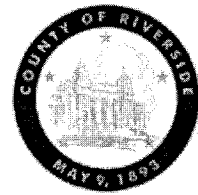


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM  
1.2  
(ID # 7672)

**MEETING DATE:**

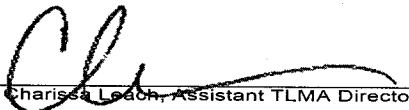
Tuesday, July 31, 2018

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE VARIANCE NO. 180002 - Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15202 (Replacement or Reconstruction of Existing Structures - Applicant: San Bernardino Community College District - Representative: Erica Vega at Burke, Williams & Sorensen, LLP - First Supervisorial District - Reche Canyon / Badlands Area Plan - Edgemont - Sunnymead District - Zoning: Controlled Development Areas - 20 acre minimum (W-2-20) - Location: West of Box Mountain Road and North of Box Springs Road, approximately 3000 ft. northwest of the large "M" on the mountain - REQUEST: VARIANCE NO. 180002 is a request to exceed the 105 foot height limitation for structures required by section 15.2(A) of Ordinance No. 348 to allow for the proposed 344.5 foot communications tower. The request is based upon line of sight needs between the studio and the tower, a mandate from FCC regarding required equipment changes, and required vertical spacing between transmitters on the same tower.-RELATED CASE: PLOT PLAN NO. 180014 which proposed to replace an existing 204 foot television and radio broadcast tower with an 344.5 foot television and radio broadcast tower on an existing 3,600 square foot disturbed area adjacent to the existing equipment building. This case was approved by the Planning Director on June 19, 2018 with VAR No. 180002. - APN: 256-030-011 [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:  
Continued on page 2

**ACTION:** Consent

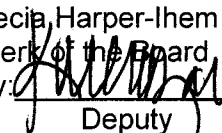
  
Charissa Leach, Assistant TLMA Director 7/25/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington and Perez  
Nays: None  
Absent: Ashley  
Date: July 31, 2018  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

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

1. **RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Director on June 23, 2018.

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

**FOUND** that the project was **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15202 (Replacement or Reconstruction of Existing Structures) based on the findings and conclusions in the staff report; and,

**APPROVED VARIANCE NO. 180002**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in the staff report; and,

**APPROVED PLOT PLAN NO. 180014**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in the staff report.

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

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

**BACKGROUND:**

**Summary**

**PLOT PLAN NO. 180014** proposes to replace an existing 204 foot television and radio broadcast tower with an 344.5 foot television and radio broadcast tower on an existing 3,600 square foot disturbed area adjacent to an existing equipment building.

**VARIANCE NO. 180002** is a request to exceed the 105 foot height limitation for structures required by section 15.2(A) of Ordinance No. 348 to allow for the proposed 344.5 foot tall television and radio broadcast tower. The request is based upon line of sight needs between the radio and television studio and the tower, a mandate from FCC regarding required equipment changes, and required vertical spacing between transmitters on the same tower (the "project").

The Federal Communications Commission is requiring the conversion of the broadcast signal from UHF to VHF for the KVCR television broadcast by December 31, 2018. The FCC is

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

requiring this change to free up bandwidth in the spectrum to allow new entrants into the broadcast market. As a result of this requirement, the applicant must replace the existing tower with the proposed tower.

The project is located West of Box Mountain Road and North of Box Springs Road, approximately 3000 ft. northwest of the large "M" on the mountain.

The project was heard by the Planning Director on July 23, 2018. The project was approved at the hearing. The Variance requires a Receive and File of the Notice of Decision by the Planning Director by the Board of Supervisors. The Plot Plan requires the Notice of Decision to be mailed out and appeal can be made of the Plot Plan only within 10 days of the mailing of the notice of decision on the Plot Plan. The notice of decision on the Plot Plan was mailed on July 25, 2018. As of the writing of this report, no request for an appeal has been made for the Plot Plan.

**Board Action**

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

**Impact on Residents and Businesses**

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. DIRECTOR'S HEARING REPORT OF ACTION**
- B. DIRECTOR'S HEARING STAFF REPORT**



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
JULY 23, 2018**

**1.0 CONSENT CALENDAR:**

- 1.1 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024** – Applicant: K&A Engineering – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Low Density Residential (CD-LDR) (0-2 du/ac) – Location: Northerly of Silverpoint Loop, easterly of Retreat Parkway, southerly of Bedford Motorway, and westerly of Jim Stewart Lane – 3.48 Acres – Zoning: Specific Plan (SP317) – Approved Project Description: Schedule “G” Subdivision of 3.48 acres into three (3) residential lots and one (1) open space lot with a minimum lot size of ½ acre – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 31024, extending the expiration date to June 27, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** Fourth Extension of Time Request for Tentative Parcel Map No. 31024, extending the expiration date to June 27, 2021.
- 1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36134** – Applicant: Grant Becklund – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Pass View Drive, easterly of Nancy Avenue, southerly of Newberry Street, and westerly of Mountain View Avenue – 3.7 Acres – Zoning: Residential Agricultural – 1 Acre Min. (R-A-1) – Approved Project Description: Schedule ‘H’ land-division of 3.7 gross acres into three (3) one (1) acre parcels – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 36134, extending the expiration date to June 7, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 36134, extending the expiration date to June 7, 2021.
- 1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36453** – Applicant: Lansing Companies – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural: Rural Mountainous (R-RM) (10 acre min.) – Open Space: Recreation (OS-R) – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Very High Density Residential (CD-VHDR) (14-20 du/ac) – Community Center (CD-CC) (5-40 du/ac, 0.10-0.30 FAR) – Mixed-Use Area – Location: Northerly of Richard Street, southerly of Ethanac Street, and westerly of Highway 74 – 126.32 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “I” subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of 20 gross acres (29.20, 24.89, 30.83 and 40.85 gross acres) – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36453, extending the expiration date to October 26, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 36453, extending the expiration date to October 26, 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 PLOT PLAN NO. 180014 and VARIANCE NO. 180002** – **Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15302 (Replacement or Reconstruction of Existing Structures) – Applicant: San Bernardino Community College District – Representative: Erica Vega at Burke, Williams & Sorensen, LLP – First Supervisorial District – Reche Canyon/Badlands Area Plan – Edgemont – Sunnymead District – Zoning: Controlled Development Areas – 20 acre minimum (W-2-20) – Location: Westerly of Box Mountain Road and northerly of Box Springs Road, approximately 3,000 ft. northwesterly of the large “M” on the mountain – **REQUEST:** **Plot Plan No. 180014** proposes to **Staff Report Recommendation:** **FIND** the project exempt from the California Environmental Quality Act (CEQA); and **APPROVE** Variance No. 180002; and **APPROVE** Plot Plan No. 180014. **Staff’s Recommendation:** **FINDING** the project exempt from the California Environmental Quality Act (CEQA); and



replace an existing 204 foot television and radio broadcast tower with a 344.5 foot television and radio broadcast tower on an existing 3,600 square foot disturbed area adjacent to the existing equipment building. **Variance No. 180002** is a request to exceed the 105 foot height limitation for structures required by Section 15.2(A) of Ordinance No. 348 to allow for the proposed 344.5 foot communications tower. The request is based upon line of sight needs between the studio and the tower, a mandate from FCC regarding required equipment changes, and required vertical spacing between transmitters on the same tower. Project Planner: John Hildebrand at (951) 955-1888 or email at [JHildebr@rivco.org](mailto:JHildebr@rivco.org).

**APPROVAL** of Variance No. 180002; and

**APPROVAL** of Plot Plan No. 180014.

Planning Director's Actions:

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

**APPROVED** Variance No. 180002; and

**APPROVED** Plot Plan No. 180014, subject to the conditions of approval.

**3.2 PLOT PLAN NO. 14271 REVISION NO. 1 – No New Environmental Documents Required** – Applicant: Brent Engineering – First Supervisorial District – Gavilan Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of Lake Mathews Drive, southerly of Idaleona Road, and easterly of Gavilan Road – 11.51 Gross Acres – Zoning: Light Agriculture – 2 Acre Minimum (A-1-2) – **REQUEST:** Request for renewal of entitlement of an existing outdoor reception venue for weddings and private parties, and continue the existing use of wedding and private event use without any further specified time limit. Project Planner: Desiree Bowdan at (951) 955-8254 or email at [dbowdan@rivco.org](mailto:dbowdan@rivco.org).

Staff Report Recommendation:

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

**APPROVE** Plot Plan No. 14271, Revision No. 1.

Staff's Recommendation:

**CONTINUATION** Off-Calendar, to be re-noticed and re-advertised.

Planning Director's Actions:

**CONTINUED** Off-Calendar, to be re-noticed and re-advertised.

**4.0 SCOPING SESSION:** 1:30 p.m. or soon as possible thereafter:

**NONE**

**5.0 PUBLIC COMMENTS:**



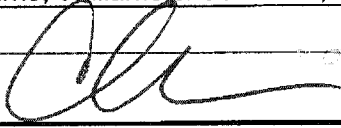
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.

**3.1**

Director's Hearing: July 23, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PPT No. 180014 and VAR180002	<b>Applicant(s):</b> San Bernardino
<b>CEQA Exempt:</b>	15302 Replacement or reconstruction of existing structures	Community College District
<b>Area Plan:</b>	Reche Canyon/Badlands	<b>Representative(s):</b> Erica Vega of Burke, Williams & Sorensen, LLP
<b>Zoning Area/District:</b>	Edgemont-Sunnymead District	
<b>Supervisory District:</b>	First District	
<b>Project Planner:</b>	John Hildebrand	
<b>Project APN:</b>	256-030-009	Charissa Leach, P.E. Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**PLOT PLAN NO. 180014** proposes to replace an existing 204 television and radio broadcast tower with an 344.5 foot television and radio broadcast tower on existing 3,600 square foot disturbed area adjacent to the existing equipment building.

**VARIANCE NO. 180002** is a request to exceed the 105 foot height limitation for structures required by section 15.2(A) of Ordinance No. 348 to allow for the proposed 344.5 foot tall television and radio broadcast tower. The request is based upon line of sight needs between the radio and television studio and the tower, a mandate from FCC regarding required equipment changes, and required vertical spacing between transmitters on the same tower (the "project").

The project is located West of Box Mountain Road and North of Box Springs Road, approximately 3000 ft. northwest of the large "M" on the mountain.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15202 (Replacement or Reconstruction of Existing Structures) based on the findings and conclusions in the staff report; and,

**APPROVE VARIANCE NO. 180002**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report; and,

**APPROVE PLOT PLAN NO. 180014**, 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:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Conservation
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space - Conservation
East:	Open Space - Conservation
South:	Open Space - Conservation, Rural - Rural Mountainous, and City
West:	Open Space - Conservation and Rural - Rural Mountainous
Existing Zoning Classification:	W-2-20
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	W-2-20
East:	W-2-20
South:	W-2-20, W-2-10, and City of Moreno Valley
West:	W-2-20 and R-1-1
Existing Use:	Television and radio broadcast tower
Surrounding Uses	
North:	Scattered communications towers and vacant land
South:	Scattered residential and vacant land
East:	Scattered communications towers and vacant land
West:	Scattered residential and vacant land

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3,600 square feet on a 46.7 acre parcel	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Existing Building Area (SQFT):	Approximately 900 square feet	N/A
Proposed Building Area (SQFT):	3,600 square feet	N/A
Structure Height (FT):	344.5 feet	105 feet maximum

**Located Within:**

City's Sphere of Influence:	Yes – Moreno Valley
Community Service Area ("CSA"):	Yes – CSA 152 and CSA 93
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High and in a State Responsibility Area
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	Yes – in cells 547, 548, 637, and 640 with in groups A and B.
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March air Reserve Base

**PROJECT LOCATION MAP**

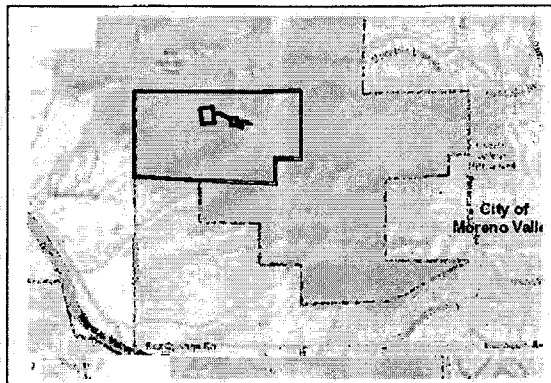


Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

The Federal Communications Commission is requiring the conversion of the broadcast signal from UHF to VHF for the KVCR television broadcast by December 31, 2018. The FCC is requiring this change to free up bandwidth in the spectrum to allow new entrants into the broadcast market. As a result of this requirement, the applicant must replace the existing tower with the proposed tower.

The project is within the March Air Force Base compatibility Zone E. As a result, the project was transmitted the Airport Land Use Commission (ALUC) for their review. ALUC ultimately found the project consistent with their plan on June 21, 2018 and added conditions, which have been placed on the project.

The project also has applied for and received permits from the Federal Aviation Administration (FAA).

Plot Plan No. 180014 was submitted to the County of Riverside on April 26, 2018.

**ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

The project is categorically exempt from the provisions of CEQA pursuant to Section 15302 of the State CEQA Guidelines. Section 15302 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. No additional capacity will be added in the form of additional broadcast capability, only the same capacity and purpose will be achieved through compliance with the new directive from the FCC to switch from UHF to VHF. Further, the project is proposed on a 3,600 square foot disturbed area adjacent to the existing equipment building. Therefore, this Project is categorically exempt from CEQA.

**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 Open Space Conservation.
2. The project site has a Zoning Classification of Control Development Areas 20 Acre Minimum (W-2-20), which is consistent with the Riverside County General Plan.
3. The project is consistent with Ordinance No. 348 (Land Use) Section 15.1.c.6 "Radio and television broadcasting stations, antennas, cable installations, and microwave relay stations and towers in accordance with Section 18.30.a.3.\*" and is allowed within the W-2-20 Zoning Classification, subject to Plot Plan approval.

**Entitlement Findings:**

**Plot Plan**

The following findings shall be made prior to making a recommendation to grant the Plot Plan pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Open Space Conservation designation states that "ancillary structures or uses may be permitted provided that they further the intent of this designation and do not substantially alter the character of the area." The project will be unmanned, and is merely replacing an existing facility. There will be no expansion beyond the current facility's impact area. Therefore, the project remains consistent with the intent of the Open Space Conservation designation. Further, the proposed replacement of an existing tower does not substantially alter the character of the area, as the replacement tower will be placed on a 3,600 square foot disturbed area adjacent to the existing equipment building.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project's tower is engineered with deep footings to maintain safety. There are no residential structures in the potential fall zone of the project in the very unlikely event that the tower falls, therefore the public health and safety is insured.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The project conforms to the logical development of the area since the top of a mountain is the logical place to place broadcast antennas, both because of potential range achieved for broadcasts, and because this mountain has been and is currently being used for a variety of broadcast, communication, cellular, amateur radio towers. Further, since communications towers are the primary use in the project area, the project is both consistent with the existing use in the area and since this is the primary use in the area does not conflict with the existing use of the area.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The proposed project does not require dedication of roads or improvements to streets, and will have no impact on traffic. The proposed project has no impact to drainage due to its small footprint in a previously disturbed area.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. Only one structure is proposed, therefore the above condition is not required.

### Variance

The following findings shall be made prior to making a recommendation to grant a Variance, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. That special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings.
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.
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 applicant's request:

Per the County's Filing Instructions for Land Use Application, a request for a variance must be accompanied by a written statement of the specific provisions of Ordinance No. 348 for which the variance is requested. The District is applying for a plot plan to demolish and reconstruct on the same site a television and radio broadcast tower that is utilized for the KVCR radio and television broadcast stations on property that is zoned W-2-20. Under Section 15.2(A) of Ordinance No. 348, no structure that is taller than 105 feet in height is permitted in this zone unless a variance is approved pursuant to Section 18.27 of the Ordinance. The existing tower is approximately 204 feet tall. The proposed replacement tower would be approximately 344.5 feet tall. The District seeks a variance from the height limitation in Section 15.2(A). In addition, the District is requesting that the County find this project exempt from CEQA under Section 15302 of the CEQA Guidelines for the replacement and reconstruction of existing facilities.

The elevation of the project site is approximately 2939 feet. For the television and radio broadcast tower to function properly, there needs to be a clear line of sight between the tower and the broadcast studio. If there is no clear line of sight, then additional towers need to be built between the tower on the project site and the studio to relay the signal. The height of the existing tower is barely sufficient for a clear line of sight to the studio. This is due to development that has occurred since the current tower was constructed. Therefore, additional height is needed to maintain the line of sight. Based on the analysis by the District's engineers, the tower height would need to be at least 300 feet tall to ensure a line of sight for the foreseeable future.

Additionally, this project involves the conversion of the broadcast signal from UHF to VHF for the KVCR television broadcast, as mandated by the Federal Communications Commission. The FCC is requiring this change to free up bandwidth in the spectrum to allow new entrants into the broadcast market. The change does not increase the broadcast capacity or range of KVCR.

The VHF antenna for television broadcasting is over 70 feet long. The FM radio antenna for the KVCR radio station is over 10 feet long. Other antennas for studio to transmitter links and the antenna apertures are also on the tower. The required spacing between the antennas require a tower to be more than 105 feet tall. Antennas cannot operate at ground level; they must be elevated above surrounding terrain and not be a radio frequency radiation hazard to the general public which may wander around the tower.

As such, the taller tower is not expanding the capacity of the tower to broadcast within the region. It is necessary to maintain the existing line of sight for the foreseeable future in anticipation of continued growth in the region, to ensure that the antennas are a safe distance above ground for public health and safety, and to ensure that the multiple antennas on the tower are spaced properly so as not to cause interference.

Therefore based upon the above, there is sufficient evidence that there are special circumstances based upon size, shape, topography, location and surroundings to grant a variance.

There are other properties in this area that have towers in excess of 105 feet to meet the individual needs of each broadcast, communication, cellular, or amateur radio towers. The majority of these towers have existed prior to the creation of the Riverside County zoning ordinance and were constructed prior to the implementation of California Building Code. Because of the nature of the mountain, with its topography there are locations that both interfere with both the transmission of the broadcast signal or interfere with the line of sight receipt of the initial signal from the studio. In addition to the topographic constraints all the various towers have to have a certain spacing from one another to prevent interference with each other's broadcasts. Therefore, the strict application of this ordinance deprives this property of privileges enjoyed by other properties in the vicinity that are under the same zoning classification because of the topography and the required spacing needed to prevent interference from other towers in the vicinity.

The proposed project variances does not propose to grant a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property and the Variance is only confined to modifications of property development standards.

#### **Development Standards Findings:**

The W-2 zone requires the following development findings:

A. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. The proposed project is not a one family residence. The project proposes a 344.5 foot tall broadcast tower and includes a variance to achieve the above requirement, therefore the proposed project meets this development standard.



B. Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use. No land division is proposed, the lot size is 46.7 acres, therefore the proposed project meets this development standard.

C. Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size. No animal keeping is proposed with this project, therefore the proposed project meets this development standard.

D. Automobile storage space shall be provided as required by Section 18.12. of this ordinance. No automobiles will be stored as a result of this project, therefore the proposed project meets this development standard.

**Other Findings:**

1. The project site is located within Criteria Cells 637 and 640 of the Western Riverside County Multiple Species Habitat Conservation Plan. Although in a Criteria Cell, the project site is not called out for conservation. This project site is within the survey requirements for Nevin's barberry, Smooth tarplant, and Round-leaved filaree. No suitable habitat exists for those species and no riverine, riparian or vernal pool habitats exist onsite. The project site was determined to be disturbed and developed by the previous construction and maintenance activities of the existing communications tower and since the project is considered replacing existing equipment HANS was not required. The project site is consistent with MSHCP.
2. The project site is located within the Moreno Valley Sphere of Influence. This project was provided to Moreno Valley for review and comment through normal noticing procedures. No comments were received either in favor or opposition of the project as of the writing of this staff report.
3. The project site is located within the March Air Reserve Base Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on May 9, 2018. It was determined by ALUC staff that since the project did not include any people that a full Commission review was not necessary. However, per section 1.5.3 of 2004 Riverside County Airport Land Use Compatibility Plan, any proposal for construction or alteration of a structure taller than 200 feet above ground level requires ALUC review. Because of this requirement the project was calendared for June 14, 2018 agenda for delegation to staff review and determination of consistency due to the mitigating factors of the project being unmanned, that the project area has many such towers and is the ideal location for such towers, FFA had already issued a No Hazard Determination, and the March Air Force Base had reviewed the project and did not have any concerns.
4. The project is in compliance with SB 18 and AB 52. SB18 is only required when the project requires a General Plan Amendment, Specific Plan or has archaeological sites within any open space, which this project does not. AB52 is not required if a project is exempt from CEQA, which this project is exempt from CEQA.
5. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.

6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

The project site is located within a Cal Fire State Responsibility Area ("SRA") and is also located within a high 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 parcel maps, tentative maps and use permits for construction or development with SRAs. 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. Riverside's County Assistant Fire Marshall Swarhout stated that given the County has the authority to enforce all applicable State fire laws, that the notification requirement of Title 14 has been met.

**Conclusion:**

1. For the reasons discussed above, 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 COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2400 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone who indicated support/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  
PPT180014 VAR1800  
VICINITY/POLICY AREAS**

Supervisor: Jeffries  
District 1

Date Drawn: 06/21/2018  
Vicinity Map



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



Revised: 06/21/2018, The County of Riverside adopted a new General Plan and the County Board of Supervisors adopted a new General Plan. This map shows the current zoning designations for the County and is provided for informational purposes only. For further information, please contact the Riverside County Planning Department at 951-355-2000. Website: www.riversidecounty.net



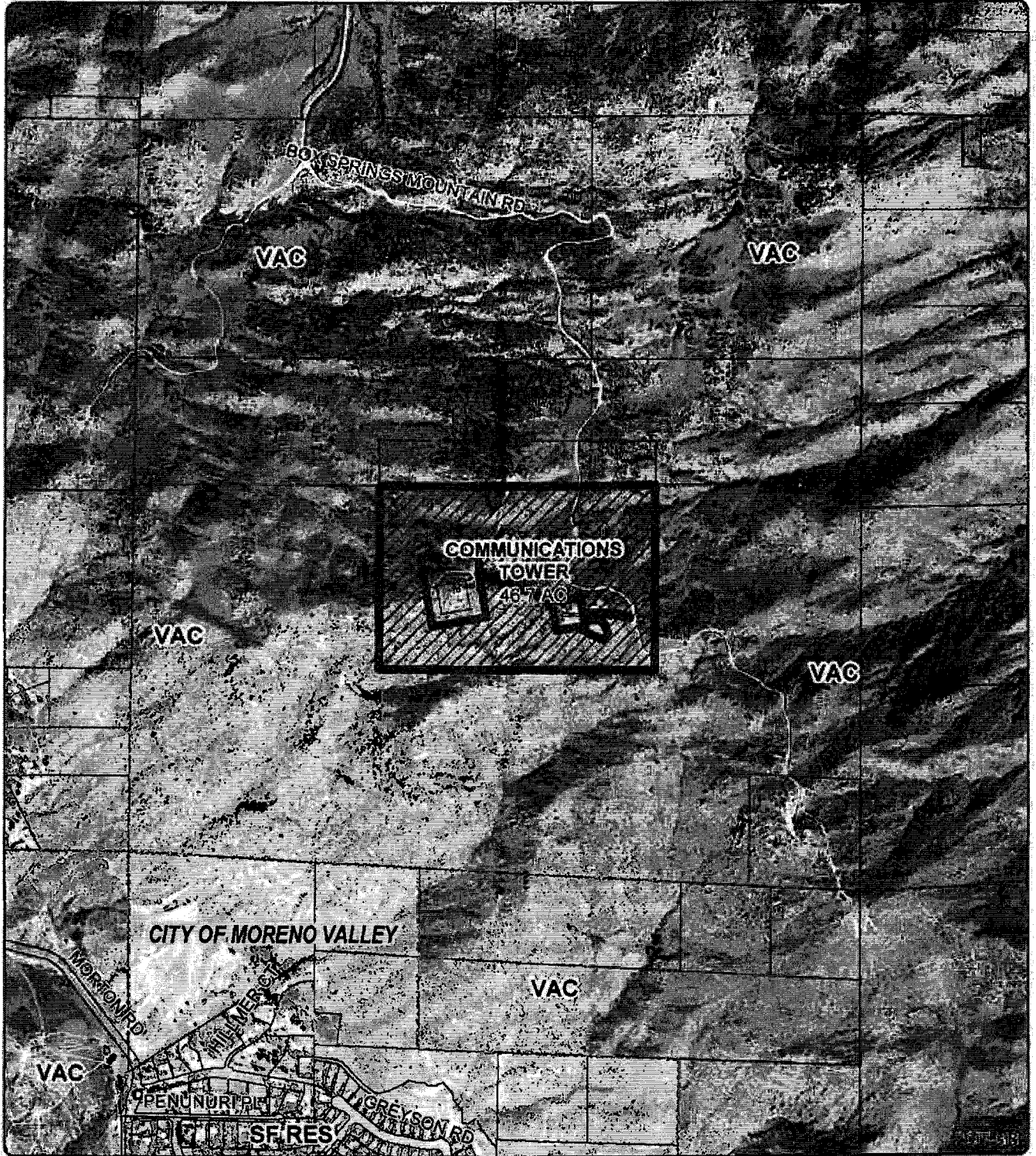
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180014 VAR1800

LAND USE

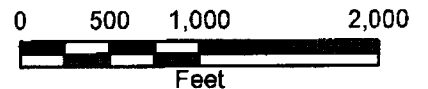
Supervisor: Jeffries  
District 1

Date Drawn: 06/21/2018  
Exhibit 1



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



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

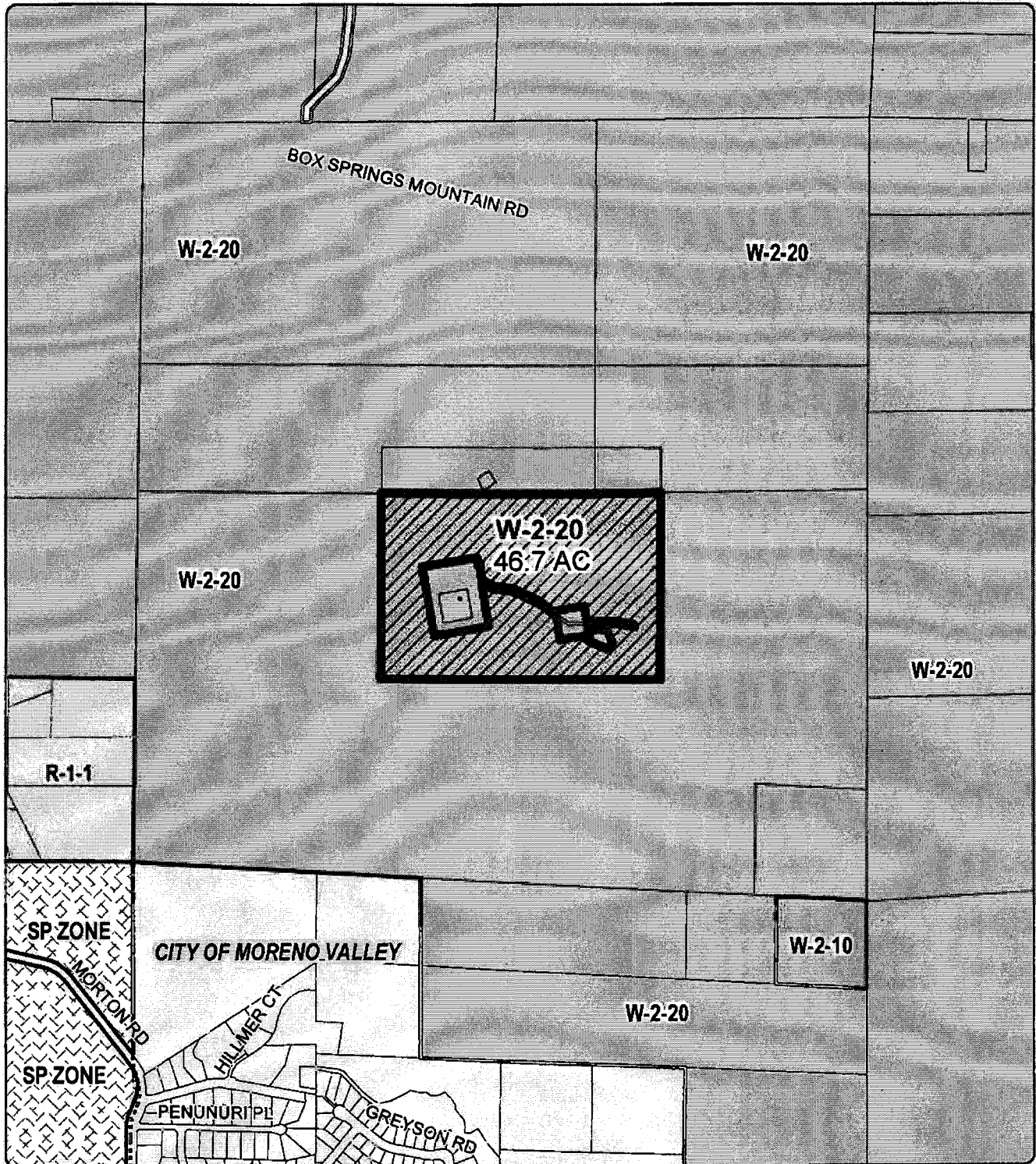
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180014 VAR1800

EXISTING ZONING

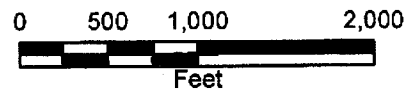
Supervisor: Jeffries  
District 1

Date Drawn: 06/21/2018  
Exhibit 2



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



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

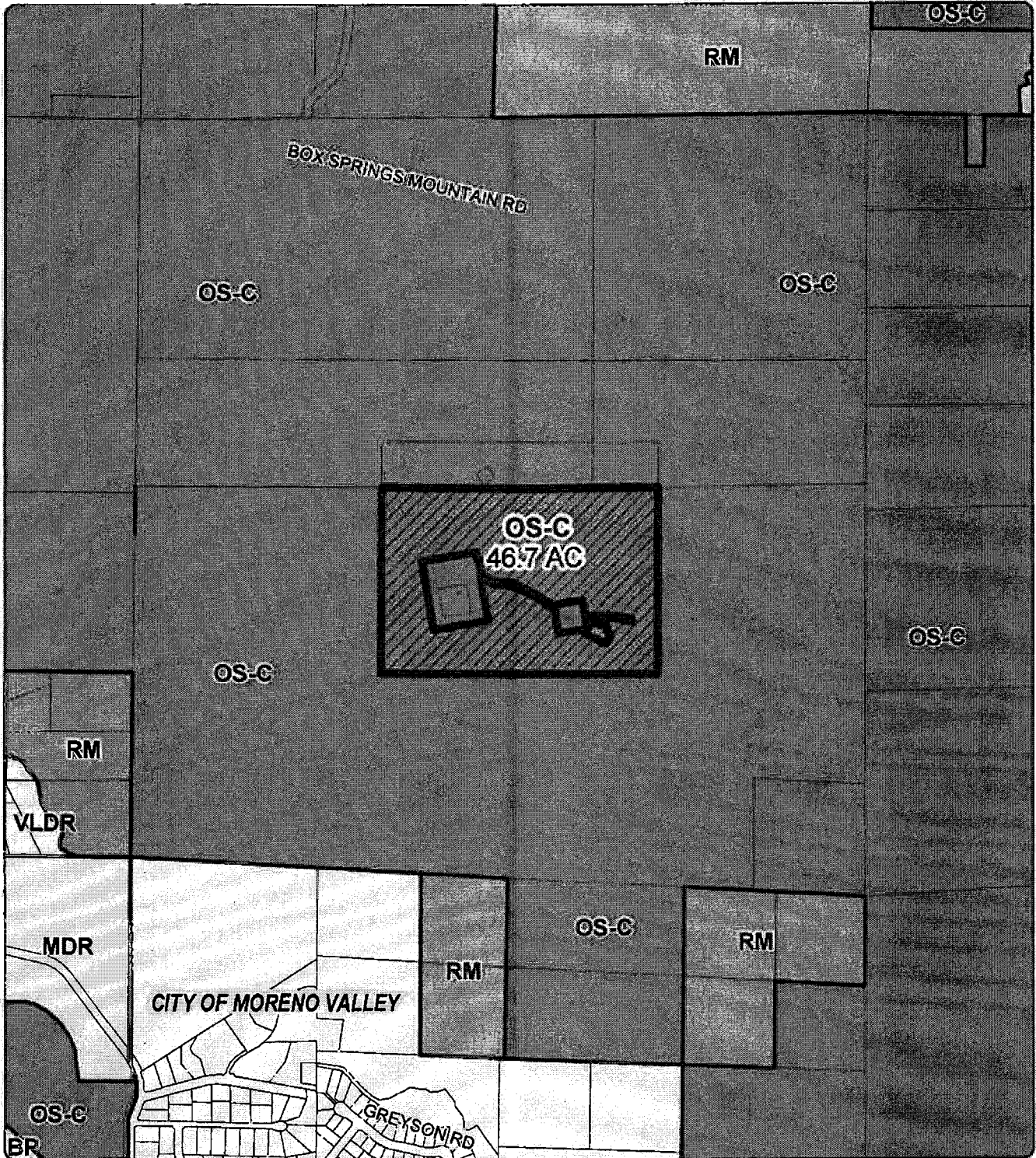


RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180014 VAR1800  
EXISTING GENERAL PLAN

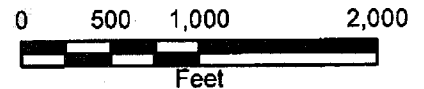
Supervisor: Jeffries  
District 1

Date Drawn: 06/21/2018  
Exhibit 5



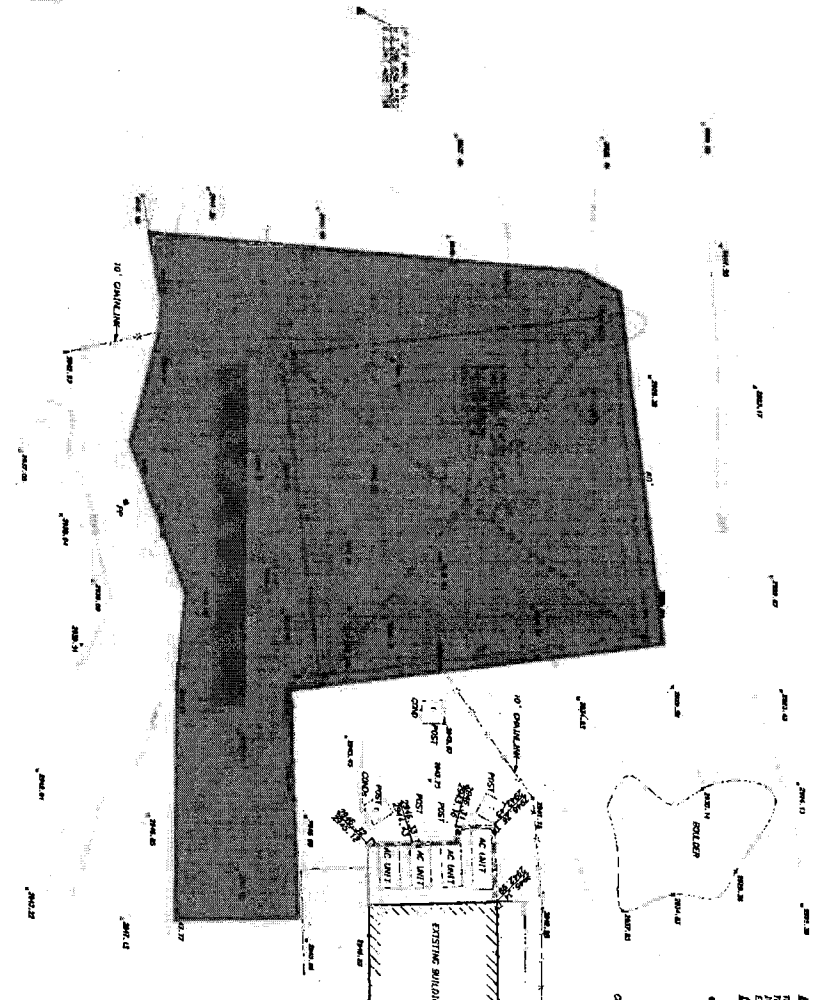
Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



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

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**BENCHMARK:**  
 THE BENCHMARK FOR THIS SURVEY IS THE CORNER OF INTERSECTION OF THE  
 HIGHWAY AND THE TERMS BENCHMARK, IN THE SURVEY, SHALL BE  
 INTERPRETED TO MEAN THE BENCHMARK STATION ELEVATION = 728.00 FEET.

**LEGEND:**  
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 \*P\* - INDICATES POWER POLE  
 \*R\* - INDICATES TOP OF RAIL  
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 \*L\* - INDICATES FLOW LINE  
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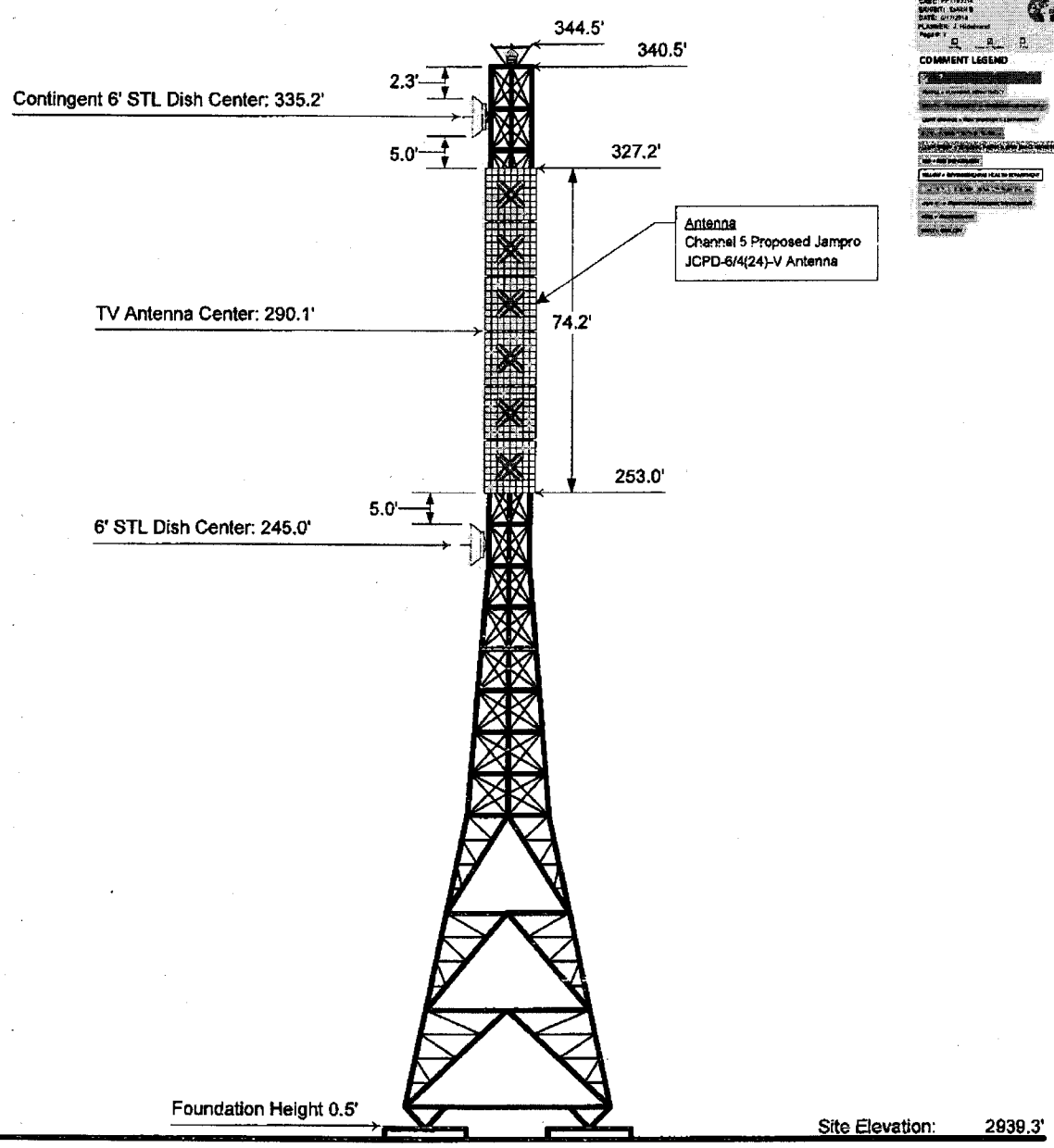
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SHEET <b>1</b> OF 1	REVISION NO. 1 DATE 10/1/11 BY A.F.	REVISION NO. 2 DATE 9/26/17 BY A.F.	REVISION NO. 3 DATE BY	REVISION NO. 4 DATE BY	SURVEYOR T. FRASURE CHECKED C. KURTZ DATE 9/26/2017	TOPOGRAPHIC SURVEY KVCR RADIO TOWER
	SNIPES-DYE ASSOCIATES 8348 CENTER DRIVE, SUITE G, LA MESA, CA 91842, PH (619) 697-9234, FAX (619) 460-2033					

CASE: 07/07/04  
 SHEET: 0001 B  
 DATE: 07/20/04  
 PLANNING: J. H. H. H.  
 Page 1 of 1

**COMMENT LEGEND**  
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Overall Tower Height AGL:	344.5 ft	NAD83 Coordinates:	
Overall Tower Height AMSL:	3283.8 ft	N. Latitude:	33° 57' 57.38"
TV Antenna Center AGL:	288.4 ft	W. Longitude:	117° 17' 09.03"
TV Antenna Center AMSL:	3229.4 ft	FCC Tower Registration Number:	To be Determined
		FAA Study Number	To be Determined

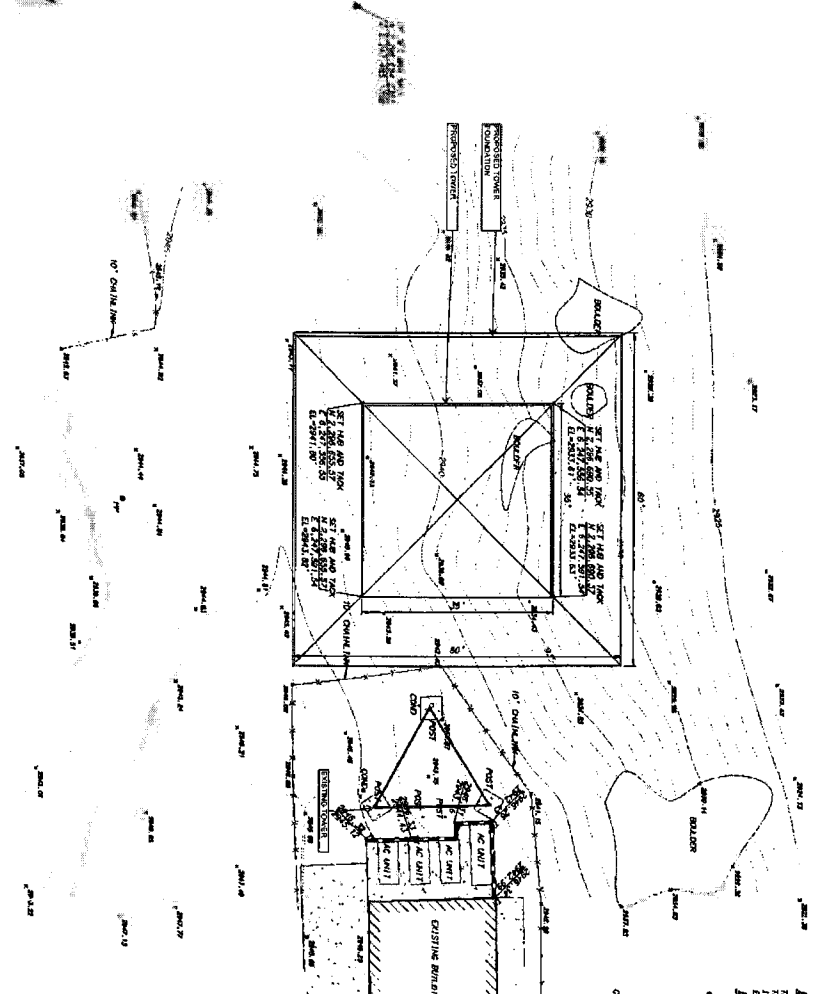
NOTE: NOT TO SCALE

**Kessler and Gehman Associates, Inc.**  
**K&G ENGINEERING**  
 Consultants • Broadcast • Wireless  
 507 NW 60th Street, Suite C  
 Gainesville, FL 32607  
[www.kesslerandgehman.com](http://www.kesslerandgehman.com)

**KVCR-TV**  
 SAN BERNARDINO, CA

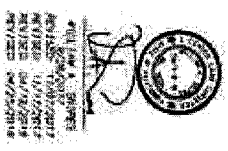
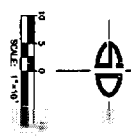


PROJECT NO. 98-001  
 SHEET NO. 1 OF 1  
 DATE: 9/26/2017  
 COUNTY: SAN DIEGO



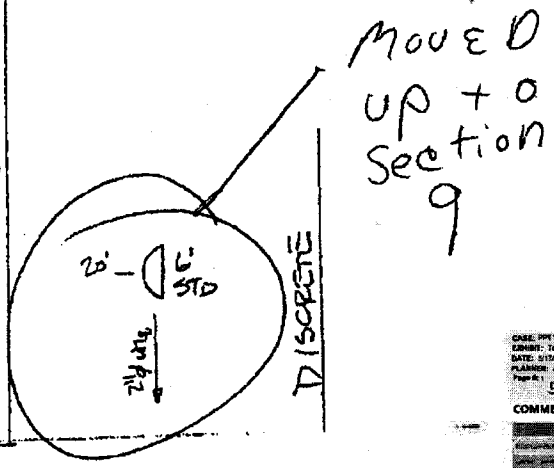
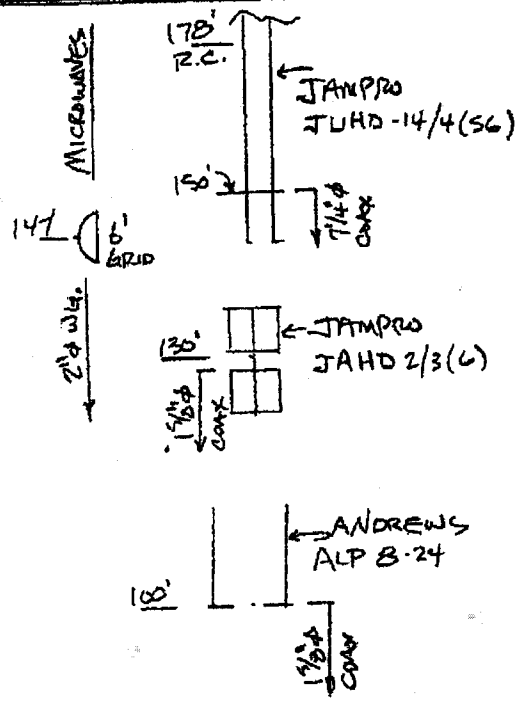
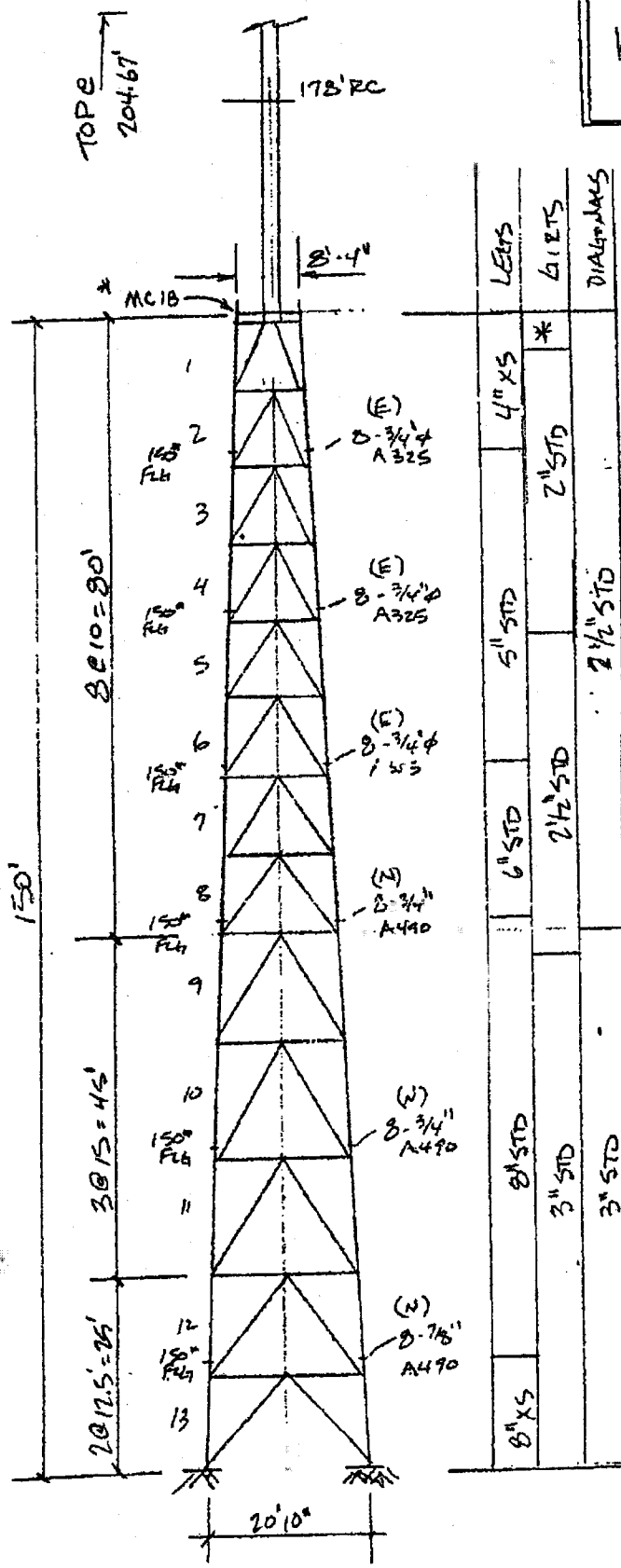
**BENCHMARK**  
 THE BENCHMARK FOR THIS SURVEY IS THE CORNER OF ALBERTSON'S STORE, 1500 WOODLAND AVENUE AND AVENUE 56, SAN DIEGO, IN THE NORTH 1/4 SECTION 28, T. 38 N. R. 18 W. CONCRETE BENCH MARK ELEVATION = 728.722, WHICH IS THE BENCHMARK.

**LEGEND**  
 \* - INDICATES CONCRETE SURFACE.  
 @ - INDICATES ROCKY PAVEMENT.  
 T - INDICATES TOP OF WALL.  
 B - INDICATES BOTTOM OF WALL.  
 T - INDICATES TOP OF CURB.  
 B - INDICATES BOTTOM OF CURB.  
 F - INDICATES FLOW LINE.  
 C - INDICATES CONCRETE.



SHEET NO. <b>1</b> OF 1	NO.	DATE	REVISION DESCRIPTION	BY	CHK	DATE	APPROVED BY	DATE	SURVEYOR <b>T. FRASURE</b>	<b>TOPOGRAPHIC SURVEY</b>  <b>KVCR RADIO TOWER</b>
	1	9/26/17	FIELD OBSERVATIONS AND DATA COLLECTION						CHECKER <b>C. KURTZ</b>	
	2	10/2/17	REVISED DATA AND ADJUSTMENTS						DESIGNER <b>A. FLORES</b>	
	3	09/26/17	FINAL DESIGN DRAWING FOR CONSTRUCTION AND RECORDS						DATE <b>9/26/2017</b>	
<b>SNIPES-DYE ASSOCIATES</b>										<b>SD</b>
6348 CENTER DRIVE, SUITE G, LA MESA, CA 91942, PH (619) 697-9234, FAX (619) 480-2033										

KVCR CH. 24 Box Springs 1  
11/03 03-139



CASE: P940014  
 DESIGN: Tower to be replaced  
 DATE: 5/12/2015  
 PLANNER: J. Johnson  
 TOWER: 1

COMMENT LEGEND

REVISIONS

DATE

BY

DESCRIPTION

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5/12/2015

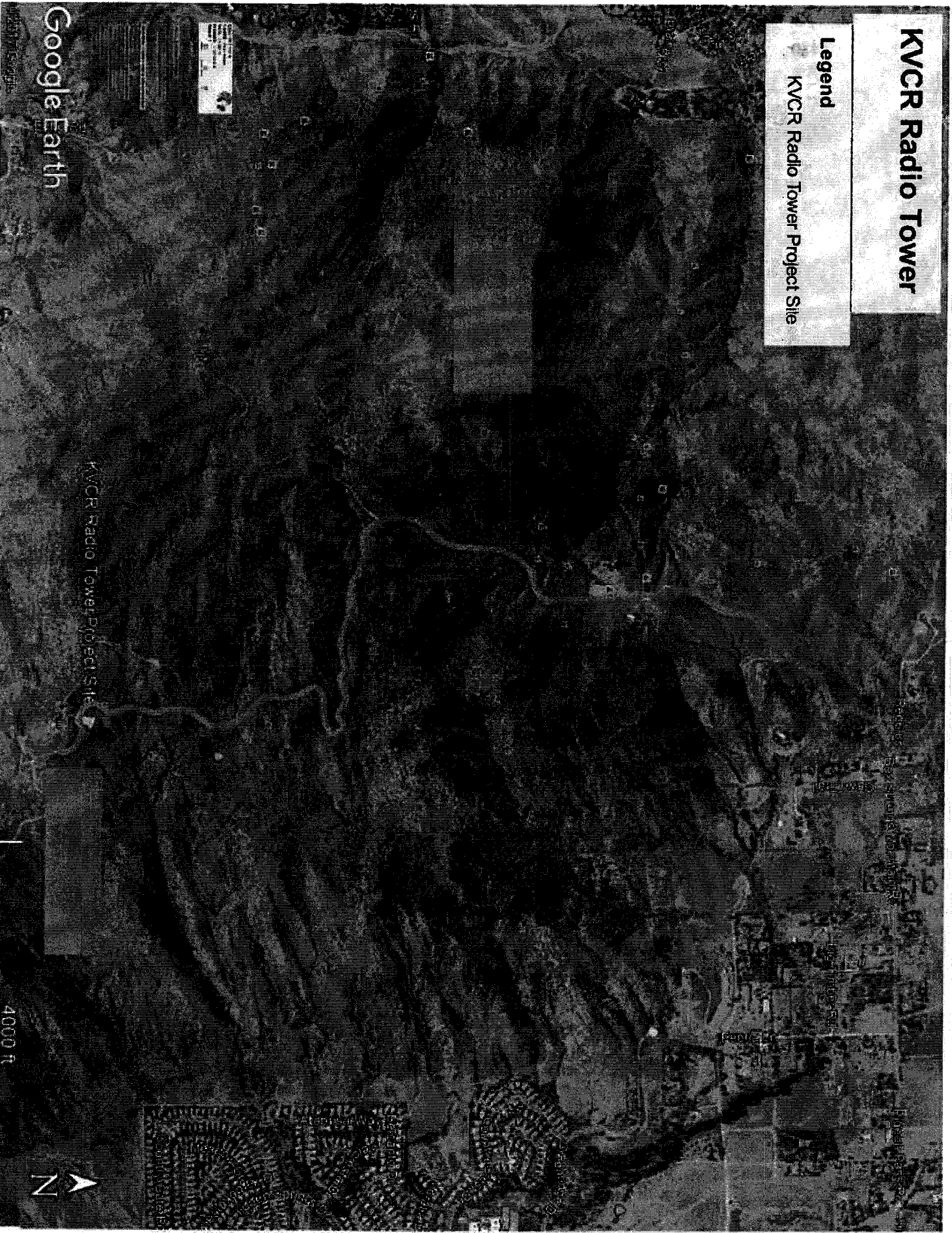
J. Johnson

TOWER TO BE REPLACED

# KVCR Radio Tower

## Legend

KVCR Radio Tower Project Site



Google Earth

KVCR Radio Tower Project Site

4000 ft



**Ross, Larry**

---

**From:** Vega, Erica L. <evega@bwsllaw.com>  
**Sent:** Monday, July 09, 2018 10:05 AM  
**To:** Ross, Larry  
**Cc:** nicole@ncastudio.com; Agah, Hussain <hagah@sbccd.cc.ca.us> (hagah@sbccd.cc.ca.us)  
**Subject:** RE: Tower and the road

Larry,

I've been informed that this reflects the current disturbed acreage. There is no plan to increase the size of the road.

Erica

---

**From:** Ross, Larry [mailto:LROSS@RIVCO.ORG]  
**Sent:** Thursday, July 05, 2018 9:30 AM  
**To:** Vega, Erica L.  
**Subject:** Tower and the road

Erica,

I really need to know if this +-4.5 acres of disturbance is the current condition, or if you propose to increase the current level of disturbance to accommodate more road.

Larry Ross  
Principal Planner  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
PO Box 1409  
Riverside, CA 92502  
(951) 955-9294

My email is changing, my new email will be [LROSS@RIVCO.ORG](mailto:LROSS@RIVCO.ORG)

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

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**County of Riverside California**



1600 Iowa Avenue - Suite 250  
Riverside, California 92507-7426  
voice 951.788.0100 - fax 951.788.5785  
www.bwslaw.com

## M E M O R A N D U M

**TO:** Larry Ross, County of Riverside Principal Planner  
**FROM:** Erica L. Vega  
on behalf of San Bernardino Community College District  
**DATE:** April 26, 2018  
**RE:** Variance Application for District Tower & CEQA Exemption Explanation

---

Per the County's Filing Instructions for Land Use Application, a request for a variance must be accompanied by a written statement of the specific provisions of Ordinance No. 348 for which the variance is requested. The District is applying for a plot plan to demolish and reconstruct on the same site a communications tower that is utilized for the KVCR radio and television broadcast stations on property that is zoned W-2-20. Under Section 15.2(A) of Ordinance No. 348, no structure that is taller than 105 feet in height is permitted in this zone unless a variance is approved pursuant to Section 18.27 of the Ordinance. The existing tower is approximately 204 feet tall. The proposed replacement tower would be approximately 344.5 feet tall. The District seeks a variance from the height limitation in Section 15.2(A). In addition, the District is requesting that the County find this project exempt from CEQA under Section 15302 of the CEQA Guidelines for the replacement and reconstruction of existing facilities.

The elevation of the project site is approximately 2939 feet. For the communications tower to function properly, there needs to be a clear line of sight between the tower and the broadcast studio. If there is no clear line of sight, then additional towers need to be built between the tower on the project site and the studio to relay the signal. The height of the existing tower is barely sufficient for a clear line of sight to the studio. This is due to development that has occurred since the current tower was constructed. Therefore, additional height is needed to maintain the line of sight. Based on the analysis by the District's engineers, the tower height would need to be at least 300 feet tall to ensure a line of sight for the foreseeable future.

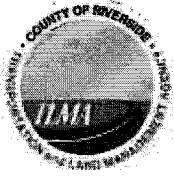
Additionally, this project involves the conversion of the broadcast signal from UHF to VHF for the KVCR television broadcast, as mandated by the Federal Communications Commission. The FCC is requiring this change to free up bandwidth in the spectrum to allow new entrants into the broadcast market. The change does not increase the broadcast capacity or range of KVCR.

The VHF antenna for television broadcasting is over 70 feet long. The FM radio antenna for the KVCR radio station is over 10 feet long. Other antennas for studio to

Larry Ross, Principal Planner  
April 25, 2018  
Page 2

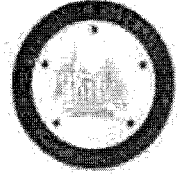
transmitter links and the antenna apertures are also on the tower. The required spacing between the antennas require a tower to be more than 105 feet tall. Antennas cannot operate at ground level; they must be elevated above surrounding terrain and not be a radio frequency radiation hazard to the general public which may wander around the tower.

As such, the taller tower is not expanding the capacity of the tower to broadcast within the region. It is necessary to maintain the existing line of sight for the foreseeable future in anticipation of continued growth in the region, to ensure that the antennas are a safe distance above ground for public health and safety, and to ensure that the multiple antennas on the tower are spaced properly so as not to cause interference.



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

*Juan C. Perez*  
*Agency Director*



06/27/18, 2:17 pm

PPT180014

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT180014. 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

The use hereby permitted to replace an existing 204 foot communications tower with an 344.5 foot communications tower on existing 3,600 square foot disturbed area adjacent to the existing equipment building.

Advisory Notification. 2      AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plot Plan Transmitted No. 180014 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 3      AND - Exhibits

Approved exhibits:

APPROVED EXHIBIT A = Plot Plan No.PPT180014 Exhibit A, dated 5-17-18. (Site Plan).

APPROVED EXHIBIT B = Plot Plan No.PPT180014 Exhibit B, dated 5-17-18. (Elevation).

APPROVED EXHIBIT TOWER LOCATION = Plot Plan No.PPT180014 Exhibit Tower Location, dated 5-17-18.

APPROVED EXHIBIT TOWER TO BE REPLACED = Plot Plan No.PPT180014 Exhibit Tower to be replaced, dated 5-17-18.

APPROVED EXHIBIT ROAD ACCESS = Plot Plan No.PPT180014 Exhibit Road Access, dated 5-17-18.

Advisory Notification. 4      AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 4      AND - Federal, State & Local Regulation Compliance  
(cont.)

- Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
    - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
  - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
  - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
  - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
  - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
  - Ord. No. 625 (Right to Farm) {Geographically based}
  - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
  - Ord. No. 671 (Consolidated Fees) {All case types}
  - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
  - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
  - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
  - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 4      AND - Federal, State & Local Regulation Compliance  
(cont.)

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

#### 4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

### Fire

Fire. 1      Gen - Custom

Provide approved fire apparatus turnaround.

### Planning

Planning. 1      ALUC part 1

Conditions of approval required per the June 21, 2018 letter from Riverside County Airport Land Use Commission:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Reche Canyon/Badlands Area Plan:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 1 ALUC part 1 (cont.)  
approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight.

4. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

5. The attached notice shall be provided to all prospective purchasers of the property and lessees

6. Any proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

Planning. 2 ALUC part 2

Conditions of approval required per the June 21, 2018 letter from Riverside County Airport Land Use Commission:

8. The proposed structure shall be marked/lighted in accordance with Federal Aviation Administration (FAA) Advisory Circular 70/7460-1 L Change 1, Obstruction Marking and Lighting, a med-dual system – Chapters 4, 8 (M-Dual), and 12, and such lighting shall be maintained therewith for the life of the project.

9. The proposed structure shall not exceed a height of 345 feet above ground level

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 2 ALUC part 2 (cont.)  
and a maximum elevation at top point of 3,284 feet above mean sea level.

10. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission. Any change in height that exceeds a total height of 345 feet will require Form 7460-1 submittal, review, and issuance of a "Determination of No Hazard to Air Navigation" by the Federal Aviation Administration Obstruction Evaluation Service.

11. Temporary construction equipment used during actual construction of the structure shall not exceed 345 feet in height and a maximum elevation of 3,284 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

12. At least 10 days prior to start of construction, Part 1 of FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration Obstruction Evaluation Service. Such e-filing shall also be conducted in the event the project is abandoned.

13. Within five (5) days after construction reaches its greatest height, Part 2 of FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration Obstruction Evaluation Service. Such e-filing shall also be conducted in the event the project is abandoned.

14. Any failure or malfunction affecting a top light or flashing obstruction light, regardless of its position, that lasts more than thirty (30) minutes shall be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

Planning. 3 PPT HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this PERMIT or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning this PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests; and

**ADVISORY NOTIFICATION DOCUMENT**

Planning

Planning. 3 PPT HOLD HARMLESS (cont.)

(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.

Planning. 4 PPT 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 the revocation procedures.

Planning. 5 PPT EXPIRATION DATE

This approved permit shall be used within nine (9) 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 9 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

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 5 PPT EXPIRATION DATE (cont.)  
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. 6 USE - CEASED OPERATIONS

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 7 USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Planning. 8 USE - NO OUTDOOR ADVERTISING

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 9 USE - ORD 810 OS FEE (1)

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

#### Planning-CUL

Planning-CUL. 1 If Human Remains Found

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-CUL. 2 Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)  
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. Resource evaluations shall be limited to nondestructive analysis.

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.

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

### Planning-GEO

Planning-GEO. 1 GEO180019 ACCEPTED

County Geologic Report GEO No. 180019, submitted for the project PPT180014, APN 256-030-010, was prepared by Terracon, and is titled; "Geotechnical Engineering Report, Proposed KVCR Television/Radio Tower, Moreno Valley, California," dated October 3, 2017.

GEO180019 concluded:

1. This site is not located within an Alquist-Priolo Earthquake Fault Zone nor a County designated fault hazard zone.
2. Known faults or fault-related features are not located within the site; therefore, the potential for fault rupture within the site is considered low.
3. Groundwater is estimated to be greater than 100 feet below existing ground surface.
4. Due to the depth of groundwater and the existing shallow bedrock, liquefaction is not considered a hazard to the subject site.
5. Due to the existence of shallow bedrock, seismic settlement is considered negligible.
6. Due to the existence of shallow bedrock, hydrocollapse settlement of the site is not considered a hazard.
7. Estimated total settlement from structural loads is less than about ½ inch, with the estimated differential settlement at about ½ of total settlement.

GEO180019 recommended:

1. All areas to be graded should be stripped or cleaned of significant vegetation, and rocks greater than 8 inches in largest dimension and other deleterious material, and removed from the site for disposal.
2. Due to the high bearing capacity demand of the tower foundations, all footings should rest upon competent bedrock material. This will require excavation of at least 2 to 3 feet of surface soils.
3. Excavation within surficial soil layer should extend at least 5 feet laterally beyond the footing lines, where possible.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                    GEO180019 ACCEPTED (cont.)  
GEO No. 180019 satisfies the requirement for a geologic study/slope stability analysis for Planning/CEQA purposes. GEO No. 180019 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

### Planning-PAL

Planning-PAL. 1                    LOW PALEO SENSITIVITY

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will 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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

Planning-PAL. 1                      LOW PALEO SENSITIVITY (cont.)  
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.



Plan: PPT180014

Parcel: 256030011

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      USE - FEE STATUS                      Not Satisfied

Prior to the issuance of grading permits for Plot Plan Transmitted No. 180014, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2                      USE - REQUIRED APPLICATIONS (1)                      Not Satisfied

No grading permits shall be issued until Variance No. 180002 have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 3                      USE - SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3,600 square feet in accordance with APPROVED EXHIBIT NO. A.  
If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      USE - AGENCY CLEARANCE                      Not Satisfied

Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

Provide the proof of recordation to ALUC at:  
County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

Once ALUC is satisfied, this condition can be cleared.

080 - Planning. 2                      USE - CONFORM TO ELEVATIONS                      Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

080 - Planning. 3                      USE - FEE STATUS                      Not Satisfied

Prior to issuance of building permits for Plot Plan Transmitted No. 180014, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 4                      USE - LIGHTING PLANS                      Not Satisfied

All outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

Plan: PPT180014

Parcel: 256030011

80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 USE - REQUIRED APPLICATIONS (2) Not Satisfied

No building permits shall be issued until Variance No. 180002 has been approved and adopted by the Board of Supervisors and has been made effective.

080 - Planning. 6 USE - SCHOOL MITIGATION Not Satisfied

Impacts to the Moreno Valley Unified School District shall be mitigated in accordance with California State law.

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 USE - ORD 810 0 S FEE (2) Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy, whichever comes first, the applicant shall comply with the provisions of Riverside

County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan Transmitted No. 180014 is calculated to be 3,600 square feet. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan Transmitted No. 180014 has been calculated to be 3,600 square feet.

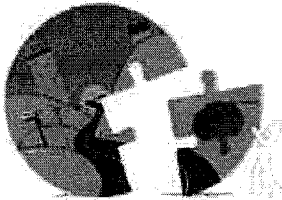
In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 3 USE - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3,600 square feet in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE ("DAC")  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409

DATE: May 10, 2018

TO:

Riv. Co. Fire Department (Riv. Office)  
P.D. Environmental Programs Division  
P.D. Archaeology Section

P.D. Geology Section  
Riv. Co. Airport Land Use Commission

**Plot Plan Transmitted No. 180014 and Variance No. 180002**– CEQA Exempt – Applicant: San Bernardino Community College District – Representative: Erica Vega at Burke, Williams & Sorensen, LLP – First Supervisorial District – Reche Canyon / Badlands Area Plan – Edgemont – Sunnymead District – Zoning: Controlled Development Areas – 20 acre minimum (W-2-20) – Location: West of Box Mountain Road and North of Box Springs Road, approximately 3000 ft. northwest of the large "M" on the mountain – **REQUEST: LIMITED TRANSMITTAL - ALUC, Biology, Archeology, Geology, and Fire only PPT No. 180014** proposes to replace an existing 204 foot communications tower with an 344.5 foot communications tower on existing disturbed area adjacent to the existing equipment building. **Variance No. 180002** is a request to exceed the 105 foot height limitation for structures required by section 15.2(A) of Ordinance No. 348 to allow for the proposed 344.5 foot communications tower. The request is based upon line of sight needs between the studio and the tower, a mandate from FCC regarding required equipment changes, and required vertical spacing between transmitters on the same tower. – APN: 256-030-009– Related Case: N/A BBID: 521-767-861

**DAC 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 Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC Internal review on May 17, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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

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

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

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

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



June 21, 2018

Mr. Larry Ross, Principal Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
(VIA HAND DELIVERY)

**CHAIR**

Steve Manos  
Lake Elsinore

**VICE CHAIR**

Russell Betts  
Desert Hot Springs

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

**STAFF**

Director  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1315MA18  
Related File No.: PPT180014 (Plot Plan), VAR180002 (Variance)  
APN: 256-030-010; 256-030-011

Dear Mr. Ross:

On June 14, 2018, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case Nos. PPT180014 (Plot Plan) and VAR180002 (Variance) proposing to replace an existing 204 foot tall communications tower with a 345 foot tall communications tower within a previously disturbed 3,600 square foot area within a 47-acre area located westerly of Box Mountain Road and northerly of Box Springs Road, approximately 3,000 feet northwest of the large "M" mountain sign, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Reche Canyon/Badlands Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible

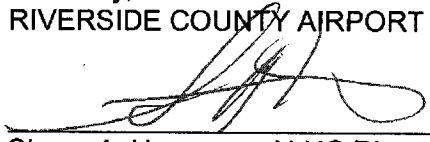
wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight.

4. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
5. The attached notice shall be provided to all prospective purchasers of the property and lessees
6. Any proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. The proposed structure shall be marked/lighted in accordance with Federal Aviation Administration (FAA) Advisory Circular 70/7460-1 L Change 1, Obstruction Marking and Lighting, a med-dual system – Chapters 4, 8 (M-Dual), and 12, and such lighting shall be maintained therewith for the life of the project.
9. The proposed structure shall not exceed a height of 345 feet above ground level and a maximum elevation at top point of 3,284 feet above mean sea level.
10. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission. Any change in height that exceeds a total height of 345 feet will require Form 7460-1 submittal, review, and issuance of a "Determination of No Hazard to Air Navigation" by the Federal Aviation Administration Obstruction Evaluation Service.
11. Temporary construction equipment used during actual construction of the structure shall not exceed 345 feet in height and a maximum elevation of 3,284 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
12. At least 10 days prior to start of construction, Part 1 of FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration Obstruction Evaluation Service. Such e-filing shall also be conducted in the event the project is abandoned.
13. Within five (5) days after construction reaches its greatest height, Part 2 of FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration Obstruction Evaluation Service. Such e-filing shall also be conducted in the event the project is abandoned.

14. Any failure or malfunction affecting a top light or flashing obstruction light, regardless of its position, that lasts more than thirty (30) minutes shall be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity  
Aeronautical Study Nos. 2018-AWP-139-OE and 2017-AWP-12160-OE

cc: San Bernardino Community College District (applicant)  
Erica Vega, Burke, Williams & Sorenson, LLP – Riverside Office (representative)  
Burke, Williams & Sorenson, LLP – Los Angeles office (fee-payer)  
Henry Broadcasting Company c/o Sean Buckley (property owner)  
Western Riverside County Regional Conservation Authority – Riverside address  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Daniel "Rock" Rockholt, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1315MA18\ZAP1315MA18.LTR.doc

# **NOTICE OF AIRPORT IN VICINITY**

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2018-AWP-139-OE  
Prior Study No.  
2017-AWP-12160-OE

Issued Date: 01/11/2018

Larry R. Ciecalone  
San Bernardino Community College District  
701 South Mt. Vernon Ave  
San Bernardino, CA 92410

**\*\* MARKING & LIGHTING RECOMMENDATION \*\***

The Federal Aviation Administration has completed an evaluation of your request concerning:

Structure:	Lighting Study KVCR - New Tower
Location:	Moreno Valley, CA
Latitude:	33-57-57.43N NAD 83
Longitude:	117-17-09.10W
Heights:	2939 feet site elevation (SE) 345 feet above ground level (AGL) 3284 feet above mean sea level (AMSL)

Based on this evaluation, we have no objection to the change provided the structure is marked/lighted in accordance with FAA Advisory Circular 70/7460-1, L Change 1, Obstruction Marking and Lighting, a med-dual system - Chapters 4,8(M-Dual),&12.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

So that aeronautical charts and records can be updated, it is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed when the new system is installed and operational.

If this structure is subject to the authority of the Federal Communications Commission a copy of this letter will be forwarded to them and application should be made for permission to change the marking/lighting as requested.

This evaluation concerns the effect of the marking/lighting changes on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-139-OE.



**Signature Control No: 352778053-352934303**

(MAL)

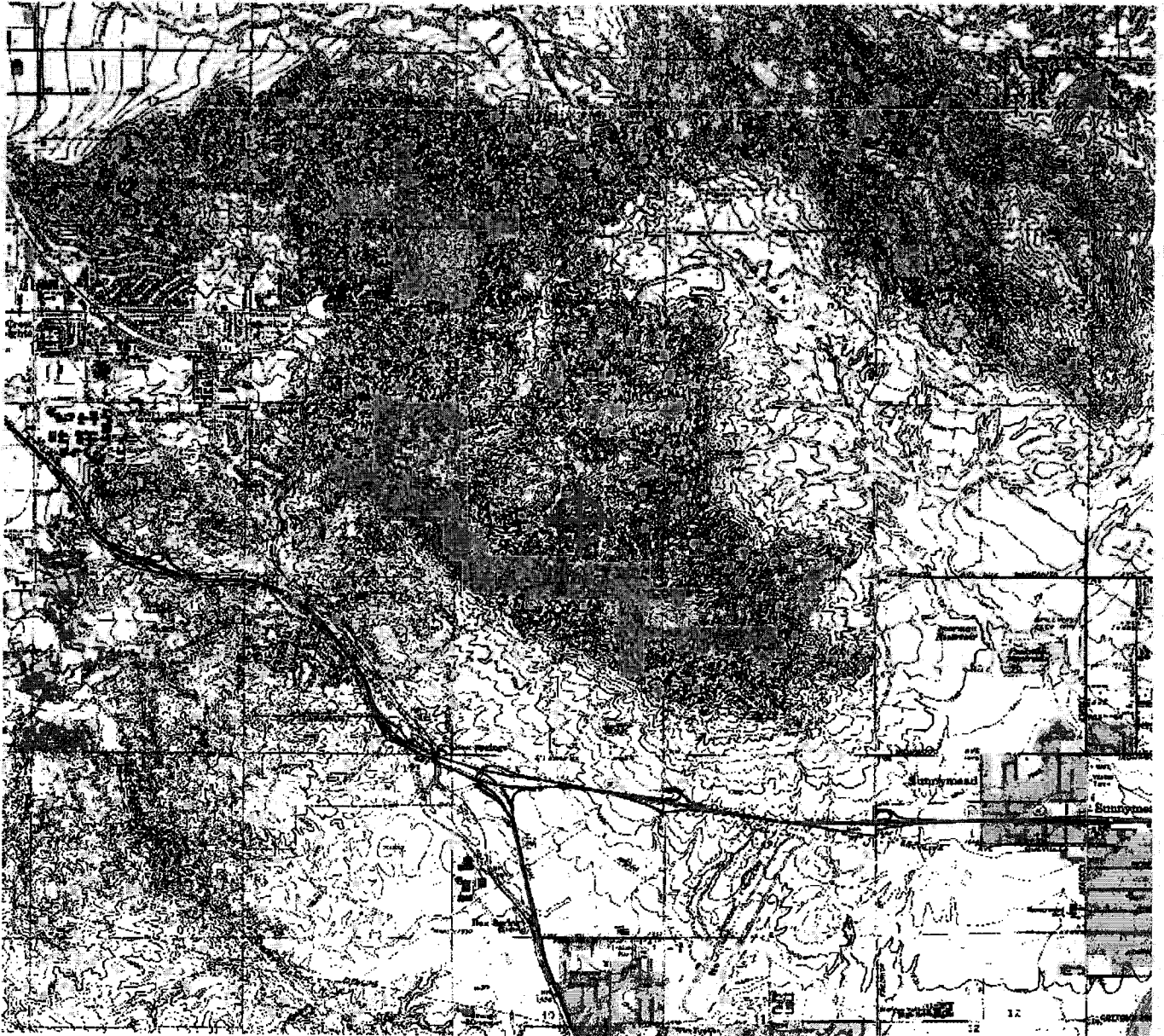
Karen McDonald

Specialist

Attachment(s)

Map(s)

cc: FCC





Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2017-AWP-12160-OE  
 Prior Study No.  
 2017-AWP-8529-OE

Issued Date: 12/31/2017

Larry R. Ciecalone  
 San Bernardino Community College District  
 701 South Mt. Vernon Ave  
 San Bernardino, CA 92410

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower KVCR - New Tower  
 Location: Moreno Valley, CA  
 Latitude: 33-57-57.43N NAD 83  
 Longitude: 117-17-09.10W  
 Heights: 2939 feet site elevation (SE)  
 345 feet above ground level (AGL)  
 3284 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 1, Obstruction Marking and Lighting, paint/red lights - Chapters 3(Marked),4,5(Red),&12.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 07/01/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-12160-OE.

**Signature Control No: 349747312-352114741**

( EBO )

Karen McDonald  
Specialist

Attachment(s)  
Additional Information  
Frequency Data  
Map(s)

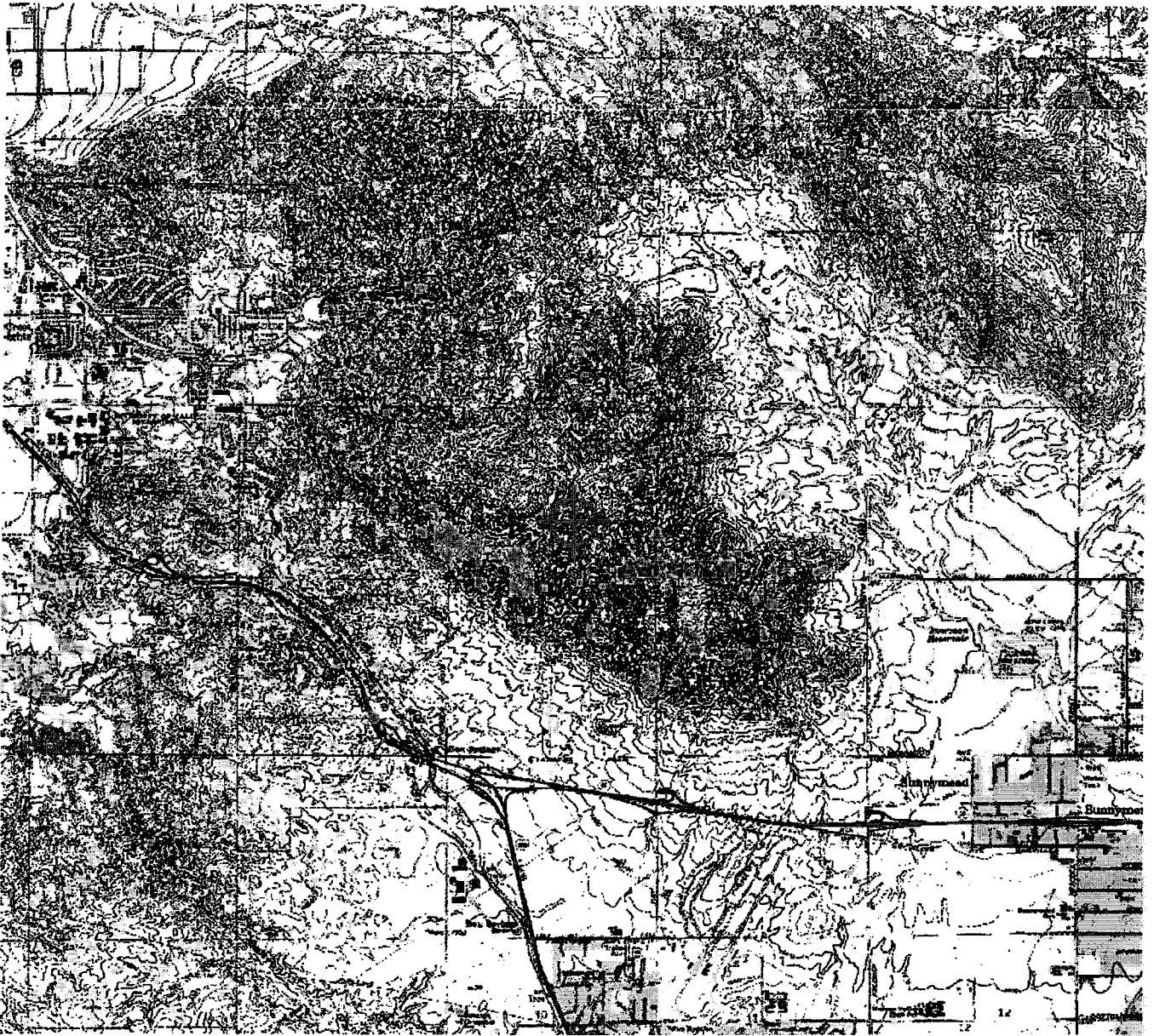
cc: FCC

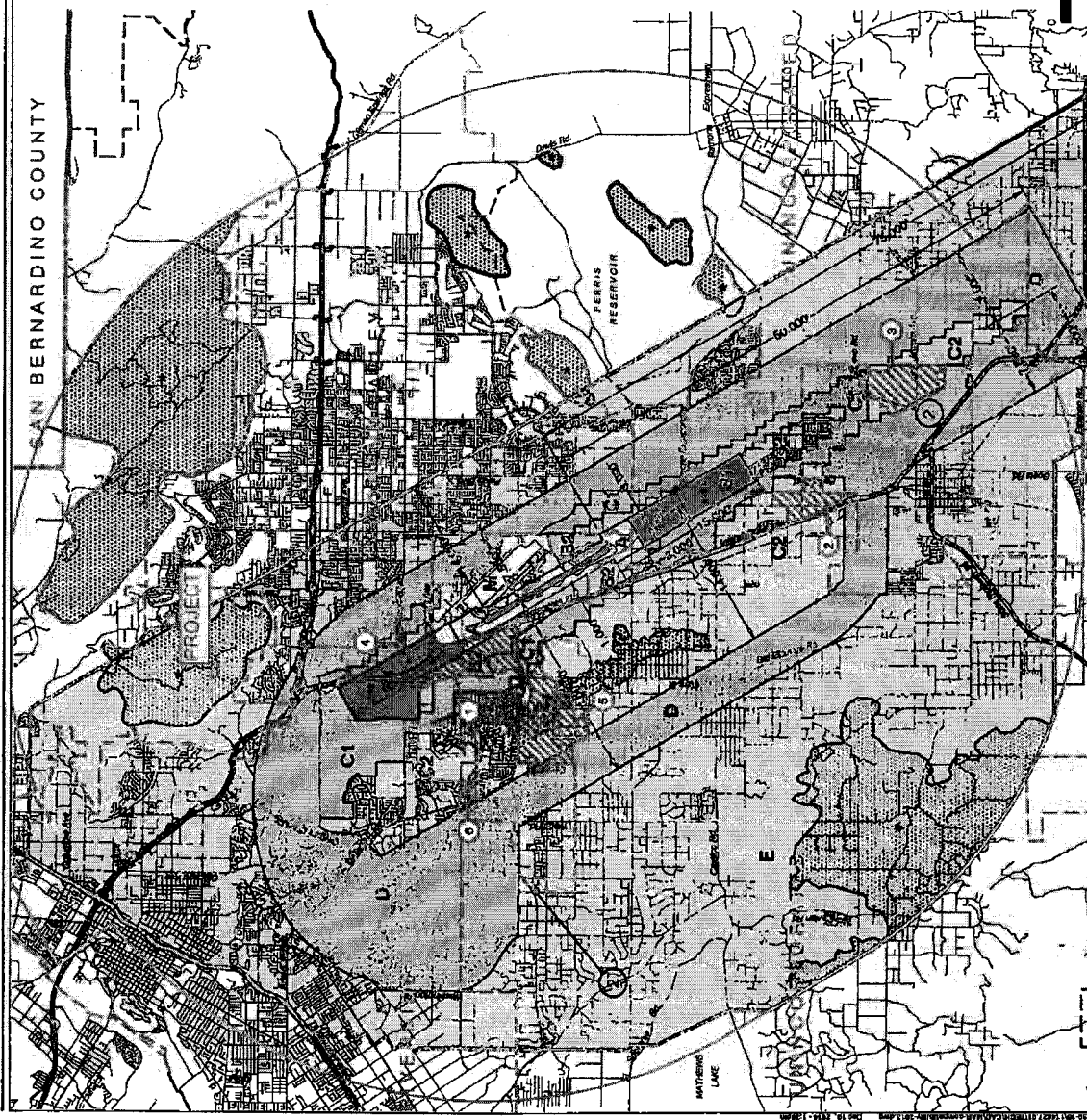
Additional information for ASN 2017-AWP-1216 E

AT 3284 AMSL, Corona, CA Corona Muni, (AJO) Obstacle penetrates Rwy 07 40:1 departure surface, however, required climb gradient is less than currently published, therefore NO IFR EFFECT. /// Chino, CA Chino (CNO) Obstacle penetrates rwy 8 L/R departure surface, however required climb gradient is less than currently published, therefore NO IFR EFFECT. /// Riverside, CA Riverside Muni (RAL) Obstacle penetrates Rwy 9/27 departure surface, however due to current departure procedure, the procedures turn before the obstacle, therefore NO IFR EFFECT. RWY 16 departure NA terrain. Obstacle penetrates Rwy 34 departure surface, however required climb gradient is less than currently published, therefore NO IFR EFFECT. /// Redlands, CA Redlands Muni (REI) obstacle penetrates Rwy 26 departure surface, however, required climb gradient is less than currently published, therefore NO IFR EFFECT. /// Riverside/Rubidoux, CA Flabob (RIR) Obstacle penetrates Rwy 6/24 departure surface, however, required climb gradient is less than currently published, therefore NO IFR EFFECT. /// San Bernardino, CA San Bernardino INTL (SBD) obstacle penetrates Rwy 6 40:1 departure surface, however required climb gradient is less than currently published, therefore NO IFR EFFECT. Obstacle penetrates Rwy 24 40:1 departure surface, however, due to current departure procedure, the procedures turns before the obstacle, therefore NO IFR EFFECT. /// Chino, CA Chino (CNO) ILS OR LOC RWY 26R Obstacle becomes the controller in the Initial (from HDF VOR TO CAZBY INT) but ALT stays the same. NO IFR EFFECT. /// Ontario, CA Ontario INTL (ONT) ILS OR LOC RWY 8L, Obstacle becomes the alternate missed approach controlling obstacle, however does not penetrate the missed approach therefore No IFR EFFECT. /// ILS OR LOC RWY 26R, Obstacle becomes the initial (PDZ VORTAC TO HIGRO INT) controlling obstacle, however NO IFR EFFECT. /// ILS OR LOC RWY 26L, Obstacle become the initial (PDZ VORTAC TO HIGRO INT) controlling obstacle, however NO IFR EFFECT.

Frequency Data for ASN 2017-AWP-12160-OF

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
76	82	MHz	27.2	kW
91.8	92	MHz	3.8	kW

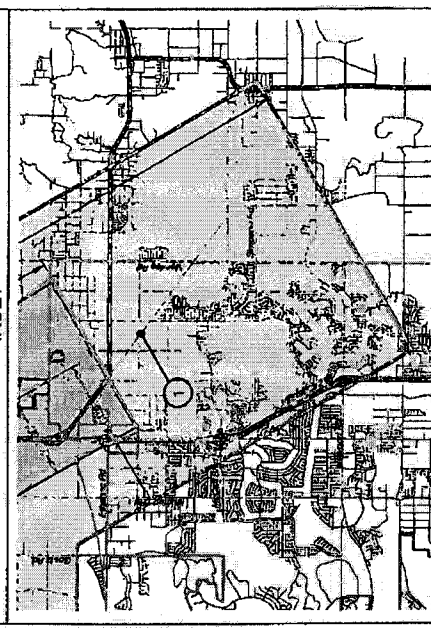




**LEGEND**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C1
  - Zone C2
  - Zone D
  - Zone E
  - Zone M
  - High Terrain Zone
  - FAR Part 77 Military Outer Horizontal Surface Limits
  - FAR Part 77 Notification Area
- Boundary Lines**
- March Air Reserve Base / Air Force Property
  - March Joint Powers Authority Property Line
  - County Boundary
  - City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)**
- 1 March JPA, March Business Center/Meridian
  - 2 Perris: Harvest Landing
  - 3 Perris: Park West
  - 4 Moreno Valley: Affordable Housing
  - 5 March JPA, Ben Clark Training Center
  - 6 Riverside: Ridge Crest Subdivision
- 1** Point at which aircraft on Runway 32 US approach descended below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- 2** Point at which departing aircraft typically reach 3,000 feet above runway end.

**INSET**



Riverside County  
 Airport Land Use Commission  
 March Air Reserve Base / Inland Port Airport  
 Land Use Compatibility Plan  
 (Adopted November 13, 2014)

Map MA-1

Note:  
 All dimensions are measured from runway ends and centerlines.



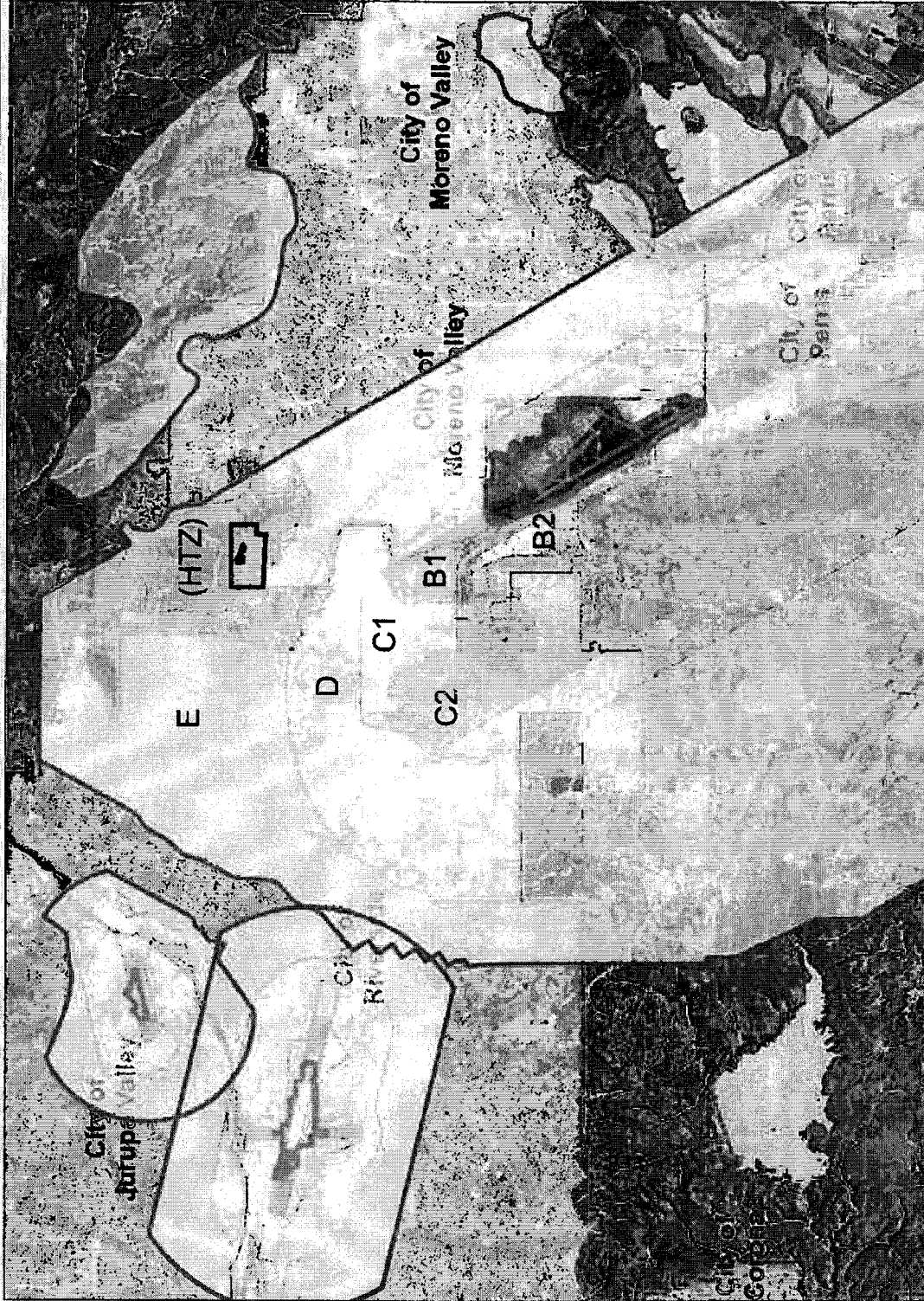
Base map source: County of Riverside 2013

**Compatibility Map**

March Air Reserve Base / Inland Port Airport



# My Map



- Legend**
- Airports
  - AIA
  - Airport Compatibility
  - /// OTHER ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6
  - C2-HIGHT

## Notes

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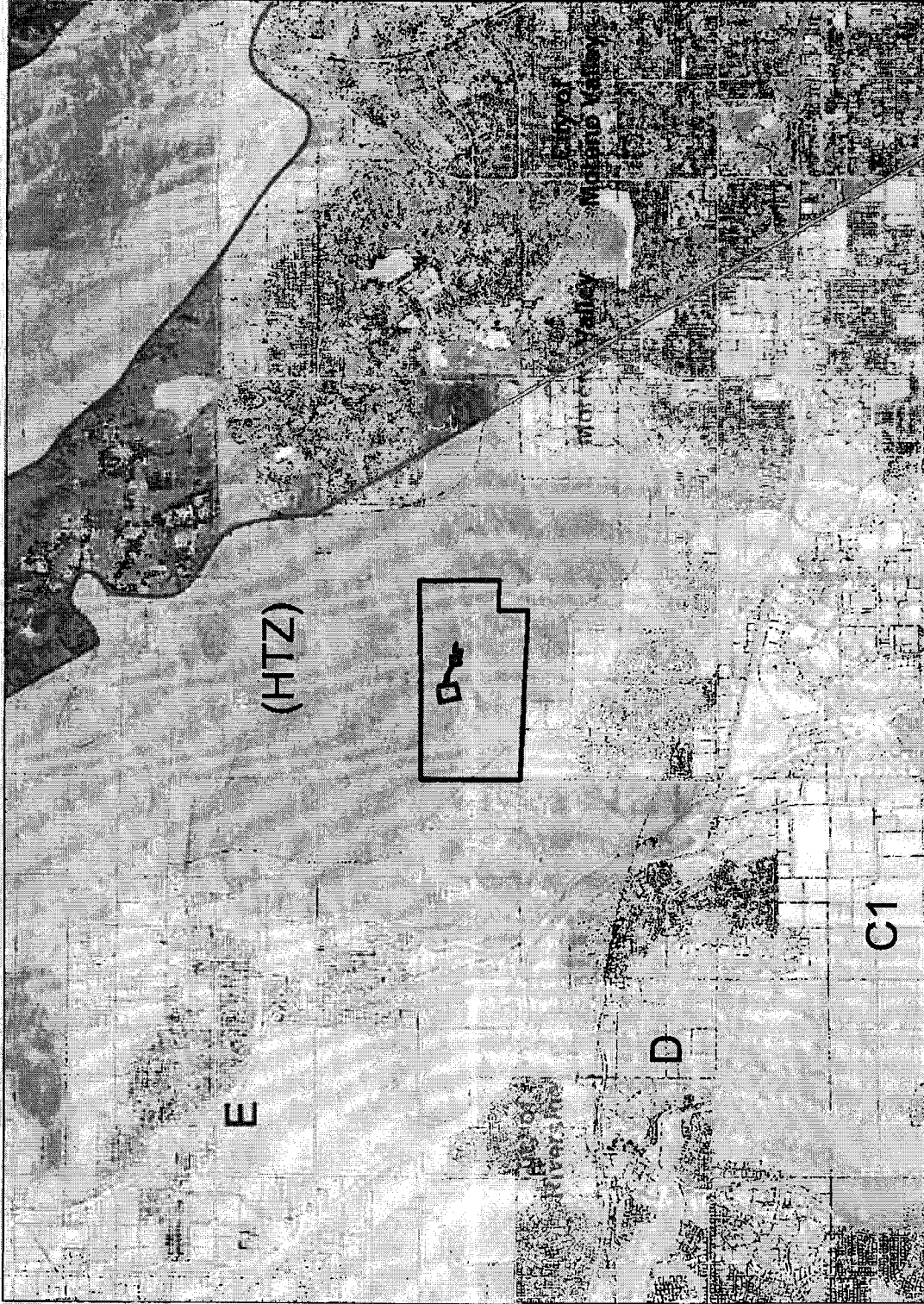
0 15,768 31,536 Feet



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# My Map



## Legend

- Airports
- AJA
- Airport Compatibility
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

## Notes

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0 4,970 9,941 Feet



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**Riverside East Quadrangle, California (2015)**

Contour Interval = 20 Feet

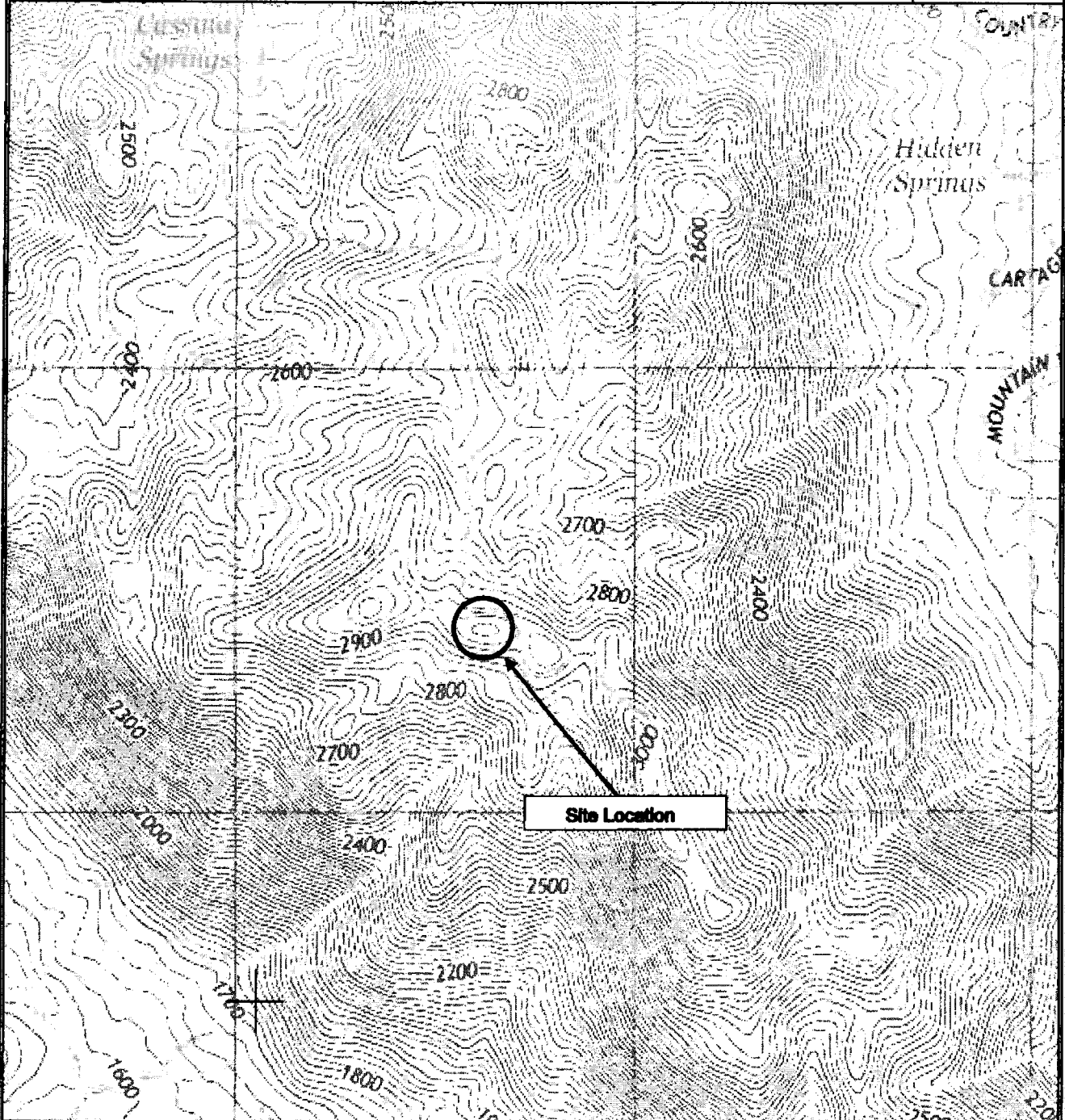
Scale 1 Inch = ~2,000 Feet

Latitude: 33° 57' 57.43" Longitude: 117° 17' 9.10"

Township: 2S Range: 4W Section: 27



North



**USGS Topographic Map – Location Map**

San Bernardino Comm College District

KVCR New Tower SBCCD

10550 Box Springs Mountain Road

Moreno Valley, CA 92557

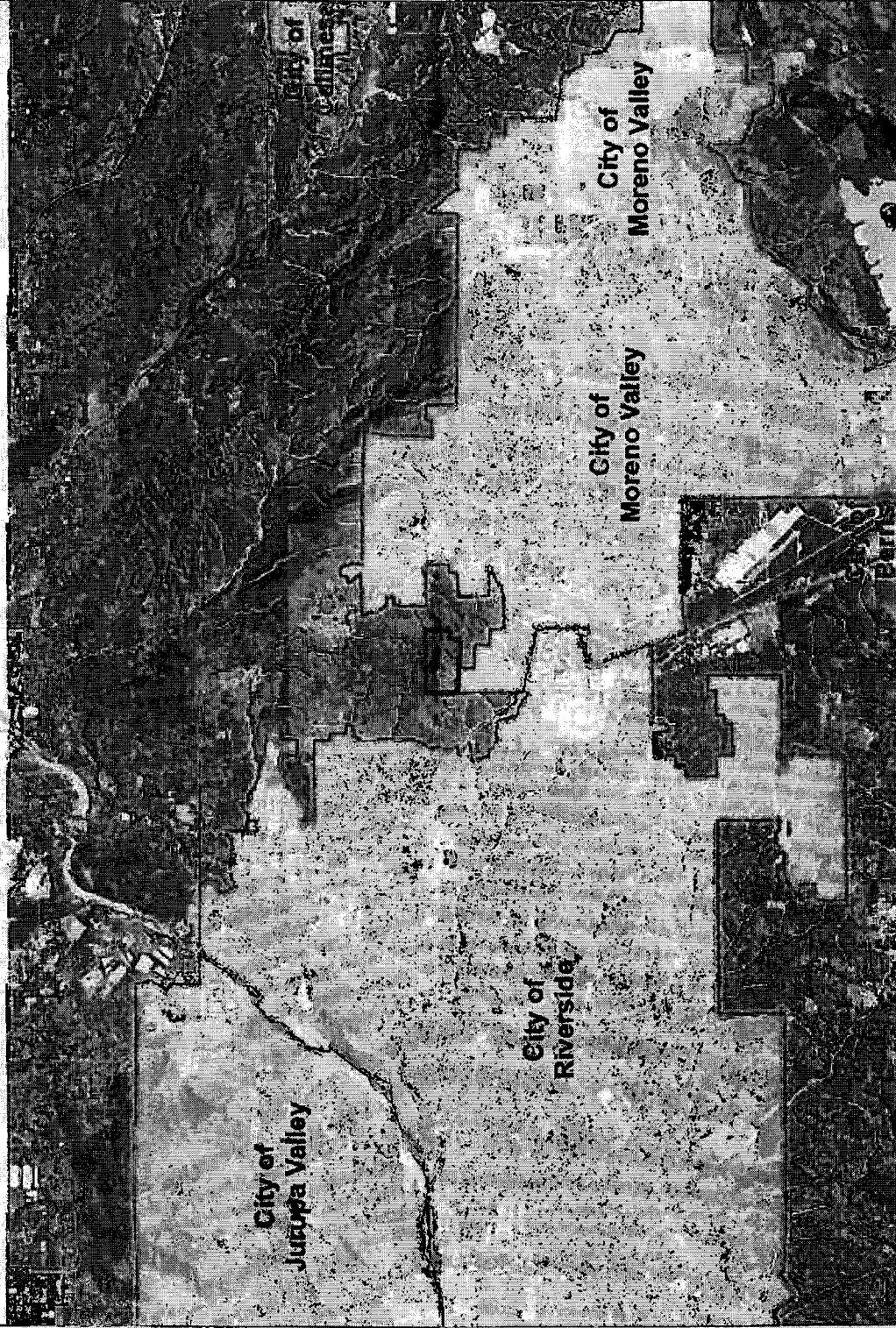


**TRILEAF**

ENVIRONMENTAL • ARCHITECTURE • ENGINEERING



# My Map



## Legend

- City Boundaries
- Cities
- adjacent\_highways**
  - Interstate
  - Interstate 3
  - State Highways, 60
  - State Highways, 3
  - US HWY
  - OUT
- highways\_large**
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - USHWY
- counties
- cities

## Notes

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0 15,768

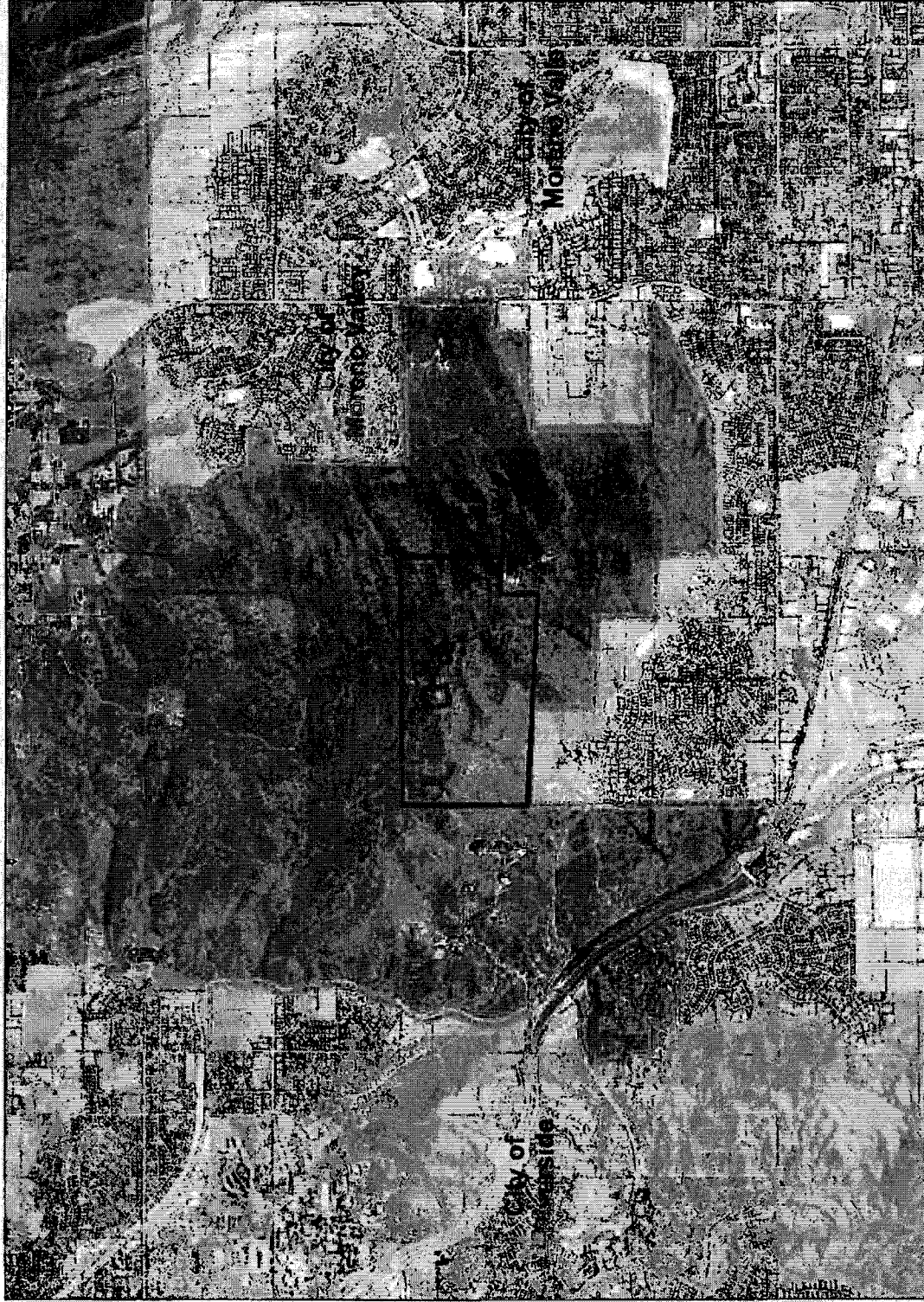
31,536 Feet























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# My Map



## Legend

-  City Boundaries
-  Cities
-  roads
-  highways
-  INTERCHANGE
-  INTERSTATE
-  OFFRAMP
-  ONRAMP
-  USHWY
-  roads
-  Major Roads
-  Arterial
-  Collector
-  Residential
-  counties
-  cities
-  hydrography
-  waterbodies
-  Lakes
-  Rivers

## Notes

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



0 3,942 7,884 Feet



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# My Map



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

## Notes

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



0 1,819 3,639 Feet



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TOPOGRAPHIC SURVEY  
KVCB RADIO TOWER

ATES  
8348 CENTER DRIVE, SUITE G, LA MESA, CA 92041  
PH (619) 697-9234 FAX (619) 440-2033

SNIPES-DYE ASSOCIATES  
17149 CALIFORNIA AVENUE, SUITE 200, THERESA, CA 95129  
TEL: (415) 452-2222 FAX: (415) 452-2221  
WWW.SNIPES-DYE.COM

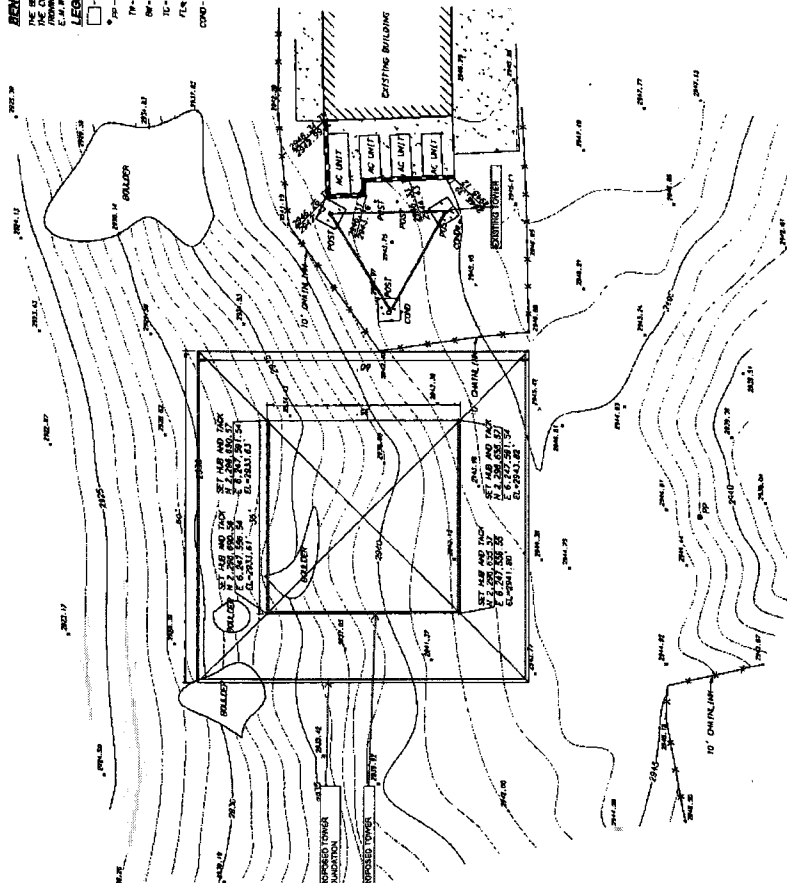
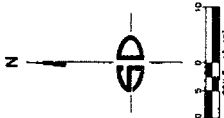
1  
SB1251



WILLIAM A. SNIPES  
9/26/2017  
REVISED: 11/17/2017  
REVISED: 04/19/2018  
REVISED: 04/23/2018

**BENCHMARK:**  
THE BENCHMARK FOR THIS SURVEY IS THE COUNTY OF RIVERSIDE BENCH TAG IN  
THE SE1/4 OF THE NW1/4 OF SECTION 36, T38N, R16E, S4E, MERIDIAN 15N,  
UNADJUSTED ACRES AND ADJACENT BOLLINGER, IN THE SOUTHWEST CORNER OF AN  
E.I.A.R.O. CONCRETE MASTER STATION. ELEVATION = 1736.772, WIDTHS.

**LEGEND:**  
□ - INDICATES CONCRETE SURFACE.  
\* - INDICATES POWER POLE.  
TM - INDICATES TOP OF WALL.  
BM - INDICATES BOTTOM OF WALL.  
IC - INDICATES TOP OF CURB.  
TLR - INDICATES FIRM LINE.  
CWD - INDICATES CONDUIT.



CP SET W/6 W/11 & W/6  
11/17/2017  
04/19/2018  
04/23/2018

**Rull, Paul**

---

**From:** ROCKHOLT, DANIEL L CTR USAF AFRC HQ AFRC <daniel.rockholt.2.ctr@us.af.mil>  
**Sent:** Monday, May 21, 2018 9:08 AM  
**To:** Spivak, Marjorie  
**Cc:** Rull, Paul; HAUSER, DENISE L GS-11 USAF AFRC 452 MSG/CECP  
**Subject:** RE: SBCCD KVCR Tower (ZAP1315MA18)

Marjorie:

March ARB Airfield Management and air traffic control personnel have reviewed the proposed KVCR antenna (ALUC Project # ZAP1315MA18) and have determined it will not have an adverse effect on air traffic control, therefore are not requesting any additional conditions or mitigation measures on the project.

Should you have any questions please do not hesitate to contact me at any time.

Very respectfully,  
Rock

Daniel "Rock" Rockholt, AICP  
Contract Community Planner  
452d MSG/CECP  
NIPR: daniel.rockholt.2.ctr@us.af.mil  
Comm: 951-655-2236  
DSN: 447-2236

-----Original Message-----

**From:** Spivak, Marjorie [mailto:Marjorie.Spivak@wbd-us.com]  
**Sent:** Monday, May 21, 2018 8:13 AM  
**To:** ROCKHOLT, DANIEL L CTR USAF AFRC HQ AFRC <daniel.rockholt.2.ctr@us.af.mil>  
**Subject:** [Non-DoD Source] SBCCD KVCR Tower

Hi Mr. Rockholt,

Per our telephone conversation last week, I just want to follow up with you concerning San Bernardino Community College District's proposed replacement tower at Moreno Valley, California.

If you could let us know the status of review, I would truly appreciate it. Time is of the essence with regard to this tower project and I have many stakeholders that would like to know the status of review.

Should you have any questions, or require additional information, please do not hesitate to contact me.

Thank you,

Marjorie Spivak





# RIVERSIDE COUNTY **PLANNING DEPARTMENT**

Charissa Leach, P.E.  
Assistant TLMA Director

## **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.

Caroline Erwin 4/26/18  
Property Owner(s) Signature(s) and Date

Caroline Erwin  
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**

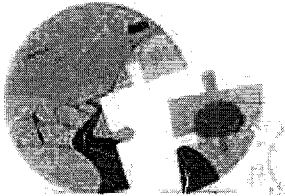
- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*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.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## 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. PPT 180014

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: San Bernardino Community College District

Contact Person: Hussain Agah E-Mail: hagah@sbccd.cc.ca.us

Mailing Address: 114 S. Del Rosa Drive

San Bernardino <sup>Street</sup> CA 92408  
City State ZIP

Daytime Phone No: (909) 382-4094 Fax No: ( )

Engineer/Representative Name: Burke, Williams & Sorensen, LLP

Contact Person: Erica L. Vega, Esq. E-Mail: evega@bwslaw.com

Mailing Address: 1600 Iowa Ave., Suite 250

Riverside <sup>Street</sup> CA 92507  
City State ZIP

Daytime Phone No: (951) 788-0100 Fax No: (951) 788-5785

Property Owner Name: Henry Broadcasting Company (c/o Buckley Real Estate Inc.)

Contact Person: Sean Buckley E-Mail: seanb2139@gmail.com

Mailing Address: 2277 Jerrold Ave.

San Francisco <sup>Street</sup> CA 94124  
City State ZIP

Daytime Phone No: (415) 285-1133 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

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**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.)

Henry Broadcasting Company  
PRINTED NAME OF PROPERTY OWNER(S)

*Charles Erwin* CORP. TREASURER  
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): 256-030-009

Approximate Gross Acreage: 299 ac (project is proposed on 20,000 sq ft leased by applicant)

General location (nearby or cross streets): North of Box Springs Road, South of Box Springs Mtn Reserve, East of Watkins Drive, West of Pidgeon Pass Road

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Removal of an existing radio tower and construction of a new, taller radio tower on the same site.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 18.30.A.3

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	n/a	204.67'		Radio tower	<input checked="" type="checkbox"/>	unknown
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 checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	n/a	344.5'		Radio tower
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" 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  No

If yes, provide Application No(s). \_\_\_\_\_  
(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): Geotechnical report

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: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone number: \_\_\_\_\_  
Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: \_\_\_\_\_  
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) Christine Brown, Corp. TREASURER Date 2/5/2018  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_



## **APPLICATION FOR LAND USE AND DEVELOPMENT**

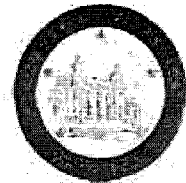
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**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

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



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



Juan C. Perez  
Director of Transportation and Land Management Agency

Patricia Romo  
Assistant Director,  
Transportation Department

Steven A. Weiss  
Planning Director,  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Code Enforcement Official,  
Code Enforcement Department

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**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and San Bernardino Community College District hereafter "Applicant" and Henry Broadcasting Company "Property Owner".

**Description of application/permit use:**

Plot plan application to construct a 344.5' tall radio tower and demolish and existing radio tower on  
the same site

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 256-030-009

Property Location or Address:  
10550 Box Springs Mountain Road, Moreno Valley, CA 92557

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Henry Broadcasting Company Phone No.: (415) 285-1133  
 Firm Name: Buckley Real Estate Inc. Email: seanb2139@gmail.com  
 Address: 2277 Jerrold Ave.  
San Francisco, CA 94124

**3. APPLICANT INFORMATION:**

Applicant Name: Hussain Agah Phone No.: (909) 382-4094  
 Firm Name: San Bernardino Community College District Email: hagah@sbccd.cc.ca.us  
 Address (if different from property owner)  
114 S. Del Rosa Drive  
San Bernardino, CA 92408

**4. SIGNATURES:**

Signature of Applicant: [Signature] Date: 2/6/18  
 Print Name and Title: Steven J. Sutorus, Business Manager, SBCCD

Signature of Property Owner: [Signature] Date: 2/5/2018  
 Print Name and Title: CAROLINE F. ERWIN, CORP. TREASURER

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: _____	_____
Set #: _____	Application Date: _____

## NOTICE OF PUBLIC HEARING

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:

**PLOT PLAN NO. 180014** and **VARIANCE NO. 180002** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15202 (Replacement or Reconstruction of Existing Structures) – Applicant: San Bernardino Community College District – Representative: Erica Vega at Burke, Williams & Sorensen, LLP – First Supervisorial District – Reche Canyon /Badlands Area Plan – Edgemont – Sunnymead District – Zoning: Controlled Development Areas – 20 acre minimum (W-2-20) – Location: Westerly of Box Mountain Road and Northerly of Box Springs Road, approximately 3000 ft. northwesterly of the large "M" on the mountain – **REQUEST: Plot Plan No. 180014** proposes to replace an existing 204 foot television and radio broadcast tower with an 344.5 foot television and radio broadcast tower on an existing 3,600 square foot disturbed area adjacent to the existing equipment building. **Variance No. 180002** is a request to exceed the 105 foot height limitation for structures required by section 15.2(A) of Ordinance No. 348 to allow for the proposed 344.5 foot communications tower. The request is based upon line of sight needs between the studio and the tower, a mandate from FCC regarding required equipment changes, and required vertical spacing between transmitters on the same tower.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter  
DATE OF HEARING: **JULY 23, 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](mailto:JHildebr@rivco.org), 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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 this project is challenged in court, the issues may be limited to those 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 June 21, 2018,

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

APN (s) or case numbers PPT180014 VAR1800 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

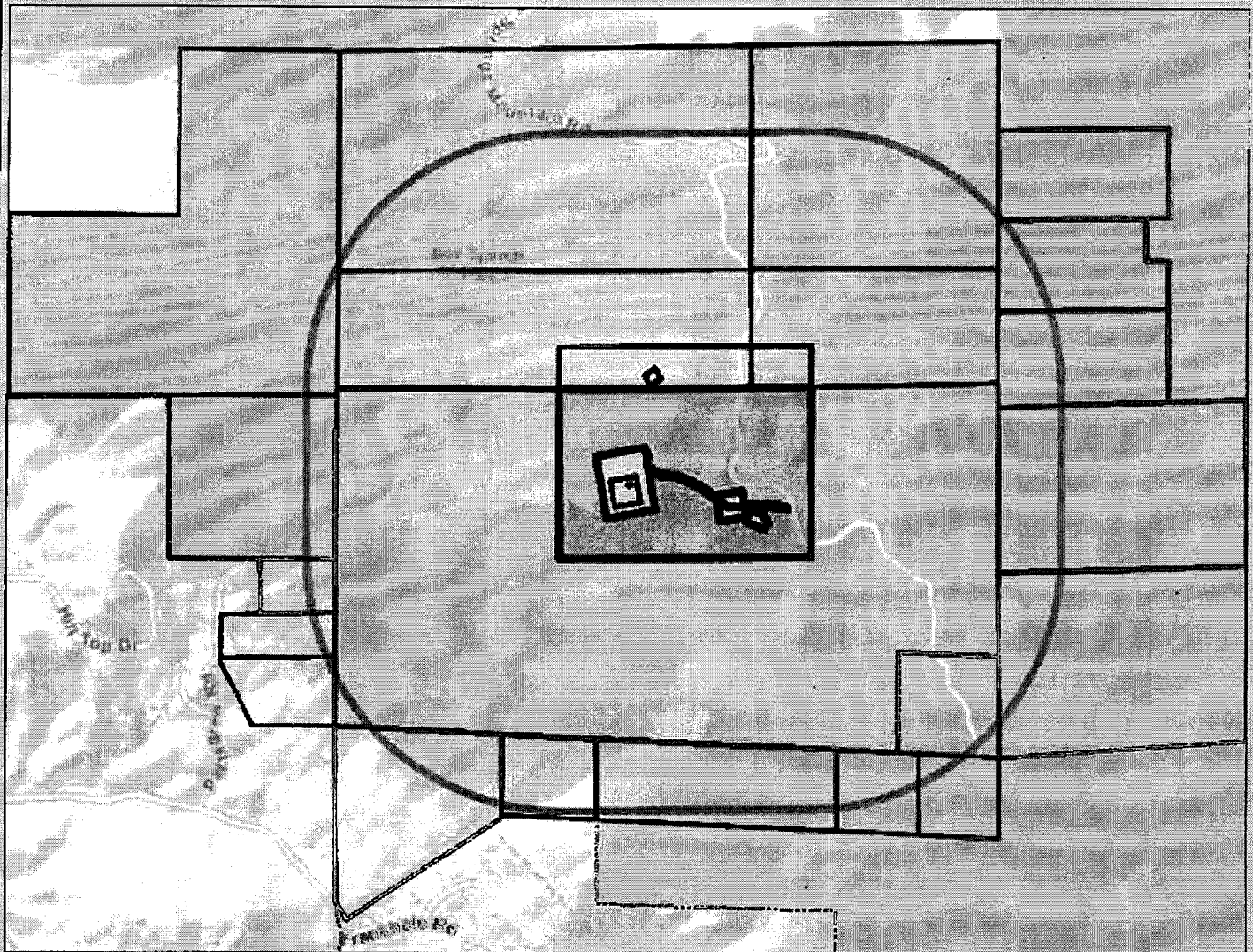
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS

## PPT180014\_VAR1800 ( 2400 feet buffer )



### Legend

-  County Boundary
-  Cities
-  World Street Map

### Notes



0      1,505      3,009 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... 6/20/2018 12:50:17 PM

© Riverside County RCIT

260030005  
COUNTY REGIONAL PARK & OPEN SPACE DIST  
4600 CRESTMORE RD  
JURUPA VALLEY CA 92509

256030011  
HENRY BROADCASTING CO INC  
2277 JERROLD AVE  
SAN FRANCISCO CA 94124

260030004  
COUNTY REGIONAL PARK & OPEN SPACE DIST  
4600 CRESTMORE RD  
JURUPA VALLEY CA 92509

256030002  
AMERICAN TOWERS INC  
P O BOX 723597  
ATLANTA GA 31139

256030007  
SOUTHERN CALIFORNIA GAS CO  
C/O C/O TAX DEPT  
101 ASH ST NO HW07  
SAN DIEGO CA 92101

258190004  
REGENTS OF UNIVERSITY OF CALIF  
C/O C/O DIRECTOR OF REAL ESTATE  
1111 FRANKLIN ST 6TH FLOOR  
OAKLAND CA 94607

256030003  
AMERICAN TOWERS INC  
P O BOX 723597  
ATLANTA GA 31139

256030010  
HENRY BROADCASTING CO  
2277 JERROLD ERWIN  
SAN FRANCISCO CA 94124

256030005  
STATE OF CALIF  
0  
CA. 0

256030008  
SOUTHERN CALIFORNIA GAS CO  
C/O C/O TAX DEPT  
101 ASH ST NO HW07  
SAN DIEGO CA 92101

256030001  
STATE OF CALIF  
0  
CA. 0

256020004  
HENRY BROADCASTING CO INC  
2277 JERROLD AVE  
SAN FRANCISCO CA 94124

256020006  
WESTERN RIVERSIDE COUNTY REG CONS  
C/O C/O EXECUTIVE DIRECTOR  
P O BOX 1667  
RIVERSIDE CA 92502

256030012  
WESTERN RIVERSIDE COUNTY REG CONS  
C/O C/O EXECUTIVE DIRECTOR  
P O BOX 1667  
RIVERSIDE CA 92502

256020009  
WESTERN RIVERSIDE COUNTY REG CONS  
C/O C/O EXECUTIVE DIRECTOR  
P O BOX 1667  
RIVERSIDE CA 92502

256020008  
WESTERN RIVERSIDE COUNTY REG CON AUTH  
C/O C/O EXECUTIVE DIRECTOR  
3403 10TH ST STE 320  
RIVERSIDE CA 92501

256020003  
SOUTHERN CALIFORNIA EDISON CO  
P O BOX 410  
LONG BEACH CA 90801

256160002  
EARLY H GOLDEN  
ANGIE L GOLDEN  
2416 CARLTON PL  
RIVERSIDE CA 92507

256160011  
C F & D CORP  
6774 MAGNOLIA AVE  
RIVERSIDE CA 92506

256160012  
RIVERSIDE CO REG PARK & OPEN SPACE DIST  
C/O C/O DEPT BLDG SERV REAL PROP DIV  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

256150001  
SHIZAO ZHENG  
C/O 1378 W ZHONGSHAN RD  
0  
CA. 0

256160013  
C F & D CORP  
6774 MAGNOLIA AVE  
RIVERSIDE CA 92506

256030006  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

260020006  
COUNTY REGIONAL PARK & OPEN SPACE DIST  
4600 CRESTMORE RD  
JURUPA VALLEY CA 92509

256020007  
HENRY BROADCASTING CO INC  
2277 JERROLD AVE  
SAN FRANCISCO CA 94124

260020005  
RIVERSIDE COUNTY REGIONAL PARKS DIST  
C/O C/O ECONOMIC DEVELOPMENT AGENCY  
3403 10TH ST STE 400  
RIVERSIDE CA 92501

260020003  
RIVERSIDE COUNTY REGIONAL PARKS DIST  
C/O C/O ECONOMIC DEVELOPMENT AGENCY  
3403 10TH ST STE 400  
RIVERSIDE CA 92501

256020005  
WESTERN RIVERSIDE COUNTY REG CON AUTH  
C/O C/O EXECUTIVE DIRECTOR  
3403 10TH ST STE 320  
RIVERSIDE CA 92501



258230014  
CURTIS W STARK  
P O BOX 3069  
NEWBERG OR 97132

258230012  
DAVID S SVIEN  
HAROLD T SVIEN  
213 BEAUMONT DR  
VISTA CA 92084

258230013  
GERALD L HYATT  
ROBERT L HYATT  
1712 GOLDEN WAY  
BEAUMONT CA 92223

258220003  
REGENTS OF UNIVERSITY OF CALIF  
C/O C/O DIRECTOR OF REAL ESTATE  
1111 FRANKLIN ST 6TH FLOOR  
OAKLAND CA 94607

Hussain Agah  
San Bernadino Community College District  
114 S. Del Rose Drive  
San Bernadino, CA 92408

Hussain Agah  
San Bernadino Community College District  
114 S. Del Rose Drive  
San Bernadino, CA 92408

ALUC  
County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

Erica L. Vega, Esq.  
Burke, Williams & Sorensen, LLP  
1600 Iowa Ave., Suite 250  
Riverside, CA 92507

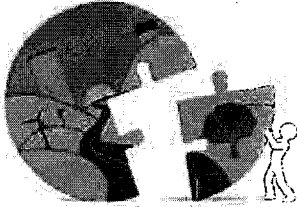
Erica L. Vega, Esq.  
Burke, Williams & Sorensen, LLP  
1600 Iowa Ave., Suite 250  
Riverside, CA 92507

City Of Moreno Valley  
Planning Department  
14177 Frederick Street  
Moreno Valley, CA 92553

Sean Buckley  
Henry Broadcasting Company (c/o  
Buckley Real Estate Inc.)  
2277 Jerrold Ave.  
San Francisco, CA 94124

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San Francisco, CA 94124

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12th Street Suite 250  
Oakland, CA 94607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road  
Palm Desert, CA 92201

Project Title/Case No.: PPT180014 and VAR180002

Project Location: The project is located West of Box Mountain Road and North of Box Springs Road, approximately 3000 ft. northwest of the large "M" on the mountain.

Project Description: PLOT PLAN NO. 180014 proposes to replace an existing 204 television and radio broadcast tower with an 344.5 foot television and radio broadcast tower on existing 3,600 square foot disturbed area adjacent to the existing equipment building. VARIANCE NO. 180002 is a request to exceed the 105 foot height limitation for structures required by section 15.2(A) of Ordinance No. 348 to allow for the proposed 344.5 foot tall television and radio broadcast tower. The request is based upon line of sight needs between the radio and television studio and the tower, a mandate from FCC regarding required equipment changes, and required vertical spacing between transmitters on the same tower (the "project").

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: San Bernardino Community College District, 114 S. Del Rosa Drive, San Bernardino, CA 92408

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (Sec. 15302)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_\_)
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: \_\_\_\_\_

Reasons why project is exempt: The project is categorically exempt from the provisions of CEQA pursuant to Section 15302 of the State CEQA Guidelines. Section 15302 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. No additional capacity will be added in the form of additional broadcast capability, only the same capacity and purpose will be achieved through compliance with the new directive from the FCC to switch from UHF to VHF. Further, the project is proposed on a 3,600 square foot disturbed area adjacent to the existing equipment building. Therefore, this Project is categorically exempt from CEQA.

John Hildebrand, Principal Planner  
County Contact Person

951-955-1888  
Phone Number

Signature

Title

Date

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

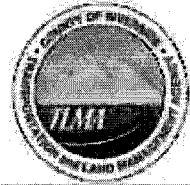
ZCFG No. CFW180037 - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00044997)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**  
Hussain Agah  
San Bernardino Community College  
District  
114 S Del Rosa Dr  
San Bernardino, Ca 92408

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00044997	04/26/2018	04/26/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180037	0452 - CF&W Trust Record Fees	\$50.00
0 Unassigned Moreno Valley, CA 92557		<b>SUB TOTAL</b>
		\$50.00

**TOTAL** **\$50.00**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-8271

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste 14  
Palm Desert, CA 92211