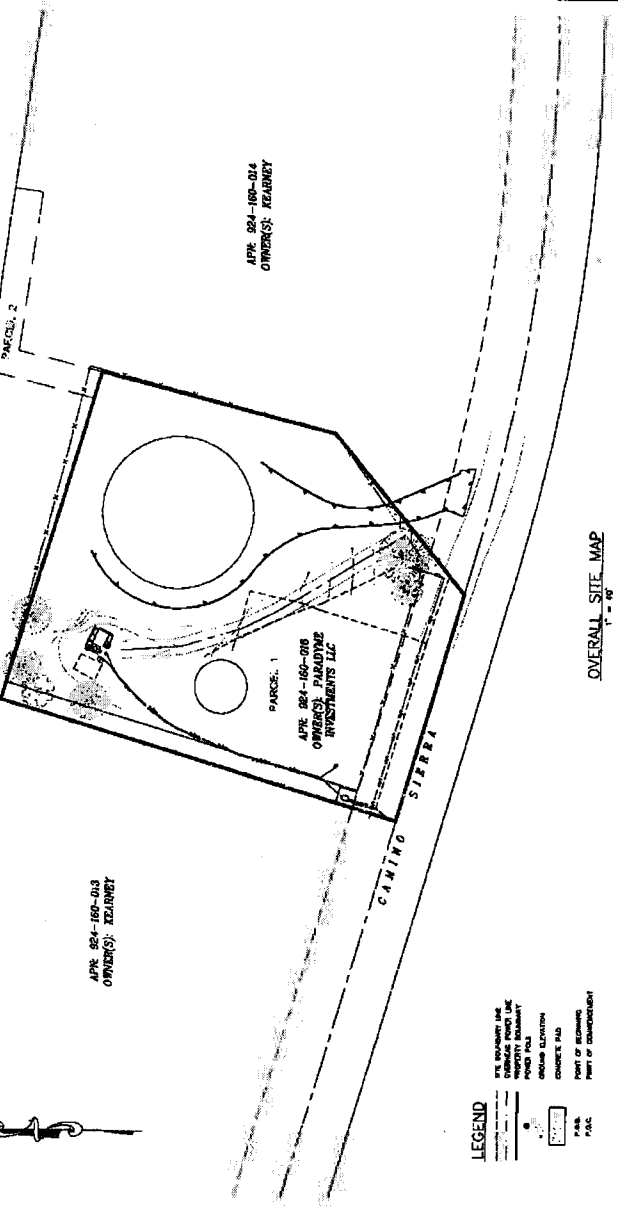
421523
CAMINO SIERRA

39200 CAMINO SIERRA
RD.
TRIBUCA, CA 92552
RIVERSIDE COUNTY

SHEET TITLE
SITE SURVEY

C-1

SMITHCO
SURVEYING & ENGINEERING
20 W. WASHINGTON AVENUE, SUITE 200
RIVERSIDE, CA 92501
PHONE: 951-514-7277 FAX: 951-514-7278



APR 284-160-014
OWNERS: KEARNEY

APR 284-160-013
OWNERS: KEARNEY

APR 284-160-016
OWNERS: PARADYME INVESTMENTS LLC

OVERALL SITE MAP
1" = 40'

LEGEND

- WIRELESS LINE
- CHANGE FROM THE
- POWER POLE
- ORIGIN ELEVATION
- CORNER MARK
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- PAVE
- PAVE

LEGISLATIVE/LEGAL DESCRIPTION PER TITLE RECORD (AMBL.)
EXCEPT THAT PORTION OF PARCEL 1 DESCRIBED AS FOLLOWS:
COMMENCING ON THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 17° 36' 30" WEST 133.75 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING OF SAID PARCEL 1; THENCE SOUTHWESTERLY TO SAID POINT OF BEGINNING OF SAID PARCEL 1.

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NOTES
OWNER: HANCO CUP WATER DIST
APR 024-160-016

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND. IT IS A PRELIMINARY SURVEY OF A PORTION OF A PARCEL OF LAND. THE BOUNDARY SURVEY IS A SEPARATE DOCUMENT. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES. ANY AVAILABLE INFORMATION, PROPERTY LINES AND BOUNDARIES SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO WARRANTY IS MADE BY THE ENGINEER.

THE ENGINEER HAS REVIEWED THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND HAS FOUND THAT THE INFORMATION CONTAINED ON THIS DRAWING IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE ENGINEER HAS ALSO REVIEWED THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND HAS FOUND THAT THE INFORMATION CONTAINED ON THIS DRAWING IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

THE BOUNDARY SURVEY OF ANY PARCEL OF LAND THAT APPEARS ON THIS MAP HAS BEEN LOCATED BY THE ENGINEER. THE ENGINEER MAKES NO GUARANTEE THAT THE LOCATION OF ANY PARCEL OF LAND SHOWN ON THIS MAP IS CORRECT. THE ENGINEER HAS REVIEWED THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND HAS FOUND THAT THE INFORMATION CONTAINED ON THIS DRAWING IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD HAZARD MAP FOR COUNTY NO. 0600000000, DATED SEPTEMBER 24, 2009, SHOWS THAT THE LOCATION OF ANY PARCEL OF LAND SHOWN ON THIS MAP IS IN A FLOOD HAZARD AREA. THE ENGINEER HAS REVIEWED THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND HAS FOUND THAT THE INFORMATION CONTAINED ON THIS DRAWING IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.
LAT. 33° 34' 02.33" N, LONG. 116° 50' 27.86" W
ELEV. 2052.77 Meters (6736.57 Feet)

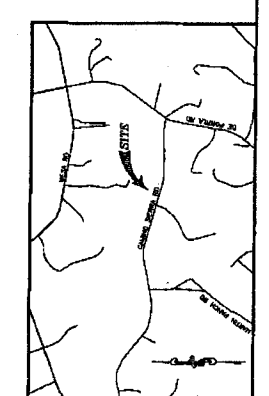
The information shown on this map was obtained from the records of the County of Riverside, California, and is not a warranty of accuracy. The engineer has reviewed the records of the County of Riverside, California, and has found that the information contained on this map is true and correct to the best of his knowledge and belief.

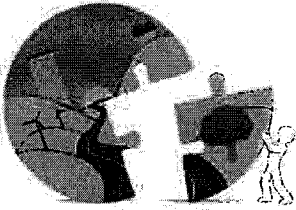
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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

NEGATIVE DECLARATION

Project/Case Number: VAR01906, PP26323, & EA43049

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 (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: John Hildebrand Title: Principal Planner Date: April 2, 2018

Applicant/Project Sponsor: Verizon Wireless Date Submitted: August 23, 2017

ADOPTED BY: Planning Director

Person Verifying Adoption: John Hildebrand Date: May 7, 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 John Hildebrand at 951-955-1888.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA43049 ZCFG06422

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment Number: EA43049
Project Case File Numbers: VAR01906 and PP26323
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: John Hildebrand
Telephone Number: (951) 955-1888
Applicant's Name: Verizon Wireless
Applicant's Address: 5015 Shoreham Place #150, San Diego, CA 92122

I. PROJECT INFORMATION

- A. Project Description: Variance No. 1906** is a request to extend an existing wireless communication monopine tower height from 45-feet to 60-feet. **Plot Plan No. 26323** proposes to colocate Verizon Wireless communication equipment onto an existing monopine and construct an accompanying 144-sqft equipment enclosure, to house supporting equipment and a backup generator.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** Portion of a 1.48-acre site
- D. Assessor's Parcel No.:** 924-160-016
- E. Street References:** The project site is located North of Camino Sierra Road, South of Mesa Road, and East of De Portola Road.
- F. Section, Township & Range Description or reference/attach a Legal Description:** Township 7 South Range 1 West Section 16
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site contains two water tanks and an existing 45-foot tall wireless communication facility disguised as a monopine. The tower is located towards the northwestern corner of the property. The property is characterized as having relatively steep slopes toward the frontage and include mature landscape and tree coverage throughout.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed Project is compatible with the Rural Residential (RR) (5 ac min) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation:** The proposed Project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The proposed Project meets with all other applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed project is not located within a fault zone, flood zone, or a zone with any liquefaction potential. The project site is however located in area with a High fire hazard. 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 project design against any foreseeable noise impacts to the area have been accounted for in this project. The Project will not generate noise levels in excess of standards established in the County's General Plan or noise ordinance. The Project meets all other applicable Noise Element Policies.
6. **Housing:** The Project is for an unmanned wireless communication facility colocation and is consistent with the Housing Element Policies.
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.
8. **Healthy Communities:** The Project is for an unmanned wireless communication facility colocation and is consistent with the Healthy Communities Policies.

B. General Plan Area Plan(s): Southwest

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential (RR) (5ac min)

E. Overlay(s), if any: Not in a General Plan Policy Overlay Area

F. Policy Area(s), if any: Not in a General Plan Policy Overlay Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest

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

3. **Land Use Designation(s):** Rural Residential (RR) (5ac min)

4. **Overlay(s), if any:** Not in a Zoning Overlay

5. **Policy Area(s), if any:** Temecula Valley Wine Country Policy Area - Residential District

H. Adjacent and Surrounding Zoning: Residential Agricultural (5 acre minimum) (R-A-5) to the north, Rural Residential (R-R) to the south, Residential Agricultural (5 acre minimum) (R-A-5) to the east, Rural Residential (R-R) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) could be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

April 2, 2018
Date

John Hildebrand
Printed Name

Charissa Leach, P.E., Asst. TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project site is located approximately 11-miles east of Interstate 15, which is a State Eligible Scenic Highway. Views of the project site from Highway 15 will not be visible due to the distance. Thus, the proposed project will have no impact.

b) The project site contains an existing wireless communication facility, with a 45-foot tall monopine tower. The existing Cingular Wireless facility (Plot Plan No. 20649) was approved at the April 17, 2006 Director's Hearing as a categorical exemption. This project (Plot Plan No. 26323) proposes to colocate Verizon Wireless equipment on the existing tower and construct an accompanying 144-square foot equipment enclosure. In order to adequately support a colocation at this facility, it is necessary to extend the tower to 60-feet high, which provides sufficient separation between each of the carrier's equipment and also provides for a better coverage range.

The project site is located within a Residential Zone, which allows for a maximum tower height of 50-feet. Furthermore, California State law provides for towers to be extended an additional 10% of the maximum height, when a colocation is established, allowing this tower to be 55-feet in height. In conjunction with this Plot Plan, there is an accompanying Variance (VAR01906) request to extend the monopine tower height to 60-feet, which is an additional 5-feet higher than what State Law provides for.

The project site is primarily dedicated for public utilities. The site also contains two water tanks, with the largest being approximately 40-feet tall, with a 106-foot diameter. The 5-foot additional extension to the monopine tower, above what State Law allows, will not damage any scenic resources or obstruct a view

corridor. Furthermore, the extension will be treated to appear as a seamless extension to the monopine design and painted to match the existing portion of the tower.

As indicated above, the project will not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. The project will not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located within Zone "B" approximately 16-miles from the Mt. Palomar Observatory. A small amount of new lighting will be installed for the purpose of providing a service light within the wireless communication enclosure. This new lighting will not impact Mt. Palomar, due to the distance to the observatory. Furthermore, the project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone "B". As a result, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communication facility will install a service light, primarily to be used at the time of servicing or temporary maintenance to the facility. However, it will not create a new source of substantial light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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) No portion of the project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project will not result in the conversion of Farmland to a non-agricultural use, and no impact will occur.

b) No portion of the project site or in the off-site improvement areas are located within an agricultural preserve. Thus, the project will have no impacts to any Riverside County Agricultural Preserves. The project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract. No impact will occur.

c) The Project site and the surrounding area are zoned Rural Residential (R-R) or Residential Agricultural (5 acre minimum) (R-A-5), neither of which qualifies as specifically "agriculturally zoned property." This is a height extension to an existing wireless communication facility tower disguised as a monopine. The extension will be fully enclosed within the existing 144 square foot lease area. Therefore, there will be a less than significant impact.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<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:

Findings of Fact:

a-c) No lands within the project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the project will have not result in the loss of forest land or cause other changes in the existing environment which could result in the conversion of forest land to non-forest use. Thus, no impacts will occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts	<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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. The air quality levels projected in the AQMP are based on several assumptions. For example, it is 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 the local jurisdictions. The AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Because the proposed project is an unmanned telecommunication facility colocation, it will not exceed projected growth scenarios, which could impact the air quality. Therefore, because the Project will not conflict with or obstruct implementation of the air quality plan established for this region, impacts will be less than significant.

b-c) The proposed Project will be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the AQMP.

Additionally, the Project will be subject to Title 13, Chapter 10, Section 2485, and 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 will 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.

Due to the limited scope of the proposed Project it is not expected to exceed any established maximum daily thresholds during the construction phase nor the operational phase. Therefore, there will 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 receptors are the residents located north of the subject site.

While the proposed Project will be located within one mile of sensitive receptors, any impacts will be less than significant based on the analysis above and due to the limited scale of the proposed Project.

e) This Project proposes an unmanned telecommunication facility colocation. No new sensitive receptors are proposed under this project. Accordingly, no impact will occur.

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

The Project site does not include 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 asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements will minimize odor impacts from construction. The construction odor emissions will be temporary, short-term, and intermittent in nature and will cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse will be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project will also be required to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations will be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool,	<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
coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is located within Criteria Cell Group A, Number 6051 of the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP"). As a result, this project is subject to the Habitat Acquisition & Negotiation Strategy ("HANS") process. In conjunction with a Preliminary Application Review file (PAR00597), a HANS application was previously submitted to determine a development footprint for a proposed wireless communication facility with a monopine tower. HANS No. 709 was submitted to the County for review and subsequently forwarded to the Regional Conservation Authority ("RCA") for Joint Project Review ("JPR"), pursuant to section 6.6.2 of the WRCMSHCP. The RCA reviewed the proposed project, concurring with the County's assessment that no conservation is described or required. The RCA provided their written determination on 11/30/2005. The original wireless communication facility for Cingular Wireless (PP20649) was approved during the Director's Hearing on April 17, 2006, and subsequently constructed. This project includes the colocation of Verizon Wireless on to the existing tower, which has found to be consistent the MSHCP and HANS00709. Thus, the proposed project will have less than significant impact.

b-c) The proposal will disturb approximately a 144-square-foot lease area for the extension of the tower and associated equipment. Based on previous surface disturbance resulting with the installation of the existing wire communication facility, the site is not anticipated to disturb 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). However, portions of the project site appear to support suitable nesting bird habitat. Conditions of approval as they relate to nesting birds will ensure that no disturbance of vegetation or any other potential nesting bird habitat will occur. Therefore, project will have less than significant impact.

d) The project will not interfere with the movement of any native resident or migratory fish or wildlife species or with native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites because none are located on the project site or in the vicinity. Therefore, there will be no impact.

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

g) The proposed project is not located on a site subject to policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials;

Findings of Fact:

a) Based upon analysis of records, 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. Previous grading has erased any chance surface resources to be present and the project will not disturb any ground that was not previously disturbed. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records, 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.

Findings of Fact:

a) Based upon analysis of records, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because previous grading of the subject property has eliminated any chance for surface resources to be present and the project will not disturb any ground that was not previously disturbed. 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,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Therefore, there will be no impacts in this regard.

c) Based on an analysis of records, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval 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, 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 is required.

Monitoring: No monitoring is required.

10. Tribal Cultural Resources

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:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 © 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Native American Consultation

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight requesting tribes on September 27, 2017. Only one response was received, from Pala, dated October 04, 2017 that deferred to closer tribes. No consultations were requested and no Tribal Cultural Resources were identified. Therefore, the Project will not have a have significant impact on Tribal Cultural Resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

11. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: 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 low potential for paleontological resources. Additionally, the proposed Project will be located on a site which is already disturbed. The proposed Project will have a less than significant impact due to the existing conditions on the Project site. Nonetheless, the Project has been conditioned to mitigate any impact in the event fossil remains are encountered during site development. This is a standard condition and not considered mitigation for CEQA purposes. There will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

12. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments; County Geologic Report (GEO) No. 2522

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone. Mandatory compliance with Section 1613 of the 2013 California Building Code

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(CBC), structures proposed to be constructed on the site will be designed and constructed to resist the effects of seismic ground motions. Impacts in regards to this issue area will not be significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction;" County Geologic Report (GEO) No. 2444 and County GIS Database.

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 the County's GIS Database the project site is located in an area with a Moderate potential for liquefaction. To prevent potential adverse effects of liquefaction hazard, a combination of soil improvements such as the removal of organic material, subgrade preparation and the placement of structural fill and compaction of the subgrade may be required. In addition, compliance with the California Building Code (CBC) will ensure less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zone," and Figure S-4 "Earthquake Induced Slope Instability Map County Geologic Report (GEO) No. 2444

Findings of Fact: There are no known active or potentially active faults that traverse the project site and it is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake, however there are no active faults located within a 1/2 mile of the project location. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. 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 rock fall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope;" County Geologic Report (GEO) No. 2444

Findings of Fact: Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Furthermore, and as shown on County of Riverside General Plan, Palo Verde Area Plan Figure 13, *Slope Instability*, the Project site is not located in an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and rock falls. Accordingly, the proposed Project will not be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. 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: According to Map My County, the project site is not located in an area susceptible to ground subsidence. Moreover, there has been no documented subsidence in the area and the proposed project is not expected to negatively alter the ground conditions. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. 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 not located in close proximity to any natural enclosed or open bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site will not be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subject to inundation by tsunamis or seiches, and will not be affected by volcanoes. There will be less than significant and no mitigation will be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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; County Geologic Report (GEO) No. 2444

Findings of Fact:

a-b) Under existing conditions, the Project site is located on a hill adjacent to two existing water tanks. Implementation of the proposed Project will require a negligible amount of grading to accommodate a 144 square foot equipment enclosure. Due to the proposed Project being a vertical extension to an existing wireless communication facility, the site's existing topographic conditions will be maintained. Therefore, impacts will be less than significant and no mitigation will be required.

c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

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

a) Construction activities associated with the Project could temporarily expose underlying soils to water and air, which will increase erosion susceptibility while the soils are exposed. Exposed soils will 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 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 2013 California Building Code (CBC). There would be no risk to life or property. Thus, the proposed project will have no significant impact.

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 will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

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

Findings of Fact:

a) The proposed project is located on an already disturbed, built-up land. Due to existing conditions and the limited scale of the project, any potential impact related to erosion is expected to be less than significant. Thus, the proposed project will have less than significant impact.

b) Due to the limited scope of the proposed project, an increase in water erosion either on site or off-site is not expected. Thus, the proposed project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The Project site will not have any new or additional susceptibility to wind erosion since there is no new ground construction proposed. There is no proposed grading activities to expose underlying soils at the Project site which could increase wind erosion susceptibility during construction activities. This is simply a 15 foot vertical extension to the existing 45 foot tower. Therefore, implementation of the proposed Project will not significantly increase the risk of long-term wind erosion on- or off-site, and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

a) The project proposes a 15 foot extension to an existing 45 foot unmanned wireless telecommunication facility disguised as a monopine within an approximately 144 square-foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, the project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that could have a significant impact on the environment. Thus, the proposed project will have 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. Thus, the proposed project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. The project is also not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. Thus, the proposed project will have no significant 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. Thus, the proposed project will have less than significant impact.

c-d) Any new development on the project site 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 any existing or proposed school. Thus, the proposed project will have no significant impact.

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. Thus, the proposed project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles	<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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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?

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?

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database and Google Earth

Findings of Fact:

a-c). The proposed project site is not located within an Airport Influence Area, there will be no need for review by the Airport Land Use Commission, and there will be no safety hazard for people residing or working in the project area. No impact will occur due to project implementation.

d) The proposed project is not within the vicinity of a private airstrip, or heliport and would not present a safety hazard for people residing or working in the project area. Thus, the proposed project will have no significant 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: According to County of Riverside General Plan, Southwest Area Plan, Figure 11, *Southwest Area Plan Wildfire Susceptibility*, the project site is not located within a wildfire zone. Thus, the proposed project will have no 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) Due to the limited scope of the proposed project, there will not be any alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that will 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 will be a less than significant impact.

c) The proposed Project is simply an extension to an existing unmanned wireless telecommunication 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 will 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 will drop to a level which will 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 limited 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project simply proposes an unmanned wireless communication facility. No housing is being proposed. Therefore, the proposed project will have no impact.

f) The project site is not located within a 100 year flood zone. Therefore, the proposed project will have no impact.

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
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 checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Southwest Area Plan Figure S-10 "Southwest Area Plan Flood Hazards" Figure S-10 "Dam Failure Inundation Zone,"

Findings of Fact:

a) Due to the limited scope of the proposed Project there will not be a substantial alteration to 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 will result in flooding on- or off-site. Therefore, the Project will have less than significant impact.

b) Since this project is not located within a flood plain, there will not be changes in absorption rates or the rate and amount of surface runoff. Therefore, the Project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Based on review of Figure S-10, the Project site is not located in an area subject to potential significant risk related to failure of a levee or dam. No impacts related to this issue would occur as a result of the proposed project, and no further analysis of this issue is required. Therefore, the proposed project will have no impact.

d) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not cause changes in the amount of surface water in any water body. Therefore, the Project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

28. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural Residential (RR) (5ac min) as reflected in the Southwest Area Plan, which states that the construction of a wireless communication facility is permitted within the land use designation. No General Plan Amendment will result from this proposed project. Therefore, the proposed project will have no impact.

b) The proposed Project site is not located within any City's sphere of influence. As demonstrated throughout this Environmental Assessment, the limited scope of the Project, the previous disturbance of the Project site, the compatibility of the proposed use with the existing and planned uses of the site and surrounding area, and the general lack of features onsite that could lead to environmental concerns, there are no components of the Project with a potential to adversely affect land use within any other adjacent cities or counties such that significant environmental impacts will result. Therefore, the proposed Project will not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries, and no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

29. Planning

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

	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-b) The proposed project is consistent with the site's existing Rural Residential (R-R) Zoning. The project is surrounded by properties which are also zoned Residential Agricultural (5 acre minimum) (R-A-5) to the north and east, and Rural Residential (R-R) to the south and west. In accordance with General Plan, the construction of a wireless communication facility is permitted within this zoning classification. Therefore, the proposed project will have no impact.

c) Surrounding land uses are all Rural Residential (RR) (5ac min) to the north, south, east and west. The extension to the existing wireless telecommunication facility will be fully compatible with the existing uses in the vicinity of the Project site because the proposed project is disguised as a pine-tree (monopine) to minimize visual impacts. In addition the nearest habitable dwelling is approximately 302 feet from the project site. The proposed project will be compatible with, the site's existing surrounding land uses. Thus, the Project will not conflict with any proposed land uses in the surrounding area, no impact will occur.

d) The Project site is designated by the Riverside County General Plan for Rural Residential (RR) (5ac min). The proposed wireless communication facility will be fully compatible with the property's General Plan land use designation. The proposed project will be compatible with existing land use designation because the existing tower along with the proposed extension are and will both be disguised as a pine-tree (monopine), and will be located nearly 302 feet from the nearest residence. Additionally, the proposed project is similar to other existing unmanned wireless telecommunication facilities found in residential areas throughout Riverside County, which provide wireless telecommunication service to residents. Thus, there will be no impact.

e) There are residential communities in the vicinity of the Project site. However, there are no components of the proposed Project that will obstruct access to the communities. Accordingly, the proposed Project will not disrupt or divide the physical arrangement of an established community and no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

30. Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) Based on available information, the Project is not located in or adjacent to any existing mining operations. Additionally, given that the project site is located within a vacant parcel of Rural Community: Very Low Density Residential (RC: VLDR) Zoning Classification, loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan will not result due to project implementation. Thus, no impact will occur.

c) As stated above the project site's land use designation is Rural Community: Very Low Density Residential (RC: VLDR) and is surrounded by properties with the same land use designation. There is no conflict of interest or safety concern between the two. Thus, the proposed project will have no impact.

d) The proposed project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

31. Airport Noise

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

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 nearest municipal airport to the Project site is the Riverside Municipal Airport, which is located over 30 miles to the northwest of the Project site. Additionally, the Project site is not located within the boundaries of the Airport Land Use Compatibility Plan. Therefore, the proposed Project will not expose people residing or working in the project area to excessive noise levels. There will be no impact.

b) The nearest private airstrip to the Project site is Billy Joe Airport-37CA, which is located approximately 7 miles southwest of the Project site. Again, due to the distance, there will not be a safety hazard for people residing or working in the Project area. 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: The site is not located in the vicinity of any railroads. Thus, the proposed project will have no significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The nearest highway is State route 79, which is located approximately 8 miles to the northwest of the Project site. However, the proposed Project is simply an extension to an existing wireless telecommunication facility, which will not be affected by highway noise or pose an impact to State route 79. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified that will expose the Project to a significant amount of noise. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Noise Effects of 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

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. Additionally, the ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network. Therefore, the proposed Project itself will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts will be less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground-borne vibration from Project construction activities will 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 due to the limited scope of the project and because the proposed project will be located more than 300 feet from the nearest residence. Therefore, project construction vibration-related impacts will be less than significant.

The project will 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
36. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a & c) Under existing conditions, there are no existing homes on-site, nor is the site occupied by any people. Implementation of the facility would not displace housing or people, necessitating the construction of replacement housing elsewhere. Thus, the proposed project will have no significant impact.

b) The project simply proposes an unmanned wireless telecommunication and would not result in an affordable housing demand. Thus, the proposed project will have no significant impact.

d) According to Riverside County's "Map My County," the site is not located within or adjacent to any County Redevelopment Project Area. Thus, the proposed project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project simply proposes an unmanned wireless telecommunication facility. Implementation of project would not result in the construction of housing or in a population increase. Thus, the proposed project will have no significant impact.

f) The proposed project would develop the site with an unmanned wireless telecommunication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Thus, the proposed project will have no significant 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 will primarily be served by the Riverside County Fire Glen Oaks Station 96, located approximately 1.1 miles southwest of the Project site at 37650 Glen Oaks Rd, Temecula, CA 92592. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned communication facility, implementation of the proposed Project will not result in the need for new or physically altered fire protection facilities, and will not exceed applicable service ratios or response times for fire protection services. Therefore, there will 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:

The Riverside County Sheriff's Department provides community policing to the Project area via the Riverside County Sheriff's Murrieta Station located approximately 7 miles west of the Project site at 30755 Auld Rd # D, Murrieta, CA 92563. The proposed Project's demand on sheriff protection services will be little to nonexistent because the proposed Project is simply an unmanned communication facility.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, implementation of the proposed Project will not result in in the need for new or physically altered sheriff stations. There will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Schools

Source: GIS database

Findings of Fact: The Project proposes an unmanned telecommunication facility colocation. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Libraries

Source: Riverside County General Plan

Findings of Fact:

The Project proposes an unmanned telecommunication facility colocation. No new housing, which could increase the demand for library services, is being proposed. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Health Services

Source: Riverside County General Plan

Findings of Fact:

The Project proposes an unmanned telecommunication facility colocation. No new housing, which could increase the demand for health services, is being proposed. Thus, the proposed project will have no significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Parks and Recreation				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database

Findings of Fact:

a) The Project proposes an unmanned telecommunication facility colocation and does not involve the construction or expansion of recreational facilities. Therefore, there will be no impact.

b) The Project proposes a 15 foot tall extension to an existing monopine and the addition of an approximate 144 square-foot equipment enclosure. This project will not utilize any existing parks. Therefore, there will be no impact.

c) According to "Map My County," the project site is partially located within County Service Area (CSA) #152. The CSA is dedicated to flood control and street lighting, not parks and recreation. However this parcel falls outside of a flood plain and the proposed project does not put forth any new street lighting. Thus, the proposed project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database and Riverside County General Plan Southwest Area Plan

Findings of Fact:

The proposed project is an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the proposed project. Therefore, the proposed project will have no impact act.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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

Findings of Fact:

a-b) The Project proposes an unmanned telecommunication facility colocation. Any traffic resulting from the proposed Project will be due to occasional maintenance, which will involve one vehicle at a time and minimal equipment. Therefore, there will be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there will be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Any impact will be less than significant.

c-d) The Project proposes an unmanned telecommunication facility colocation and does not propose any design issues that will cause a change in air traffic patterns or alter waterborne, rail, or air traffic. There will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The Project proposes an unmanned telecommunication facility colocation and does not propose any change in street design. Therefore, there will be no impact.

g) The proposed Project may cause a minimal effect upon circulation during the Project's construction. However, there will be a less than significant impact due to the small scale of the proposed Project.

h) The Project proposes an unmanned telecommunication facility colocation on an approximately 144 - square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there will be no impact.

i) The Project proposes an unmanned telecommunication facility colocation. 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 will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

45. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The Project proposes an unmanned telecommunication facility colocation and does not create a need for- or impact a bike trail in the vicinity of the project. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

Source: Department of Environmental Health Review

Findings of Fact:

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

a-b) The Project proposes an unmanned telecommunication facility colocation that requires no water during operation. Therefore, the proposed Project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. There will 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The Project proposes an unmanned telecommunication facility colocation and will 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 will 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

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

a-b) The Project proposes an unmanned telecommunication facility colocation and will not require solid waste services. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. There will 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:

Findings of Fact:

a & c) Implementation of the proposed Project will require the construction of electrical and communication facilities. Electrical service will be provided by Southern California Edison and communication systems will be provided by Verizon. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment. Therefore, there will 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. Accordingly, 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: Project implementation materials

Findings of Fact:

The Project proposes an unmanned telecommunication facility colocation. This use will increase consumption of energy for operation of facility equipment.

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

Implementation of the proposed Project is not expected to result in conflict with applicable energy conservation plans, and impacts will 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"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 10), implementation of the proposed project will 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. Impacts will be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: As disclosed throughout this environmental assessment, implementation of the proposed project will not result in potentially significant effects or cumulative effects. It is not expected that additional projects of a similar character will be implemented in the vicinity of the project site due

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to a sufficient service radius expected to result from the subject unmanned wireless communication facility. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this EA.

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

Findings of Fact: 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 additional impacts will 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: N/A

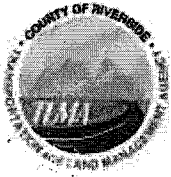
Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

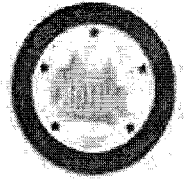
Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 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.

Revised: 4/23/2018 11:44 AM
EA 2010.docx



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

*Juan C. Perez
Agency Director*



04/23/18, 2:28 pm

PP26323

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26323. 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 - Project Description & Operational Limits**

Variance No. 1906 is a request to extend an existing wireless communication monopine tower height from 45-feet to 60-feet. Plot Plan No. 26323 proposes to colocate Verizon Wireless communication equipment onto an existing monopine and construct an accompanying 144-sqft equipment enclosure, to house supporting equipment and a backup generator.

BS-Grade

BS-Grade. 1 **0010-BS-Grade-USE - DISTURBS NEED G/PMT**

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

BS-Grade. 2 **0010-BS-Grade-USE - GENERAL INTRODUCTION**

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

BS-Grade. 3 **0010-BS-Grade-USE - NPDES INSPECTIONS**

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S-SUBMITTAL
REQUIREMENTS (cont.)

property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4

0010-Planning-USE - LOW PALEO (cont.)

in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Planning. 5

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:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5

0010-Planning-USE - UNANTICIPATED RESOURCES
(cont.)

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.

Planning. 6

0020-Planning-USE - CAUSES FOR REVOCATION

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

Planning. 7

0020-Planning-USE - EXPIRATION DATE-PP

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the eight (8) years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 8

Planning-General – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning. 9

Planning-Telcom – Backup Generator

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-USE* - HOLD HARMLESS (cont.)
annul any other decision made by the COUNTY concerning VAR01906 and
PP26323, including, but not limited to, decisions made in response to California
Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Transportation

Transportation. 1 0010-Transportation-USE - COUNTY WEBSITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Website: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2 0010-Transportation-USE - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, it is

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-USE - STD INTRO (ORD 461) (cont.)
understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: PP26323

Parcel: 924160016

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. Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

Planning

060 - Planning. 1 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.

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.

Transportation

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

Plan: PP26323

Parcel: 924160016

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS (cont.) 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.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT CONTACT/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 project in accordance with applicable County Ordinances and other regulations. Please contact Hazardous Materials Management Branch (HMMB) at (951)358-5055.

Transportation

090 - Transportation. 1 0090-Transportation-USE - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 2 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.

**LAND DEVELOPMENT COMMITTEE (LDC)
THIRD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: September 27, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Environmental Health Dept.
Riv. Co. Env. Health Dept. (Palm Desert)
Riverside County Flood Control
Coachella Valley Water District
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Fire Department (Palm Desert)
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Information Technology
Riverside Transit Agency
Riv. Co. Sheriff's Dept.

Board of Supervisors - Supervisor: 3rd District-
Washington
Planning Commissioner: 3rd District- Taylor-
Berger
Eastern Municipal Water District (EMWD)
Coachella Valley Water District (CVWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

PLOT PLAN NO. 26323 – VARIANCE NO. 1906 – Intent to adopt a Negative Declaration – Applicant: SAC Wireless for Verizon Wireless – Engineer Representative: Owner Builder - Owner: Rancho California Water District – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Land Use Designation: Rural Residential (RR) (5 ac min) – Location: North of Camino Sierra Road, South of Mesa Road, East of De Portola Road – Zoning: Rural Residential (R-R) - **REQUEST:** The plot plan proposes to collocate a 15 foot extension on an existing 45 foot tall monopine, one (1) Global Positioning Satellite antennae, one (1) DC generator with two (2) equipment cabinets, eighteen (18) Remote Radio Units, twelve (12) panel antennas, three (3) raycaps, three (3) hybrid cables, one (1) ILC panel, one (1) telco cabinet, one (1) ice bridge, and one (1) electrical meter/pedestal within an enclosed 138 square foot lease area. – APN: 924-160-016. **BBID: 775-671-877, UPROJ: PP26323**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC Internal Review on October 19, 2017.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

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

DATE: 11/21/2017

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: ASHIQ SYED, PROJECT PLANNER

TELEPHONE: 951-955-6035

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

Any questions or comments regarding this project should be directed to Asiq Syed, Project Planner at (951) 955-6035, or e-mail at Asyed@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: 11/21/2017 SIGNATURE: 

PLEASE PRINT NAME AND TITLE: ASH SYED, PROJECT PLANNER

TELEPHONE: 951-955-6035

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

RCA Joint Project Review (JPR)

JPR #: 05 11 16 03Date: 11/30/05

Project Information

Permittee: County of RiversideCase Information: HANS 709 / PAR00597Site Acreage: 0.07 acre (cell phone tower and access road)Portion of Site Proposed for MSHCP Conservation Area: 0 acres

Criteria Consistency Review

Consistency Conclusion: *Consistent (both Criteria and Other Plan requirements)*

Data:

Applicable Core/Linkage: Proposed Core 7Area Plan: Southwest

APN	Sub-Unit	Cell Group	Cell
924-160-016	SU 4 - Cactus Valley/Johnson Ranch	A	6051

Comments:

- a. Proposed Core 7 is comprised of a mosaic of upland and wetland habitat types in the Vail Lake, Sage and Wilson Valley areas. The proposed large intact habitat blocks provide live-in habitat for a number of planning species and movement for species connecting to other Core Areas located in the Agua Tibia Wilderness, San Bernardino National Forest and Beauty Mountain Management Area. This core supports quino checkerspot butterfly, coastal California gnatcatcher, Stephens' kangaroo rat, least Bell's vireo, bobcat, mountain lion and several Narrow Endemic Plant Species occurring on Travers-Willow-Domino soil series. Maintenance of large intact interconnected habitat blocks and wetland functions and values of Vail Lake and portions of the Tocalota Cree, Temecula Creek, Tule Creek, Cottonwood Creek, Arroyo Seco Creek, Kolb Creek and Wilson Creek is important for these species. Areas affected by edge within this core total approximately 48,510 acres of the total 50,000 acres occupied by this core. For portions of Core Areas adjacent to development, treatment and management of edge conditions will be necessary to ensure habitat quality for species using the core. Guidelines pertaining to urban/wildland interface for the management of edge factors such as lighting, urban runoff, toxics and domestic predators will be important.
- b. Proposed Core 7 is envisioned to be approximately three to 11 miles wide north - south and approximately two to 12 miles wide east - west.
- c. The project is located within Cell Group A, specifically within Cell 6051. No new conservation is anticipated within Cell Group A or Cell 6051.

RCA Joint Project Review (JPR)

JPR #: 05.11.16.03Date: 11/30/05

- d. The project consists of the construction of a cellular phone tower on a 15' x 20' area along an existing dirt road near two water tanks. No conservation is proposed within this project site. Because conservation is intended to the east of the project site, the configuration and size of the project is consistent with the Reserve Assembly objectives for this area. Therefore, it is anticipated that implementation of the project with the proposed dedication would not conflict with Reserve Assembly in this area.

Other Plan Requirements

Data:

Section 6.1.2 – Riparian/Riverine/Vernal Pool Mapping Provided:

Yes. Information was provided.

Section 6.1.3 – Narrow Endemic Plant Species Surveys Provided:

No. The project site is not located within any Narrow Endemic Plant Species Survey Areas.

Section 6.3.2 – Additional Species Surveys Provided:

No. No additional surveys are required.

Section 6.1.4 – Guidelines Pertaining to Urban/Wildland Interface:

No. Project design features are not included in the application materials.

Comments:

- a. As stated in the County's MSHCP Compliance Worksheet (dated August 25, 2005), the site was visited on November 9, 2005 by EPD staff biologists who determined that riparian/riverine resources were not located within the project impact area. In the November 30, 2005 email from Michael Richard, EPD to Sarah Lozano, RCA, Mr. Richard indicated that no suitable habitat for listed fairy shrimp exist onsite.
- b. The project is not located within a Narrow Endemic Plant Survey Area, therefore, the project is in compliance with Section 6.1.3 and Section 6.3.2 of the MSHCP.
- c. The project is not located within any additional survey areas, therefore it is compliant with Section 6.3.2 of the MSHCP.
- d. The proposed project is not located in close proximity to areas that are currently within or proposed for conservation as a part of the MSHCP Conservation Area, and therefore the guidelines contained in

RCA Joint Project Review (JPR)

JPR #: 05 11 16 03

Date: 11/30/05

Section 6.1.4 are not applicable.

MNM/SLL/JM

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**



PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax

October 4, 2017

Heather Thomson
Riverside County Planning Dept.
4080 Lemon St.
Riverside, CA 92502

Re: AB-52 Consultation; PP26323

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we decline AB-52 consultation at this time, but do not waive our right to request consultation under other applicable laws in the future. At this point we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians



June 19, 2017

RE: Verizon Wireless Camino Sierra, Site Located at: 39200 Camino Sierra Rd, Temecula, CA 92592

To Whom It May Concern,

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, will be compliant with FCC Guidelines.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <http://www.fcc.gov/oet/rfsafety/ef-faqs.html>

Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines. Policy questions should be directed to VZWRFCompliance@verizonwireless.com.

The facility will utilize licensed frequencies in the 700, 850, 1900 and 2100 MHz bands. Verizon Wireless' telecommunications equipment will not interfere with any frequencies used by emergency personnel in the frequency range of HF, UHF, VHF, 800 MHz or with any system operating outside of Verizon Wireless' FCC licensed frequency band or with.

Please contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Steve Lamb	WestSoCalNetworkCompliance@VerizonWireless.com	949-243-4849

Sincerely,

Jeremy Lee
Manager-RF Design
Verizon Wireless



December 14, 2017

Mr. Asiq Syed
Riverside County Planning Department - Riverside
PO Box 1409
Riverside, CA 92502-1409

Subject: Plot Plan No. 26323 – Variance No. 1906, “NOA and Intent to Adopt a MND, ATP”
Location: North of Camino Sierra Rd, South of Mesa Rd, & East of De Portola Rd

Dear Mr. Asiq Syed:

Thank you for the opportunity to review the Notice of Availability and Intent to Adopt a Mitigated Negative Declaration for the above referenced project. After reviewing the drawing plans submitted to Eastern Municipal Water District (EMWD), it appears that the proposed improvements are not impacting existing EMWD facilities.

EMWD appreciates the opportunity to comment on this project.
If you have any questions or need additional information, please do not hesitate to call me at (951) 928-3777, extension 4420.

Sincerely,

Sambo Lay
Civil Engineer II
New Business Department

Concurrence by:

Armando Arroyo, P.E.
Senior Civil Engineer
New Business Department

Sl:vps

cc: file

Board of Directors
Chairman: [Name] Vice Chairman: [Name] Secretary: [Name]



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

pp26323

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: SAC Wireless for Verizon Wireless

Contact Person: Courtney Standridge E-Mail: courtney.standridge@sacw.com

Mailing Address: 5015 Shoreham Pl #150

San Diego Street CA 92122
City State ZIP

Daytime Phone No: (602) 885-3676 Fax No: ()

Engineer/Representative Name: Nestor Popowych

Contact Person: Julian Briano E-Mail: Julian.Briano@sacw.com

Mailing Address: 5015 Shoreham Pl #150

San Diego Street CA 92122
City State ZIP

Daytime Phone No: (619) 736-3570 Fax No: ()

Property Owner Name: Crown Castle

Contact Person: Laura Whitten E-Mail: _____

Mailing Address: 88 Technology Drive

Irvine Street CA 92618
City State ZIP

Daytime Phone No: (949) 930-4362 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

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Courtney Standridge (auth. rep for Verizon)
PRINTED NAME OF PROPERTY OWNER(S)

See attached LOA
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 924-160-016-3

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of Camino Sierra Rd, South of Mesa Rd, East of NA, West of De Portola Rd.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Verizon proposes to collocate on an existing 45'-6" tall existing monopine with a 15' extension. This is a 6409 eligible submittal. (12) new antennas, (18) RRUs, cabling and a new 138 SQ FT lease area will be added to the existing site location.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): XIXg

Number of existing lots: _____

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes If yes, provide

Application No(s).

No

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): _____

Is the project located within 1,000 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 Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer - then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: SAC Wireless for Verizon Wireless, Courtney Standridge

Address: 5015 Shoreham Place #150, San Diego, CA 92122

Phone number: 602-885-3676

Address of site (street name and number if available, and ZIP Code): 39200 Camino Sierra

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 924-160-016-3

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Reference: Verizon Wireless Project Site Name: "Camino Sierra"
Riverside County Plot Plot: 26323

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

 1/30/18

Property Owner(s) Signature(s) and Date

STEVEN LAMB - DIRECTOR NETWORK

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.



February 13, 2015

RE: SAC Wireless as representative for Verizon Wireless

To Whom It May Concern:

SAC Wireless is an authorized representative of Verizon Wireless and has been contracted to perform cellular site development (i.e., real estate leasing, land use entitlements, materials procurement, architectural engineering, equipment installation, design and construction, etc.) on behalf of Verizon Wireless in connection with their telecommunications facility.

As an authorized representative of Verizon Wireless, SAC Wireless may submit/order (i.e. land use applications and permits, utilities, etc.) on behalf of Verizon Wireless.

Sincerely,

A handwritten signature in black ink, appearing to read "Andres Matzkin", with a long horizontal flourish extending to the right.

Andres Matzkin
Verizon Wireless
Manager -Network Real Estate

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 DIRECTOR'S HEARING** to consider the project shown below:

VARIANCE NO. 1906 and PLOT PLAN NO. 26323 – Intent to Adopt a Negative Declaration – EA43049 – Applicant: SAC Wireless for Verizon Wireless – Property Owner: Rancho California Water District – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Land Use Designation: Rural: Rural Residential (RR) (5 acre min.) – Location: Northerly of Camino Sierra Road, southerly of Mesa Road, and easterly of De Portola Road – Zoning: Rural Residential (R-R) – **REQUEST: Variance No. 1906** is a request to extend an existing wireless communication monopine tower height from 45-feet to 60-feet. **Plot Plan No. 26323** proposes to colocate Verizon Wireless communication equipment onto an existing monopine and construct an accompanying 144 sq. ft. equipment enclosure, to house supporting equipment and a backup generator.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **MAY 7, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org, or go to the County Planning Department's Director's Hearing 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 Director 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 Director, and the Planning Director 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director 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: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 05, 2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP26323 for

Company or Individual's Name RCIT - GIS

Distance buffered 1400'

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.

TITLE: GIS Analyst

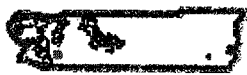
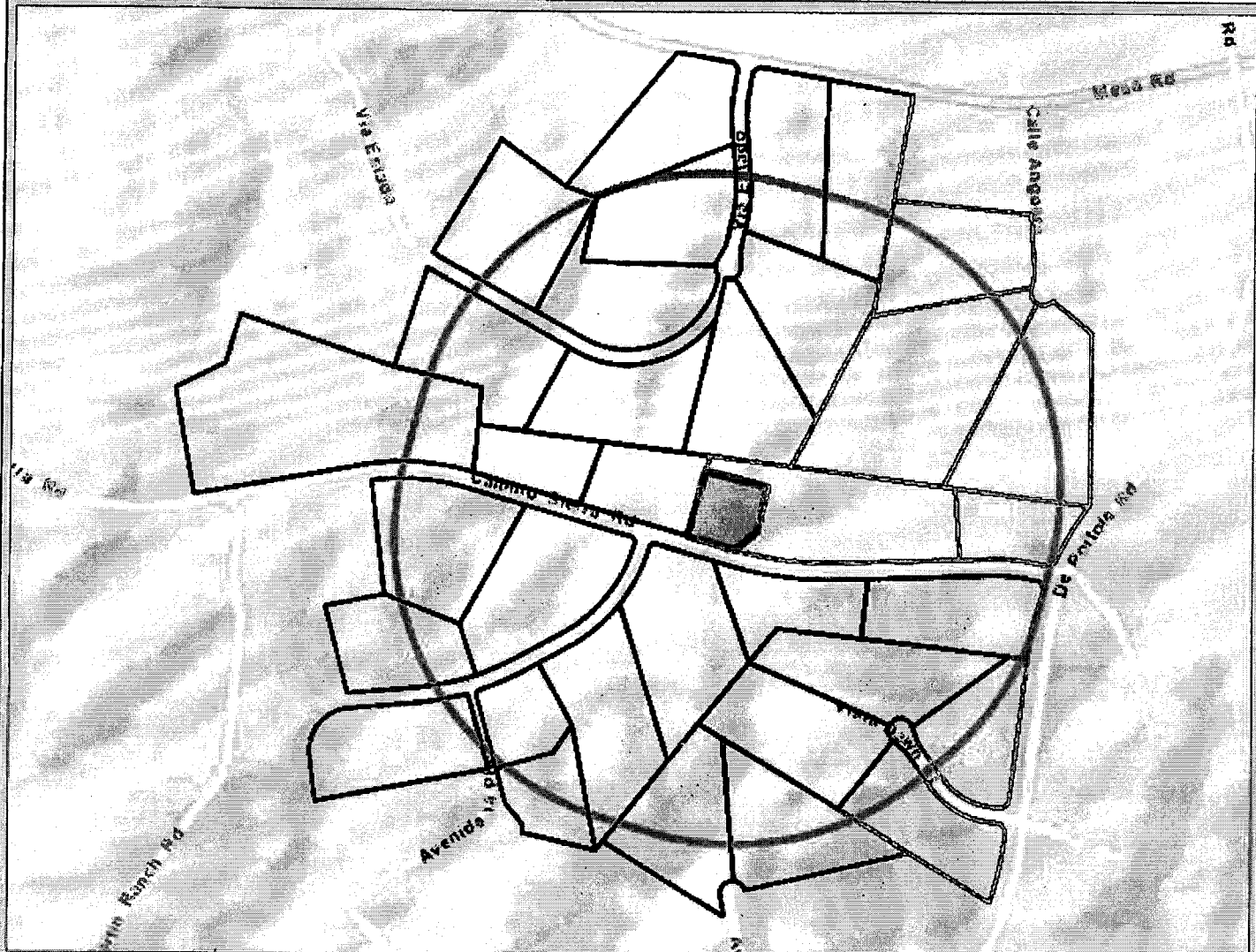
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

Riverside County GIS

PP26323 (1400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 752 1,505 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 12/5/2017 2:23:52 PM

© Riverside County RCIT

924100010
LAURIE SMITS STAUDE
31 ST MICHAEL PL
DANA POINT CA 92629

924120018
CHARLES L DAVIS
LAUREN DAVIS
38140 VIA ESTADO RD
TEMECULA CA. 92592

924120016
JEANNE P GARCIA
DWIGHT W BAIN
40410 EXA ELY RD
HEMET CA 92544

924160013
JAMES W HALLEY
CRISTINA HALLEY
38880 CAMINO SIERRA RD
TEMECULA CA. 92592

924180016
RANCHO CALIF WATER DIST
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

924160014
GREGORY G PILETTE
REBECCA J PILETTE
38910 CAMINO SIERRA RD
TEMECULA CA. 92592

924160021
STEPHEN G BOLDT
P O BOX 892441
TEMECULA CA 92589

924170016
MATTHEW P GONZALEZ
TERRI L GONZALEZ
38540 AVD DLA BANDOLERO
TEMECULA CA. 92592

924180015
DAVID ORTIZ
VERONIKA ORTIZ
38951 VISTA DAWN CT
TEMECULA CA. 92592

924160017
TRAVIS HOCK
MARIA DEL PILAR FONS
38601 CAMINO SIERRA
TEMECULA CA. 92592

924180013
KEITH DOUGLAS HOLM
DAWN LEE HOLM
38970 VISTA DAWN CT
TEMECULA CA. 92592

924120030
OMAR R MORALES
MARIA INES QUINTO MORALES
33515 RANCHO CALIFORNIA
TEMECULA CA 92591

924160018
TRANSTAR PROP
9550 GIDLEY ST
TEMPLE CITY CA 91780

924180014
ROBERT TUTTLE
BARBARA W TUTTLE
33533 PEBBLE BROOK CIR
TEMECULA CA 92592